

**Full Planning Application 06/01543/FUL**  
**at**  
**516 Lanark Road West**  
**Balerno**  
**Edinburgh**  
**EH14 7DH**

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

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**1 Purpose of report**

To consider application 06/01543/FUL, submitted by Mr + Mrs Blyth. The application is for:  
**Erection of single dwelling house**

It is recommended that this application be **REFUSED** for the reasons below.

**2 The Site and the Proposal**

**Site description**

The site comprises part of the front garden area of 516 Lanark Road West. It has an area of approximately 0.06 Hectare.

There is a fence and hedge along the front of the site. There are a number of shrubs and small trees within the site and a large Cedar tree.

The garage for no.516b Lanark Road West forms part of the west site boundary.

## **Site History**

September 1998 Outline planning permission was granted for the erection of a dwellinghouse and garage in the garden of 516 Lanark Road West. (A02223/97)

October 1999 Planning permission was granted for a new dwelling and garage. Permitted development rights were removed.(A03385/98)

July 2001 planning permission was granted for new living accommodation above the existing garage, an extension to the dining room, and a dormer window. The additional accommodation was to be used solely as additional accommodation in association with the main house, and not separately let or occupied.(00/03396/FUL)

June 2006 planning application submitted to renew the above planning consent. Undetermined. (06/01667/FUL)

## **Description of the Proposal**

It is proposed to erect a single dwelling house at the site. It would be one and a half storey. The total floor area would be 200sq metres approximately.

It would have an integral garage and 3 bedrooms.

Materials: render to walls in light terracotta, gable end section to be timber clad; cement/ concrete tiles to the roof in anthracite; timber windows and doors.

A timber and wire fence is proposed to the north boundary. The driveway area would be paved.

The applicants state that the existing landscape will be retained as much as possible.

### *Supporting Statement*

A supporting statement has been submitted with the application which can be viewed in the Group Rooms.

The statement considers the following issues:

Building line, and development of front garden space including examples of recent developments.

### 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 the development would be acceptable;
  - b) the design, landscaping and materials for the proposal would be acceptable;
  - c) there would be any adverse effect on the amenity of nearby residential property;
  - d) parking and access arrangements would be acceptable; and
  - e) airport safety would be compromised.
- a) The site is within the 'settlement boundary' as defined by the Rural West Edinburgh Local Plan. In principle a residential development at the site would be acceptable as long as other material planning considerations could be met.
- b) The proposed development would result in the introduction of a new dwelling in the front garden area of an existing property. This would create a resulting backland development. The new dwelling would fail to be in keeping with the established spatial character and built form within the area. It would not echo the rhythm of the street.

The property would sit further forward than the adjacent house at number 514 Lanark Road West. The development would also be further forward than the house at number 520 Lanark Road West. This would be contrary to the Guidelines on Housing Development in Garden Grounds which states that there is a general presumption against new dwellings in front of existing building lines

The size of the garden ground would fail to reflect the spatial pattern and townscape character of the area.

b) The plot at number 516 has already been divided with the construction of a new dwelling house to the side of the original property. The proposed building would be set considerably further forward of the existing building line and is located in line with the adjacent garage to number 516b Lanark Road West. This garage is small and an ancillary building and should not be used to establish a new building line for new development. The building line is considered to be set by the front of number 514; should the site be developed in this way both the remaining garden spaces at the rear of the property and to the front of the existing no.516 would be compromised. This would be to the detriment of the spatial character of the area.

Lanark Road West is a primary route to and from the city centre. Any proposal, if acceptable in principle should be of high quality. If acceptable in principle the detail of the proposal could be refined and better quality materials used.

The applicants supporting statement refers to other examples of development sites in the area where there is a breach in the building line. These include 2 Victorian cottages which are the only two houses in the immediate area which come closer to the road. The applicant has stated that properties at 506/508 Lanark Road West are further forward of the building line. These are however Victorian semi detached dwellings which do not set a precedent for the other properties in the area. The detached garage to the front of 516b Lanark Road West is a small ancillary building and does not set a precedent for permitting a dwellinghouse further forward of other houses in the immediate area. Other examples where planning permission have been granted close to the road included 1 Newmills Road, 515 and 519/ 519a Lanark Road West, which involved building on land which previously had buildings/dwellings on them. Houses constructed at 511 and 515 were granted permission in 1992, prior to the new guidelines and adoption of the Rural West Edinburgh Local Plan which aim to protect these types of sites from development. Previous historical cases should not set a precedent for further depletion of these garden sites. There have been larger residential developments allowed in the area which have involved building on previously developed sites or within the grounds of villas with larger than normal curtilages. Likewise development of corner plots involve sites with two road frontages and different design criteria would apply.

An application for the development of a new dwelling to the front of 513a Lanark Road West was refused planning permission in 2001 as it did not involve the replacement of an existing dwelling and came further forward of the building line. It also involved loss of privacy and had an adverse effect on TPO'd trees.

There are significant trees on the boundary with Lanark Road West, and a Cedar which should be protected. Any permission would require conditions to ensure that no trees were removed until detailed proposals for site works had been checked for possible disturbance to trees and include tree protection measures, tree planting and proposals for long term management of trees.

In terms of planning history for the immediate area, there is no evidence which would outweigh the conclusion that development of this site would not be acceptable.

c) The proposal would have windows to habitable rooms within 9 metres of the boundary to the west. This would result in loss of privacy to the garden area of number 516b Lanark Road West. If removed from this elevation the development would result in a blank gable viewed from Lanark Road West which would be unacceptable in design terms.

The proposal would result in approximately 26.5sq metres of overshadowing to the garden area of 516b Lanark Road West. This would be contrary to the Council's Guidelines on 'Daylighting Sunlight and Privacy.'

The proposals would result in loss of amenity to neighbours.

d) Transport raise no objection to the proposal. It would be acceptable in terms of parking and access arrangements.

e) There would be no adverse effect in terms of airport safety as a result of the proposed development. BAA do not raise any objection to the proposal.

In conclusion, the proposal would result in an erosion of the spatial pattern and character of the area, and would be detrimental to the amenity of neighbouring property due to loss of privacy and overshadowing. It would be contrary to policies contained in the Rural West Edinburgh Local Plan and does not comply with the Council's non statutory Guidelines on Housing Development in Garden Grounds, and Daylighting Sunlight and Privacy. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application for these reasons.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Karen Robertson on 0131 529 3990
<b>Ward affected</b>	01 - Balerno
<b>Local Plan</b>	Rural West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	2 May 2006
<b>Drawing numbers/ Scheme</b>	1-4 Scheme 1

#### **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, Helen Martin on 0131 529 3517. Email: [helen.martin@edinburgh.gov.uk](mailto:helen.martin@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)

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## Consultations, Representations and Planning Policy

### Consultations

#### Transport

*Transport have no objections to the application*

#### Environmental and Consumer Services

*Environmental Health have no objections to the proposal*

#### BAA

*The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal.*

#### Recreation- Archaeology

*An archaeological impact assessment was undertaken in order to examine and assess the possible archaeological implications of the above application to construct a new house. This assessment has concluded there are no known archaeological constraints upon this particular planning application.*

#### Bridges and Flood prevention

*The property lies to the North of Lanark Road West, which is known to be above the 1:200 year level of flooding. On this basis, this unit does not have any comment with respect to flooding.*

## Balerno Community Council

*BCC have concern over the shared 'lane' exit onto Lanark Road. This narrow width lane may suffer restriction in width with the presence of 5 trees. As this is to be a joint exit we are concerned that a possible restriction may occur.*

### Representations

Letters have been received from one neighbour. Points raised are as follows:

a. Residential amenity issues, taken account of in assessment c:

- overlooking
- loss of light

Other points raised are non material.

Councillor Laing has requested that the application be placed before Committee.

***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

Rural West Edinburgh Local Plan

Settlement boundary

### Relevant Policies:

Policy H3 supports the development of housing on infill sites within the built-up area provided it does not lead to the loss of valuable open space or community facilities, conflict with neighbouring uses and is not detrimental to the character and amenity of the area.

Policy H5 states that housing development should harmonise with and reflect the character of the surrounding area. Developments should maximise opportunities to achieve public transport links and access and provide a high quality residential environment with appropriate amounts of car parking and open space and incorporate high levels of energy efficiency.

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

Policy E15 seeks to ensure the survival and retention of healthy mature trees. Where the loss of woodland, trees or hedgerows is unavoidable, the developer will be required to undertake equivalent replacement planting.

Policy TRA4 requires provision for Pedestrians, Cyclists and Car/Cycle Parking in Development Proposals in conformity with the Council's approved standards.

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

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 on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-Statutory guidelines on 'QUALITY OF LANDSCAPES IN DEVELOPMENT' sets detailed design principles for hard and soft landscaping, including the retention of existing features, and relates these principles to different types of development.

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

Non-statutory guidelines on Edinburgh Standards for Urban Design sets criteria for the quality of design in new development to maintain and improve the visual image and identity of Edinburgh.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

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

### Reasons

1. The proposal would erode the spatial pattern of development of the area being detrimental to the character and amenity of the area contrary to Rural West Edinburgh Local Plan policies H3, E41 and E42, and the Councils Non statutory Guidelines on 'Housing Development in Garden Grounds' and 'Standards for Urban Design'.
2. The proposal would result in overlooking and overshadowing of neighbouring sites to the detriment of their amenity contrary to the Councils non Statutory Guidelines on Daylighting Privacy and Sunlight.

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End

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## Location Plan

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