

Full Planning Application 04/03884/FUL
at
Burdiehouse Road
(Old Burdiehouse Road)
Edinburgh
EH17 8BJ

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/03884/FUL, submitted by BLP 2002/A9 Ltd. The application is for: **Erect a three-storey block of 18 flats (amended scheme)**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site has an area of 0.17 ha and was formerly occupied by a vacant public house, garden and car park (34 spaces). The site has been cleared. It falls slightly by about 2 metres from south to north and is enclosed by a 3-metre high wall on the north boundary and low walls and planting around the southern boundary.

Existing vehicular access is from Old Burdiehouse Road which serves as a local access road and abuts the west side of the site. This is linked, along the south side of the site, to Burdiehouse Road, a dual carriageway (A701) enclosing the east side of the site and connecting to the City by-pass.

An isolated square of four-in-a-block housing faces the site to the west and a small ribbon of cottages, bungalows and two-storey terraced housing extends to the vicinity of Burdiehouse Burn which is some 70 metres to the north of the site.

Most of the surrounding land is comprised of gently undulating farmland in the green belt, although there is a large electricity switching complex to the south.

Site history

21 December 2002 - Outline planning permission was granted for the erection of a three-storey office building of 2,040 sq metres, with 34 parking spaces, on the site. The prospective design was modern (02/01516/OUT).

23 May 2002 - Outline planning permission was granted for flatted residential development on the site. It was subject to a condition that the development should not exceed 2.5 storeys in height (02/00630/OUT).

27 May 1998 - Outline planning permission was granted for the demolition of the "Old Bordeaux" public house and for the erection of a 48-room hotel on the site. The proposal was for a 2.5-storey building of 1,750 sq metres (traditional Scottish style) and included 36 parking spaces (97/03340/OUT).

Description of the Proposal

Scheme 2

It is proposed to erect a three-storey block of 18 flats (15 x 2 bed; 3x 1 bed) on the site of the former Old Bordeaux public house. The building has a floor area of c.1,625 sq metres and includes 18 parking spaces and a bin compound which will be sited against the boundary wall at the north end of the site.

The design has a clean rectilinear form with a flat roof and coping to main walls, punctuated by raised corner features (also capped by flat roofs but with extended, overhanging eaves). The finish is white roughcast with a blue brick base course and cedar boarding and glazed recessed sections providing vertical emphasis; the roof will be finished in green profiled metal.

Scheme 1

The south-eastern corner of the building extended to four-storeys in height and the scheme was for 20 flats, with 20 parking spaces and an internal bin store. The design had a fragmented elevational treatment in a variety of finishes.

The applicant is aware of past mining activity in this area and has previously commissioned a report (in connection with the previous office proposal) on geological conditions.

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 whether the proposal

- a) is acceptable in principle,
- b) is in keeping with the character of its surroundings,
- c) complies with adopted layout standards,
- d) is subject to constraints and
- e) complies with amenity criteria.

a) Principle

The site is within a designated residential/urban area and Local Plan policies H2 support the principle of infill development.

Consent has previously been granted for the demolition of the former public house building on the site and for hotel and office developments.

There is an extant outline consent to redevelop the site for residential purposes.

Structure Plan policy HOU2 (Brownfield Housing) encourages higher densities such as is now proposed. It also envisages that more flatted developments will be required as household sizes decline. The neighbouring area comprises

four-in-a-block flats and individual bungalows, cottages and detached family houses. The current proposal for 15 x 2 bed and 3 x 1 bed flats will therefore introduce diversity into the local housing mix, as required by new Local Plan policy H8 (Housing Diversity).

b) Design

There are previous consents for office and hotel buildings on the site with floorspaces (1,750-2,040 sq m) which are greater than that now proposed (1,625 sq metres). The outline residential consent also envisaged a 2.5 storey building on the site. The current three-storey proposal, with flat roof, therefore has a massing which is no greater than allowed under previous consents.

The site is the first to be encountered on the A701 entrance into the city and is also located at the entrance to the side road leading to Burdiehouse 'village'. It can therefore be regarded as a 'gateway' site as defined in the Edinburgh Standards for Urban Design. A more substantial building is therefore appropriate in this location. The site also faces a formal square of four-in-a-block housing (with pitched roofs) and the proposed building is not therefore over dominant in this immediate context.

The proposed building maintains a formal relationship with the facing residential square and this is enhanced by the corner elements of the building being enhanced by stronger, lantern roof sections. The pedestrian entrance to the building is from Old Burdiehouse Road and so creates a sense of connectivity with the existing street.

The proposed building (as revised) has clean, simple lines, but with modulation in plan and elevation to provide a satisfactory balance between horizontal and vertical elements, supported by the judicious use of materials to highlight the articulation. It will therefore present a satisfactory appearance in this important 'gateway' location.

The development complies, internally, with daylight and privacy standards.

c) Layout

The open space on the site amounts to about 0.6 ha which is 35% of the site area. However, most of this is peripheral and provides a softer visual setting for the building in this suburban location and provides a buffer between the proposed accommodation and adjacent roads. The main landscaped area is located next to the building entrance and amounts to about 7% of the site area. While this is lower than required by recently adopted standards, the distribution of open space provision on the site is a satisfactory compromise which is required to maintain an appropriate setting for the building but still provides useable sitting out areas for the flats.

Proposed landscaping seeks to define and enclose the amenity areas of the site but needs to be specified in more detail.

The proposed vehicular access point does not raise road safety issues and is taken from the side road (Old Burdiehouse Road). Car parking (100% and communal) complies with parking standards and is placed on the lower, less obtrusive north side of the site, with a high stone wall as a backdrop. Cycle parking has not been illustrated but it is anticipated that this can be wholly or partly provided within the building lobbies.

The development will incorporate a footpath through the site from Old Burdiehouse Road to an adjoining bus stop and will be of benefit to prospective occupiers and to existing local residents. However, as this will be through the proposed parking area for the flats, its treatment needs to be more thoroughly defined than presently shown. The proposed extension of the public footpath on the west side of the site is also slightly inadequate and will not facilitate safe road crossing. These details are reserved by condition.

The proposed bin compound is satisfactorily located in the north-west corner of the site but, as it is adjacent to the street, its detailing needs to be clarified to avoid visual intrusion.

d) Constraints

The proposal falls below the threshold and is outwith the areas where affordable housing is required.

Education has confirmed that there are no school capacity constraints on the development.

Transport is seeking to reduce traffic generation on this city-edge site by requiring a developer contribution of £10,000 towards the Real Time Information system being planned for the adjacent A701 Public Transport Corridor.

There are no known archaeological constraints.

The applicant is aware of former mineral workings in the area and has previously commissioned a geological report to cover this issue.

The site and its levels are outwith the flood risk area for Burdiehouse Burn.

As the site fronts on to a busy dual carriageway, Environmental Services recommends that appropriate double glazing be provided. The amended scheme does not include provision of a lift; the recommended noise condition recommended by Environmental Services, which requires compliance with NR20 standard, is not therefore appropriate.

The applicant has not submitted drainage details. Surface water must be dealt with according to SUDS principles and a condition has been added accordingly.

As the site has previously been developed, Environmental Services recommends that site investigation and, if necessary, remediation be carried out.

e) Amenity

Proposed windows, balconies and patios are at least 20 metres from nearest residential boundaries and 25 metres from nearest facing windows. It therefore complies with the privacy criteria of 9 and 18 metres respectively.

The proposed development, adjoined on three sides by public roads, complies with daylighting standards in relation to neighbouring boundaries and windows (25 and 43 degree rules).

The proposed flats will be located in front of one neighbouring four-in-a-block residential property and will partly obscure existing views of open farmland from that block. However, the proposed building is not more obtrusive than previously approved schemes for the site and is, in itself, acceptable in townscape terms. It is also not feasible to use planning legislation to protect individual views.

The proposed residential use will be less intrusive than the previous public house use on the site and traffic generation (34 parking spaces reduced to 18) is likely to be lower and less concentrated in the evenings. The development should therefore be an improvement in terms of the impact on residential amenities from noise and disturbance.

f) In conclusion, the proposal is similar in scale to previously approved schemes for the site and its design is appropriate to the character of the 'gateway' location, subject to clarification of some details. The layout is satisfactory and there are no significant constraints on the development. The proposal complies with standards designed to safeguard neighbouring amenities.

It is recommended that the Committee approves this application, subject to conditions on reserved matters (materials, landscaping, paths, stores, drainage, waste management), provision of double glazing, site investigation and landscape maintenance, and subject to the applicant entering into a Planning Agreement regarding the required transport contribution.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Smith on 0131 529 3555 (FAX 529 3706)
Ward affected	54 - Kaimes
Local Plan	South East Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	9 December 2004
Drawing numbers/ Scheme	08-15 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.

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

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Consultations, Representations and Planning Policy

Consultations

Transport

No objection subject to the following conditions:

- i) All parking spaces shall be communal,
- ii) One space shall be for disabled parking,
- iii) Secure undercover parking shall be provided for 20 cycles,
- iv) A 2-metre wide footway link shall be provided from the front entrance of the development to the north-bound bus stop on Straiton Road,
- v) The access to the car park to be formed of dropped kerbs with bollards either side.

Consent shall not be issued until a Section 75 legal agreement has been signed to contribute a sum of £10,000 towards the Real Time Information system on the A701 Public Transport Corridor.

All accesses must be open for use by the public in terms of the statutory definition of a 'road' and require to be the subject of applications for road construction consent.

Environmental services

No objection subject to the imposition of standard conditions on noise compliance (lift) with standard NR20, the provision of acoustic double glazing, site investigation/remediation, and waste recycling.

Education

There is spare capacity in the catchment primary school for this development. It is unlikely that this development would generate additional children for the other catchment schools. Accordingly, there is no objection to this development.

Archaeologist

There are no known archaeological constraints upon this development.

SEPA

No objection in principle.

Foul drainage from the development should be connected to the public foul sewer. Connection to the sewer is subject to the approval of Scottish Water and permission to connect may depend on the availability of spare capacity.

It is requested that a condition be imposed requiring the applicant to treat surface water from the site in accordance with PAN 61 and SUDS Design Manual CIRIA C521. Soakaways and porous surfaces are recommended for the proposed parking areas.

Construction works must be carried out with due regard to SEPA's pollution prevention guidelines (PPG1 & 6). It is recommended that these guidelines be referred to in a planning condition.

Waste management licensing implications may arise from the movement of waste (including soil) to or from the site. A Waste Management licence may be required.

Scottish Water

No objection.

The development must be served by a completely separate system of drainage including full SUDS measures.

Representations

Scheme 1

Neighbours were notified on 18 December 2004.

Objections were received from 5 households on the grounds that:

- a) the scale, density and modern design of the development are out of keeping with the local village character,
- b) increased traffic and parking will detract from road safety,
- c) there will be a loss of light, outlook and privacy, and
- d) family, not flatted housing should be provided.

Scheme 2

Objectors were renotified on 21 April 2005.

Two objections have been received. The height and modern design are still considered to be out of keeping with the character of the area.

Councillor Anderson and Nigel Griffiths MP have also expressed an interest in this case.

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 in a Mainly Residential Area in the South East Edinburgh Local Plan (1992). Residential character and amenities are to be safeguarded.

Neighbouring land to the east and south is within the Green Belt.

In the replacement South East Edinburgh Local Plan (approved for adoption 2005), the site is within the designated Urban Area. Relevant policies are H2 (Housing), (Housing Quality), H5 (Open Space), H8 (Housing Diversity), DQ4 (Drainage), DQ6 (Design), DQ7 (Prominent Sites), DQ9 (Trees/Landscaping), DQ10 (Green Belt Edge), DQ15 (Archaeology) and I2 (Planning Benefits).

Relevant Policies:

Policy H2 supports the development of potential housing sites identified on the Proposals Map and encourages further infill proposals, subject to other local plan considerations.

Policy H3 requires all new housing development to make provision for landscaping and open space.

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

Policy E4 sets quality objectives for new development.

Policy T5 requires adequate car parking provision in all new development in conformity with Council adopted standards.

Non-statutory guidelines on Edinburgh Standards for Urban Design sets criteria for the quality of design in new development to maintain and improve the visual image and identity of Edinburgh.

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

Non-Statutory guidelines on 'QUALITY OF LANDSCAPES IN DEVELOPMENT' sets detailed design principles for hard and soft landscaping, including the retention of existing features, and relates these principles to different types of development.

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

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

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Prior to the issue of consent, an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997, or other legal agreement, shall be concluded between the applicant and the Council covering a developer contribution of £10,000 towards the provision of a Real Time Information system on the A701 Public Transport Corridor.
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.
4. Details of footpath layout shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
5. Details of bin and cycle stores shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
6. 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.

7. 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.
8. Details of surface water drainage incorporating SUDS principles shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
9. Prior to the commencement of works on site, details of access to and space for waste management facilities, including recycling, shall be submitted to and approved in writing by the Head of Planning and Strategy. Thereafter, the requirements agreed shall be implemented to the satisfaction of the Head of Planning and Strategy, prior to the occupation of the development hereby approved.
10. 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.
11. All living apartments facing Straiton Road (A701) shall be fitted with acoustic double glazing to the satisfaction of the Head of Planning & Strategy.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1997, no service ducts, vents, pipes, air conditioning units, satellite antennas or other similar installations, shall be added to the exterior of the building except in accordance with drawings submitted to and approved in writing by 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 facilitate reduced traffic generation at this city edge location in line with Council policy.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
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5. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
6. In order to enable the Head of Planning & Strategy to consider this/these matters in detail.
7. In order to ensure that the approved landscaping works are properly established on site.
8. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
9. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
10. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
11. In order to protect the amenity of the occupiers of the development.
12. In order to safeguard visual amenity.

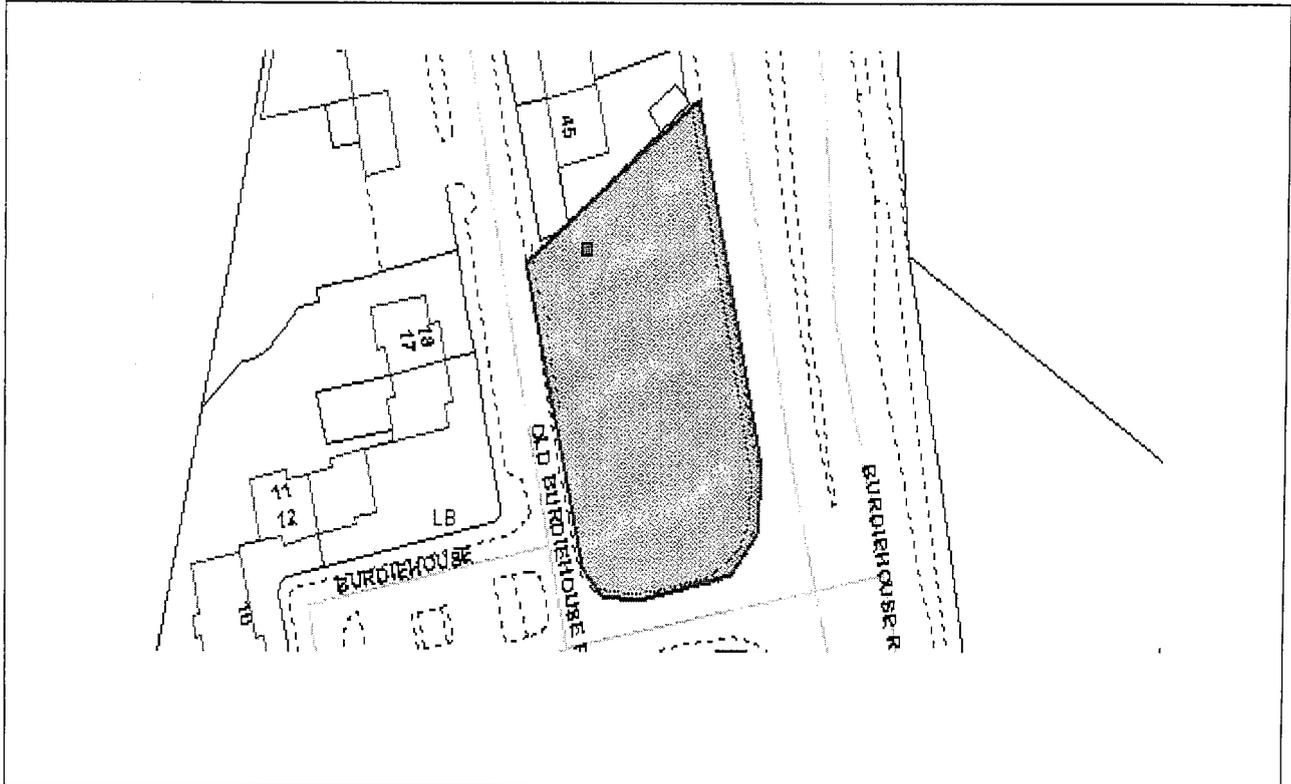
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Location Plan



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