

**Full Planning Application 05/00405/FUL  
at  
220 Dalkeith Road  
Edinburgh  
EH16 5DT**

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

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**1 Purpose of report**

To consider application 05/00405/FUL, submitted by Arklet Homes Ltd. The application is for: **Erection of two flats, providing sheltered housing for elderly people**

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

**2 The Site and the Proposal**

**Site description**

The site lies to the west of Dalkeith Road and comprises a small vacant site previously occupied by a monumental mason. It is located between the gable end of a four storey tenement and a single storey category B listed lodge house. To the rear is Newington Cemetery.

Surrounding uses are residential with retail/commercial uses on the street level of the adjoining tenement. Dalkeith Road is a classified road (A7).

The site is within the Waverley Park Conservation Area.

## **Site history**

22.12.97 - Application withdrawn for clearing the site and the erection of four flatted dwellings with car parking and one office unit.

16.09.98 - Application refused for clearing the site and the erection of two dwellings with car parking.

22.10.01 - Application refused for construction of four flatted dwellings for the frail elderly.

8.05.02 - Appeal dismissed for construction of four flatted dwellings for the frail elderly.

25.07.2002 - Consent refused for the Construction of three flatted dwellings for the frail elderly (02/01451/FUL)

### **Reasons for refusal;-**

1. The proposal is contrary to the Central Edinburgh Local Plan Policy CD5 and CD17 as the use of timber, on the most visible parts of the building, would detract from the predominantly stone character of the conservation area.
2. The proposal is contrary to the Central Edinburgh Local Plan Policy CD10 as the architectural treatment and building form is of a poor urban quality sitting uncomfortably between the existing buildings.
3. The proposal is contrary to the Central Edinburgh Local Plan Policy CD11 as the proposal fails to respect the surroundings through the uncharacteristic materials and design, on visually prominent elevations.
4. The proposal is contrary to Non Statutory Policy in respect of Daylighting, Privacy and Sunlight, as the proposal will overlook and overshadow the neighbouring residential unit.
5. The proposal is contrary to the Central Edinburgh Local Plan Policy CD2 due to the inappropriate use of timber panels, poorly considered massing and limited fenestration detracts from the setting of the listed building at 222 Dalkeith Road.

## **Description of the Proposal**

The proposal is for the erection of a two storey building containing two flats. These will provide sheltered accommodation for elderly people. The front boundary wall will be built up to a height of 2.9 metres with a pedestrian access only. The upper flat will be accessed by an external stair. It will be an L-shaped footprint, with the long side being built off the adjacent tenement.

The building and the front boundary wall will be built from structural, natural stone ("architectural masonry"). The roof will be natural slate. Windows will be sash and case, and timber framed. The roof will have a flat section, and there is also a small cut out due to the presence of a window of the gable of the adjacent tenement.

There will be no on site parking.

The proposals have been amended once to amend the window design to the south elevation, and to add a first floor window to this elevation.

### **3 Officer's Assessment and Recommendations**

#### **DETERMINING ISSUES**

The determining issues are;

- Do the proposals preserve or enhance the character or 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 take account of the following specific considerations:

- a) Is a small housing development appropriate to this location?
- b) Are the proposals acceptable in terms of design?
- c) Will the proposals preserve or enhance the character of the conservation area?
- d) Do the proposals preserve the setting of the adjacent listed building?
- e) Will there be any adverse effect on the amenity of neighbouring residents?
- f) Will the flats provide adequate amenity for occupants?

g) Is the lack of parking provision acceptable in this location?

a) This is an area allocated for housing and compatible uses, and as such the development is generally supported by policy H1. As this is sheltered housing for the elderly it is also supported by policy H8 subject to conformity with barrier-free standards of design.

The small scale residential development therefore complies with the development plan.

b) The design of the building is a traditional style, which has the appearance of a semi-detached villa. It is of a scale which is similar to the adjacent lodge house, and it retains a suitable degree of separation from it (8.5 metres). The windows are of an appropriate style and dimension, and materials are traditional and of the highest quality. The courtyard provides an adequate amount of open space, taking into account the proposed use, and the tight constraints that exist on the site. The south elevation was initially somewhat featureless, but the addition of windows to this has improved the situation. The square single pane windows have been amended to sash and case to match those to the front. There is a high stone wall to the front which will match the appearance and proportions of the cemetery wall to the south.

The design of the building complies with policies and guidelines.

c) The conservation area's character is summarised in the local plan as follows; *"The conservation area focuses on the late Victorian housing development of Waverley Park. Designed by David Cousin, Edinburgh's first city architect, the houses are distinctively laid out around communal gardens and curved access roads. The layout incorporates an early example of the segregation of pedestrian and vehicular traffic, which is unusual in Scotland and, for its period, unique in Edinburgh. The conservation area includes Newington Cemetery, also laid out by David Cousin"*.

The low scale of development, and its position against the gable of the tenement, ensure that the proposals fit comfortably into the street. The design and materials are all traditional and in keeping with the character of the area. The building respects the setting of the lodge house and the cemetery. The proposals will therefore preserve the character and appearance of the Waverley Park Conservation Area.

d) The proposed building has been amended, over previous schemes, such that there is a minimum separation of 4.5 metres between Newington Lodge (12 metres between main elevations). The front boundary wall will match the appearance and proportions of the cemetery wall to the south. This, along with the traditional design, traditional materials, and smaller scale, will ensure that the setting of the listed building will be preserved.

e) The only potential harm to the amenity of the adjoining tenement would be to the line of windows to the gable of the tenement. The lower window in the

tenement is smaller than those above. Earlier schemes conflicted more with these windows due to greater height proposed. As this scheme is only two storeys any impact has been addressed by means of a small cut out in the roof, thereby protecting amenity.

To the south the lodge house has no windows in the walls facing the development. The only windows in the development at the upper level are 11 metres from the boundary and comply with Guidelines.

Some representations mention the inaccuracy of the drawings in respect of the extensions to the adjacent lodge house. The lodge does in fact form the boundary to the site, and there are extensions along the west boundary which were not clear from the originally submitted proposed floor plans. There are no windows in these elevations, and there will be no amenity issues as a result of this. The revised floor plans now show the correct relationship between the sites.

The proposals will have no adverse effect on the amenity of neighbouring residential properties.

f) Both flats are spacious one bedroom apartments. They do not have true dual aspect due to the shared west boundary. However, they have aspects to the south and east, which is acceptable in this case. Environmental and Consumer Services has requested that the living apartments facing Dalkeith Road should be fitted with acoustic double glazing, and this will be required as a condition. The treatment of open space on the site has been for low maintenance, and to be appropriate for the use. There is no grassed area proposed, and it will be predominantly hard surfaced with some planting. It will be private due to the high front wall. The percentage of open space is still high at about 50 percent which is significantly higher than previous schemes.

The occupants will be afforded a good level of internal amenity, and private external amenity.

g) The parking requirement for sheltered housing is 0.25 per 1 bedroom flat. This amounts to 0.5, and so zero parking is acceptable. Parking would in any case cause problems in this location due to proximity to traffic lights, and it would also erode the open space.

In conclusion, the development respects the constraints of the site, is of a good standard of design, preserves the character and appearance of the conservation area, protects the amenity of neighbours and occupiers, and is suitably located.

It is recommended that the Committee approves this application, subject to the conditions regarding approval of materials, acoustic glazing, and contamination.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Kingsley Drinkwater on 0131 529 3648 (FAX 529 3717)
<b>Ward affected</b>	49 - Newington
<b>Local Plan</b>	Central Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	1 April 2005
<b>Drawing numbers/ Scheme</b>	03-4 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](http://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](mailto: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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type**

**Application Address:**

**Proposal:**

**Reference No:** 05/00405/FUL

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## **Consultations, Representations and Planning Policy**

### **Consultations**

#### **Environmental and Consumer Services**

*This department has no objections to the above application being granted subject to the following conditions:*

*1. All living apartments facing Dalkeith Road shall be fitted with acoustic double glazing to the satisfaction of the Head of Planning.*

*2. Prior to the commencement of work 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, 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 remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.*

### **Representations**

The application was advertised on 15/04/05. Five letters of representation have been received, two from residential neighbours and one from the Waverley Park Amenity Association and the Waverley Park Feuars Committee. The issues raised are;

1. Out of keeping with character of area
2. Materials not specified
3. Unusual roof profile
4. Inadequate parking

***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 identified by the **Central Edinburgh Local Plan** as being within an area allocated for housing and compatible uses and a Local Shopping Centre.

### Relevant Policies:

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

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 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 H8 (SPECIAL NEEDS HOUSING) supports the provision of housing to meet special needs and sets out accessibility requirements for new housing development.

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 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

**Application Type**

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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. 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.
3. All living apartments facing Dalkeith Road shall be fitted with acoustic double glazing to the satisfaction of the Head of Planning.
4. 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.

5. The building and boundary wall shall be finished in natural stone, details of which shall be submitted for the further written approval of the Head of Planning, prior to the start of building operations.

### **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 protect the amenity of the occupiers of the development.
4. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
5. In order to safeguard the character of the conservation area.

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**End**

