

**Full Planning Application
at
6 - 8 Riversdale Crescent
Edinburgh
EH12 5QX**

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

Proposal: Demolition of two semi-detached cottages, development of two semi-detached storey houses
Applicant: Mr Hardy
Reference No: 03/01525/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. The flood measures included in the application shall be fully implemented prior to the occupation of the dwellings to the satisfaction of the Director of City Development.
3. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.

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 enable the planning authority to consider this/these matter/s in detail.
-

2 Main report

Site description

The application site lies on the southern side of Riversdale Crescent and is currently occupied by a pair of semi detached single storey cottages with a ridge height of 4.8 metres. The property was built as Homes for Heroes and is a pre-cast build. A similar building was built on the western side.

The rear boundary of the site is screened by an existing hedge, beyond which lies the Water of Leith Walkway lined with mature trees. The side boundaries are defined by mature hedging. There are existing driveways at the front of the site.

The southern side of Riversdale Crescent is dominated by single and one and a half storey properties with the occasional two-storey dwelling interjected. The northern side of the road is a mix of two-storey terrace and two-storey semi detached houses. All properties age from inter and post war era with a mix of render and block finish.

Site history

None

Development

The proposal is for the demolition of the cottages and the erection of a pair of two-storey semi detached dwellings.

The dwellings (as revised) would be of traditional form with bay windows to the front. They would have side elements at one and a half storeys to an eaves height of 4.5 metres and a ridge height of 7.3 metres. The eaves on the main elevation of the building would be 5.4 metres high with an overall ridge height of 9.2 metres. Internal balconies are proposed to the rear at first floor level. Rear gardens averaging 9 metres in depth would be provided.

The proposed external materials are dry dash and concrete roof tiles.

Front gardens of approximately 7.5 metres in depth would be retained which would accommodate one off-street car parking space for each dwelling.

Consultations

Bridges and Structures

This development is within an area at high risk of flooding. The Council has proposals to construct a flood prevention scheme in this area. However the scheme will not be constructed before 2006.

I have agreed with the developer that the construction of the building to withstand flood loading using "Floodguard" proprietary systems on all doors will meet the requirements of the Planning and Flooding Guidelines.

I must emphasise that these houses will not be above flood level; flood defence will depend on the occupier putting these systems in place. The placing of these systems is entirely the responsibility of the householder.

I now have sufficient information to confirm that the proposed building is designed to withstand floodwater to the 200year return period level. I can therefore approve the application.

A flood risk assessment form should be submitted.

Building Control

I refer to the above application and the request from the architect to advise you of Building Controls position with respect to the proposed anti flood measures.

I would first bring to your attention that flood prevention measures are not part of the Technical Standards or deemed to satisfy provision. Guidance given in the Technical Standards is, therefore, most mandatory.

Buildings built under the Technical Standards should be wind and watertight. However, it is acknowledged that flooding is not a normal condition and many buildings exist in recognised flood plains.

The guidance given in the Technical Standards is that advice should be sought from the Local Planning Authority, SEPA. Further information is in "National Planning Policy Guidelines 7: Planning and Flooding 1995". Detailed Guidance on the likely effects of flooding in buildings material and fabric and on precautionary measures that can be taken in the design of dwellings to reduce the effects of flood damage can be obtained from "Design Guidance on Flood Damage to Dwellings 1996".

The former takes the position of starting from avoiding building in flood plains at all, descending through topography measures, then to building multi storey dwellings with most at risk rooms on high level and as a last resort preventive flood measures.

I appreciate the height issue is the problem from planning's position and that the location is in the flood plain.

There is a document produced by BSI called

PAS 1188-1 Flood protection products, specification
Part 1: Building Apertures

Any produce used to protect apertures in the external element of a dwelling should satisfy the criteria set out in this document. The criteria covers the following: (1) Designation, (2) Leakage, (3) Documentation, (4) Production Control and finally (5) Marking

The Architect has faxed to me a copy of Floodguards International Ltd, Kitemark Licence No KM 69394 this licence under PAS 1188-1: 2003 Flood Prevention Products.

Therefore, the proposed anti flood measures would appear to be satisfactory in themselves. Should a building Warrant application be received, I would envisage a relaxation requirement where the documentary evidence provided to date would be used to support the relaxation application. Having said that the relaxation and Warrant would have to make clear that the Council in its role as Building Authority would take no responsibility should the preventative measures fail to perform in a flood situation and of course it is the occupiers responsibility to attach the covers to the apertures in a flood situation.

Representations

No representations have been received.

Policy

The proposal is subject to the Housing and Compatible Use policies of the North West Edinburgh Local Plan and the Draft West Edinburgh Local Plan.

Relevant Policies:

NWELP

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.

DWELP

Policy DQ6 states that new development should 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 DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Non-statutory guidelines FLOODING AND PLANNING Provides guidance on how to ensure that new development does not increase the risk of flooding, and how to minimise the risk of sensitive new developments being flooded themselves.

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

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 consider:

- a) whether the proposed use is acceptable in this location;
- b) whether the design is satisfactory given the setting of the site;
- c) whether the proposals are detrimental to residential amenity or road safety.

a) The property lies within an area zoned for housing and compatible uses. In this regard redevelopment for residential use is considered acceptable.

b) The property has been designed to respect the neighbouring single storey dwellings and the mix of dwelling types within the street. The building is of traditional design and the finishing materials are characteristic of the surrounding area. The proposal has been designed so that the buildings are positioned on the footprint of the original dwelling and sit in a gable to gable position. The sides of the property are reduced in height to provide an acceptable link with the neighbouring properties.

Whilst this side of the street is predominately one and one and a half storey dwellings, there is a mix of house styles within the street, including four in a block properties and a row of terraced properties across the road. This particular property would be the first in a row on this side of the street to raise the roof height. However, having regard to the design it is considered that the proposal is acceptable in principle and would respect the mixed character of the street.

c) The buildings would be developed in a gable to gable situation and as the eaves height is set down to align with the ridge of the adjoining properties no unacceptable overshadowing would occur. The side facing windows serve bathrooms and stair landings and would look onto the roofs of the neighbouring properties. The proposed balconies to the rear of the properties would allow only for plant pots and would not lead to overlooking of the neighbouring properties. A nine metre distance is retained at the rear beyond which lies a communal footpath and the Water of Leith. The proposal would not affect the trees along the Water of Leith. The proposal complies with the non-statutory guidelines in respect of Daylight, Privacy and Sunlight and would have no detrimental impact upon neighbouring residential amenity.

The proposal provides adequate on site car parking and no objection has been raised by Transport.

The flood prevention measures to be built in this area are not likely to start until 2005/6 and in this regard the applicant has included an anti-flood structure within the proposed development. The alternative to this would be to raise the house ground floor level above the predicted flood level. It is considered that this approach would lead to unacceptable overshadowing of neighbouring properties and would prove out of character with the street scene. Bridges and Structure and Building Control have given their support to the flood prevention measures proposed by the applicant. It is recognised that these measures will only be required for a few years before the Water of Leith controls are completed. In this regard the proposal is considered acceptable.

There are no material planning considerations which outweigh this conclusion.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Jennifer Young on 0131 529 3903 (FAX 529 3716)

Ward affected 27 -Stenhouse

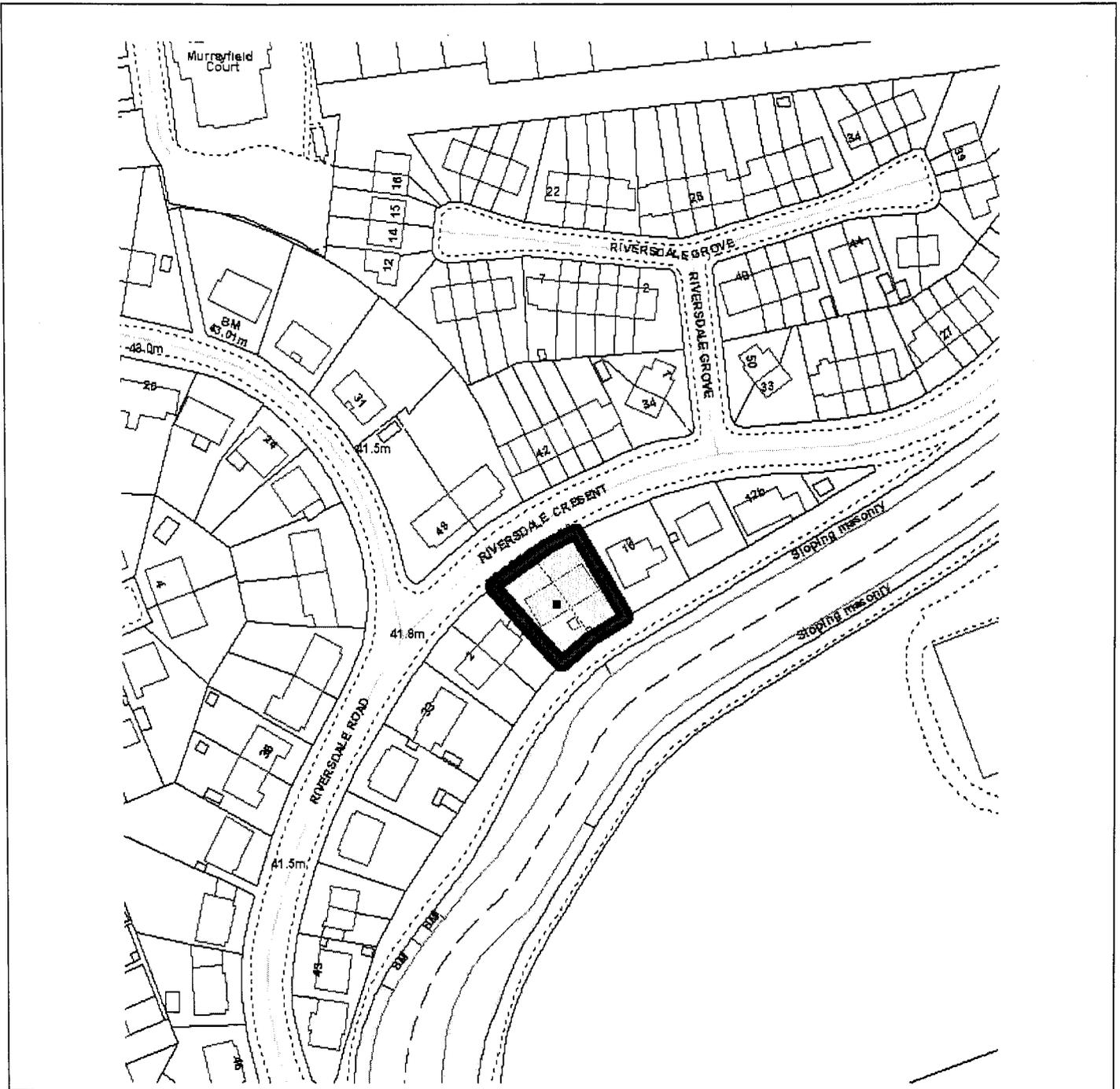
Local Plan North West Edinburgh Local Plan
Draft West Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing and Uses

File

Date registered 28 May 2003

**Drawing numbers/
Scheme** 9-16



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	6 - 8 Riversdale Crescent, Edinburgh, EH12 5QX		
Proposal	Demolition of two semi-detached cottages, development of two semi-detached storey houses		
Application number:	03/01525/FUL	WARD	27- Stenhouse

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