

Full Planning Application 04/04594/FUL

at

1 West Granton Road

Edinburgh

EH5 1HG

Development Quality Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 04/04594/FUL, submitted by Inverwynd Limited.. The application is for: **Relative to existing planning permission 02/01256, alter design to erect 8 flats with 10 parking spaces**

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

2 The Site and the Proposal

Site description

The site is currently occupied by a single storey shed in commercial use. The site slopes up steeply to the south where it adjoins a large area of public open space (this also stretches out to the east). Council housing around the park stands at considerably higher levels and is generally three storey in scale.

To the west is a small former school building, now used as boy's club.

To the north is Granton Square, older buildings to the flanks, with a very large flatted development to the north side under construction. This rises from six storey to nine storey.

Site history

12.7.2002 - consent granted for 6 flats over a ground floor car park deck.

Description of the Proposal

The application seeks a variation to the design of a small block of proposed flats on the south-west side of Granton Square.

Due to various factors the variation is material in planning terms, primarily due to an increase in units from 6 to 8.

The proposal remains the same height as approved previously but is increased in depth and changed in profile as seen from the side.

Design and materials are also simplified to better reflect other new developments in the area.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are

- Do the proposals comply with the development plan?
- If they do, are there any compelling reasons for not approving them?
- If they do not, are there any compelling reasons for approving them?

ASSESSMENT

In order to determine this application the Committee should consider a) the principle of increasing the density of this residential development b) the effect of the altered scale, form and design on the character of the area c) parking and access d) open space considerations e) effect on neighbouring sites

a) The principle of the use is established within the earlier consent.

The increase in density remains commensurate with the surrounding area and is appropriate as long as other policy requirements are met.

b) The design of the proposal is simplified from the previously avant-garde design, but the overall scale and concept remain similar. The proposal is set slightly further back than the previously approved concave frontage, and is now a standard straight frontage. Elements of stained glass are also now omitted, as are the navy blue ceramic rain-screens to the flanking sides. The

architecture now reflects the idiom of the building under construction on the opposite side of Granton Square.

The proposal is 4m deeper to the rear, but this remains 21m from the rear boundary. It continues to face over a rear deck at first floor level, which links to the rising ground level to the rear, appearing as ground level from that side.

Each unit remains through and through, with three aspects, including both north and south views to every flat. All units remain two bedroom, but the livingrooms are now repositioned to face towards the sea.

The upper units, which were originally approved as two duplex units, are now two flats per floor, laid out as below but with a recessed area on the top creating a balcony area. This alteration accounts for the two extra units created. The height of the proposal remains as before as seen from the street, but the profile becomes deeper to the rear and more rectangular, rather than the previously approved monopitch form.

The proposal has no additional effect upon the Granton Waterfront Master Plan area nearby, the proposal having the same relationship to the street as previously agreed.

c) Parking is provided for 10 vehicles: 9 in a communal garage laid out as before, plus one in an independent garage to the front. This represents 125% provision. Access arrangements are unchanged. 100% cycle provision is made within, each in a private secure area.

d) Open space provision is laid out as previously, and is accessed from a door at first floor level to the rear. Amenity is further complemented by the site's juxtaposition to a very large park, and by views over Granton Square.

e) Although secondary windows are added to the side in relation to the approved scheme, these improve appearance and have no prejudice to any residential amenity since the flanking sites are not residential. To the east the park is foreseen as continuing as open space for the foreseeable future, and no prejudice arises. To the west, effect on daylight is similar to that already approved, and is largely considered gable to gable in policy terms. No privacy issues arise in relation to the current status quo, and prejudice to future development rights (as residential) are minimal, as any development is likely to address the street, rather than the mutual boundary. This layout is the more likely due to the Granton Master Plan, and there is no prejudice in terms of the planned layout.

In conclusion, this alternative form of development for this site is considered acceptable. Conditions from the original scheme are repeated.

It is recommended that the Committee approves this application subject to conditions on materials, acoustic double glazing and site decontamination. Due to a connection between a member of the department and a member of

staff within the agent's firm, the application should be referred to the Monitoring Officer.

Alan Henderson

Alan Henderson
Head of Planning and Strategy


Monitoring Officer

Contact/tel	John Maciver on 0131 529 3918
Ward affected	10 - Granton
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Business/Industry
Date registered	21 December 2004
Drawing numbers/ Scheme	1-11 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.

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

No consultations undertaken.

Representations

No representations have been received.

Planning Policy

The site lies within an area shown as Business/Industry in the NWELP. It is also shown as an Area of Interest. In the revised WELP this is now shown simply as an Urban Area, where residential development is acceptable.

Relevant Policies:

North West Edinburgh

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 13) in the local plan, provided proposals are in accordance with other local plan considerations, including the need to protect amenity and safeguard land of recreational and landscape significance.

Policy H3 requires all new housing development to make provision for landscaping and open space in conformity with the Council's standards.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy E3 states that within the defined "Areas of Interest" developers must have special regard to their individual qualities and characteristics when proposing new building.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Policy T4 states that adequate provision for car parking must be made by developers in all new development in conformity with the Council's adopted standards.

Draft West Edinburgh

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

Policy H4 – Housing Development at Granton Waterfront

Proposals for housing development at Granton Waterfront should accord with the provisions of the approved Master Plan. Proposals will require to contribute to the overall objective of providing a variety of housing tenure, type and density. The level of affordable housing provided should meet the minimum requirements set out in the Council's non-statutory policy on affordable housing. Proposals must also include provision of or funding for all necessary education, transport and other infrastructure, community facilities and amenities, to be secured as planning benefits.

Policy H7 Housing Development Quality seeks to make best use of land without affecting the character of the area whilst make provision for amenities.

Policy H08 (Open Space provision) sets out the requirements for open space in new housing developments.

Policy T8 requires that private car parking provision conforms with the Council's adopted parking standards and should be sited and designed to minimise its visual impact and effect on neighbouring properties and to take account of community safety.

Policy T7 states that development proposals should be designed to make walking and cycling as safe, convenient and attractive as possible and, where possible, should link with and provide extensions to the city-wide network of off-road routes.

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 it's 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.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend 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. 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. All living apartments facing West Granton Road shall be acoustically double glazed to the satisfaction of the Head of Planning and Strategy.
4. 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.

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 that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

End

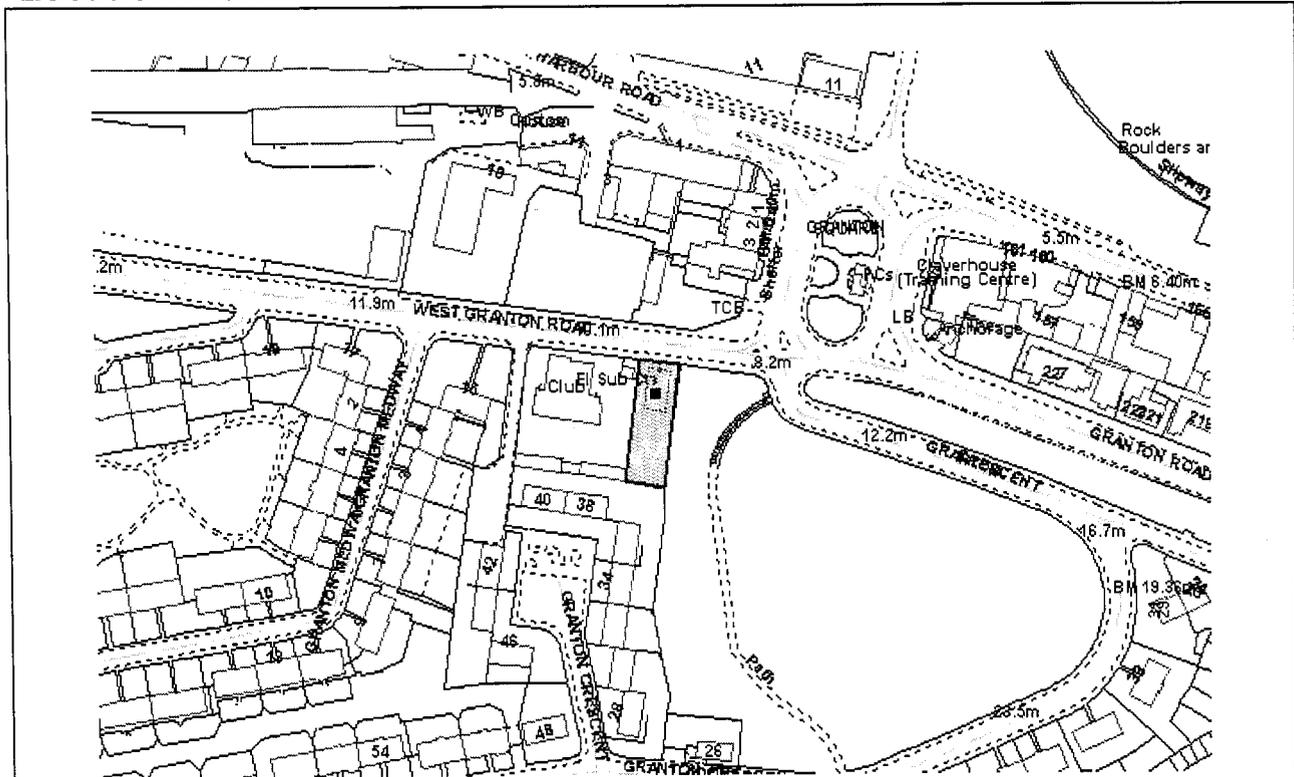
Appendix C

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Location Plan



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