

## Full Planning Application 05/00047/FUL

at

**19 Cramond Glebe Road**

**Edinburgh**

**EH4 6NT**

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

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### **1 Purpose of report**

To consider application 05/00047/FUL, submitted by O Gray. The application is for: **Erect a house (single storey/barrier free/two bedrooms) - use class 9**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

### **2 The Site and the Proposal**

#### **Site description**

The application site comprises the rear garden of 19 Cramond Glebe Road with a partial frontage (5m) to Cramond Glebe Terrace. The site is surrounded by a 1.8 metre high stone wall and fence. The surrounding area is residential, characterised by low density dwelling houses in a variety of styles and sizes.

The site is within the Cramond Conservation Area.

#### **Site history**

24 November 1997 - Planning permission granted for conservatory.

21 May 2003 - Planning permission granted for erection of house in rear garden (03/00822/FUL).

15 October 2003 - above consent varied.

### **Description of the Proposal**

The application is for the erection of a single storey detached house in the rear garden ground of 19 Cramond Glebe Road. The proposed house has a pitched zinc roof and walls finished in cedar cladding, white render, glass block and dark grey engineering brick.

Access is taken from Cramond Glebe Terrace, and parking is provided for two cars, one space comprising grasscrete.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area? (there being a strong presumption against the granting of planning permission if this is not the case);
- 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 whether:

- (a) The proposed house will adversely affect the character or appearance of the Conservation Area, or the archaeological importance of the locality
- (b) There will be any adverse effect on neighbouring amenity

### **CONSERVATION AREA CHARACTER STATEMENT**

*Cramond Conservation Area is of ancient foundation, containing many Roman remains, notably Cramond Fort. The modern village centres around the Old*

*Kirk, and is typified by white harled houses with red tile roofs and rubble garden walls.*

*The area contains centres of industry with archaeological interest along the River Almond, which forms a focus for the area, particularly at the Riverside. The landscape associated with the river banks, and the hinterland thereof, form a second area of focus for the area.*

(a) Although in a rear garden, the proposed house is in line with other properties on the west side of the street and has a partial street frontage.

The proposed house is single storey, and the modern design assimilates reasonably well into its surroundings. The ground coverage approximates to that which is typical of the area, and is virtually identical to the previous approval. The proposed materials, although not typical of the locality, reflect the simple modern design of the house, and are in general harmony with the surrounding area.

Parking provision (2 spaces) is adequate, and is the same provision as the previous consent.

The recommended condition will ensure that any archaeological remains present on the site will be properly investigated.

There is no adverse impact on the character or appearance of the Conservation Area.

(b) All boundaries are, or will be, adequately screened. There are no overlooking or overshadowing issues that would significantly affect neighbouring 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 materials and archaeology.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) Only on 0131 529 3902 (FAX 529 3706)
<b>Ward affected</b>	05 - Cramond
<b>Local Plan</b>	North West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential Area
<b>Date registered</b>	10 January 2005
<b>Drawing numbers/ Scheme</b>	01-12 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, 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)

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**Application Address:** 19 Cramond Glebe Road  
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## Consultations, Representations and Planning Policy

### Consultations

#### Transport

*No comment received.*

#### Archaeologist

*The site lies less than 100m south of the southern side of the Roman fort at Cramond and within the presumed limits of the Roman industrial complex associated with the Severan occupation of the fort in the early 3rd Century AD. The results of the excavations carried out by CECAS in 1995 at 23b Cramond Glebe Road (c.50m to the north), showed that well stratified Roman and Early-medieval (Anglian) remains survived in situ to the south of the fort. These excavations also established the alignment of the road leading from the southern gate of the Roman fort. If this alignment continues to the south it would bisect the site of the proposed development. Furthermore the graveyard associated with Cramond Road Fort may occur along the route of this road, though its exact location is as yet unknown.*

*The site is therefore regarded as occurring within an area of significant archaeological potential and should be considered under National Planning Policy Guidance 5: Planning and Archaeology (NPPG 5) and the accompanying Planning Advice Note 42 (PAN 42), both issued by the Secretary of State for Scotland in 1994. The aim should be to preserve archaeological deposits in situ as a first option, but alternatively where this is not possible. Archaeological excavation or an appropriate level of recording may be an acceptable alternative. It is essential, therefore, that the site is investigated prior to development and any archaeological remains excavated and recorded where preservation in situ is not possible.*

*An assessment of the results of the previous archaeological work and the location of the proposed new development, has led to the conclusion that the impact of the proposed development would not be sufficient to justify refusal of consent on archaeological grounds.*

*However, it is essential that the site is investigated prior to development and any archaeological remains excavated and recorded where preservation in situ is not possible.*

*It is recommended therefore that this programme of works is secured using a condition based upon the model condition stated in PAN 42 Planning an Archaeology (para 34), as follows;*

*'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'*

*The work must be carried out by a professional archaeological organisation, working either to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the excavations and for the archiving and appropriate level of publication of the result lies with the applicant.*

## **Representations**

It has been certified that neighbours were notified, and the application was advertised on 21 January 2005.

No representations have been received.

***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**

### **Draft West Edinburgh Local Plan - Urban Area**

#### Relevant Policies:

DQ6 - seeks to control the design of new development

DQ7 - sets standards for trees and landscaping

DQ17 - seeks to control design in Conservation Areas

DQ21 - provides guidance for sites of archaeological importance

H7 - seeks to control quality in new housing developments

T8 - provides parking standards

**North West Edinburgh Local Plan** - Mainly Residential Area, where existing residential character and amenities are to be protected.

Relevant Policies:

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 13) in the local plan, provided proposals are in accordance with other local plan considerations, including the need to protect amenity and safeguard land of recreational and landscape significance.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy E1 seeks to ensure that, in Conservation Areas, the traditional character is retained and enhanced, and supports greater accessibility to the archaeological remains at Cramond.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Policy T4 states that adequate provision for car parking must be made by developers in all new development in conformity with the Council's adopted standards.

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.

## Appendix B



**Application Type** Full Planning Application  
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### Conditions/Reasons associated with the Recommendation

#### Recommendation

To recommend 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. No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

#### 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 safeguard the interests of archaeological heritage.

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End

## Appendix C

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### Location Plan



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