

Full Planning Application
at
Bankhead Farmhouse
Glenbrook Road
Balerno
EH14 7BE

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alteration and extension to form 3 no houses
Applicant: Mr Thomson
Reference No: 04/02952/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 Details of the paint colour scheme shall be submitted to and approved in writing by the Head of Planning & Strategy within three months of the date of this consent, or prior to work commencing on site, whichever is the sooner.
- 3 No trees on the application site shall be lopped, topped or felled without the prior written approval of the Head of Planning & Strategy.
- 4 All rainwater goods shall be made of cast iron.
- 5 Before the development commences, the arrangements for the disposal of foul and surface water shall be agreed in writing with East of Scotland Water and the Scottish Environment Protection Agency to the satisfaction of the Head of Planning and Strategy.

- 6 Notwithstanding the provisions of the General Permitted Development Order, the dwelling houses shall not be altered externally or extended without the prior written approval of the planning authority.
- 7 No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Head of Planning & Strategy, having first been agreed by the City Archaeologist.

Reasons

- 1 In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
- 2 In order to safeguard visual amenity.
- 3 In order to safeguard protected trees.
- 4 In order to retain and/or protect important elements of the existing character and amenity of the site.
- 5 To ensure the best practice for the disposal of waste water.
- 6 In order to safeguard the amenity of neighbouring residents and other occupiers.
- 7 In order to safeguard the interests of archaeological heritage.

2 Main report

Site description

The site is a series of buildings which form part of the complex of buildings at Bankhead Farm. Bankhead House lies to the south east of the site and a development called the Coach House lies to the south. There is a group of buildings abutting the site to the south which are currently being converted for housing.

The site is a series of traditional farm buildings, built in stone and mostly slate roofs. The buildings have been subject to a number of alterations over the years, including lowering of a roof and replacement of roofing materials. There have been some more modern extensions and buildings added at a later date. Access to the site is taken off a bend in Glenbrook Road. This leads to an un-metalled yard area and various access points into the buildings. To the east there are a number of mature trees and areas of scrub. This site and the adjacent buildings appear to have all been one farm at one time.

Site history

Planning permission was granted on 10th September 2003, following a committee site visit, for the alteration and extension to form 3 houses on the neighbouring site to the south. (03/00933/FUL)

A proposal to alter and extend buildings to form 3 houses was withdrawn. (04/01172/FUL)

Development

Scheme 2

The proposal is to convert existing buildings on the site into 3 houses.

Houses 1&2

These houses are to be created by converting a partially re roofed stone building to the north of the site. There is evidence of wallhead dormers having existed on the re roofed section of the building and it is proposed to reinstate these and the original slates. The north elevation has existing window and door openings which would be re-used. The west elevation would have 3 wallhead dormers reinstated, plus three new window openings and a door.

An existing barn access door on the south elevation would be altered to form a smaller door flanked with boarded doors. The east elevation would have 4 reinstated wallhead dormers, 2 new patio doors, one single glazed door and one window. There would be a shallow infill of flat roofing between the two pitches of the roof, this is set back from the south elevation. The materials would be the existing stone walls and matching stone where they are to be extended. The roofs are to be recycled Scots slate, lead flashings and cast iron rain water goods. The doors and windows are to be timber. The access and parking areas into the site are to be tarmac, whilst the space between the groups of buildings are to be gravel.

House 3

This unit would be formed out of the most southerly group of buildings, currently a series of three single storey buildings, two of which are linked. The most westerly of this group is stone built and open on the west elevation. A timber clad wall would be set back from this open elevation to create two bedrooms whilst leaving a car parking space to the side. There is currently a gap between the buildings which would be linked via a flat roofed, glass fronted lobby and kitchen/dining room. The link would create approximately 29 square metres of floorspace. The central range of the group of 3 buildings is currently brick and this would be rendered. There would be an increase in wallhead and ridge height on the two easterly ranges of approximately 300 millimetres. The more easterly building currently has a hipped roof at either end. It is proposed to join the roof to the existing roof to the south and create a single hipped roof which would be 450 millimetres higher. Three windows and a patio door would be installed on the east elevation. A gable end farm access door on the north elevation would become two sash type windows.

The applicants have submitted a statement from agents who have attempted to market the property. They have confirmed that the only enquiries they have

received have been from individuals wishing to convert the premises to residential. The property had been promoted since 1st February 2003 and no green belt compatible enquiries were received.

Scheme 1

The proposal was to convert existing buildings on the site to 3 houses. An existing shed to the north of the site was to be removed and replaced with a two car garage. Windows on the west elevation of house 3 were larger.

Consultations

Culture and Leisure

The outbuildings subject to this application form the northern part of the historic Bankhead Steading situated c 1 mile due west of Balerno. Although much of the current steading was most likely built during the period of agricultural improvement of the late 18th and first half of the 19th centuries, a farm at the site is first shown on Laurie's Map of the Lothians dated 1766. The proposed development will require alteration to a series of farm outbuilding dated of probable 19th century date. Such building could provide important architectural information regarding the development of the post-improvement rural economy. Accordingly the farmstead should be regarded as being of local historic interest.

Therefore this application should be considered under the following planning policies, issued by the Secretary of State for Scotland: National Planning Policy Guidance 18: Planning and the Historic Environment (NPPG 18), 1999, and National Planning Policy Guidance 5: Planning and Archaeology (NPPG 5), and it's the accompanying Planning Advice Note 42 (PAN 42) 1994. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

After an assessment of the potential impact of the development it is considered that the development's impact, on current information, would not be considered sufficient to justify refusal of consent on archaeological grounds. However it is essential that a photographic and written survey, linked to an appropriate level of documentary research, be undertaken of these farm buildings prior to their alteration. Further more a watching brief should be carried out at the site by a professional archaeologist to record any remains uncovered during any ground moving operations undertaken as part of the development, including the laying of any new service trenches.

It is essential therefore that a condition be applied to any consent granted to secure this programme of archaeological works (watching brief and historic building recording). A condition based upon the model condition stated in PAN 42: Planning and Archaeology, para 34 should be used, as follows;

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works (watching brief and historic building survey) and for the archiving and appropriate level of publication of the results lies with the applicant.

East Lothian Council

The site falls to be considered against Policy ENV2 of the Edinburgh and the Lothian's Structure Plan 2015. This states a presumption against development or changes of use in the Green Belt unless necessary for the purposes of agriculture, horticulture, forestry, countryside recreation, other uses appropriate to the rural character of the area or operations covered by Policies ECON3 and ECON4 of the Plan.

The application seeks the change of use of existing farm buildings to residential use and the replacement of an existing shed with a residential garage. You may consider that the net effect on the Green Belt is not significant at this location and that the purposes of the Green Belt, as set out in policy ENV2 of the Edinburgh and the Lothians Structure Plan 2015, may not be compromised by this proposed development.

It is recommended that the application be considered in light of the above circumstances. As such, East Lothian Council would not wish to formally object to this application.

Transport Planning (Development Control)

No objections

West Lothian Council

No observations.

Representations

The application was advertised on 22 October 2004.

No representations have been received

Policy

The proposal lies within an area mainly allocated as Countryside Policy Area, Area of Great Landscape Value and Green Belt Added area on the Currie Balerno Local Plan area. The site is allocated as Green Belt and Area of Outstanding Landscape Quality on the Finalised Rural West Edinburgh Local Plan.

The site is allocated as Green Belt on the Edinburgh and Lothians Structure Plan 2015.

Relevant Policies:

Edinburgh and Lothians Structure Plan 2015

Policy ENV2 presumes against development in the Green Belt unless for the purposes of agriculture, horticulture, forestry or uses appropriate to the rural character of the area.

Policy ENV3 says that development in the Countryside will only be allowed where it has an operational requirement for such a location.

Policy ENV1D states that local plans should include policies for protecting and enhancing Regional and Local Natural Built Environment Interests.

Currie Balerno Local Plan

Policy 2.2 states that no development in the countryside will be permitted for purposes other than agriculture, outdoor recreation or other purposes appropriate to a rural area.

Policy 2.8 states that the Green Belt is to be maintained within the boundaries shown on the proposals map.

Policy 2.9 states that planning permission will not be granted for new development or redevelopment in the Green Belt for purposes other than agriculture, recreation or other uses appropriate to a rural area. Planning consents will contain provisions for the safeguarding of amenity and the landscape.

Policy 2.16 states that within the Area of Great Landscape Value, the retention of landscape quality will be the overriding factor in considering proposals for development which may be acceptable under other policies.

Finalised Rural West Edinburgh Local Plan

Policy E5 restricts development in Green Belt and Countryside policy areas to protect their landscape qualities, rural character and amenity.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or Countryside must meet high standards of design and landscaping and meet criteria to safeguard local amenity.

Policy E8 states that development will not be permitted where it would adversely affect the special scenic qualities and integrity of the area of Great Landscape Value or Areas of Outstanding Landscape Quality. These landscape features include: the patterns of woodland, fields, hedgerows and trees; the special qualities of rivers and lochs; and skylines and hill features, including prominent views.

Non-statutory Guidelines

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 development plan?
- if the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- if the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues consideration needs to be given to whether;

- a) the proposed use is acceptable in this area
- b) the proposals have an adverse impact on the character of the green belt and Area of Great Landscape Value
- c) there are likely to be any adverse effects on the amenity of neighbours or on road safety.

a) This proposal is subject to the green belt and countryside policies in the development plan (Edinburgh and Lothians Structure Plan 2015 (ELSP) and Currie Balerno Local Plan 1983), and the Finalised Rural West Edinburgh Local Plan 2003.(FRWELP)

Housing is not normally one of the acceptable green belt uses. However FRWELP allows proposals for a change of use of existing buildings if it can be demonstrated there is no reasonable prospect of achieving a green belt compliant use, the buildings are worthy of retention and are substantially intact and would require no significant demolition. In this regard evidence has been submitted that the buildings have been marketed for over a year and no green belt compatible use has been found for them. The buildings to be retained are considered worthy of retention, are also substantially intact and of a domestic scale. In terms of meeting the criteria of Policy E5(c), the only proposed area of footprint extension is not visible from outside the site and there would not be any significant impact on the openness of the surrounding area or its landscape quality. The changes to the roofs are minimal and in keeping with the character of the buildings. The proposals meet the criteria in Policy E5 of the FRWELP.

Policy Env2 of the Edinburgh and Lothians Structure Plan states that " Local Plans may specify and justify any exceptions to national planning policy".

In conclusion, while the proposal is contrary to the 1983 Currie Balerno Plan, it accords with more recent policy advice given in the ELSP 2015 and the FREWLP 2003 and can be supported.

b) The proposal lies within an area identified as being within an Area of Great Landscape Value on the Currie Balerno Local Plan and an Area of Outstanding Landscape Quality on the Finalised Rural West Edinburgh Local Plan. The policies require the retention and enhancement of landscape quality as being the overriding principle when considering proposals which are acceptable under the terms of other policies. The proposal involves alterations to existing buildings. No changes are being proposed to patterns of woodland, fields, hedgerows or trees. The proposal does not affect any water courses, skylines, hill features or prominent views.

The new roofs are of a similar pitch to the existing and although there is a small increase in height, this is not considered to be excessive on the southern building (House 3). The northern building (Houses 1&2) will have the same roof height but it's original wallhead dormers will be reinstated along with a slate roof. This change is considered to be acceptable since the proposal will be more in character with the rest of the development than it is at present. The changes will also more effectively provide a sense of courtyard enclosure. The small glass infill section on house 3 will provide a transparent link between two wings of buildings and is of a high quality design which is not excessive, nor will it dominate the existing buildings. The other changes to the buildings are in a sympathetic style to the original buildings and will remove some past alterations which are not in keeping with the original buildings. The buildings, whilst intact, are not in good condition at present and their conversion will enhance the area. The materials and the design are acceptable and the quality of the Area of Great Landscape Value is protected. The aims and objectives of the Greenbelt will also not be adversely affected.

c) With regard to privacy, the proposed windows either face down the new rear garden areas, into the courtyard or out onto the access road.

The proposal does not raise any issues of overshadowing beyond the applicant's own land.

The proposals will not prejudice residential amenity and Transport have no road safety objections.

In conclusion, whilst housing is not normally an acceptable use within the green belt, the proposal complies with the emerging local plan policy. The physical alterations on the site will remove buildings and structures of little architectural merit, reinstate original features on the buildings and retain the character of the buildings. The floorspace extension will not adversely affect the objectives of the Green Belt or the quality of the landscape.

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


Alan Henderson
Head of Planning and Strategy

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Ward affected 01 -Balerno

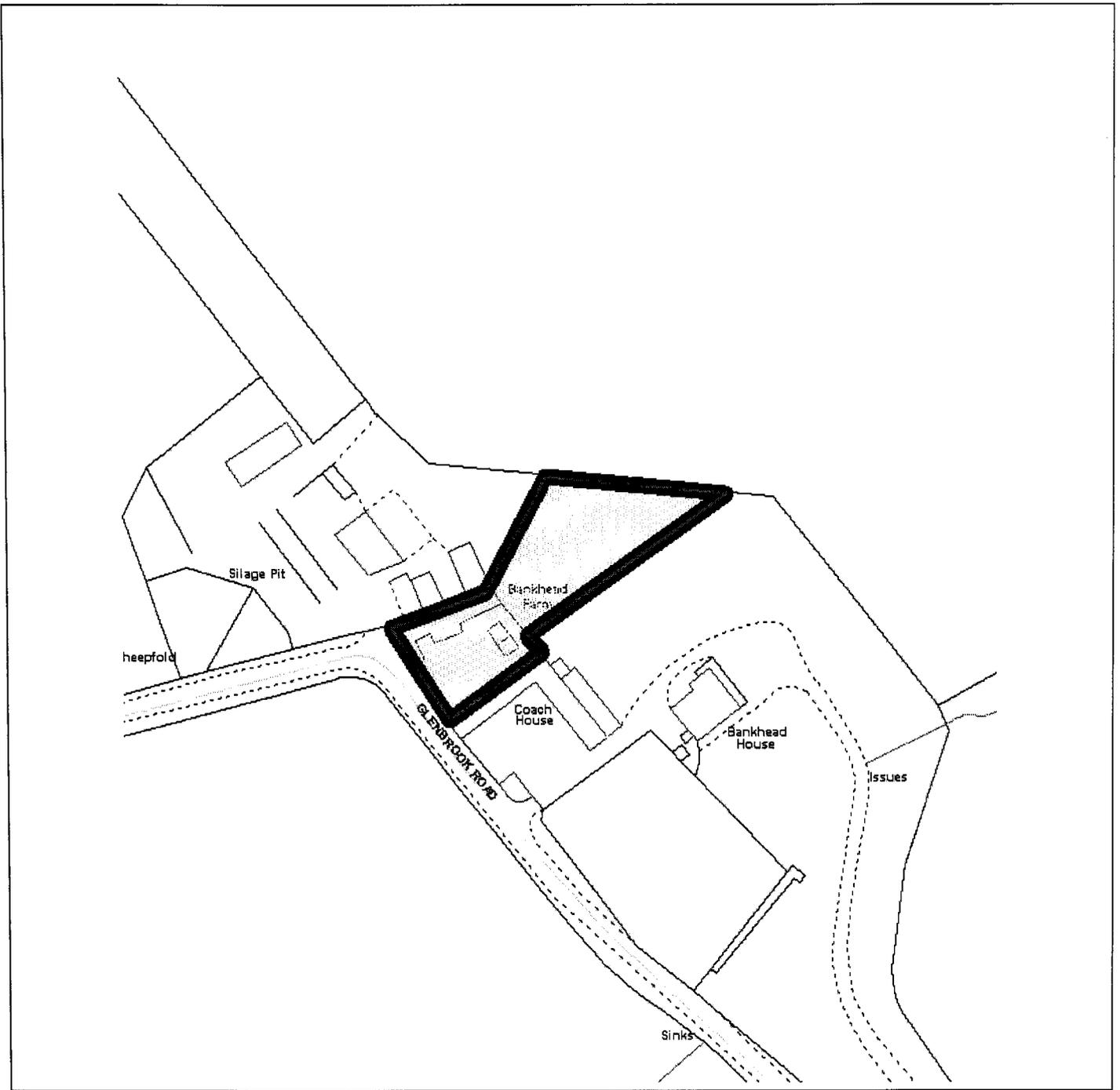
Local Plan Currie Balerno Local Plan

**Statutory Development
Plan Provision** Countryside Policy Area, Area of Great Landscape Value and
Green Belt Added area.

File

Date registered 12 August 2004

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



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PLANNING APPLICATION

Address	Bankhead Farmhouse, Glenbrook Road, Balerno, EH14 7BE		
Proposal	Alteration and extension to form 3 no houses		
Application number:	04/02952/FUL	WARD	01- Balerno
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			