

**Planning Permission 11/03021/FUL
at
22D Southhouse Broadway
Edinburgh
EH17 8HG**

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

1 Purpose of report

To consider application 11/03021/FUL, submitted by Ark Housing Association Ltd. The application is for: **New build two storey special needs housing block with two individual flats within, with both communal and private garden areas.**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The proposal site is a grassed area forming a vacant corner plot adjacent to the entrance of a cul-de-sac off Southhouse Broadway and located approximately 20m south of the junction of Southhouse Broadway and Southhouse Avenue. The surrounding area is residential with a combination of flats, and terraced and semi-detached dwelling houses.

Site History

None.

Pre-Application Process

Pre-application advice was given by the case officer.

Description Of The Proposal

The proposal is for a two storey residential development containing two individual flats, both with associated private and communal garden areas. The residential development is designed specifically for, and will be occupied by, individuals with special needs. The two flats will comprise of two bedrooms, a stay-over room for carers, sitting room, dining room/kitchen and two en-suites.

The materials proposed render walls, timber door and window frames, roof tiles to match the neighbouring properties, photovoltaic panels on the south west facing roof elevation, and timber boundary fencing.

The boundary fencing is to be 1.8m high surrounding the private garden areas and 1.1m high, with accompanying hedge, surrounding the shared garden area.

3. Officer's Assessment and Recommendation

Determining Issues

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 whether:

- a) the proposal is acceptable in principle;
- b) the proposal will result in an unacceptable loss of privacy or natural light to neighbouring properties;
- c) the proposal will have a detrimental impact on neighbourhood character or amenity, including parking and road safety; and
- d) the proposal provides adequate amenity standards for future residents.

a) The principle of a residential development at this location is acceptable provided that all other policy requirements are met. The proposal site is located in an area designated as urban by the development plan and as such complies with Policy Hou1.

b) The adjacent neighbouring property is located to the south of the proposed development, thus keeping any overshadowing to a minimum. The proposal will not result in any unreasonable loss of privacy or natural light to neighbouring properties.

c) In terms of design, form, positioning and choice of materials, the proposed building will closely resemble the surrounding residential properties and vacant corner plots do not form part of the area's spatial character. The proposal is compatible with the character of the surrounding residential area.

The site is not designated as open space in the local plan and as such is not afforded any protection from development in policy terms. The site is a grassed area located on the corner of the cul-de-sac entrance and has little amenity value. The residential properties in the surrounding area all have private gardens and this combined with the fact that a children's play park is located approximately 200m south west from the site means that the development of the corner plot will not have a detrimental impact in terms of a loss of public amenity space.

With regards to the possible impact on traffic and parking, it is considered that the nature of the development as special needs housing justifies the provision of zero parking. The applicant has submitted a statement confirming that due to the level of disability of the proposed residents no parking facilities are required on site. Transport Planning stated that provided an appropriate legal agreement is attached to the approval, stating that the property must remain to be used as special needs housing, they have no objections.

The proposal will not have any detrimental impact on neighbourhood character or amenity, including parking and road safety.

d) Both of the proposed flats meet the standards for internal floor areas and private garden space set out within the Edinburgh Standards for Housing. The proposal will therefore provide adequate amenity standards for future residents.

In conclusion, it is considered that the development proposed complies with the development plan and the Council's non-statutory guidelines.

It is recommended that the Committee approves this application subject to the recommended legal agreement.

REASON FOR DECISION

The proposal is in accordance with the Edinburgh City Local Plan. The proposed development is acceptable in principle and will not have a detrimental impact on neighbourhood character or amenity. There will be no unreasonable loss of privacy or natural light to neighbouring properties and adequate amenity standards for future residents will be provided.

John Bury
Head of Planning

Contact/tel	Colin Bryans on 0131 529 4279
Ward affected	A16 - Liberton/Gilmerton
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	15 September 2011
Drawing numbers/ Scheme	01-06 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, Paul Devaney on 0131 529 3519.
Email: paul.devaney@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation and you wish to request one at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting. Contact details can be found in the Committee agenda papers.

Appendix A



Application Type Planning Permission
Application Address: 22D Southhouse Broadway
Edinburgh
EH17 8HG

Proposal: New build two storey special needs housing block with two individual flats within with both communal and private garden areas.

Reference No: 11/03021/FUL

Consultations, Representations and Planning Policy

Consultations

Transport Planning stated that provided a legal agreement is attached to the approval, stating that the property must remain to be used as special needs housing, they have no objections.

Environmental Services have no objections.

Representations

Two representations were received objecting to the proposal. The first was from a residential neighbour and the second was a petition signed by 12 residential neighbours. The material grounds for objection were:

- a detrimental impact on neighbourhood amenity thorough a loss of green public space(assessed in section c).
- a detrimental impact on road safety (assessed in section c).

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 proposal site is located in an area designated as urban by the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

Policy Hou 3 (Private Open Space) sets out the requirements for the provision of private open space in housing development.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Non-statutory guidelines 'FOOD AND DRINK ESTABLISHMENTS' provide guidance on the location of such uses and set out conditions to control their impact.

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

Non-statutory guidelines 'The Edinburgh Standards for Housing' sets out principles and guidance whose aim is to achieve high quality, successful and sustainable residential developments.

Policy Os 1 (Open Space Protection) sets criteria for assessing the loss of open space.

Appendix B

Application Type Planning Permission
Application Address: 22D Southhouse Broadway
Edinburgh
EH17 8HG

Proposal: New build two storey special needs housing block with two individual flats within with both communal and private garden areas.

Reference No: 11/03021/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

Reasons

INFORMATIVES

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
4. Consent shall not be issued until a suitable legal agreement has been concluded with the Council to ensure that the use of the property is solely for the purposes of special needs housing.

End

Appendix C



Application Type Planning Permission

Proposal: New build two storey special needs housing block with two individual flats within with both communal and private garden areas.

Reference No: 11/03021/FUL



Location Plan

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