

**Full Planning Application 05/00345/FUL
at
Long Dalmahoy Road
(Site Adjacent To Newhouse Cottages)
Kirknewton
EH27 8EE**

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

1 Purpose of report

To consider application 05/00345/FUL, submitted by Ms Brown. The application is for: **Single dwelling in support of livery business**

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

2 The Site and the Proposal

Site description

The application site is a grass field lying to the north of Balerno and to the South of Dalmahoy Golf Course, on Long Dalmahoy Road.

The site lies to the immediate east of Newhouse Cottages. To the east of the application site there are two stable buildings of a wooden construction.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The applicant seeks planning permission for a single storey dwellinghouse finished in a dry dash render with a slate roof and UPVc windows and doors.

The applicant has intimated their willingness to enter into a legal agreement to tie the proposed dwelling to the existing livery business.

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 the determining issues, the Committee needs to consider

- a) Whether the principle of development is acceptable in this Green Belt and countryside location;
- b) Whether neighbouring residential amenities are safeguarded;
- c) Whether the form and design are acceptable and;
- d) Whether there are any road safety implications.

a) National, Strategic and Local Plan Policy all set out policies for the protection of the Green Belt and the countryside. In general new development is only considered acceptable where it has an operational requirement for a location within the countryside.

In this case the applicant has stated that the dwellinghouse is required in association with a livery stable business and such a business will often require a countryside location.

Unjustified housing development within the green belt and countryside is not supported. For the principle of a new dwellinghouse to be acceptable the applicant must demonstrate that the dwellinghouse is essential in connection with the established countryside activity.

The assessment of need is based not only the labour requirements but the ability of the business to provide a financially sustainable living for the workforce, otherwise rural hobby activities could be used to justify an undesirable precedent for new residential development in the countryside.

The applicant has submitted a business plan, outlining their existing activity the possibility of future expansion and a brief history of the business turnover. The business plan does not detail cost and outgoings but simply states that the livery operates on a “break-even basis” with a total annual income in the last financial year (2003/04) of £19,161.

In this case while the applicants’ intentions to develop the business may well be genuine the existing business would not appear to be sufficient to provide a financially sustainable living in its own right.

In terms of need it is acknowledged that the horses may be prone to colic and that a late night check is important. While on-site residential accommodation may be desirable in this regard it does not in itself demonstrate a necessity for a dwellinghouse on adjacent land.

Housing is largely available within close proximity at Currie, Balerno or Wilkieston. The applicant is currently understood to reside in Juniper Green to the east of Currie and has a weekly mileage of around 28 miles.

The application does not adequately demonstrate an existing financially sustainable business or operational need that would justify the erection of a new dwellinghouse in this Green Belt and Countryside location and the proposed dwelling is contrary to policy ENV 2 and ENV 3 of the Edinburgh and Lothians Structure Plan 2015, policy 2.8 and 2.2 of the Ratho, Newbridge & Kirkliston Local Plan and policy E5 of the Finalised Rural West Edinburgh Local Plan. The principle of development is not acceptable in this context.

b) The proposed dwellinghouse is located alongside two semi-detached properties known as “Newhouse Cottages.” The proposed residential development would not be expected to give rise to any significant impact upon neighbouring residential amenity.

c) Policy E6 of the Finalised Rural West Edinburgh Local Plan sets out design criteria for development in the Green Belt or countryside. Where acceptable in principle it is expected that development will:-

- Be sited in a location which will minimise impact on its immediate surroundings,
- Provide sufficient landscaping to enhance the setting of development,
- Ensure boundary treatments are appropriate to the rural setting

- Ensure colours, finishes and materials that blend with the natural environment.

The proposed dwelling is of similar scale as adjacent dwellings and is sited in line with Newhouse Cottages to the west of the site in a position where its impact upon its surroundings would be minimised. Nevertheless the dwelling would result in the loss of a green field site and would erode the Green Belt setting of the locality.

With the exception of two small clusters of trees to the south of the site the applicant has not included any details of landscaping.

The application states that boundary treatments shall be slatted timber. However, no fences or boundary treatments are detailed within the application.

It is proposed that the dwelling is finished in a dry dash render, with a slate roof and UPVc windows and doors.

The principle of development is not acceptable and the applicant has therefore not been invited to include landscaping, and boundary treatments. If the Committee is minded to approve the application it is recommended that conditions be attached to require landscaping and boundary treatments to be reserved matters.

Dry dash render and UPVc windows are not in keeping with the rural setting of development and are considered to detract from the setting.

d) Transport have raised no objection to the proposed development subject to the following conditions:-

1. First 2 metres of driveway to be of a non-loose material.
2. Dropped kerb access to be used.

Conclusion

The proposed development represents unjustified new housing within the countryside and within a Green Belt setting and the proposed external materials do not provide a high standard of design.

It is recommended that the Committee refuses this application for the reasons stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Steven Black on 0131 529 3904 (FAX 529 3716)
Ward affected	01 - Balerno
Local Plan	Currie Balerno
Statutory Development Plan Provision	Countryside Policy/Green Belt
Date registered	18 February 2005
Drawing numbers/ Scheme	01-04

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, Helen Martin on 0131 529 3517. Email: helen.martin@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: 05/00345/FUL

Consultations, Representations and Planning Policy

Consultations

Archaeology Service

No known archaeological constraints.

Transport

No objections subject to the following conditions being applied.

- 1. First 2m of driveway to be of a non-loose material.*
- 2. Dropped kerb access to be used.*

Representations

No representations have been received.

Planning Policy

The application site is identified as a Countryside Area and Green Belt within the Currie Balerno Local Plan and as Green Belt within the Finalised Rural West Edinburgh Local Plan.

Relevant Government Policy

SPP 15 Rural Development
SPP3 Planning For Housing

Relevant Policies:

Edinburgh and the Lothians Structure Plan 2015

Policy HOU8 presumes against new housing on greenfield sites other than to meet Policy HOU1 and HOU3 requirements.

Policy HOU3 states that land shall be allocated in local plans to accommodate the following number of dwellings identified: Newbridge/Kirkliston/Ratho (1,000), Waterfront Edinburgh (1,700 min), Rest of Edinburgh Urban Area (1,100 min), Edinburgh Urban Fringe (400)

Policy ENV2 presumes against development in the Green Belt unless necessary for the purpose of agriculture, forestry, countryside recreation or other uses appropriate to the rural character of the area

Policy ENV3 states that development in the countryside will be allowed where it has an operational requirement for such a location that cannot be met within the urban area and is compatible with the rural character of the area

Currie Balerno Local Plan

Policy 2.2 states that no development in the countryside will be permitted for purposes other than agriculture, outdoor recreation or other purposes appropriate to a rural area.

Policy 2.3 states that high quality agricultural land will be protected from development, with development which is justified in terms of Countryside policy being restricted to land of lesser quality and to locations where there will be no adverse impact on rural amenity.

Policy 2.8 states that the Green Belt is to be maintained within the boundaries shown on the proposals map.

Policy 2.9 states that planning permission will not be granted for new development or redevelopment in the Green Belt for purposes other than agriculture, recreation or other uses appropriate to a rural area. Planning consents will contain provisions for the safeguarding of amenity and the landscape.

Policy 2.29 states that new housing development will only be granted consent within the existing built up areas of Currie and Balerno and will be encouraged on the sites identified on the Proposals Map and specified in Paragraph 2.33.

Policy 2.30 states that planning permission for new housing outwith the built up areas of Currie and Balerno will only be granted in exceptional circumstances, such as where a proposal would enhance the form and character of an existing settlement, where a need related to agriculture can be demonstrated or where the saving of a listed building would result.

Policy 2.67 states that throughout the local plan area, the Council will seek to control and influence the design of the development, including alterations/additions and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired or the amenity of their surroundings is not adversely affected.

Finalised Rural West Edinburgh Local Plan

Policy E5 restricts development in Green Belt and Countryside policy areas to protect their landscape qualities, rural character and amenity.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or Countryside must meet high standards of design and landscaping and meet criteria to safeguard local amenity.

Policy E7 states that permission will not be given for development which would result in irreversible damage to, or the permanent loss of, prime quality agricultural land.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

Application Type

Application Address:

Proposal:

Reference No: 05/00345/FUL

Conditions/Reasons associated with the Recommendation

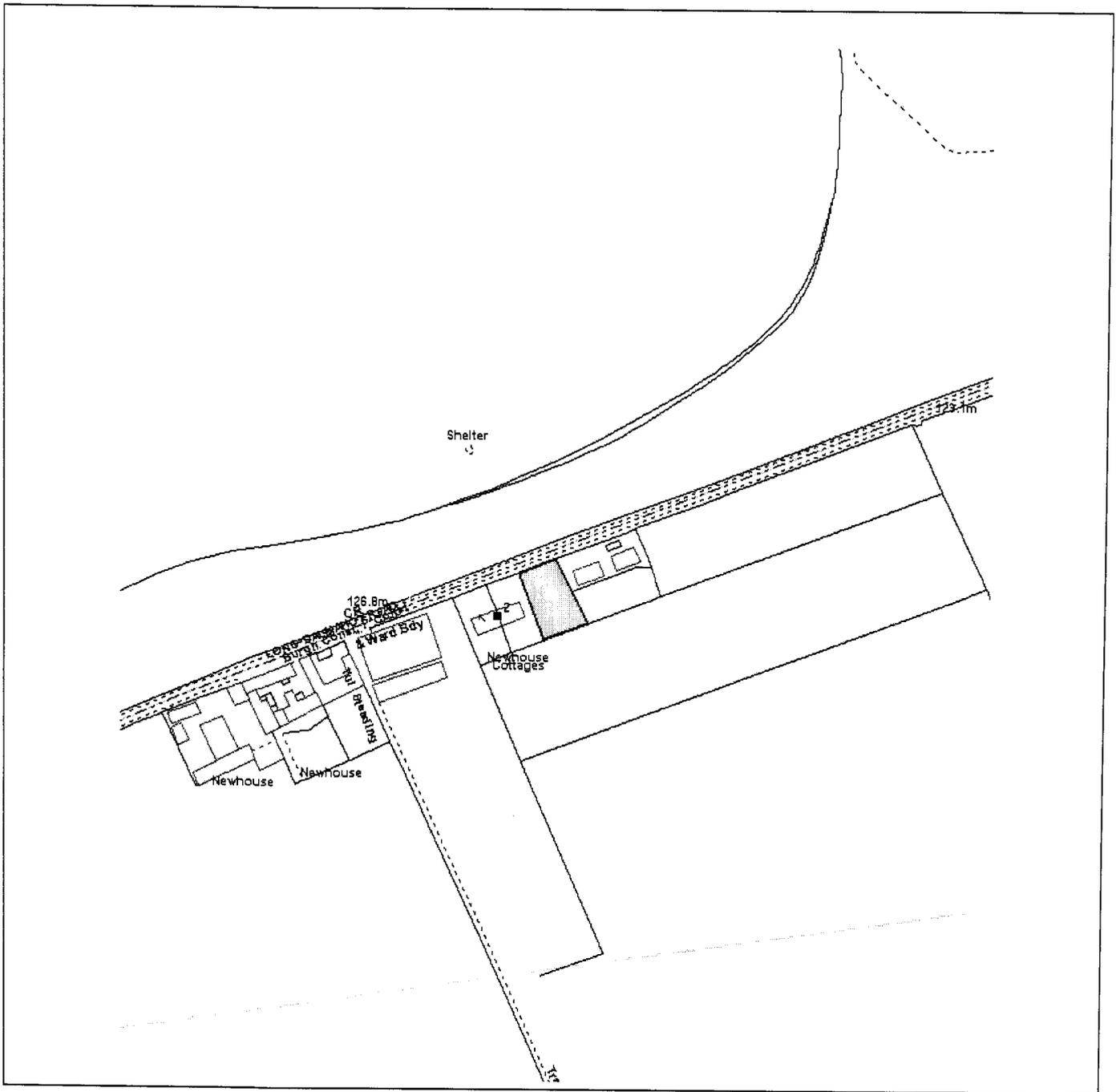
Recommendation

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

Reasons

1. The application does not adequately demonstrate an existing financially sustainable business or operational need that would justify the erection of a new dwellinghouse in this Green Belt and Countryside location and the proposed dwelling is contrary to policy ENV 2 and ENV 3 of the Edinburgh and Lothians Structure Plan 2015, policy 2.9 and 2.2 of the Currie, Balerno Local Plan and policy E5 of the Finalised Rural West Edinburgh Local Plan.
2. The proposed finishing materials do not promote a high standard of design which respects the rural Green Belt setting contrary to policy 2.67 of the Currie, Balerno Local Plan and policy E6 of the Finalised Rural West Edinburgh Local Plan.

End



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PLANNING APPLICATION

Address	Long Dalmahoy Road, (Site Adjacent To Newhouse		
Proposal	Single dwelling in support of livery business		
Application number:	05/00345/FUL	WARD	01- Balerno
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			