

Full Planning Application
at
21 Mcdonald Place
Edinburgh
EH7 4NX

Development Quality Sub-Committee
of the Planning Committee

Proposal: Proposed development of eleven flats and associated parking.
Applicant: Kirkton Developments Ltd.
Reference No: 03/04285/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Sample/s of the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
3. The render shall be coloured more appropriately to match adjacent buildings, a colour to be agreed to the satisfaction of the Head of Planning & Strategy.
4. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

5. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
6. Details of the proposed cycle store shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
7. The cycle store shall be built in accordance with the approved design before the first unit within the development is occupied.
8.
 - 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.

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 visual amenity.
4. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
5. In order to ensure that the approved landscaping works are properly established on site.
6. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

7. In order to ensure that the level of off-street parking is adequate.
8. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

2 Main report

Site description

The site is currently occupied by an electrical distributor, and consists of a large red brick warehouse and forecourt. The site area is about 800 square metres. To the west is a large flat roofed warehouse building belonging to the Territorial Army. To the north are four storey tenements fronting on to McDonald Road. To the east are two storey terraced dwellinghouses. Opposite to the south is an operational cash and carry business. The front part of the Territorial Army building, situated at McDonald Road is category B listed, but the listing does not extend to the rear block.

Site history

02/01576/OUT - Private housing development granted in outline 23.08.2002. RESERVED MATTERS were number and type of units, siting, height, design, external appearance, parking and access and landscaping.

98/03234/FUL - Internal office expansion with altered front elevation granted 15.12.1998

Development

The proposal is for the demolition of the existing workshop, and the erection of a flatted residential development. The final proposals are Scheme 3. The proposed building is predominantly three storey in height with a fourth, set back penthouse level to the main front block. There are 11 flats proposed with 100% parking provision within the site. There is a rear landscaped garden, and some landscaping to the front.

Materials are white smooth render, zinc cladding, timber window bays and frames.

There are 3 one bedroom flats, 5 two bedroom flats, 2 two bedroom plus study bedroom flats, and 1 three bedroom flat.

Scheme 1 differed in that there were three on street parking spaces, and a bin store on the south east corner. The building was generally four storeys with a fifth floor to the front, south west facing part of the block. The number of units was the same. The building was closer to the kerb, being set back 2.4 as opposed to 4 metres.

Scheme 2 was different in that there were corner bedroom windows in the south east elevation which breached privacy standards to the properties at 23-25 McDonald Place. These were amended accordingly.

Consultations

Education

School Capacities

The site is located within the catchment areas of Liberton Primary School, Liberton High School, St John Vianney RC Primary School, and Holy Rood RC High School.

There would be spare capacity at these schools to accommodate this development.

The forecasts are based on 2002 Start of Session School Rolls and housing completions identified in the Draft Housing Land Audit 2000. Revised child to house ratios have been applied.

Summary

There would be spare capacity in the catchment schools to accommodate this development. Accordingly, there are no objections to this development.

Environmental and Consumer Services

With reference to the above application, this Department would offer no objection subject to the following condition;

Prior to the commencement of work on site,

A). i. a site survey (including bore hole testing where necessary) shall be carried out to establish, to the satisfaction of the Head of Planning, either that the level of contamination of any land within the site is acceptable, or that remedial and/or protective measures could be undertaken to bring the contamination to an acceptable level in relation to the development, and

ii. a detailed schedule of any required remedial and/or protective measures, including their programming, shall be submitted to and approved in writing by the Head of Planning;

B). any required remedial and/or protective measures shall be implemented in accordance with the approved schedule to the satisfaction of the Head of Planning.

Representations

Eleven letters of representation have been received from residential neighbours, and one from the McDonald Place Residents Association. The issues raised are;

1. Too high
2. Loss of daylight
3. Loss of privacy
4. Too close to existing housing
5. Design and materials is out of character with the area
6. No parking for visitors
7. Cumulative effects of developments in the area
8. Boundary treatment after demolition needs to be clarified

Policy

The Hopetoun Village Action Plan provides supplementary guidance in respect of the Hopetoun Village area. This site does not have a specific allocation.

The site is identified by the CENTRAL EDINBURGH LOCAL PLAN as being within an area allocated for Housing and Compatible Uses.

Relevant Policies:

Policy CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy CD15 (INFILL DEVELOPMENT) sets out design requirements for new infill development.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy GE13 (OPEN SPACE IN NEW HOUSING) sets out requirements for open space provision for major housing developments.

Policy H1 (HOUSING DEVELOPMENT) encourages the provision of new residential accommodation, in conjunction with other land uses if necessary to maintain the mixed use character, its locality, and sets out criteria for assessing development proposals in predominantly residential areas.

Policy H7 (HOUSING DIVERSITY) sets out policy objectives for achieving a mix of house types and sizes in new developments.

Policy T8 (CYCLE PARKING) requires new development to provide cycle parking facilities in accordance with agreed standards and on suitable sites to contribute to the network of safe routes.

Policy T15 (PRIVATE CAR PARKING) requires all new development to comply with car parking standards set out in the Development Control Handbook, including provision for people with disabilities, and requires car parking to be designed to minimise visual intrusion.

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

3 Conclusions 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 the determining issues, the Committee needs to take account of the following specific considerations:

- a. Is this a suitable site for a housing development?
- b. Is the scale, form and design appropriate for this location
- c. Are there likely to be any adverse effects on neighbouring residential amenity?
- d. Are the parking and access arrangements acceptable?

a. The site is within an area identified by the local plan as being allocated for Housing and Compatible Uses. This is supported by policy H1 of the plan. Surrounding uses are mixed with a Territorial Army Centre to the west, a cash and carry to the south, and housing to the north and east. The proposals would result in the loss of a potentially noise creating small light industrial/storage and distribution unit. The principal of housing is therefore supported on this site and an outline consent has been granted.

b. The design is a modern contemporary one, with square profiles and flat roofs and terraces. Materials are modern, utilising render, metal and timber. The site is sandwiched between two storey post war housing, with traditional roof pitches, and a large brick and render warehouse with a flat roof. There is a four storey tenement to the rear (McDonald Road).

The height of the lower section that adjoins 23 McDonald Place is marginally lower than the roof ridge of that property. The second floor is set back 1.3 metres from the front of the block where it abuts the adjacent house. The front part of the block is one storey equivalent, higher than the rear of the Territorial Army building, with the eaves being approximately the same height. The floor that is higher is set back by 1.3 metres where it abuts the adjacent building. This scale creates an

appropriate transition between the small scale houses to the east and the tenements to the north.

The modern design and materials are appropriate in this area, as it has a very mixed urban form and so variety is acceptable. However, a white render may be too harsh, as the colours of the nearby buildings is more subdued, and so a more appropriate stone or brick colour render will be required. This would be approved by condition. Subject to this the proposals are considered to be appropriate in design.

In terms of landscaping, with the exception of the bedroom protrusion, the developer has kept the area behind the existing rear building line free for landscaped open space. This single area amounts to 270 square metres, which is 32% of the site. There is further landscaping to the front of aesthetic value. The open space provision fully complies with policy and guidelines.

In terms of accommodation standards, all flats within the development are dual aspect. There is a reasonable mix of flat types and sizes, with 1, 2, and 3 bedroom options, with two flats being of the duplex type.

c. The main concerns raised in terms of the amenity of neighbours has been privacy and overshadowing.

In terms of privacy, the rear of the building is 9 metres from the boundary and is in line with the rear building line of the existing terraced properties. The windows of the bedroom extension have been designed with a protruding bay with side facing window, thus preserving privacy to the rear boundary. On the south east elevation, the corner bedroom windows that faced across the front garden of 23 McDonald Place, at a distance of three metres, have been revised to single aspect windows facing across the street at an acceptable distance. The small informal balconies to the top level flats will not lead to a loss of privacy to nearby windows, but will overlook front gardens. Due to the nature of this street, the existing properties already overlook one another to the front, and this proposal is no worse. There are no directly facing windows within 18 metres of one another. Therefore whilst there is some overlooking to the front gardens, these are not at present private areas, and the privacy of rear gardens is maintained. This is acceptable. This layout also allows for the appropriate building line to be developed and gives some definition to the corner of the street.

In terms of overshadowing, the developer has set back the rear bedroom outshoot from the boundary by 2.5 metres. This will be an improvement as presently the warehouse building extends to the rear of the site at a height of about 3.5 metres, right on the boundary.

To the front, the part of the building that could overshadow the existing houses is set back 6 metres from the boundary, with the upper floor a further 1.3 metres back. The four metre set back from the main street frontage has also helped to reduce overshadowing. Being to the side and in a north westerly direction, will not create a significant degree of overshadowing, and the proposals are deemed to be acceptable in this respect.

d. The development proposes 100% parking provision within the site. This is end-on parking along the north west boundary, and 6 metres has been left behind each space for manoeuvring. A cycle store is to be provided to the rear of the parking area (details to be agreed).

The applicant has proposed bin stores beneath the stairs, which is only 6 metres from the front of the building.

In conclusion, the principle of housing is acceptable, the development fits well between the adjacent buildings in terms of scale and density of development is of appropriate design, and does not impose any unacceptable loss of amenity on neighbouring property or prejudice road safety.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 19 -Broughton

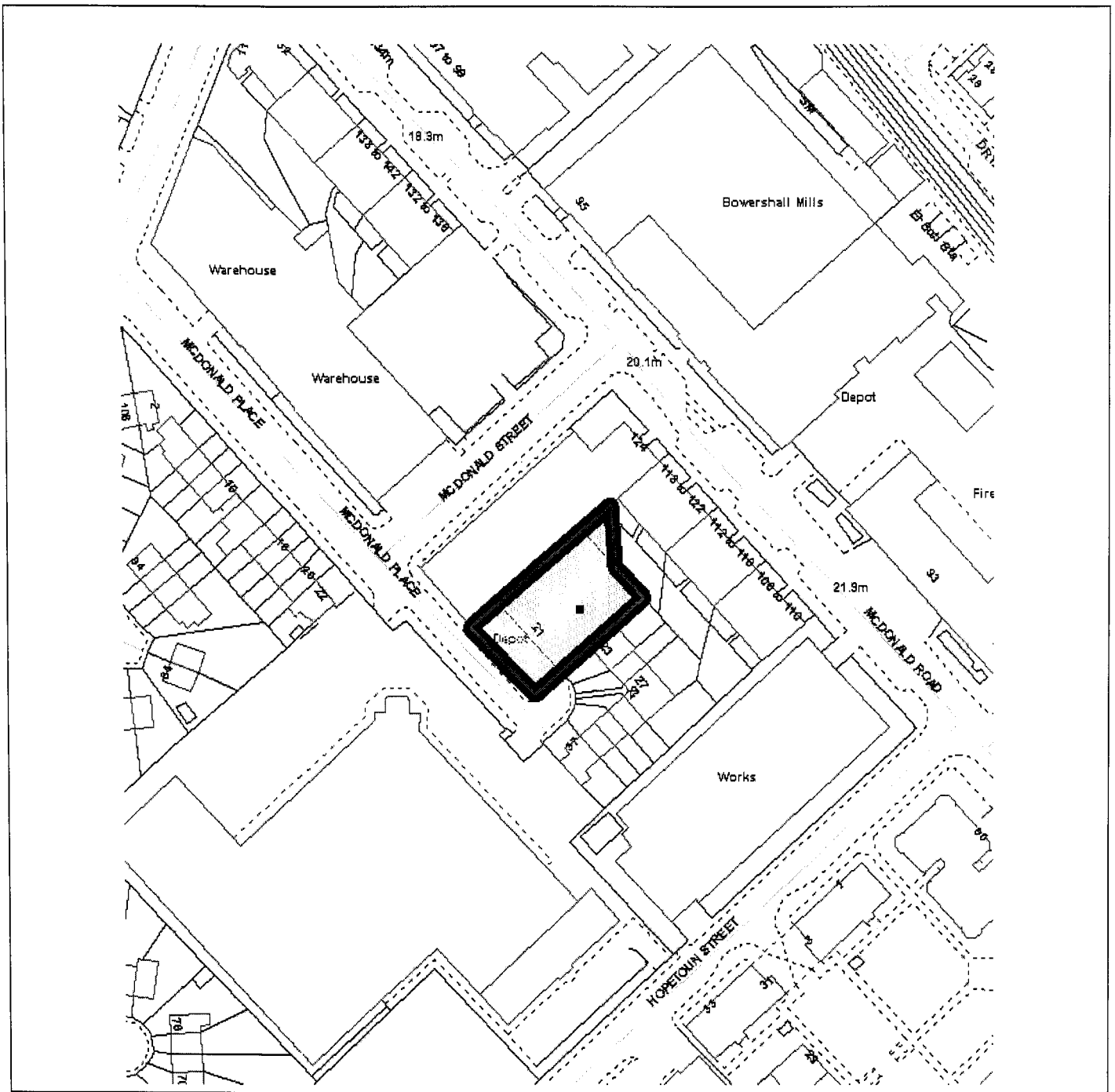
Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File -

Date registered 28 November 2003

**Drawing numbers/
Scheme** 01,13,18,21,23-24, 26-33
Scheme 3



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PLANNING APPLICATION

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