

**Full Planning Application 05/00275/FUL
at
5 Strachan Road
Edinburgh
EH4 3RH**

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

1 Purpose of report

To consider application 05/00275/FUL, submitted by J Flucker.. The application is for: **Demolition of existing house and construction of new dwelling house on site of existing**

It is recommended that this application be **GRANTED**

2 The Site and the Proposal

Site description

The site extends to 680sqm and currently contains a modest bungalow. The site (and neighbouring sites) is elevated above street level by around 1m.

It is one of the first in of a wide group of mainly bungalows, which continue to the south on rising ground. Many of these have been altered and extended.

To the north lies a group of semi-detached houses on Columba Road. The rear gardens of 53 to 59 adjoin the north side of the application site. Although these are bungalows, due to a dramatic drop in ground level at Strachan Road they are equivalent to two-storey above that street. In particular, the westmost house has an elevated garden (i.e. at first floor level relative to Strachan Road) with a high enclosing hedge which screens the application site from the north on Strachan Road.

Properties to both north and south have higher ridge heights, that to the north due to Columba Road being a steep incline at its junction with Strachan Road, that to the south due to a general increase in the road level going southwards.

The buildings opposite are both one and a half storeys high. The northmost of this pair has two storey gables facing front and back within the otherwise hipped form. These are original features.

Many buildings on Strachan Road contain gable features facing the street, usually half-timbered in execution.

Site history

8.12.2004 - application for a similar concept refused (larger and more crudely detailed).

Description of the Proposal

The application proposes a new house replacing an existing small bungalow and garage.

The replacement house is of a one-and-a-half to two storey form, with side facing gables to north and south. Eaves drop down to first floor level and front and back but both sides retain a fully two storey section in the centre, echoing the forms opposite. In relation to the existing footprint the two storey central section projects forward towards the street, other than this the frontage of the building stands on the same line as existing.

The resultant building is a substantial 5-bedroom family home retaining a large garden.

The replacement building will have roughcast walls with stone details and a concrete tile roof. A chimney is added on the north gable.

The house is dropped into the ground by 1m relative to current ground levels to reduce its visual bulk and prominence.

The overall footprint created is around 200sqm plus a small conservatory to the SE.

A small space capable of use as a car run-in for two vehicles is formed in the south-west corner.

Schemes 1 and 2

The proposals were originally of more bungalow style and form with a hipped roof all round and dormers on every side.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

- The determining issues are
- Do the proposals comply with the development plan?
- If they do, are there any compelling reasons for not approving them?
- If they do not, are there any compelling reasons for approving them?

ASSESSMENT

In order for the Committee to determine this application the following issues should be considered:

- a) The principle of demolition and replacement
- b) The effect of the scale, form and design on the character of the area
- c) The effect on neighbouring amenity
- d) Road safety concerns
- e) Amenity of the proposed house.

a) There is no objection to the demolition of the existing house and in principle a replacement house accords with the local plan, subject to other policy requirements being met.

b) The proposal adopts elements of various surrounding buildings, creating a hybrid form between the massing of a traditional bungalow and the taller houses opposite. Although the street is dominated by bungalows these are not the exclusive form at this point. It is also noted that many of the bungalows to the south have extensive alterations at roof level. Several houses have front facing gables on the street, and which is part of the street character.

The footprint will be one of the largest on the street. However, the plot in question is also one of the largest on the street and the development remains proportionate to the plot size. The rear garden is effectively reduced from 30m to 23m, but remains well in excess of policy requirements. The house will retain adequate amenity ground.

Although higher than the existing form, the overall form remains in character with the area.

The depth is similar to the larger properties to the south, and remains less than some of the extended properties. It is noted that those properties with greater depth are generally limited to single storey in scale.

c) No privacy issues arise in policy terms (the side-facing windows do not serve apartments).

On the north side almost all overshadowing effect falls on the applicants' own site. There is a very minor breach in respect of to the garden of 57 Columba Road, but the area (less than 10sqm in a garden of 270sqm) will retain full Skylight Factor, and so complies with policy guidelines. The nearest windows on that side are some 28m distant, and there is no effect whatsoever on overshadowing to neighbouring windows.

On the south side the extension is in a gable to gable relationship with the adjacent house. To the rear the proposal has a similar effect to that of the garage which is demolished. Again, there is no overshadowing in policy terms, and due to aspect, sunlight is largely unaffected.

d) Parking and road safety issues are unaltered. There remains room to park two cars at the front of the house. Parking on-street is unrestricted.

e) The house remains one of good aspect, and ample garden ground remains to the rear for the amenity needs of the occupants(22m long).

In conclusion, although the proposed house is different in character from that to be demolished, it remains within the general character of the area. The effects on neighbouring amenity fall within acceptable limits.

Due to the size of the proposal and the effect that further alterations could have, Permitted Development Rights are removed.

It is recommended that the Committee approves this application, subject to conditions removing PD rights and on materials.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
Ward affected	08 - Craigleith
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	10 February 2005
Drawing numbers/ Scheme	11-13 Scheme 3

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

Application Address:

Proposal:

Reference No: 05/00275/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Five representations were received, including a letter from Cllr Whyte. Reasons for objection were

1. Overdevelopment
2. Loss of privacy
3. Change to roofscape
4. Front porch too large
5. Contrary to feuing conditions
6. Traffic and parking
7. Out of character with bungalow area
8. Damage during construction
9. Loss of views
10. Proposed bathroom windows could change to another use in future
11. Access for maintenance
12. Loss of daylight

Neighbours were renotified of the revised proposals on 24th June 2005.

A further 4 representations were received, including an objection from Cllr Whyte, who also asked that the application be presented to Committee. No new issues were raised.

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 a Mainly Residential area as shown in the NWELP. The revised WELP shows it simply as Urban Area.

Relevant Policies:

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.

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 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 it's surroundings and the basic character of the city

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.

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

Application Type

Application Address:

Proposal:

Reference No: 05/00275/FUL

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. Notwithstanding the contents of the General Permitted Development (Scotland) Order the property shall not be further extended or altered in any way without the further consent of the planning authority.
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 enable the planning authority to consider this/these matter/s in detail.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

End



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PLANNING APPLICATION

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