

**Full Planning Application 05/01262/FUL  
at  
34 Barnton Avenue West  
Edinburgh  
EH4 6DE**

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

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**1 Purpose of report**

To consider application 05/01262/FUL, submitted by Mr + Mrs Bunch. The application is for: **Development and erection of nine apartments**

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

**2 The Site and the Proposal**

**Site description**

The site extends to over one quarter of a hectare (2876sqm) and lies at the far east end of this suburban cul-de-sac. It slopes down from north to south, with a drop of around 6m (two storeys) from front to back. It currently contains a large family house, dating from the mid 20th century, which is to be demolished to facilitate redevelopment.

The immediately surrounding area is substantially modern: two storey houses to north and west; consent for three storey flats immediately to the north-east; lower modern houses to the east flanking the footpath/cycleway leading to Barnton Avenue.

A vehicle access to Cargilfield School lies opposite.

Although the central area of Barnton Avenue West is landscape-dominated, this end of the street is bare of either large or dense trees facing the public

street, and contains only minimal landscape features other than hedges and small trees on this site.

To the south of the site lies a wide expanse of open space in the form of a Golf Course. This is designated as Green Belt. The site has open views across this area, and is at its most visible from this side.

### **Site history**

12.3.1980 - Consent to erect house in garden (applicant's house then number 14)

13.5.1981 - Extension to house approved ( " " " " )

27.6.1990 - Consent granted for two houses to west (now built and numbered 30 and 32)

21.3.91 -Outline consent for a house in the garden refused

11.3.92 - Outline consent for house in rear garden granted

30.6.1993 - Approval of reserved matters for consent of June 1990

27.7.1994 - Renewal of 1990 consent and reserved matters approved

11.12.1996 - Consent to demolish flat and garages and erect two houses (at no 30)

19.3.1997 - Consent approved for garage at no 32

31.7.1997 - Second consent approved for garage at 32

5.8.2004 - Design Guidelines approved for Barnton Avenue West

23.12.2004 - Previous application for 9 flats withdrawn

### **Description of the Proposal**

The application proposes a block of 9 flats contained in a single flat-roofed building stepping down this sloping site.

As seen from the road the block is three storeys high, with the upper storey being recessed to emphasise a two storey "eaves line". The block maintains its height relative to the sloping site such that from the rear. The design is of modern, modular concept, creating a series of flat roofed visual units, stepping down the site, and creating a complex form to the rear.

Flat sizes vary from a minimum of 147sqm (for the sole two-bedroom flat) to a maximum of 266sqm amongst the otherwise all three-bedroom properties. This is large by modern standards, and reflects the traditional room sizes of older properties on this street.

Car-parking is at basement level relative to the street. 19 spaces are provided. Ample storage areas are also provided at this level. It is noted that one flat is provided at this level. Due to the severe drop in site levels, the two garden level flats lie a further storey beneath this datum, but these do not lie under the main building, but occupy the area below the upper garden terraces.

Materials proposed are smooth render, aluminium cladding, glass block, cedar boarding. Windows are aluminium framed. Balustrades are in toughened glass.

The sole amendment to the scheme adjusted the treatment of the central entrance to increase the visual contrast to the outer elements, thereby increasing the visual recess.

The applicant has submitted a Design Statement which also includes a detailed assessment in relation to the Council's Design Guidelines for the street.

### **3 Officer's Assessment 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 these determining issues, the Committee needs to consider:

- a) The principle of flatted redevelopment
- b) The effect of the scale, form and design of the section added on the character of the area
- c) Parking and road safety

d) Effect on neighbouring amenity.

e) Amenity of the created units.

a) The application includes demolition and is effectively a prior notification of such. The principle of demolition is not a material consideration.

Residential development accords with the local plan and there is no policy which does not allow this to be flattened.

The development does not require Affordable Housing Provision. Financial contributions are required for Transport infrastructure but Education infrastructure is adequate in the area.

The fall of the existing site drops to the south, away from the road, reducing any likelihood of additional surface water, which is of relevance since existing drains on the street are close to their maximum capacity.

The density at 31 units per hectare remains low in relation to comparable city sites, but clearly is denser than the current site. All policies promote optimisation of site usage and the proposed density achieves good usage of the site, without overdevelopment.

b) Flats already exist in the area. The most pertinent property is under construction immediately opposite, where 6 flats have been consented in a three storey building. There is no objection to the principle of flats.

The development has been specifically refined since the time of the last application to meet the requirements of the Council's Design Brief for the street. This includes:

The proposal remains a single building within a large plot, and density is low by city standards.

Avoidance of a continuous terrace effect.

Adoption of the prescribed building line facing the street.

The overall height being restricted to that of the existing building on site.

The front garden area being appropriately landscaped.

The car park being hidden from view (underground)

Materials appropriate to the area

Avoids plot subdivision

The proposal has different footprints at each level due to the stepped site/form. At ground floor its footprint is 627sqm (less than twice the existing footprint).

The design is asymmetrical as seen from the street, the two halves being positioned in a stepped form in plan. The entrance is central, recessed between these two sections. The design is a good modern addition to the street.

The design echoes a recent consent at 11 Barnton Avenue West. Although modern in design and concept, it is of good quality and there is no objection to this in this area.

c) The development has ample on-site parking at basement level to meet the requirements of the development. 19 spaces are provided for the 9 units, a provision of 211%. The location fully meets the requirements of the Design Brief. The basement also allows space for full secure cycle parking provision.

Access is taken from the north-east corner as existing. There are no on-street parking restrictions, and should additional on-street parking result from the development (i.e. through visitors) this is not considered to raise any issues of concern regarding road safety. It is noted that casual visitor parking already occurs on street at this point.

d) The massing of the building lies in a gable to gable relationship with flanking buildings in planning terms and does not give rise to overshadowing in terms of policy.

All primary apartment windows face north or south. The Design Brief requires all windows to be 12.5m from side boundaries.

On terraces the standard privacy distance of 9m applies. Some of the terraced areas lie on slightly elevated ground relative to current ground levels and are within 9m of the side boundaries. Privacy from these is readily resolved by incorporation of screening to the sides. Such screening will be sufficiently distant from the side boundaries as not to cause any additional overshadowing. A condition is added to require erection of screening on terraces where necessary. As long as this is done, no privacy issues arise in policy terms.

e) The net amenity area (including all terraced areas) created on site is over 2100sqm, 73% of the site. The Design Brief requires a figure of 60%. This represents an average of 237sqm per flat.

Each created apartment has ample private open space, plus a very good open aspect southwards. Since the area south of the site is Green Belt, this aspect is unlikely to change. The development does not rely upon the amenity of the land to the south for its own amenity, but clearly is enhanced further by this aspect.

There are no trees of public significance lost due to the development. The final landscaping of the site is capable of being a considerable asset not only to the development, but also to the wider area. Although landscape concept is clear, no detailed species are listed, so conditions are added to ensure selection of appropriate planting.

In conclusion, the proposal conforms to the development plan allocation, will make good use of the site while safeguarding the character of the area, and will not adversely affect residential amenity or road safety.

It is recommended that the Committee approves this application subject to the conditions on financial contribution to Transport infrastructure, material specification, site decontamination, restrictions on noise from plant etc, a dropped kerb detail at the access, sustainable drainage, and landscape conditions.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
<b>Ward affected</b>	05 - Cramond
<b>Local Plan</b>	North West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	4 May 2005
<b>Drawing numbers/ Scheme</b>	1-7, 8-11, 13,14 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 [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type**

**Application Address:**

**Proposal:**

**Reference No:** 05/01262/FUL

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## **Consultations, Representations and Planning Policy**

### **Consultations**

#### **SEPA**

*SEPA has no objection to the above proposals. Comments are as follows:*

#### *Flood Risk*

*1. Your authority has requested information regarding potential flood risk at this site. However, SEPA holds no data pertaining to flooding on this site and therefore is unable to comment on the flood risk relating to this application.*

#### *Sewage Disposal*

*2. Sewage from the proposed development should be connected to the public foul sewer. Connection to the sewer is subject to the approval of Scottish Water (SW) and permission to connect may depend on the availability of spare capacity. Your attention is drawn to SW's consultation response for clarification of the position.*

#### *Surface Water*

*3. The specification of the drainage system must comply with the SUDSWP/CIRIA design manual for sustainable urban drainage systems (SUDs) (ISBN 0 86017 5219). This entails use of indirect systems such as permeable surfacing for car parking, communal areas and avenues, peripheral French drains, soakaways and swales. A suitable USD based system should also be able to provide flow attenuation to satisfy your Council's requirements.*

*4. The surface water drainage arrangements will need to meet the requirements of SW, the roads authority and SEPA area staff. As drainage systems based on SUDS principles will have implications for site layout, it is strongly recommended that there is general agreement on the scheme before planning permission is granted.*

*5. Temporary measures such as the provision of silt traps of a silt lagoon must be provided to deal with surface water runoff during construction and prior to the*

operation of the final SUDS. It is recommended that this aspect is covered by a planning condition.

### Landscaping and Construction

6. There may be waste management licensing implications arising from the importation of waste material such as soil for landscaping or for any other purpose. Generally, waste material can only be imported to a site if waste management license is in effect or if an activity exempt from licensing has been registered with SEPA. Similarly, any waste removed from a site must be deposited either at a suitably licensed site or at a site for which a relevant exempt activity has been registered. SEPA regards all soils, including top soil, removed from sites as waste.

7. Where waste is either imported to or exported from a site, applicants and their contractors should be fully aware of the relevant requirements relating to:

- (i) The transport of controlled waste by registered carriers
- (ii) The furnishing and keeping of duty of care waste transfer notes

### Waste Facilities

8. Provision for the recycling of waste within the proposed development. Contact should be made with the Council's Waste Management Department to identify what facilities are appropriate in a development of this size.

### **Environmental Health**

No objections to this proposed development subject to the following conditions:

1. The design, installation and operation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

2. The design, installation and operation of the lift shall be such that any associated noise complies with NR20 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

3. 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.*

*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.*

## **Transport**

*No objections to the application subject to the following conditions being applied.*

*1. The developer is to enter into a suitable Legal Agreement to contribute the sum of £5000 to the Council's Safer Routes to School Programme.*

*Reason: In order to aid the Council to provide improved pedestrian and cycle facilities within the vicinity of the development and therefore encourage alternative forms of transport to the private car, especially parents who would normally drive their children to school.*

*2. The vehicular access into the development is to be formed using a dropped kerb footway crossing.*

## **Representations**

The application was advertised on 13th May 2005. Due to a complaint regarding the position of the site notice a second notice was put up closer to the site on 17th June.

Seventeen representations were received, including comments from the Cramond Association. Reasons for objection were

1. Overdevelopment
2. Too high/ bulky
3. Flat roof inappropriate
4. Design inappropriate
5. Contrary to design guidelines and local plan policies
6. Conflict with school dropping off point/ road safety concerns

***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 site lies in an area identified Mainly Residential in the North West Edinburgh Local Plan. The revised WELP simply shows the site within the Urban Area.

**Application Type**

**Application Address:**

**Proposal:**

**Reference No:** 05/01262/FUL

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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. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
3. 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.
4. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

5. The design, installation and operation of the lift shall be such that any associated noise complies with NR20 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
6. Access to the development shall be across a dropped kerb detail maintaining a continuous footway.
7. Prior to the issue of consent the developer shall enter a legal agreement with the Council to ensure a financial contribution of £5000 towards the Safer Routes to Schools programme.
8. The development's drainage shall comply with the principles of Sustainable Urban Drainage (SUDS) to the satisfaction of SEPA.
9. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
10. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
11. All rear terraced areas within 9m of side boundaries shall be so screened as to prevent loss of privacy to neighbouring properties. Details to be supplied for the written approval of the Head of Planning and Strategy and agreed screens to be in place prior to occupation.

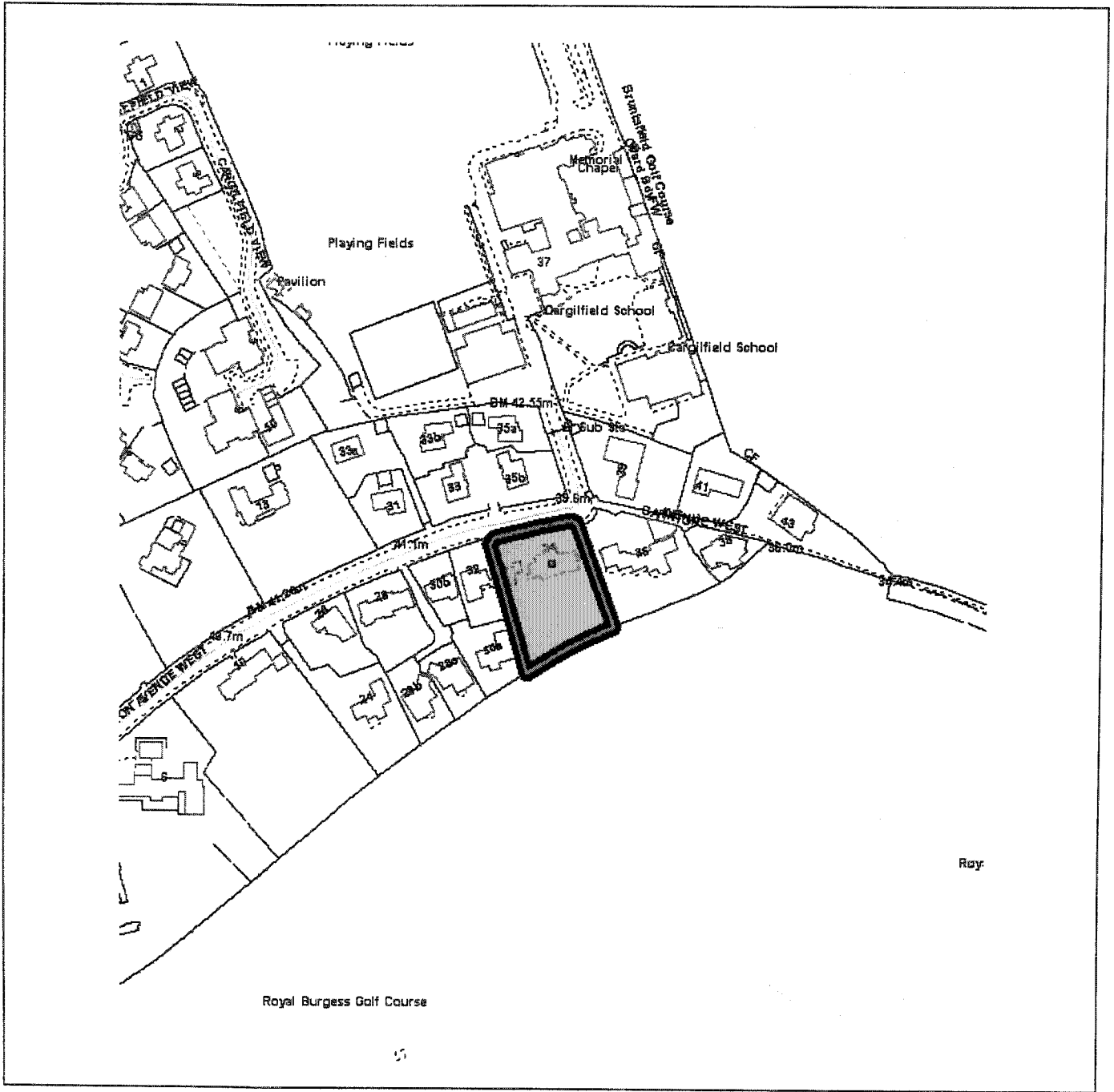
## **Reasons**

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 ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
4. In order to protect the amenity of the occupiers of the development.
5. In order to protect the amenity of the occupiers of the development.
6. In order to safeguard the interests of road safety.

7. To ensure that no financial burden is placed upon the Council as a result of required changes to local infrastructure.
8. In the interests of sustainability.
9. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
10. In order to ensure that the approved landscaping works are properly established on site.
11. In order to safeguard the amenity of neighbouring residents and other occupiers.

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**End**



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# **PLANNING APPLICATION**

<b>Address</b>	<b>34 Barnton Avenue West, Edinburgh, EH4 6DE</b>		
<b>Proposal</b>	<b>Development and erection of nine apartments</b>		
<b>Application number:</b>	<b>05/01262/FUL</b>	<b>WARD</b>	<b>05- Cramond</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			