

**Full Planning Application 05/03242/FUL  
at  
171 Whitehouse Loan  
Edinburgh  
EH9 2EX**

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

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**1 Purpose of report**

To consider application 05/03242/FUL, submitted by Mr + Mrs Bremner. The application is for: **To erect double garage and form door opening in existing wall**

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 is the front, north west corner of the large, walled garden surrounding a two storey villa. Several semi-mature trees are in close proximity to the site.

The house is category 'B' listed, circa 1840 in Italianate style with ochre harling and ashlar dressings. The stables, gatepiers and boundary walls are also listed.

The site is in the Grange Conservation Area.

## Site history

September/October 2000 - Planning permission and listed building consent granted to erect double garage and form door opening in existing wall (as amended) (00/2345/FUL+LBC).

August 2005 - A variation was granted to the 2000 consent for the double garage, and formation of twin door opening in existing wall (02/2345/VARY).

November 2005 - Listed building application requested for the double garage and wall demolition.

## Description of the Proposal

The application is for the partial demolition of the stone boundary wall and the erection of a double garage with twin up and over doors and a flat roof. The dimensions are 6.85 metres x 6.5 metres with a height of 2.9 metres. The boundary wall will be raised by between 0.9 metre and 1.2 metres.

Materials: Behind the stone wall, the garage will be faced in wet dash render with smooth window bands and a Sarnafil single ply roof. The garage doors will be timber.

## 3 Officer's Assessment and Recommendations

### DETERMINING ISSUES

The determining issues are:

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character
- 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 proposals have an adverse impact on the character or appearance of the conservation area.
- b) Whether the proposals have an adverse impact on the building, or its setting.
- c) Whether the design and materials are satisfactory given the setting of the site.
- d) Whether there will be an adverse impact on the of trees on the site.
- e) Whether the proposals are detrimental to amenity or road safety.

a) The character of the Grange Conservation Area is described in the Central Edinburgh Local Plan as follows:

*"A suburban area of villas characterised by extensive gardens and high stone walls, laid out to a plan by David Cousins between 1851 and 1870. Considerable variety exists in building styles including Italianate, Scots Baronial and Gothic - with some notable additions in the inter-war years. The main threat to the area is the over development of villa grounds and erosion of garden space and boundary walls through the sub-division of property."*

The proposals are a resubmission, following the lapsing of the 2000 consent in October this year, and its subsequent variation. The new submission incorporates the revisions made last time to reduce the increase in height of the wall to a minimum. The wall and coping will be rebuilt to match that existing, but in a curve.

The proposals will retain the sense of enclosure created by the many stone boundary walls, which is a characteristic of this area. The proposals have twin timber doors which, unlike the original 2000 scheme, are a traditional double garage feature. The garage will be tucked up in one corner of the garden away from the villa and will be hidden from view from the street.

The proposals will not adversely impact on the character or appearance of the conservation area.

b) It will not adversely affect the character of the listed building or its setting as the garage will be tucked into one corner of the large garden grounds, well away from the villa.

c) The design has been kept as low as can be achieved in order to hide it behind the boundary wall. The 2000 consent could not have been constructed because of the poor roof structure and limited vehicular manoeuvring space

available which has incurred a slight rise in its height but which has been compensated by the wall being raised. The design and materials are of appropriate quality

d) There are two small semi-mature trees close to the site of the garage. It is proposed that these be retained and that they will be protected during construction. A condition is recommended to ensure these trees are physically protected.

There will be no adverse impact on the trees on the site.

e) The proposals will not cause any loss of residential amenity, and no detriment to road safety.

The Grange Association recommend refusal, but the scheme is exactly as previously approved and there has been no material change in circumstances.

The proposals comply with the development plan, and comply with non-statutory guidelines have no adverse impact on the character or appearance of the conservation area or the building and its setting, and have no detrimental impact on residential amenity or road safety.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition requiring the trees on the site to be protected during construction.

  
PP **Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Duncan Robertson on 0131 529 3560 (FAX 529 3717)
<b>Ward affected</b>	46 - North Morningside/Grange
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	12 October 2005
<b>Drawing numbers/ Scheme</b>	01 - 03 Scheme 1

#### **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)

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

The application was advertised on 28 October 2005. One letter has been received from The Grange Association commenting that the utmost care should be given to the property in order to comply with guideline CD2 and that raising the wall is detrimental to the setting of the house and breaks the uniformity of the boundary walls within the street. The double opening design is not worthy of this fine house and it recommends refusal.

***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 in the Central Edinburgh Local Plan as Housing and Compatible Uses.

#### Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

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 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 CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

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**

### Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The trees on the site shall be protected during the construction period by the erection of chespaie 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 safeguard protected trees.

### INFORMATIVES

It should be noted that:

1. This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

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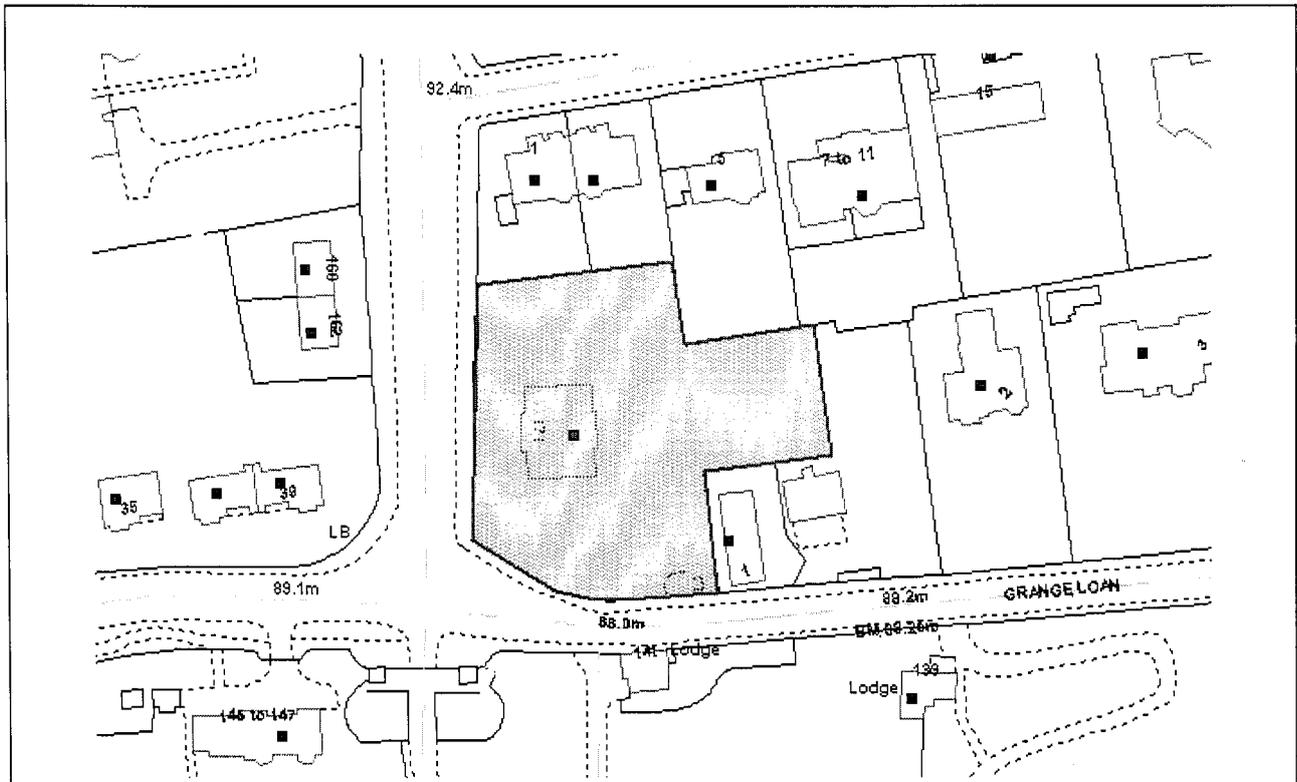
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### Location Plan



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