

**Full Planning Application
at
89 Whitehouse Road
Edinburgh
EH4 6PB**

**Development Quality Sub-Committee
of the Planning Committee**

20 October 2004

Proposal: Demolish 2 storey dwelling house and garage and erect two 2 storey dwelling houses
Applicant: Mr Thompson
Reference No: 04/01039/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

- 1 The development hereby permitted shall be commenced no later than five years from the date of this consent.
- 2 A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
- 3 The access gates to each house shall solely open inwards onto the site and shall not open over the public footway

Reasons

- 1 In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
- 2 In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
- 3 In order to safeguard the interests of road safety.

2 Main report

Site description

The application site, which extends to 1400sqm approximately, is on the south east side of Whitehouse Road and was occupied by a two-storey villa. This is a quiet residential area, characterised by individual villas set within private garden grounds. The area exhibits a mixture of architectural styles. The site has a road frontage of approximately 32 metres and is 49 metres at its maximum depth. The neighbouring plots to the north east and south west are occupied by detached villas whilst the area to the south east of the site is occupied by Cramond Primary School. The north east boundary of the site is formed by a 3 metre high beech hedge. The other boundaries to the rear of the property are formed by wire fences and bushes. The site rises slightly from the north west to the south east. Trees on site are not of any great significance.

Site history

21.06.99: Planning Permission approved for alterations and extension to property.

25.07.02: Planning Permission approved for alteration and extension to property comprising attic conversion including 2 dormers.

29.07.04: Expiry of period for comment in relation to prior notification for demolition of the existing property.

Development

The application is for the replacement of the original villa with two new detached villas. The buildings will be finished in render with stone detailing and plain tiled roofs. Each unit has a footprint of approximately 170 square metres, jointly covering approximately 24 % of the total site area.

The proposed houses are each two-storey plus attic with a single storey outer wing adjacent to the neighbouring properties (amended from their original form of fully two storey).

Each is Arts and Crafts in derivation, and has a red clay tile roof and walls in a mix of white render and natural stone.

Consultations

Environmental and Consumer Services

No objections.

SEPA

Foul drainage

1. Sewage from the proposed development should be connected to the public foul sewer. Connection to the sewer is subject to the approval of Scottish Water (SW) and permission to connect may depend on the availability of spare capacity. Your attention is drawn to SW's consultation response for clarification of the position.

Surface Water

2. The preferred method of surface water disposal is by Sustainable Urban Drainage Systems (SUDS). Such methods could include the use of a surface water soakaway. This surface water soakaway must be approved by your Building Control Department.

Landscaping and Construction Works

3. Construction works associated with the development of the site must be carried out with due regard to the SEPA guidelines on avoidance of pollution (PPG1 and PPG6). These are available on the SEPA website www.sepa.org.uk/guidance/ppg/ppghome.htm or from any SEPA office.

4. The development of the site may entail operations such as the importation or removal of waste material such as soil, which may require a waste management license or confirmation of exemption. Similarly, the removal of demolition waste off site must be in accordance with the waste management regulations. These aspects will have to be referred to SEPA's area staff to ascertain the position.

Scottish Water

No objections.

Transportation

No objections. Subject to the gates opening inwards.

Representations

18 letters of objection have been received. Cramond Community Council and the Cramond Association have objected to the proposed development.

Stated reasons for objection are:

- Loss of the existing (now demolished) building
- Impact on the character and appearance of the area
- Over development of the site
- Loss of daylight
- Lack of off-street parking
- Loss of residential amenity
- Detrimental impact on rhythm and grain of street

Policy

North West Edinburgh Local Plan

The site is within a mainly residential area, where the existing residential character and amenities will be safeguarded.

Draft Replacement West Edinburgh Local Plan

Urban Area

Relevant Policies:

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 13) in the local plan, provided proposals are in accordance with other local plan considerations, including the need to protect amenity and safeguard land of recreational and landscape significance.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy H3 requires all new housing development to make provision for landscaping and open space in conformity with the Council's standards.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

Policy H7 Housing Development Quality seeks to make best use of land without affecting the character of the area whilst make provision for amenities.

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and it's surroundings and the basic character of the city

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals comply with the local plan?
- -If the proposals do comply with the local plan, are there any compelling reasons for not approving them?
- -If the proposals do not comply with the local plan, are there any compelling reasons for approving them?

ASSESSMENT

In order to determine this application the Committee should consider a) the loss of the existing building and the principle of developing two houses on the site b) the proposed development will have a detrimental impact on the character or appearance of the area c) the proposed development will have a detrimental impact on the amenity of the occupiers of any neighbouring property d) the proposed development will have a detrimental impact on road safety e) amenity of the created units.

a) The applicant gave appropriate notice (28 days) to this authority, stating their intention to demolish.

No objection was raised to this demolition and the building has now been removed.

The increase in density by one unit is not significant and the overall density remains very low, due to the extensive site. The density remains below most other new developments in the area.

b) The new buildings sit comfortably into the overall streetscape, and echo the design and materials of the higher quality houses in the area.

It is considered that they enhance the character and appearance of the area.

c) The scheme has been amended to reduce the massing of the proposed development towards the boundaries of the site. The proposed revised scheme is in compliance with the Council's boundary daylighting criterion. No overshadowing arises in terms of the Council's adopted guidelines.

Side-facing windows are limited to the ground floor (which is already screened) other than one side-facing bedroom at first floor in one unit. However, this solely faces onto the gable of the second house, and no privacy issues arise.

d) The proposed development will add one additional dwelling. The road is straight and has no parking restrictions. A condition is recommended in order that the access gates do not open over the public footway. There is ample space to provide adequate off-street parking for the development in accordance with the Council's parking standards (each unit has scope to park three or four cars in the front area).

The proposed development will have no detrimental impact on road safety.

e) Each house is a detached family home, with generous garden ground to both front and rear. Rear garden length is 13m long at its shortest and 21m long at its greatest.

Some minor trees will be lost as a result of the development but none are of public significance.

It is recommended that the Committee approves this application, subject to the conditions stated.

FURTHER ASSESSMENT

On the 20th October 2004 the Committee continued the application for a site visit.

On the 27th October 2004 Committee considered the application again, and was minded to refuse because of the following concerns.

1. Overdevelopment of the site
2. Form and design out of keeping with the area
3. Lack of garaging would cause car parking to be contrary to the Council's policy on Parking in Front Gardens

Consideration of the matter was therefore continued for appropriate reasons to be formulated. However, a Decision Notice, citing these three reasons was sent out in error. Given that it did not represent Committee's final view, legal opinion states that this may safely be retracted.

Following consideration of the Committee's concerns in consultation with the Council Solicitor, the following reason for refusal is suggested.

1. The proposal is contrary to policy H4 of the North West Edinburgh Local Plan as the proposed form and design of the houses are out of character with the surrounding area, and the width is uncharacteristic in relation to plot width.

The Council's non-statutory policy on Parking in Front Gardens applies within conservation areas, and outwith conservation areas when properties are flatted. Neither are the case here, and the policy is not applicable. It is therefore not appropriate to cite this policy as a reason for refusal.

It should also be noted that any integral garaging can be changed to a room as Permitted Development, and even if created does not prohibit parking in a front garden.



Alan Henderson
Head of Planning and Strategy

Contact/tel Peter Jones on 0131 529 3770 (FAX 529 3706)

Ward affected 05 -Cramond

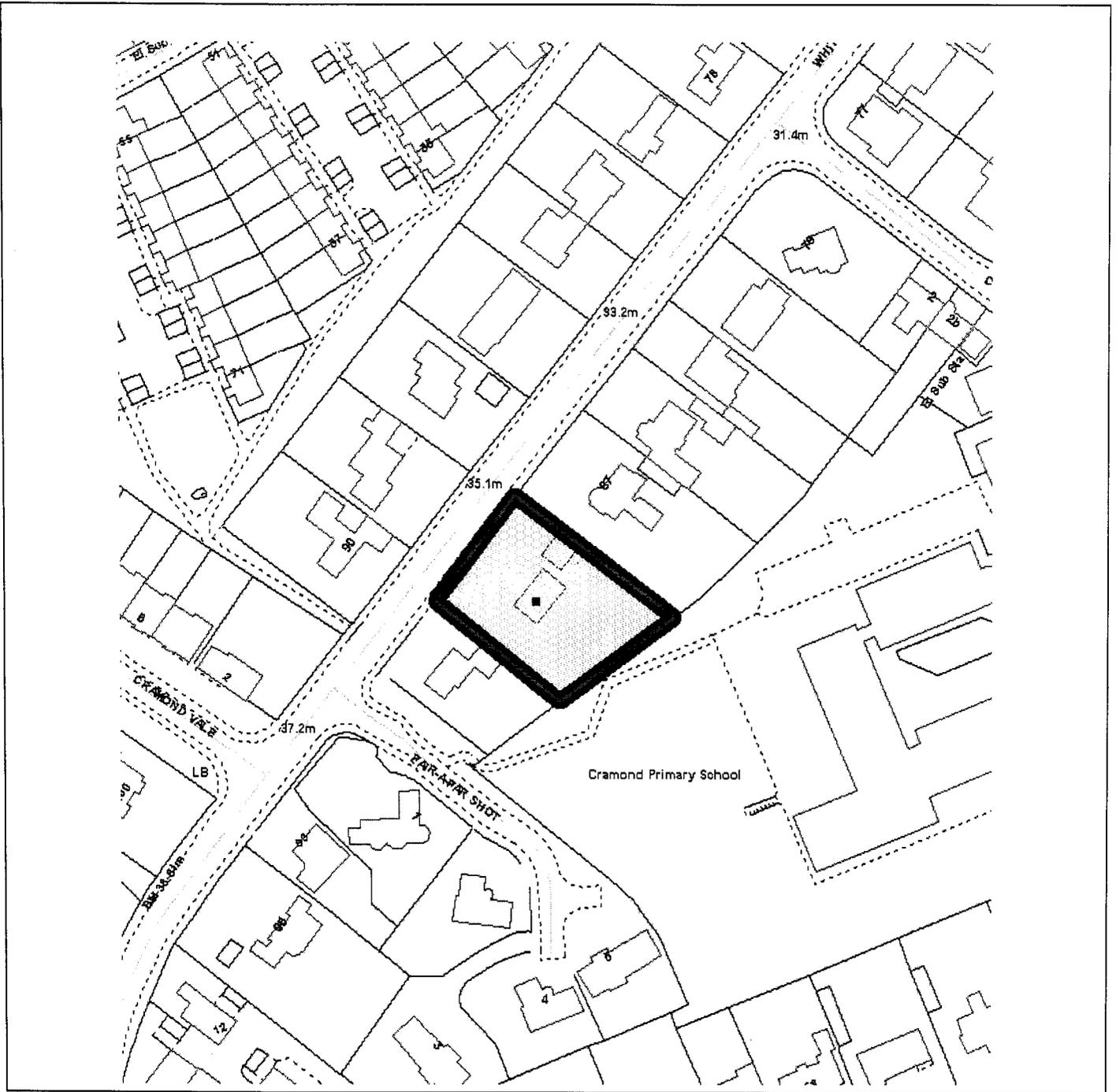
Local Plan

**Statutory Development
Plan Provision**

File AF

Date registered 1 April 2004

**Drawing numbers/
Scheme** 1,4,5
Scheme 2



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY