

**Full Planning Application**  
**at**  
**4A Nantwich Drive**  
**Edinburgh**  
**EH7 6QW**

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

**Proposal:**           **Erection of dwelling house (as amended)**  
**Applicant:**         Miss Colgan  
**Reference No:**     02/04274/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. Sample/s of the proposed materials; shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
3. Details of boundary treatments and hard surfaces shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
4. Details of the proposed garage shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
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, 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.
- 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.
6. Side windows in the existing house at 4A Nantwich Drive, as shown on submitted drawing no. 02/56/004, shall be provided with obscure glazing, prior to the occupation of the dwellinghouse hereby approved.
7. All living apartments facing Seafield Road East shall be fitted with acoustic double glazing to the satisfaction of the Head of Planning & Strategy.
8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992, no windows shall be installed in the side elevations of the building, other than those shown on the drawings hereby approved.

## **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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
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 protect the privacy of adjoining neighbours.
7. In order to protect the amenity of the occupiers of the development.
8. In order to protect the privacy of adjoining neighbours.

## **2 Main report**

### **Site description**

The application site comprises part of the extensive garden area of a detached two-and-a-half storey, chalet-type house. The existing house is one of a backland pair of dwellings served by 3.5-metre wide private lane. The second house is an individually designed dwelling of c.1950s date with gabled roof profile and overhanging eaves. The houses are located on a terrace which drops by about 5 metres to the east, facing the docks' railway and commercial properties on Seafield Road East. Neighbouring residential properties are a mixture of 1930s bungalows and two-storey houses.

### **Site history**

There is no relevant planning history for this site.

### **Development**

#### Scheme 1

It is proposed to erect a two-storey + basement house on part of the garden ground of 4a Nantwich Drive. It will have a total of 8 habitable rooms and a rear terrace and sun room. The building will have a square plan with an asymmetric, gabled roof. Proposed finishes are concrete tile roof and roughcast walls with reconstituted stone detailing.

It is also proposed to erect a double garage. No details of this have been provided.

#### Scheme 2

The building has been pulled forward (south) by 2 metres and side windows deleted. It is also proposed to provide obscured glazing in side windows of the existing house on the site.

Supplementary drawings have been submitted showing levels and showing the layout of the existing house on the site.

### **Consultations**

#### **Transport**

No objection subject to the dropped footway crossing in Nantwich Drive being made up to the satisfaction of the Director of City Development.

## **Environmental & Consumer Services**

There are nearby commercial premises on Seafield Road East but there have been no noise complaints concerning these uses and residential amenity of the proposed dwelling is unlikely to be affected, except perhaps by traffic noise from Seafield Road East.

There are no objections to the application, subject to the imposition of standard conditions on contamination (survey and remediation) and the provision of acoustic double glazing.

## **Representations**

Neighbours were notified on 22 November 2002 and 21 February 2003.

One neighbour has expressed concern about overlooking and also the lack of neighbour notification.

## **Policy**

The site is in an area of Housing and Compatible Uses in the North East Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

### 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 T10 (PRIVATE CAR PARKING) requires all new development to comply with approved car parking standards as set out in the Development Control Handbook

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

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

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.

### 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, the Committee needs to consider a) whether the development is acceptable in principle, b) whether the design is in keeping with its surroundings, c) whether access arrangements are satisfactory and d) whether residential amenities are safeguarded.

a) Local Plan policy H1 supports infill housing in principle.

Although the proposed dwelling will be located on a backland site, the plot is spacious and the building will be located between two houses having a similar massing. The surrounding area is not homogenous in character and there are various commercial properties to the east. The proposal therefore complies with the criteria in the "Housing Development in Garden Grounds" guidelines.

Due to the proximity of road, rail and commercial activities, Environmental Health recommend that acoustic double glazing should be provided.

Although the site is currently used as garden land, Environmental Health has also recommended a safeguarding condition requiring site investigation (contamination).

b) The site, on the edge of an embankment, is relatively prominent when viewed from Seafield Road East, and the proposed dwelling will be fairly substantial. However, it will be located between two houses of similar size, each having a unique design. Supplementary drawings confirm that the main floor level will be at a similar height to the neighbouring houses and that the built form, in relation to the ground profile, will tie in with neighbouring development. The size and design of the proposed building are appropriate to its setting.

Details of a proposed garage, facing materials, hard surfaces and boundary treatment have not been submitted and require further consideration.

c) The development will provide full parking for the existing and proposed dwelling on the site and is satisfactory.

Transport has no objection to the proposed lane-end refuse collection arrangements.

d) The amended scheme does not include side windows (except for bathrooms) and meets privacy standards. However, the existing house on the site has a number of side windows which will directly overlook the development plot. The house is in the same ownership and the applicant has agreed to install obscured glazing in the relevant windows. As the affected rooms will still have clear-glazed front and rear windows, this will not result in an unsatisfactory level of amenity. A suspensive condition is accordingly recommended.

The proposal infringes the boundary daylighting criterion in relation to side gables but this is unlikely to prejudice the development potential of the established and spacious neighbouring properties. More importantly, the proposed building (amended siting) complies with the window-to-window daylight safeguarding criterion (45 degree angles at 2 metres) in relation to windows in the adjoining houses.

The proposal is satisfactory in relation to amenity considerations.

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

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Ian Smith on 0131 529 3555 (FAX 529 3706)

**Ward affected** 39 -Portobello

**Local Plan** North East Edinburgh

**Statutory Development  
Plan Provision** Housing and Compatible Uses

**File**

**Date registered** 25 November 2002

**Drawing numbers/  
Scheme** 001603-4; 01-02007146-7



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# **PLANNING APPLICATION**

<b>Address</b>	<b>4A Nantwich Drive</b>		
<b>Proposal</b>	<b>Erection of dwelling house (as amended)</b>		
<b>Application number:</b>	<b>02/04274/FUL</b>	<b>WARD</b>	<b>39- Portobello</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			