

## Full Planning Application 06/01601/FUL

at

11-15 Joppa Grove

Edinburgh

EH15 2HX

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### Development Management Sub-Committee of the Planning Committee

19 December 2007

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#### 1 Purpose of report

To consider application 06/01601/FUL, submitted by Ms De Melco. The application is for: **Proposed new dwelling house - amended proposals**

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 part of a larger plot of land located on the north side of Joppa Grove. The whole site was formerly occupied by a block of four flats which were demolished because of problems with ground conditions. The application site covers the land originally occupied by the eastern three of the four flats. The property has now been completed.

The remaining quarter of land (9 Joppa Grove) has been granted separate consent for a single dwelling on 16 March 2005 and that property has now been completed.

The site is approximately 24 metres wide by 22 metres deep and bounded by low fencing and walls to the front and sides and a stone wall to the rear.

The properties on either side and opposite the site are two storey flats with render and tile finishes. To the rear there are two and a half storey, stone built, villa properties which front Dalkeith Street. There are also stone built flats at the west end of Joppa Grove, fronting Joppa Terrace.

This property is located within the Portobello Conservation Area.

### **Site History**

Application site:

31 March 2005 - planning permission was granted for the erection of a two storey detached dwelling house on the site (Ref 04/01146/FUL).

26 March 2004 - An application for the erection of dwelling was withdrawn (Ref 03/1795/FUL).

Adjacent site at 9 Joppa Grove:

16 March 2005 - planning permission was granted for the erection of a two storey detached dwelling house on the site (Ref 04/02169/FUL).

### **Description of the Proposal**

This application is for an amended scheme of development for the erection of a single dwelling house and makes a material variation to the original scheme, granted on 31 March 2005.

Those alterations include increasing the pitch to the rear outshoot from 40 degrees to 70 degrees, including a pitched roof to the rear elevation in lieu of the previous gable; and the insertion of roof light in the west elevation to form an additional bedroom to the first floor. The overall height of the outshoot remains at 6.0 metres.

The proposed two rear dormer extensions have been joined to provide a single hipped roof projection to the opposite side from the outshoot from the rear projection.

Building works commenced on the site on 1 May 2006 in accordance with the grant of planning permission (Ref 04/01146/FUL) dated 31 March 2005 and have been completed in accordance with the scheme hereby submitted.

### 3 Officer's Assessment and Recommendations

#### Determining Issues

Do the proposals harm the character or appearance of the conservation area?  
If they do, there is a strong presumption against granting of permission.

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 principle of residential use is acceptable in this location;
- b) The scale and design of the proposals are appropriate and preserve or enhance the character and appearance of the conservation area; and
- c) There will be any loss of residential amenity as a result of the proposals.

a) Planning permission was granted for the erection of the dwelling house on the site 31 March 2005. Accordingly, it has been accepted that a residential dwelling is acceptable on this site. This proposal seeks to make material amendments the rear roof of the dwelling and the rear outshoot.

b) *Portobello Conservation Area Character Statement*

*Portobello Conservation Area includes several distinct character zones. The High Street provides a focus for the Conservation Area, retaining many original two storey Regency buildings as well as a number of significant public buildings. The seaside character of the Promenade is still evident, despite the loss of the pier and the construction of several modern buildings of poor quality. The remainder of the area includes an abundance of fine Georgian (and later) villas as well as a robust stock of Victorian tenements, public buildings and churches. In total there are some 179 listed buildings within the Conservation Area, including building groups of particular interest in Brighton Crescent and Brighton Place.*

The general design, details and materials of the proposal have been accepted already and this application does not alter these.

The more individual detailing of altered dormer, patio doors and single storey outshoot have been confined to the rear elevation. These alterations whilst material to the original approval are proportionate to the overall design and mass of the property and are acceptable.

The proposals will preserve the character and appearance of the conservation area.

c) The new rear, first floor window is located on the side elevation of the rear outshoot. It is 15.5 metres from the common boundary with the proposed dwelling at 9 Joppa Grove in excess of the 9.0 metres required by the Council's non-statutory guidance. There are no further privacy issues as a result of the amended scheme.

The alterations proposed to the roof of the rear outshoot will not increase the potential for overshadowing to the neighbouring property from that of the previously approved scheme.

The proposals will not be detrimental to residential amenity.

Services for Communities (Environmental Assessment) had originally requested that a condition be imposed requiring the developer to carry out the necessary land contamination test and mitigations measures, if necessary.

Following a revaluation of the relevant information made available in connection with the nature of the proposed development, it can now be confirmed that the site is considered suitable for its proposed use, and the release of the relevant condition is recommended.

In conclusion, the proposal is in accordance with the Development Plan, it preserves the character and appearance of the conservation area and it will not have any adverse implications for residential amenity.

It is recommended that the Committee approves this application.



**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	John Maciver on 0131 529 3918
<b>Ward affected</b>	A17 - Portobello/Craigmillar (NEW)
<b>Local Plan</b>	North East Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Portobello Conservation Area Housing and Compatible Uses
<b>Date registered</b>	13 April 2006
<b>Drawing numbers/ Scheme</b>	01-06 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 [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

#### Services for Communities (Environmental Assessment)

*Environmental Health has no objections to this proposed development subject to a condition regarding mitigation of any potential on site contamination.*

#### Further response

*Would make the follows comments with respect to the standing of the relevant planning condition pertaining to potential contaminated land constraints of this site.*

*Following revaluation of the relevant information made available in connection with the nature of the proposed development, it can now be confirmed that the site is considered suitable for its proposed use, and the release of the relevant condition is recommended.*

*However, this recommendation has been determined upon the information made available to this Authority, and should not be interpreted to mean the site is actually free from risk associated with land contamination. Furthermore, in accordance with Planning Guidance detailed in Planning Advice Note (PAN) 33, it should be noted that the responsibility for safe development of the site will rest with the developer.*

### Representations

The application was advertised as development within the Portobello Conservation Area on 28 April 2006.

It attracted six letters of representation from neighbours; all are objections.

The material points of objection/concern are:

b. Conservation and Design issues, taken account of in assessment b.:

- Overdevelopment, height. Position on site;
- Out of character with the conservation area;
- Poor quality of design and materials;

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

- Overshadowing and loss of privacy;

Other points raised are not material.

***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**

**North East Edinburgh Local Plan** - The site is within the Portobello Conservation Area, where the protection and enhancement of the special character and appearance of the designated conservation areas will be protected. The site is also within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

**Finalised Edinburgh City Local Plan** - Portobello Conservation Area and Urban Area.

### Relevant Policies:

#### **Relevant policies of the North East Edinburgh Local Plan**

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

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.

### **Relevant policies of the Edinburgh City Local Plan**

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 5 (External Spaces) sets criteria for assessing landscape design and external space elements of development.

Policy Env 5 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

#### **Relevant Non-Statutory Guidelines**

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

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

#### **Other Relevant policy guidance**

The Portobello Conservation Area Character Appraisal emphasises the village/small town character of the area, the importance of the long sea-front promenade, the high quality architecture, and the predominant use of traditional building materials

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## Conditions/Reasons associated with the Recommendation

### Recommendation

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

### INFORMATIVES

It should be noted that:

1. The recommendation to release the applicant from the contamination land condition has been determined upon the information made available to this Authority, and should not be interpreted to mean the site is actually free from risk associated with land contamination. Furthermore, in accordance with Planning Guidance detailed in Planning Advice Note (PAN) 33, it should be noted that the responsibility for safe development of the site will rest with the developer.

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## Location Plan

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