

**Full Planning Application 06/01304/FUL  
at  
19 Craigentenny Grove  
Edinburgh  
EH7 6QD**

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

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**1 Purpose of report**

To consider application 06/01304/FUL, submitted by Mr Singh. The application is for:  
**Erection of new detached house (single storey)**

It is recommended that this application be **GRANTED** subject to the conditions below.

**2 The Site and the Proposal**

**Site description**

The application site is garden ground positioned to the north side of 19 Craigentenny Grove. The site is 10m wide by between 19m and 21.5m deep. The garden ground is bound to the north by existing garages and by garden ground belonging to 18b Craigentenny Grove; to the south by 19 Craigentenny Grove; east by a private lane and to the west by garden ground of 24 and 26 Craigentenny Grove.

The house types in the area are a mixture of 2 storey terraced dwellings, traditional bungalows and newer bungalow development circa 1960's.

There is limited on street parking facilities with the majority of the properties having small driveways or parking spaces within front garden ground.

**Site History**

05/00596/FUL

Erection of two storey dwellinghouse refused permission 31.03.05

Reasons for refusal:

- Overshadowing of garden ground of 18b Craigentenny Grove
- Loss of privacy, as the proposal lies less than 9m from the boundary of 18 Craigentenny Grove
- Inadequate parking provision

### **Description of the Proposal**

The application seeks to erect a single storey dwellinghouse on an area of garden ground to the north of 19 Craigentenny Grove. The new dwellinghouse will retain the building line of the terraced housing and will be set back a minimum of 2.5m from the front boundary of the site. The dwelling will be sited gable to gable with 19 Craigentenny Grove and existing garage buildings to the north of the plot. There will be a minimum of 1metre gap between the existing dwelling and 19 Craigentenny Grove and a full 1 metre to the north to allow external access to the rear garden ground. The rear garden is a minimum depth of 9 metres to the rear boundary wall.

The proposal has been amended, altering the design to the front elevation to include a bay window and detailing around the front door creating a mock porch feature. The roof has been altered from a hipped design to a shallow pitch which forms gable ends to the front and rear elevation. The proposal remains single storey with blank walls to both sides. The property will be finished in render to match neighbouring dwellings, timber doors and windows and concrete tiles. There is to be a driveway to the front of the property allowing for a single car to be parked parallel to the dwellinghouse. The existing garage is to be retained as parking for 19 Craigentenny Grove.

### **Supporting Documents**

A letter supporting the proposed development has been submitted by the applicants agent detailing the following:

1. Parking Requirements - 1 space to the front of the dwelling
2. House Type - Addressed issues raised by previous application through pre-application discussions including boundary privacy, overshadowing caused by two storey proposal and appropriate materials.
3. Height of proposed dwelling reduced to negate concerns of overshadowing
4. The proposal will not have any further impact on the narrow access lane. The lane will remain the same width as existing and will not hinder the progress of emergency vehicles
5. Increased traffic - Small development with few workers involved, deliveries and site traffic kept to a minimum
6. Advised that in principle the site is large enough to accommodate a single dwellinghouse

The supporting statement is available in the Party Group Rooms.

### 3 Officer's Assessment and Recommendations

#### Determining Issues

- 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, are there any compelling reasons for approving them?

#### **ASSESSMENT**

To address these determining issues, the Committee needs to consider whether:

- a) the principle of development is acceptable
  - b) the proposal will adversely affect the character of the surrounding area;  
and
  - c) there is adequate parking provision
  - d) there will be any loss of residential amenity as a result of the proposals.
- a) The site is identified within the local plan as mainly residential. The principle of residential development is therefore acceptable providing it complies with other relevant local plan policies.
- b) The pattern of development and housing types are varied within the immediate vicinity of the site. The property types in Craigentenny Grove are predominantly traditional bungalow dwellings with the exception of 19 - 22 Craigentenny Grove that forms a two storey terrace. There is more recent development at 18a and 18b Craigentenny Grove forming more modern bungalows.

The single storey house is designed taking into account style characteristics from other dwellings within Craigentenny Grove. An amendment to the design of the dwelling was submitted addressing concerns regarding the standard nature of the design. Some additional detailing has been applied to the front elevation including a bay window and a slight porch projection to break up and add some interest to the front elevation. The proposed materials are in keeping with surrounding development retaining the predominant character within Craigentenny Grove.

The total site area is 190 m sq with a rear garden area allocation of 96.5 m sq. The area of amenity garden ground is adequate for the size of the dwelling and is relative to the wider pattern of development.

c) The dwellinghouse is to be set 2.5m in from the public footpath. This allows a parking area to the front of the property of 23 sq metres. This would allow a single car to park to the front of the dwelling along the length of the property. The new dwelling would have the use of the existing hammer head turning area that serves the existing garages. The existing garage associated with 19 Craigentenny Grove is to be retained for this dwelling.

Transportation have requested that the application be continued as the parking layout proposed does not comply with current parking standards. It is advised that a parking space should be at a right angle to the property and should not lie horizontally to the dwelling, as shown on the plan.

In order for the dwellinghouse to comply with window to boundary distances and overshadowing criteria, as discussed below, the bungalow style dwelling was considered the most appropriate house type for the site. That being the case, in order to form reasonably sized accommodation the full width of the site is required. The off street parking in this instance can only fall to the area of ground remaining to the front of the dwelling. This is not uncharacteristic of other properties in the area, albeit that other front gardens are deeper and more suited to forming an off street parking place.

As the parking area to the front of the dwelling could be driven into and out of in a forward gear with turning ability at the hammer head, this proposal is not considered to have an adverse effect on road safety in the area. On balance, the proposed parking solution is considered acceptable.

d) The re-submission has addressed previous concerns regarding privacy and overshadowing. The single storey nature of the dwelling together with the siting between the gable of 19 Craigentenny Grove and the adjacent garages removes overshadowing concern onto the adjacent ground at 18b. The proposal complies with minimum window to boundary distance to the rear of the site. The front of the bungalow will be taken up by the bathroom and bedroom with the bedroom window being a distance of 6.5m to the boundary to the side of 18 Craigentenny Grove. This is an open view at present and would not prejudice any future development at the above property.

There are no material considerations that outweigh this assessment.

It is recommended that the Committee approves the application subject to removal of permitted development rights in relation to future extension to the property.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Shelley Thomson on 0131 529 3770
<b>Ward affected</b>	39 - Portobello
<b>Local Plan</b>	North East Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	12 April 2006
<b>Drawing numbers/ Scheme</b>	01 - 02a Scheme 2

**Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal : [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@edinburgh.gov.uk)

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 19 Craigentenny Grove  
Edinburgh  
EH7 6QD  
**Proposal:** Erection of new detached house (single storey)  
**Reference No:** 06/01304/FUL

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## Consultations, Representations and Planning Policy

### Consultations

### Environmental Health

No Objection

### Transportation

Application to be continued:

Reason/s: To comply with the Council's parking standards, a driveway at a right angle to the road is required (not as shown on the drawing). The applicant will require to address this point prior to the application proceeding.

### Representations

16 letters of objection have been received in relation to the above application. The nature of the objection is as follows:

- overdevelopment of site
- poor design
- loss of amenity
- loss of private parking
- traffic congestion
- road safety to pedestrians
- loss of privacy

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

## Planning Policy

The property is identified within the North East Edinburgh Local Plan as being within an area of housing and compatible uses.

### Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

Policy H1 (HOUSING DEVELOPMENT) encourages the provision of new housing development on identified sites.

Policy H4 (DESIGN OF NEW HOUSING DEVELOPMENT) sets out general design considerations for new housing development.

Policy H7 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or the reasonable prospects of further residential development where this is an objective of the Local Plan.

Non-statutory guidelines on 'HOUSING DEVELOPMENT IN GARDEN GROUNDS' supplement local plan housing, conservation and design policies, and provide additional guidance on this subject.

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

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **GRANTED**

### Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (Scotland) Order, 1992 (or any Order revoking and re-enacting that Order) no development within Classes 1 or 3 shall be undertaken without the express consent of this Planning Authority.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To create an additional degree of planning control due to the character and layout and the need to prevent uncontrolled site coverage.

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End



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## Location Plan

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