

**Full Planning Application 08/00388/FUL
at
28 Barony Terrace
Edinburgh
EH12 8RE**

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

1 Purpose of report

To consider application 08/00388/FUL, submitted by I + E Scott. The application is for: **Demolish house and erect 2 no, semi - detached houses.**

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

2 **The Site and the Proposal**

Site description

The application site is occupied by a detached, single-storey dwelling house, which is located to the north of Barony Terrace. The northern boundary of the site is formed by the rear boundary of the gardens of houses on Hillview Terrace. The site is situated within a predominantly residential area.

Site History

An application to demolish the bungalow and replace it with a pair of two-storey semi-detached houses with basement integral garages was withdrawn on 28 November 2007 (ref. 07/03338/FUL). This proposal was of a modern design with modern materials and included balconies.

The house to the west of the application site, number 30 Barony Terrace, has been erected at the end of the rear garden of number 23 Hillview Terrace (ref. 83/00049/FUL).

Description of the Proposal

It is proposed to demolish the existing property and erect a pair of two-storey, four-bedroom, semi-detached houses. Each property would have a garden and driveway at the front, with rear gardens of 13 metres in depth. External materials include white roughcast, reconstituted stone, white upvc doors and window frames, white timber panels, and roofing slates. Windows would be positioned in the front, rear and side elevations of the houses.

A revised drawing has been submitted that includes a low retaining wall between the patio and rear garden. It also rectifies a mistake made regarding the proposed level of the patio: the lowering in level would be 550mm and not 4.55m as originally shown.

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 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 the use is acceptable in this location.
 - b) The scale and design of the proposal is acceptable.
 - c) The proposal would adversely affect residential amenity or road safety.
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- a) The application site is currently occupied by a dwelling house and is situated within a residential area. Therefore, the residential use of the site is acceptable in principle.
 - b) Barony Terrace displays a mix of house types, styles, sizes and a range of external finishes. The size of their plots is also varied. Given this lack of

uniformity in the area's appearance and spatial character, the proposal would not be incongruous and would not have an adverse impact on the street scene.

The subdivided site would be capable of accommodating front gardens and car run-ins for each proposed property. The houses would be positioned on the same front building line as the adjacent properties on either side. The proposed rear gardens would each be 9.5m wide and 13m in depth, which exceeds the minimum acceptable length of nine metres. Consequently, the proposal would not result in an overdevelopment of the site.

The proposed semi-detached properties are not identical to each other, which is most noticeable in their roof forms. Nevertheless, the proposed eaves and the highest part of the roof ridge of the development are comparable in height with those of the houses on either side.

The side and rear elevations are predominantly white render, with the front elevation including this finish as well as reconstituted stone and several timber panels painted white at first floor. Such external finishes would not be out of keeping in this area.

The scale and design of the proposal is in-keeping with its context.

c) The windows in the houses' rear elevations would be more than nine metres from the northern boundary of the gardens. The site's eastern boundary includes screen fencing, the side elevation of the neighbour's garage and mature planting. Consequently, there would be no loss of privacy for the occupants of property to the north or east of the application site.

On the site's western boundary is privet hedging, which varies in height. There is a window in the western gable of the existing property, with none in the eastern gable of the adjacent house at number 30. The proposal would include a kitchen window in the western gable of the development. The provision of a screen fence along part of the site's western elevation would overcome any issue with loss of privacy. The first floor gable windows all serve bathrooms/ en-suites. Therefore, they would not give rise to overlooking.

Given the positioning of the proposed development, there would be no overshadowing outwith the application site and, in accordance with the Council's guidelines, no account is taken of loss of daylighting to side windows in such a regular street layout where the depth of the development is less than 12.5m.

The depth of the proposed car run-ins is satisfactory. There is no requirement to provide off-street parking in this instance, as on-street parking is available.

In conclusion, the principle of residential development in this location is acceptable; the development's scale, design and materials are satisfactory;

and there would be no detrimental impact on either residential amenity or road safety with the proposal.

It is recommended that the Committee approves this application, subject to conditions relating to residential amenity.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Suzanne Walker on 529 3903
Ward affected	A06 - Corstorphine/Murrayfield (NEW)
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	4 February 2008
Drawing numbers/ Scheme	01, 02a, 03 - 08 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.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: helen.martin@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: 28 Barony Terrace
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Consultations, Representations and Planning Policy

Consultations

Children and Families (Infrastructure and Support)

The small scale nature of the proposal (for 2 dwellings) combined with the proposed removal of the existing house means that the educational impact will be minimal and there is no objection to this development.

Representations

The application has attracted 55 letters of objection from local residents, 45 of which are standard letters. Councillor Phil Edie, Councillor Phil Wheeler, Corstorphine Community Council and a planning consultant acting on behalf of a local resident have also made representations objecting to the proposal.

The material points of concern area:

a. Design issues, taken account of in assessment b.:

- Overdevelopment of the site, height
- Out of character with the surrounding area
- Inappropriate design and materials

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

- Overshadowing and loss of privacy

c. Transport issues, taken account of in assessment c.:

- Parking problems

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

The North West Edinburgh Local Plan locates the application site within a Mainly Residential Area where existing residential character and amenities are to be protected. The site is similarly located in the Finalised Edinburgh City Local Plan.

The application site is not within a conservation area or villa area, as defined in the Council's non-statutory guidelines on Villa Areas and the Grounds of Villas.

Relevant Policies:

Relevant policies of the North West Edinburgh Local Plan

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 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.

Relevant policies of the Finalised Edinburgh City Local Plan

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

Policy Des 4 (Layout Design) sets criteria for assessing layout design.

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

Policy Hou 3 (Private Open Space) sets out the requirements for the provision of private open space in housing development.

Relevant Non-Statutory Guidelines

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

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Prior to occupation of the development hereby approved a two metre high screen fence shall be erected along part of the site's western boundary and shall thereafter be retained in this position. It shall extend for a distance of 12 metres from the front building line of the development. Details of the fencing shall be submitted to and approved in writing by the Head of Planning and Strategy before work is commenced on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the privacy of adjoining neighbours.

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Location Plan

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