

Full Planning Application 05/01695/FUL
at
49 Greenbank Drive
Edinburgh
EH10 5SA

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/01695/FUL, submitted by Prestonfield Development Co Ltd/Scottish Ambulance Service.. The application is for: **5 two-and-a-half storey detached houses with garages, drives and visitor parking**

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

2 The Site and the Proposal

Site description

The site is an existing ambulance depot and grounds to the south of Greenbank Drive and east of Little John Wynd. It is approximately half a hectare and has two low rise buildings surrounded by mature trees. It is within the former City Hospital site which is now a residential development. Surrounding properties to the application site are residential.

It is within the Craiglockhart Hills Conservation Area.

Site history

Application for 26 flats, three-and-a-half storeys with 100% parking on this site (04/02014/FUL), withdrawn December 2005.

Description of the Proposal

It is proposed to demolish the existing buildings on the site and erect five detached houses.

The majority of trees would remain on the site. The treed periphery would be maintained. Full details of tree removals have been provided.

The development would be accessed from Greenbank Drive with an opening centrally positioned on the boundary of the site. The road is to be adopted. The houses would be arranged around this cul-de-sac road in a courtyard type relationship.

There are four house types proposed, all three storey in height. Two of the houses would have integral garages with the other three having separate garage buildings. The house plots would be divided by 1.8 metre high timber fences.

Materials would be render, reconstituted stone, tarmac, pavior blocks, red tiles and timber.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals enhance or preserve 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 the determining issues, the Committee needs to consider whether:

- a) The use is acceptable
- b) The design of the proposal is acceptable and preserves or enhances the character or appearance of the conservation area.
- c) The proposals are detrimental to residential amenity or road safety.

a) The site is within an area designated for residential and compatible uses in both the adopted and draft local plans. The majority of the city hospital site has been redeveloped for housing. The proposal to change the site's use from ambulance depot, which is moving elsewhere in the city, to residential is acceptable.

b) Contextual elevations have been submitted to show that the development would be in keeping with the character of the existing built environment in terms of heights. The spacing of the dwellings on this site reflects the urban grain of the area. The wider area has a mix of building types but is generally low density with many examples of large detached buildings. Although the development is inward looking and does not address existing streets, it blends appropriately with the surrounding areas due to the retention of mature trees. These trees are important to the character of the conservation area and follow the existing mix of trees and landscape character in the area. Conditions relating to the protection of these important trees are recommended to ensure they are safeguarded.

The layout of the site is acceptable with the properties generally addressing the adopted road with private amenity areas to the rear, encompassing areas of open space and mature trees. Each property is afforded an appropriate amount of private garden land and privacy in terms of the position of proposed windows.

The architecture of the houses is of a traditional design which is compatible with the existing style in the area.

The proposed materials are acceptable for use in this conservation area which has a modern and traditional mix of buildings and materials.

The scale and design of the development is appropriate to its context and preserves the character and appearance of the conservation area.

- c) Buildings on this site would be far enough away from boundaries with existing properties so as not to overshadow or overlook them. There would be no detrimental effect on existing residents.

There would be no burden on the existing road network in terms of on-street parking as adequate garage and driveway space is proposed on-site. There is likely to be a decrease in traffic movements at the site with the change from the ambulance depot to a small number of houses.

It is recommended that the Committee approves this application subject to conditions relating to tree protection, noise protection, site survey and any necessary remedial works.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	David Shepherd on 0131 529 3956 (FAX 529 3717)
Ward affected	26 - Craiglockhart
Local Plan	South West Edinburgh; Draft West Edinburgh
Statutory Development Plan Provision	Mainly Residential; Urban Area
Date registered	19 May 2005
Drawing numbers/ Scheme	1, 5-10, 12-16.

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 49 Greenbank Drive
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EH10 5SA
Proposal: 5 two-and-a-half storey detached houses with garages, drives
and visitor parking
Reference No: 05/01695/FUL

Consultations, Representations and Planning Policy

Consultations

Education

No objections.

Environmental and Consumer Services

No objections subject to conditions relating to a site survey and any required remedial/protective measures and a noise protection report for future occupants. A comment was also made stating that complaints had been received about a nearby nursery but if the trees on the application site were retained then this would be an adequate sound barrier to this.

Representations

The application was advertised 10 June 2005. Three letters of objection have been received, one from the Architectural Heritage Society of Scotland, one from a residential neighbour and one from a consultant on behalf of a residential neighbour. The following concerns were raised:

1. loss of trees within a conservation area,
2. increase in traffic,
3. proposed housing not in keeping with the conservation area.

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 is within the South West Edinburgh Local Plan area under a Mainly Residential land use designation. It is also within the Draft West Edinburgh Local Plan area under an Urban Area land use designation.

Relevant Policies:

South West Edinburgh Local Plan

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 12) and encourages the development of other suitable housing sites, provided that proposals are in accordance with other local plan considerations including the need to safeguard land of recreational or landscape value.

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

Policy T7 requires adequate provision of car parking in all new development by developers, in conformity with the Council's adopted standards.

Policy E3 establishes that within all Conservation Areas, the Council will exercise careful control over all development in order to preserve and enhance the special character of the areas. Demolition of buildings and structures will not be permitted if likely to affect adversely the character of the area.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy E17 seeks to protect significant individual and groups of trees and does not permit development within 20 metres of the trunk of a protected tree or within 10 metres of its canopy, whichever is the greater. Where necessary, Tree Preservation Orders shall be sought.

Policy E21 requires open space to be provided in all new housing developments, principally as a single space in one accessible area in accordance with certain stated standards.

Draft West Edinburgh Local Plan

Policy DQ6 states that new development should be designed to make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city.

Policy DQ7 states that the new development should include proposals for new tree planting and robust landscaping to achieve a suitable visual setting for new buildings and enhance open spaces and boundaries. It should be designed to minimise its

impact on any trees subject to a Tree Preservation Order and other healthy trees worthy of retention.

Policy DQ17 states that development or redevelopment proposals within a conservation area will only be permitted where the proposal is of a high design standard and would preserve or enhance the character or appearance of the area.

Policy DQ18 supports the demolition of buildings within conservation areas which are considered to be detrimental to the character or appearance of the area, but applications must be supported by acceptable proposals for the redevelopment or treatment of the cleared site.

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

Policy H3 Housing sites, promotes the development of listed sites for residential uses.

Policy H7 Housing Development Quality seeks to make best use of land without affecting the character of the area whilst make provision for amenities.

Policy H08 (Open Space provision) sets out the requirements for open space in new housing developments.

Policy T8 requires that private car parking provision conforms with the Council's adopted parking standards and should be sited and designed to minimise its visual impact and effect on neighbouring properties and to take account of community safety.

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

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

Non-Statutory guidelines on 'QUALITY OF LANDSCAPES IN DEVELOPMENT' sets detailed design principles for hard and soft landscaping, including the retention of existing features, and relates these principles to different types of development.

Non-statutory guidelines on 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

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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. 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.
3. The development shall not commence until a scheme for protecting the residential development hereby approved from noise from nearby electrical substations has been submitted to and approved in writing by the Head of Planning. All works which form part of the approved scheme shall be completed to the satisfaction of the Head of Planning before any part of the development is occupied.

4. Fully detailed proposals for work to remove trees, planting to mitigate losses and to protect remaining trees, including the following details, shall be submitted to and approved in writing by the Head of Planning before work is commenced on site:

1. Details showing trees to be removed.
2. Details of measures to protect trees that are to remain during construction in accordance with BS 5837: 2005: 'Code of Practice for Trees in Relation to Construction'.
3. Details of tree planting in mitigation of the losses to existing trees.
4. Proposals for long term management of the trees.
5. Details of road construction, service runs and changes in level that may affect tree root systems.
6. Details of contractor's compounds and storage, which may affect trees.

The agreed tree protection measures shall be implemented on site and approved in writing by Head of Planning and Strategy before any other work starts on site.

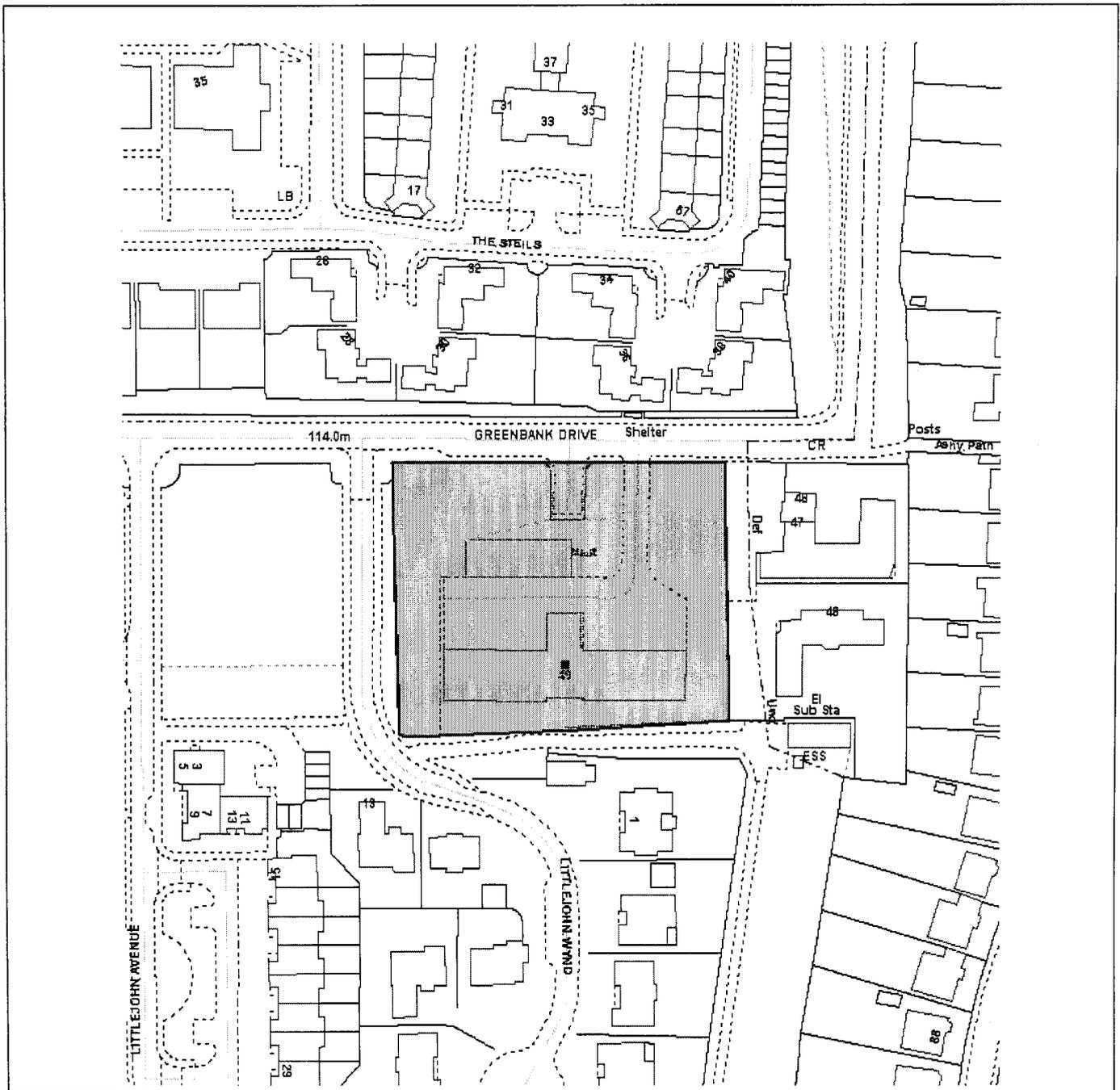
The removal of trees and all the measures to protect trees as agreed in writing shall be implemented before any other work commences on site and maintained throughout the construction period to the satisfaction of Head of Planning.

5. The removal of trees as approved in this Consent and all the measures to protect trees agreed in the approved landscape plan shall be implemented before any other work commences on site and maintained throughout the construction period to the satisfaction of Head of Planning.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the amenity of the occupiers of the development.
3. In order to protect the amenity of the occupiers of the development.
4. In order to protect existing mature trees and to provide a high quality landscape.
5. In order to protect existing mature trees and to provide a high quality landscape.

End



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			