

Full Planning Application
at
Verdun Villa (Lower)
18 Main Street
Dalmeny
Edinburgh
EH30 9TU

Development Quality Sub-Committee
of the Planning Committee

Proposal: Erect one dwellinghouse (as amended)
Applicant: Rosebery Estates.
Reference No: 03/00019/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. 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.

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. The trees on the site shall be protected during the construction period by the erection of chespale fencing, or similar fencing as approved in writing by the Head of Planning & Strategy, at the limit of the canopy spread of the trees; no materials, equipment or buildings shall be stored or located within the protected area, nor shall there be any access through it. The fencing shall be maintained in a secure and upright condition to the satisfaction of the Head of Planning & Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

3. In order to enable the planning authority to consider this/these matter/s in detail.

4. In order to safeguard protected trees.

2 Main report

Site description

The site comprises the garden area of an existing detached villa on the east side of Standing Stane Road. It has an area of approximately 0.038-hectare. The land slopes downwards in the southerly direction.

The existing property is of a traditional stone and slate construction. There is a stone wall fronting the site and some mature trees within its boundary.

To the south are newer style properties which are one and a half storey in height. To the east is an open undeveloped piece of land.

Site history

June 2003 - Planning permission was granted for the reconfiguration of the flats in the property and to convert them to houses. (02/04585/FUL)

Development

Scheme 2

The revised scheme is to erect a new dwellinghouse in the existing garden area of the property. It would be one and a half storey.

The proposed dwelling would have 4 bedrooms and an integral garage. Access would be directly from Main Street.

Materials: Natural slate to roof, blonde ashlar natural stone to front elevation, wet dash harl to gable and rear elevation, Rosewood windows.

There have been amendments to the design from scheme 1.

Consultations

Scottish Water

Sewerage

Sewage can connect to the existing 225mm sewer adjacent to the site but no extra flow than is presently discharged would be permissible. All paved areas should be permeable or drain to soakways.

Water Supply

A supply can be taken from the service on site or a new connection to the nearby main.

BAA

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This explained further in the attached Advice Note 4, 'Cranes and Other Construction Issues'.

Culture and Leisure

An archaeological desktop study was undertaken in order to examine and assess the possible archaeological implications of the above development application. This assessment has revealed that there are no known archaeological constraints upon this particular planning application.

Transport

No objections to the proposed development.

Representations

The application was advertised on 14th March 2003. One letter has been received to the proposal. Points raised are as follows:

1. Increased traffic on an already busy road.
2. Vehicle accesses close to sharp bend.
3. Adverse effect on the unique character of the historic village.
4. Village has no amenities apart from a post office and the church.
5. Creation of a dormitory suburb of Edinburgh.

The revised proposal was re advertised 27th August 2004 and neighbours were renotified. No further letters have been received.

Policy

Queensferry Local Plan (CELP)

Housing. Dalmeny Conservation Area.

Finalised Rural West Edinburgh Local Plan (FRWELP)

Urban area. Dalmeny Conservation Area.

Dalmeny Conservation Character Appraisal

Relevant Policies:

QLP

Policy QU229 states that new housing development will be favourably considered within the existing built-up area of Queensferry and will be encouraged on the sites defined on the Proposals Map and specified in Paragraph 2.32.

Policy QU259 seeks to ensure the conservation and enhancement of areas and of individual buildings of architectural quality and historic interest, including the historic pattern of streets and spaces.

Policy QU263 seeks to control and influence the design of development, including alterations and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired and the amenity of their surroundings is not adversely affected.

Policy QU231 seeks to maintain the residential character of existing housing areas by not permitting changes of use or new developments which would result in loss of amenity or of residential accommodation.

FRWELP

Policy E35 seeks the retention of all features which contribute to the special character and appearance of Conservation Areas.

Policy E36 seeks to protect the special character and interest of Conservation Areas by ensuring high quality and sensitive development, alterations and re development. The demolition of an existing building, if approved, shall not take place before an application for a replacement building has been approved and the contract let.

Policy E38 supports the preparation of conservation character appraisal statements for all conservation areas to assist in the on-going management of conservation areas.

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

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.

Policy H3 supports the development of housing on infill sites within the built-up area provided it does not lead to the loss of valuable open space or community facilities, conflict with neighbouring uses and is not detrimental to the character and amenity of the area.

Policy H5 states that housing development should harmonise with and reflect the character of the surrounding area. Developments should maximise opportunities to achieve public transport links and access and provide a high quality residential environment with appropriate amounts of car parking and open space and incorporate high levels of energy efficiency.

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

Non-statutory guidelines on 'HOUSING DEVELOPMENT IN GARDEN GROUNDS' supplement local plan housing, conservation and design policies, and provide additional guidance on this subject.

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

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

Non-statutory guidelines on 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character of appearance of the conservation area; if they do not, there is a strong presumption against the grant of permission.
- 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 these determining issues the Committee needs to consider:

- a) whether there would be any adverse effect on the character of the Dalmeny Conservation Area;
- b) whether the principle of the development is acceptable;
- c) whether there would be any adverse effect on trees within or adjacent to the site;
- d) whether the amenity of nearby property would be effected; and
- e) Whether parking and access arrangements are acceptable.

a) The Conservation Area has a very coherent and unified character. The overall small-scale rural character in its layout and building form must be respected. Where new development is considered acceptable, it is essential that the established character of the conservation area is respected and is complimentary to this. The use of traditional materials and the continuation of traditional rural built form are considered essential.

The applicant has stated that the original dwelling was created largely after 1914, possibly incorporating an earlier smaller building.

The newer dwellings to the south of the site are to be deleted from the Conservation Area as indicated in the FRWELP.

The location and size of the new dwelling would be in keeping with the prevailing spatial character and built form of the area. It lies be in line with the existing building line of properties to the south. It would come slightly further forward than the front elevation of the existing house, but this would be acceptable given the much lower height and pattern of development in this area. It would not dominate the existing dwelling.

The design of the building is fairly simple, small scale, and uses traditional materials.

The character and appearance of the Dalmeny Conservation would not be adversely effected by the proposed development.

The remaining garden ground for the existing property and the proposed new development would be acceptable. The existing property would have a garden of 12 metres in length to the application site boundary.

b) The site is in an area defined as mainly residential in the Queensferry Local Plan, and Urban area in the Finalised Rural West Edinburgh Local Plan. In principle a residential use is acceptable as long as other material planning considerations can be met.

The Director of Environmental and Consumer Services recommends that if consent is granted a condition be imposed on any consent to assess and deal with any possible contamination at the site.

c) The existing mature trees to the front of the site are proposed to be retained. It is considered however that the oak tree beside the new entrance would have to be removed.

It is recommended that if planning permission is granted a condition be placed on any consent to protect the trees during construction.

There are no objections in landscape terms on this proposal.

d) New windows in the rear elevation of the proposed dwelling would be 9 metres to the site boundary. Windows facing south to number 5 Standing Stane Road would be more than 9 metres from this boundary.

There would be no windows in the gables of the property. Those to the front face the public highway.

There would be approximately 12 metres from gable windows in the existing property face the new application site. This would be acceptable.

In terms of privacy there would be no adverse effect on neighbouring property.

The main part of the new house would be within the gable zone of the neighbouring property at no. 5 Standing Stane Road, where overshadowing guidelines do not apply.

The garage and kitchen/ utility room addition at single storey height would not result in any adverse overshadowing of the garden ground of the existing property. There would be minor amount of overshadowing from the end of the gable but this would amount to approximately 7sqm, and would be minimal given the new property would be at a lower level than the effected garden ground.

There would be no overshadowing of land to the east.

As the site is within the Conservation Area, it is covered by an Article 4 Direction. There is therefore no need to remove Permitted Development Rights.

In terms of the effect of the proposal on neighbouring property it is acceptable.

e) In terms of parking and access the proposed development is acceptable. There would be no adverse effect on highway safety.

f) BAA raise no objection to the proposal. There would be no adverse effect on airport safety.

g) The Director of Culture and Leisure states that there are no known archaeological constraints upon this application.

In conclusion, the proposal would comply with the development plan and would have no adverse effect on the character or appearance of the conservation area, residential amenity or transport safety.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Karen Robertson on 0131 529 3990 (FAX 529 3716)

Ward affected 03 -Dalmeny/Kirkliston

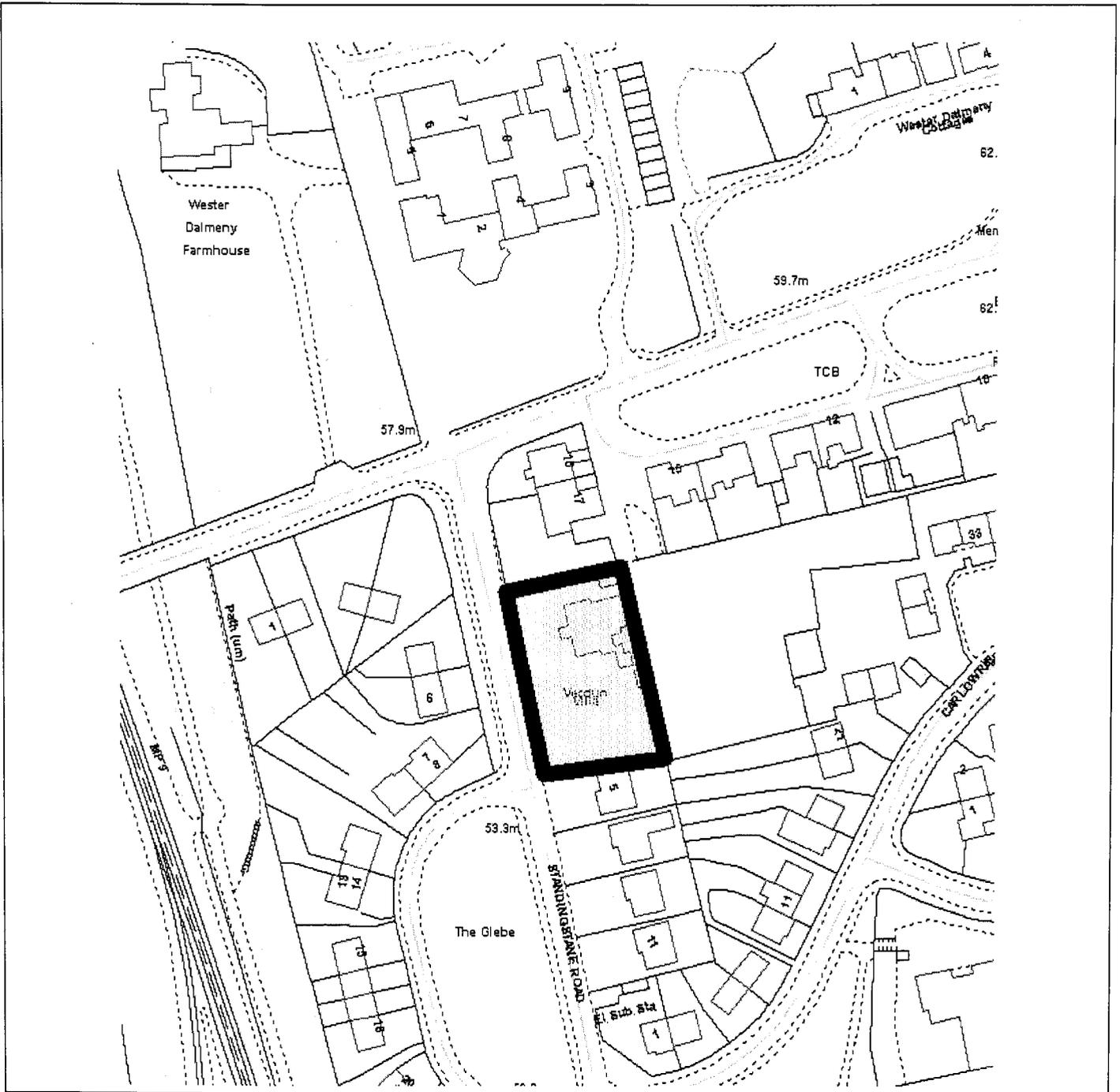
Local Plan Queensferry

**Statutory Development
Plan Provision** Housing

File

Date registered 5 March 2003

**Drawing numbers/
Scheme** 1-4
Scheme 2



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PLANNING APPLICATION

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