

**Full Planning Application 06/02277/FUL
at
Moredunvale View
Edinburgh**

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

1 Purpose of report

To consider application 06/02277/FUL, submitted by Castle Rock Edinvar Housing Associating. The application is for: **Residential development of 12 semi - detached houses with associated car parking**

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

2 The Site and the Proposal

Site description

The application site comprises an existing rectangular vehicle parking area, located on the south side of Moredunvale View, to the west of the junction with Moredunvale Place. The site measures 0.27 hectares.

The surrounding area is residential in nature. There are two tower blocks to the north, two storey housing to the east and west, and two/three storey housing at a higher level to the south.

The site was not in use for parking at the time of the case officer's visit.

Site History

There is no relevant planning history for this site.

Description of the Proposal

The application is for the erection of twelve semi-detached houses in a linear arrangement. Each of the pitched roof pairs of houses has a ground coverage of 52 square metres and a maximum height of 7.6 metres. The houses have a pitched roof projection on the front elevation. Plot ratios are approximately 26%.

Rear garden depths are 11 metres, median front garden depths are 6 metres.

Twelve parking spaces are to be provided along the street. Landscaping comprises three trees in the centre of the street edge, and a single tree at either end of the street frontage.

Proposed materials are buff dry dash render, facing brick base course, grey concrete roof tiles and timber window frames and rear fences. Details of front boundary treatments are covered by condition.

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 proposals are acceptable in terms of land use;
- b) the proposed design and layout, including parking and access arrangements, and the loss of existing parking, have any adverse impact on the character of the area;
- c) the proposed development is acceptable in terms of the amenity of future residents;
- d) there is any adverse impact on neighbouring residential amenity.

a) The site is within an Urban Area as defined in the adopted South East Edinburgh Local Plan, and development for housing purposes accords with this allocation. The proposals involve affordable rented housing, and will assist in achieving Council goals relating to affordable housing provision.

The proposals are acceptable in terms of land use.

b) The proposals involve a relatively small scale suburban development, and as such the design and layout is acceptable in the context of the wider area. Public/shared open space provision is not possible given the infill nature of the site. The locality is however well provisioned with open space.

The concern of local residents regarding the loss of the existing parking area is noted. The Housing Department's Development and Regeneration Neighbourhood Improvement Programme includes parking as a reserved project, but is not prioritised. The requirement for affordable family housing provision outweighs the loss of parking in this instance.

Parking and access arrangements are satisfactory. Transport has not objected to any aspect of the proposal. The prevention of access by emergency vehicles by improperly parked cars is not a planning issue.

The proposals are acceptable in terms of design, impact on the character of the area, parking and traffic.

c) The proposals afford reasonable levels of amenity for future residents in terms of design, layout, parking, and garden space within a suburban setting.

The proposals are acceptable in terms of amenity provision.

d) There are no issues in connection with daylight or privacy that adversely affect neighbouring residential amenity.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions relating to waste management implementation, submission of front boundary treatments, contamination and drainage.

Referral to Scottish Ministers is required, as the proposed development involves Council land, and a substantial level of objection has been received.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902
Ward affected	55 - Moredun
Local Plan	South East Edinburgh
Statutory Development Plan Provision	Urban Area
Date registered	12 June 2006
Drawing numbers/ Scheme	01-05 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.

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

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 or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: Moredunvale View
Edinburgh

Proposal: Residential development of 12 semi - detached houses with associated car parking

Reference No: 06/02277/FUL

Consultations, Representations and Planning Policy

Consultations

Housing - Development and Regeneration

The Housing Department has worked with Planning to develop a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city. The AHP makes the provision of affordable housing a planning condition for sites over a particular size.

The AHP has recently been reviewed and a revised policy was agreed on 15 June 2006. The proportion of affordable housing required is set at a city-wide level of 25% for all proposals of 12 units or more. Planning Committee has approved handling arrangements for this transitional period for the AHP. These arrangements stipulate that the old AHP will be applied to applications providing they are registered before 6 March 2006, and determined within four months of any agreed amended policy. However, as this application was registered after 6 March 2006, the revised AHP will be applied to the application.

Approximately 3 affordable units would therefore be required. However, we note the applicant is Castlerock Edinvar Housing Association and that all the proposed units will be affordable. We therefore support the proposal and feel it will make a welcome addition to affordable housing supply in the city.

This Department would be pleased to assist in negotiations with the applicant in respect of any queries relating to affordable housing.

Transport

No objections.

Services for Communities

No objections to this proposed development subject to the following conditions, which we also recommended in 2005 when the outline application was considered:

1. Prior to the commencement of construction works on site:

(a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

(b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

2 Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

SEPA

No comment received.

Representations

It has been certified that neighbours were notified, and the application was advertised on 30 June 2006.

A petition of 106 signatures has been received, and one individual letter. The material grounds of objection are:

Transport issues, taken into account in Assessment (b):

- loss of parking, that the car park would be used if properly lit, and interference with emergency vehicles.

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

South East Edinburgh Local Plan - Urban Area

Relevant Policies:

Policy DQ1 states that full account will be taken of all aspects of environmental impact when development proposals are assessed. Permission will not be given to proposals if it is likely to cause unacceptable harm to the environment

Policy DQ2 states that the conservation of energy will be sought within development proposals by seeking the highest practical level of energy efficiency through appropriate location, land use mix, materials and design.

Policy DQ4 states that the use of design features and materials intended to conserve and treat surface water on site as far as practical and minimise run off will be sought whenever appropriate.

Policy DQ6 states that new development should make a positive contribution to the character and appearance of the environment. It will be expected to create or contribute to a sense of place and reinforce local distinctiveness, promote community safety, afford ease of movement for all, minimise the potential for pedestrian/cyclist/traffic conflict and connect satisfactorily with the surroundings.

Policy DQ9 states that new development should include proposals for new tree planting and robust landscaping whenever this is appropriate.

Policy H2 states that within the urban area development for housing by way of new development, redevelopment or conversion of existing buildings will be acceptable, unless other policies indicate otherwise.

Policy H4 states that new housing development should make the best of urban land, be well-laid out in terms of access, parking etc. provide amounts and types of open space appropriate to the development and provide a residential environment, which affords ease of access, safety and engenders a sense of community.

Policy H5 states that open space should be provided in new housing development to the following minimum standards: 1.6 hectares per 1,000 persons or 0.4 hectares per 100 houses in large developments. 10% of the site area in smaller, infill housing schemes.

Policy H8 states that a variety and a balanced mix of house types will be sought in new housing schemes to cater for the needs of different population groups.

Policy H10 states that proposals for new residential development shall include a proportion of affordable housing as identified.

Policy T2 states that new development will only be allowed provided there will be no significant adverse consequences for road safety, the convenience and safety of walking and cycling in the area, public transport, the capacity of the surrounding road network, and residential amenity as a consequence of an increase in motorised traffic.

Policy T4 states that permission will not be granted for development which would result in an inappropriate use of surrounding roads, having regard to their role and function in the hierarchy.

Policy T9 states that car parking provision will be required in conformity with the Council's adopted parking standards.

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

Non-statutory guidelines on 'AFFORDABLE HOUSING' sets out the requirements for the provision of affordable housing within housing developments.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

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

Application Type Full Planning Application
Application Address: Moredunvale View
Edinburgh

Proposal: Residential development of 12 semi - detached houses with associated car parking

Reference No: 06/02277/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The application shall be referred to the Scottish Ministers prior to determination.
2. The development hereby permitted shall be commenced no later than five years from the date of this consent.
3. Details of the front boundary treatments (walls/fences) shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
4. The waste management facilities, as shown on the approved plans, shall be implemented prior to the occupation of the development to the satisfaction of the Head of Planning and Strategy.
5. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Strategy, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.

ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning and Strategy.

6. a) Detailed plans showing details of surface water drainage, in accordance with the principles of Sustainable Urban Drainage Systems, shall be submitted to and be approved in writing by the Head of Planning and Strategy before work is commenced on site. The specification of the drainage system must be compliant with the SUDWP/CIRIA design manual for sustainable urban drainage systems (SUDS), and must provide flow attenuation to ensure that runoff from the development does not increase the risk of flooding elsewhere, to the satisfaction of the Head of Planning and Strategy.

b) Construction works associated with the development of the site shall be carried out with due regard to SEPA guidelines on the avoidance of pollution.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In the interests of sustainable development.
5. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
6. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

End

Application Type Full Planning Application

Proposal: Residential development of 12 semi - detached houses with associated car parking

Reference No: 06/02277/FUL



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.