

**Outline Planning Application 04/02160/OUT
at
7-7A Newcraighall Road
Edinburgh
EH15 3HH**

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

1 Purpose of report

To consider application 04/02160/OUT, submitted by Mr + Mrs Turnbull. The application is for: **Residential development in outline (as amended to withdraw references to design, layout and number of units)**

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 an existing one and a half storey dwelling house on the north side of Newcraighall Road, close to the junction with Duddingston Park South. The surrounding area is residential in nature, with two storey houses to the north, and a newly completed three and four storey flatted development immediately to the west, constructed on the site of a former garage. The site measures 0.95 hectares.

There is a park and electricity sub station opposite to the south, and a row of single storey bungalows to the east on Newcraighall Road.

Site history

15 March 2004 - Planning permission refused for 12 flats, for the following reasons:

1. The proposal is contrary to South East Edinburgh Local Plan Policy H4, in respect of Quality Development, Especially Conservation Areas, as the proposal is not sympathetic in scale, character and density with its surroundings.
2. The proposal is contrary to South East Edinburgh Local Plan Policy H2, in respect of Potential Housing Sites, as the proposal does not result in the protection of existing visual amenity.
3. The proposal is contrary to South East Edinburgh Local Plan Policy E4 in respect of new development quality, as it does not have regard to setting and neighbouring development.
4. The proposal is contrary to Finalised South East Edinburgh Local Plan Policy DQ6 as it does not make a positive contribution to the character and appearance of the environment.
5. The proposal is contrary to finalised South East Edinburgh Local Plan Policy H4, as it will damage the character of the surrounding residential area.
6. The proposal constitutes overdevelopment of the available ground.

Description of the Proposal

The application is for a housing development, in outline.

Amendment

References to design and layout and number of units have been deleted from the application.

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 whether:

- a) The use of the site for the purposes of a housing development is appropriate in principle
- b) There will be any adverse impact on the character of the area
- c) There will be any adverse impact on surrounding residential amenity.

a) The site is within an area allocated Mainly Residential in the adopted Local Plan, and Urban Area in the replacement Plan. Policy H2 of the adopted plan and Policy H2 of the replacement plan support the principle of housing on suitable sites. The principle of developing the site for housing purposes is acceptable.

b) The existing house is of little architectural merit. The opportunity therefore exists to enhance the townscape at this location. The plot measures 29 metres in depth, which would permit a development with sufficient open space, and be in character with the surrounding area. There is no adverse impact on the character or visual amenity of the area.

c) The site can be developed so as not to have any significant impact on neighbouring amenity in terms of daylight or privacy. These matters will be assessed on the submission of an application for reserved matters, or a detailed planning application. There are no issues of principle that would have an adverse impact on residential amenity.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines, and meets the reasons for the previous refusal.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this outline application, subject to conditions relating to reserved matters and contamination.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902 (FAX 529 3706)
Ward affected	58 - Duddingston
Local Plan	South East Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	8 June 2004
Drawing numbers/ Scheme	10 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, Graham Dixon on 0131 529 3519. Email: 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 or sarah.bogunovic@edinburgh.gov.uk

Application Type Outline Planning Application
Application Address: 7-7A Newcraighall Road
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Consultations, Representations and Planning Policy

Consultations

Transport

Consent shall not be granted until Section 75 agreement has been signed to contribute the sum of £3,500 towards the provision of Real Time Information on the Newcraighall Road public transport corridor.

I have no objections to the application subject to the following conditions:

- 1. The layout of the parking to be revised to provide one single vehicular access.*
- 2. The vehicular access to be designed in a manner that ensures left-in and left-out access only.*
- 3. The access to be located as far as east of the site as possible.*

The final location and design of the vehicular access to be reserved matters.

Reason: The development is in the vicinity of the proposed Tramline number 3. The design and location of the access to the proposed development should ensure the safe operation of the Tramline.

Environmental Services

This department has no objections to this proposed development subject to a condition on contaminated land being attached.

Education

School Capacities

This site is located within the catchment areas of Niddrie Mill Primary School, St Francis RC Primary School, Castlebrae Community High School are operating below capacity and would have adequate places to accommodate this development.

This development is unlikely to generate additional children for Holy Rood RC High School.

The forecasts are based on 2002 Start of Session School Rolls and housing completions identified in the Housing Land Audit 2001. Revised child to ratios have been applied.

Summary

There is spare capacity available in the catchment schools for the development of this site. Accordingly, the Education Department would have no objections to this application.

Representations

It has been certified that neighbours were notified, and the application was advertised on 2 July 2004.

One letter from a neighbouring resident has been received, objecting on grounds of overshadowing, privacy, traffic, effect on the character of the area and height.

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

SPP3 states government advice on new housing development

Edinburgh Standards for Urban Design - gives general advice on urban design issues

Finalised South East Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ4 - sets drainage standards

DQ6 - seeks to control the design of new development

DQ9 - sets landscaping standards

H2 - promotes housing development on suitable sites

H4 - sets standards for housing development quality

H5 - sets standards for open space provision

T9 - sets general parking standards

South East Edinburgh Local Plan - The area is allocated as Mainly Residential, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy H2 supports the development of potential housing sites identified on the Proposals Map and encourages further infill proposals, subject to other local plan considerations.

Policy H3 requires all new housing development to make provision for landscaping and open space.

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

Policy T5 requires adequate car parking provision in all new development in conformity with Council adopted standards.

Policy E4 sets quality objectives for new development.

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

Non-statutory guidelines on 'HOUSING DEVELOPMENT IN GARDEN GROUNDS' supplement local plan housing, conservation and design policies, and provide additional guidance on this subject.

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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. Prior to the issue of consent, the applicant shall enter into a suitable legal agreement to provide the sum of £3,500 towards the provision of Real Time Information on the Newcraighall Road public transport corridor.
2. The approved development being commenced no later than five years from the date of Outline Permission or two years from the date of final approval of any reserved matter(s), whichever is the later.
3. Before any work on the site is commenced, details of the undernoted reserved matters shall be submitted to and approved in writing by the planning authority; the submission shall be in the form of a detailed layout of the site (including landscaping and car parking), and detailed plans, sections and elevations of the building/s. RESERVED MATTERS: height, design and layout, access, parking, density, landscaping and waste recycling
4. (a) The layout shall provide one single vehicular access only, to be located as far to the east of the site as possible.

(b) The vehicular access to be designed in a manner that ensures left-in and left-out access only.
5. 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.

6. The height of the development hereby approved shall not exceed 3 storeys or 11 metres, whichever is the lesser, and the development shall follow the established building line of the street.

Reasons

1. In order to ensure that the proposed development results in sustainable transport provision.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to enable the planning authority to consider this/these matter/s in detail.
4. The development is in the vicinity of the proposed Tramline number 3. The design and location of the access to the proposed development should ensure the safe operation of the Tramline.
5. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
6. In order to reflect the character of the surrounding area.

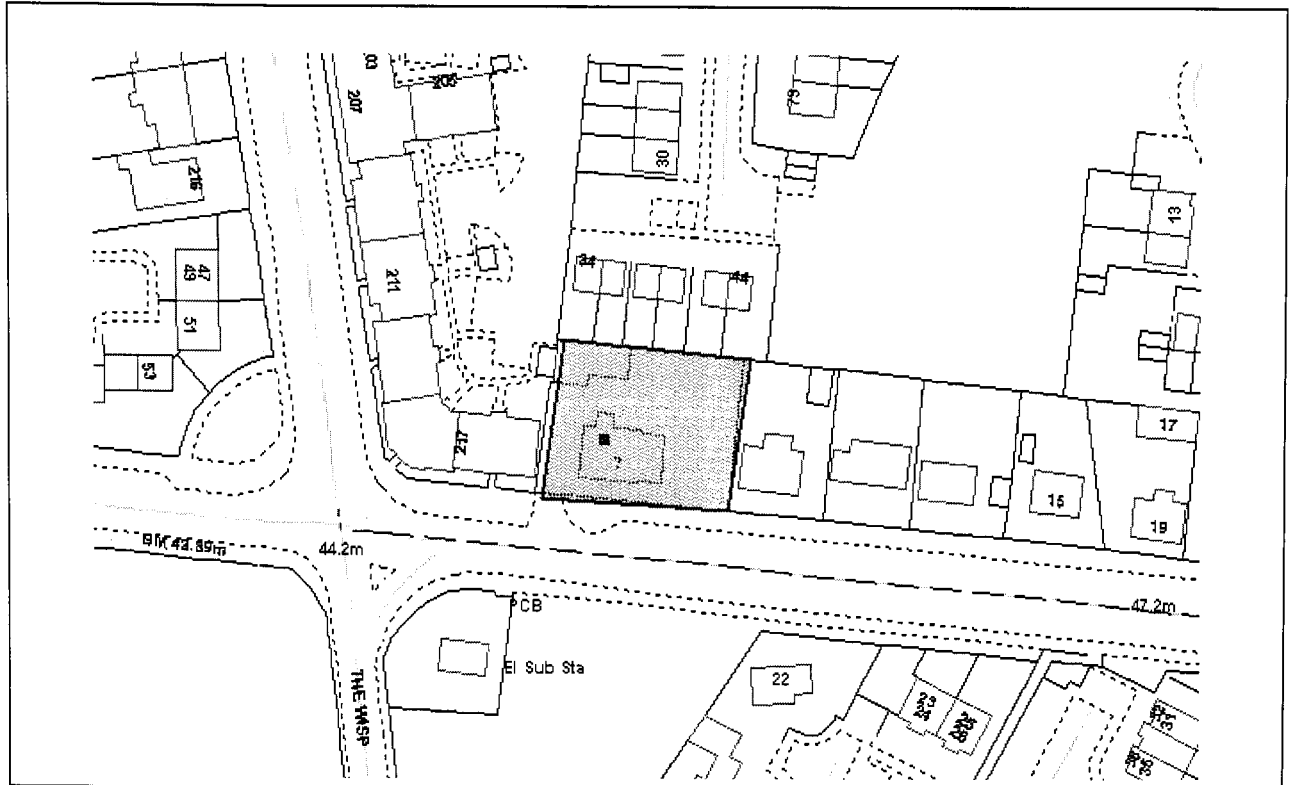
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Location Plan



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