

Full Planning Application
at
14 Lanark Road
Edinburgh
EH14 1TQ

Development Quality Sub-Committee
of the Planning Committee

15 September 2004

Proposal: Erect new dwellinghouse
Applicant: Mr Rowan
Reference No: 04/00873/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. 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. Sample/s of the proposed materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
4. All living apartments facing Lanark Road shall be fitted with acoustic double glazing to the satisfaction of the Head of Planning and Strategy.
5. 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.
- 6) The garage shall be fitted with an automatic opening door.

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 the most efficient and effective rehabilitation of the site.
 5. In the interests of road safety.
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2 Main report

Site description

This is an infill site of 0.192 ha on the north side of Lanark Road, previously used for car parking. To the south west of the site there is a 2 storey stone built office building currently being converted to residential use and to the north east a 2 storey stone built traditional style house.

Site history

February 1999 - Planning permission granted for car parking (98/3304).

July 2002 - Planning permission granted for a traditional style 3 bedroomed 2 storey house (01/4525).

History of 18-22 Lanark Road

This property lies to the west and in April 2004, permission was granted for its conversion to four flats (03/03772/FUL).

Development

This is a revised proposal for a contemporary designed 2-storey flat roofed dwelling house. A double garage is at basement/lower ground level, 3 bedrooms at ground floor level and a living/dining/kitchen at the upper level.

Scheme 2 Introduction of smooth ashlar stone finish to front and part of side elevation and panelling to garage door.

Materials:

Outside walls: Smooth ashlar & render

Windows: Timber & steel

Roof: Single ply membrane

Boundary walls: Existing stone wall reinstated.

Consultations

Environmental & Consumer Services

No objections

Transport

No objection subject to a condition for the garage to have an electric door.

Representations

2 letters of representation have been received. The main issues raised are: -

- a) The proposed building is out of character with surrounding area;
- b) The building line and encroachment on neighbouring property;
- c) Access to neighbouring property would be refused;
- d) Noise from existing commercial premises.

Policy

South West Edinburgh Local Plan

The application site is within a Mainly Residential Area where the existing residential character and amenities are to be protected.

Draft West Edinburgh Local Plan

The application site is within an Urban Area

Relevant Policies:

South West Edinburgh Local Plan

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

Draft West Edinburgh Local Plan

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

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

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 principle of residential use is acceptable on the site;
- b) Whether the scale and design of the proposal is acceptable;
- c) Whether there would be any adverse impact on neighbouring amenity.

a) The application site is within an area designated as Mainly Residential in the South West Edinburgh Local Plan. The site already has a consent for a 2-storey house, approved in July 2002. The principle of residential use on the site is acceptable.

b) The design is contemporary and while it contrasts with the traditional properties on either side, it is of good quality and is acceptable in this location. The use of stone on visible faces and proportions allows it to tie in to the surrounding area. The height of the building is acceptable and does not dominate any neighbouring property.

c) This is an infill proposal and the house would be largely in a gable to gable relationship with neighbouring property. The arrangement of houses and gardens here is unusual and there is already some overlooking. There is no unacceptable overshadowing or overlooking of neighbouring property. There will be no undue impact on residential amenity.

In conclusion, the design of the proposal and the impact on residential amenity is acceptable. Issues of access to neighbouring property are not relevant planning considerations. The proposals are acceptable and there are no compelling reasons for not approving them.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Mark Williamson on 0131 529 3612 (FAX 529 3716)

Ward affected 26 -Craiglockhart

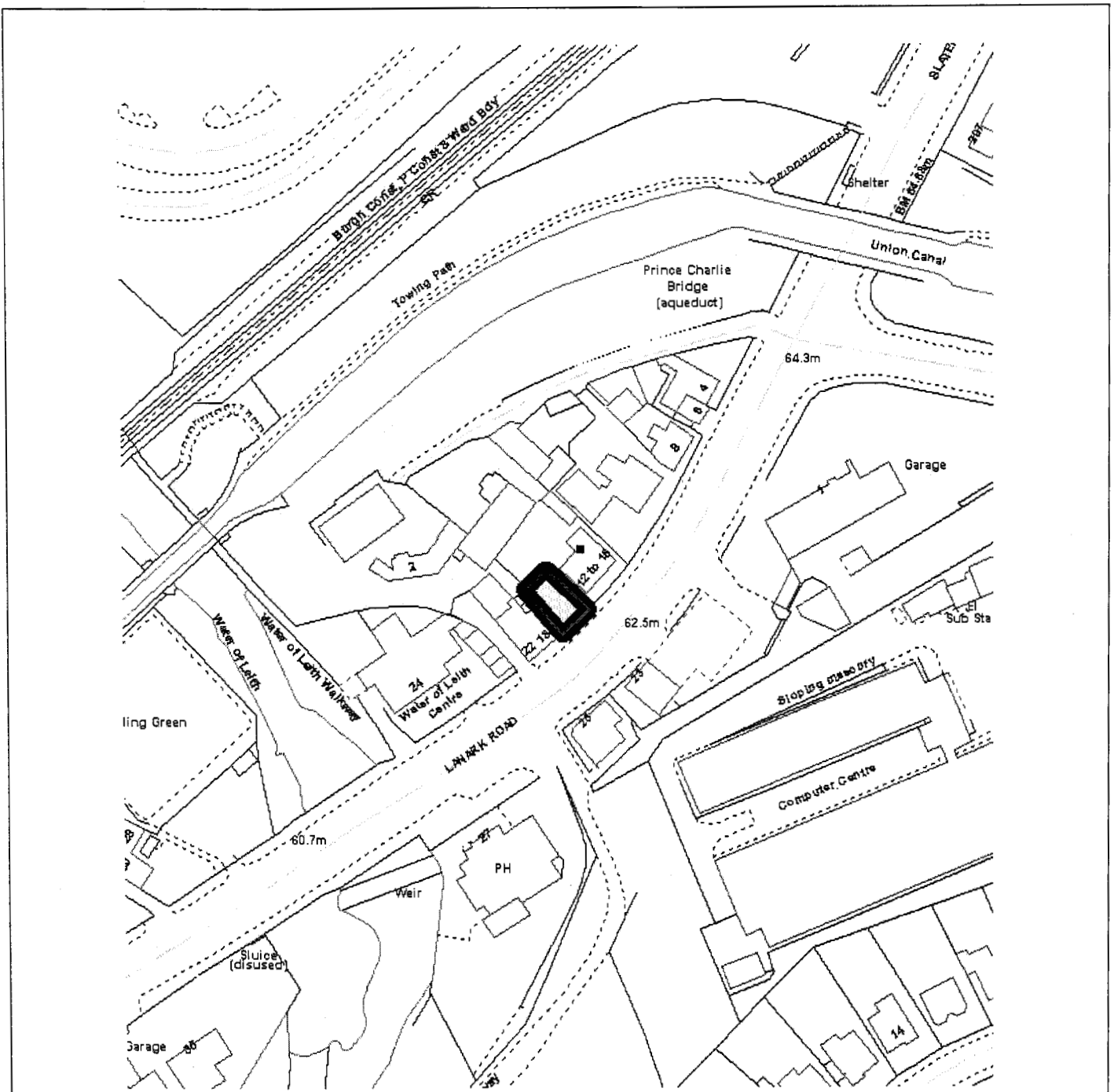
Local Plan South West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 16 March 2004

**Drawing numbers/
Scheme** 01,03-04
Scheme 2



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PLANNING APPLICATION

Address	14 Lanark Road, Edinburgh, EH14 1TQ		
Proposal	Erect new dwellinghouse		
Application number:	04/00873/FUL	WARD	26- Craiglockhart
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			