

Full Planning Application
at
2A Marischal Place
Edinburgh
EH4 3NE

Development Quality Sub-Committee
of the Planning Committee

Proposal: Change of use of joinery workshop and storage to two residential units (as amended to delete unit closest to existing tenements)

Applicant: Mr Francey

Reference No: 04/03241/FUL

1 Purpose of report

To recommend that the application be **REFUSED** for the following reasons;

Reasons

1. The proposal is contrary to North West Edinburgh Local Plan Policy H4, in respect of New Development, as it is alien in form and siting in relation to its surroundings, to the detriment of the character of the area.
2. The proposal would not make a positive contribution to the quality of the environment, contrary to policy E5 of the North West Edinburgh Local Plan and policy DQ6 of the Draft West Edinburgh Local Plan.

2 Main report

Site description

The site is an unusual S-form in plan, varying in width from 6m to 7m and accessed through a 3.4m gap between properties on the main road.

At present single storey buildings stand fully over the main central east-west section, and there is a separate building in the centre of the rear "leg".

The site is almost wholly unseen from public view other than a glimpse view down the lane.

The site is currently in business use (a shopfitters).

It is enclosed by open spaces on all sides (each in different ownership). These are largely rear greens serving housing on the main road, other than to the south, adjacent to the rear "leg", where a large bowling green exists. The eastern end of an area of Green Belt extends close to the site.

Site history

There is no relevant planning history for this site.

Development

The application proposed two new houses in place of two commercial structures on a narrow S-shape backland site, accessed via a narrow lane between buildings on Blackhall Road. Both were proposed where existing structures stand.

The scheme was amended to delete the front (eastmost) unit to address issues of privacy and overshadowing.

The lane will now lead to a flat-roofed garage (effectively a reduced footprint of the existing flat-roofed building). A pedestrian link then goes through a created front garden to the house which is single storey chalet style with accommodation in the attic lit at gable level. This house will stand slightly further north of an existing single storey flat-roofed building to the rear.

Consultations

Transport

No objections to the application subject to the following conditions being applied.

The vehicle entrance from Queensferry Road/Marischal Place to be formed of dropped kerbs.

Reason:

To assist pedestrians including those with wheelchairs and pushchairs.

Representations

11 representations were made from surrounding residents. Reasons for objection were

1. Loss of privacy
2. Overshadowing/loss of daylight and sunlight.
3. The land is only suitable for use as open space
4. Increased height
5. Increase in noise and pollution
6. Potential damage to surrounding gardens and their walls
7. Legal issues regarding encroachment onto former back greens
8. Effect on trees

There was some support for conversion to residential as long as it could be limited to a bungalow.

Policy

The site lies in a Mainly Residential area as shown in the NWELP. The revised WELP shows it simply within an Urban Area.

Relevant Policies:

North West Edinburgh Local Plan

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 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.

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 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 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.

3 Conclusions 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 for the Committee to determine this application the following issues should be considered a) the acceptability of residential use b) the effect of the scale, form and design on the character of the area c) parking and road safety issues d) open space provision/ amenity of the created unit e) effect on neighbouring amenity

a) Residential use accords with the local plan as long as other policy requirements are met.

There is no objection to the loss of the existing business use.

b) Notwithstanding the existing buildings on the site (which cover a greater footprint than that proposed), the proposal with its pitched roof, and the alteration to the form and position, will create a more dominant form in an isolated position within the rear open spaces, in this backland location. This relationship is detrimental to the character of the area.

c) As a single house the access does not require to meet adoptable standards.

The location of the garage allows for vehicles to turn at the end of the first leg, and enter and leave in forward gear.

Transport has no objection subject to a condition altering the public footway.

d) The house will have front and rear garden of adequate size, and this is complemented by juxtaposition to other open space.

The house would have dual aspect and would have adequate amenity.

e) Although the intended house to the north raised issues of privacy and daylight this has now been deleted.

The house looks only to its own garden spaces and meets privacy requirements.

The addition of a pitched roof does have some effect on daylight to the flanking sites. These are both substantial open spaces. The minor land areas affected (7sqm to each side) represents under 0.1% of land area to each side.

The amended proposal meets the guidelines in respect of the privacy and light to neighbouring residential properties.

It is recommended that the Committee refuses this application for the reasons stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 08 -Craigleith

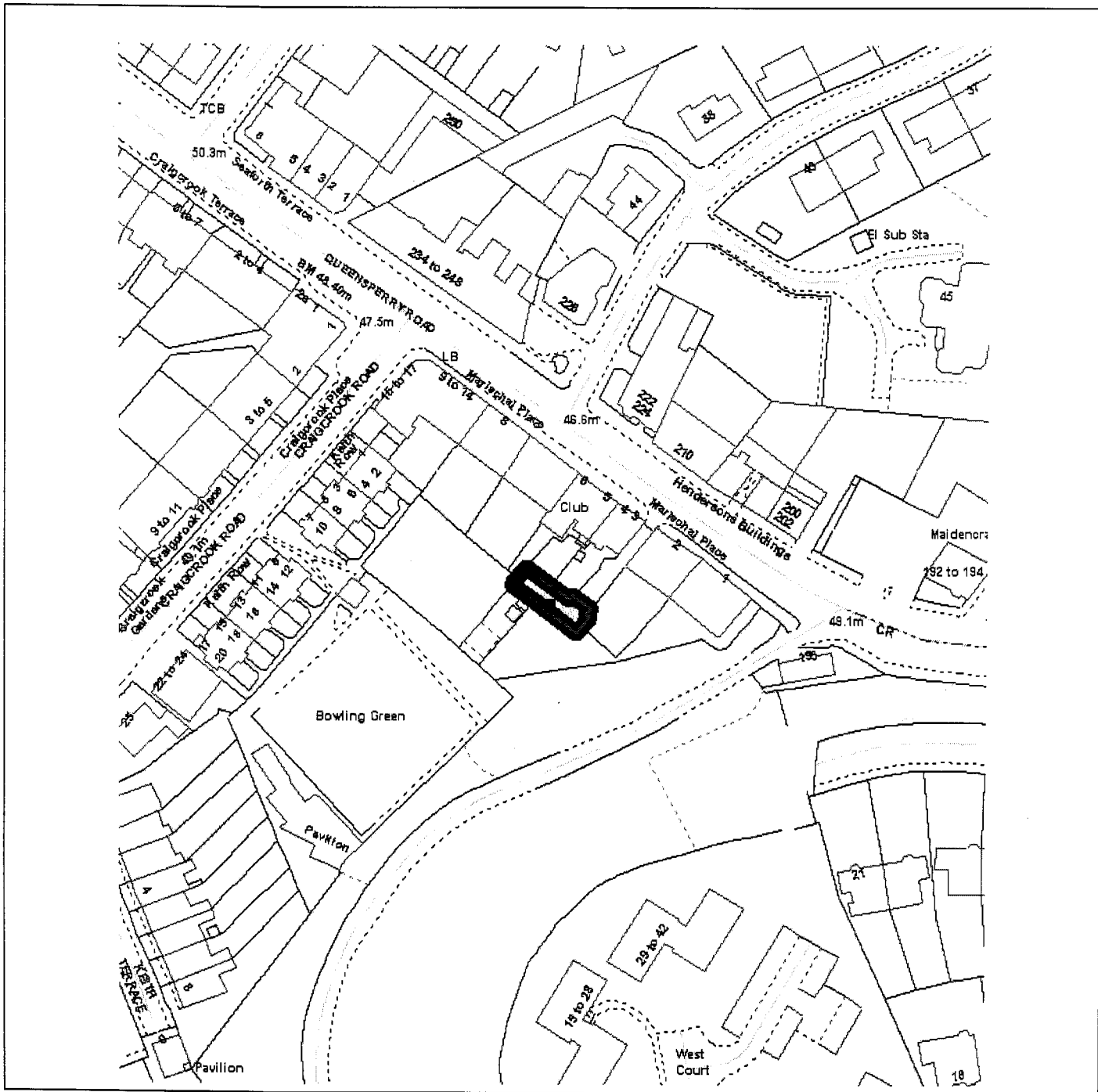
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File AF

Date registered 6 September 2004

**Drawing numbers/
Scheme** 4
Scheme 2



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PLANNING APPLICATION

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