

**Planning Permission 12/03613/FUL
at
77, 79 Howden Hall Road
Edinburgh
EH16 6PW**

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

1 Purpose of report

To consider application 12/03613/FUL, submitted by Robert & Mary Horner Katherine Davidson. The application is for: **Change of use from dwelling house and workshop into house of multiple occupation.**

It is recommended that this application be **Granted** by Committee.

2 The Site and the Proposal

Site description

The application refers to two adjoining properties on the corner of Howden Hall Road and Captain's Road.

No. 77 is an 18th century, single storey, sandstone built cottage with a steeply pitched slated roof. No. 79 is a former smiddy of similar scale and construction. The buildings are category C listed (item no. 28182).

The surrounding area is predominantly residential.

Site History

No relevant planning history for this site.

Related Planning History

23 August 2007 - Change of use from vacant doctors' surgery, with planning permission for dwelling house, to house in multiple occupation (in retrospect) at 57 Howden Hall Road (06/05355/FUL).

Pre-Application Process

There is no pre-application process history.

Description Of The Proposal

The application proposes the change of use from a two-bedroom dwelling and workshop to a six-bedroom House in Multiple Occupancy (HMO).

The proposed external alterations involve the removal and addition of rooflights, an area of new roof finish and replacement of some windows and doors.

Previous Scheme

The original scheme did not include any new rooflights and proposed uPVC, rather than timber, patio doors.

3. Officer's Assessment and Recommendation

Determining Issues

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of consent. For the purposes of this issue, preserve, in relation to the 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 these determining issues, the Committee needs to consider whether:

- a) the principle of the change of use is acceptable;
- b) the proposals will adversely affect the character of the listed building;
and
- c) the proposals adversely affect residential amenity or road safety.

a) Policy H9 permits Houses in Multiple Occupation in areas where there is not an excessive concentration of such uses. Only one HMO has been granted consent on Howden Hall Road at no. 57 and no HMOs have been approved in the surrounding streets of Captain's Road, Burdiehouse Road and Frogston Road East. This concurs with licensing records for HMOs in the vicinity.

The associated non-statutory guidelines reiterate the issue of over-concentration and state that the use will be acceptable unless giving rise to a loss of residential amenity. Locations close to public transport routes and local amenities are encouraged. This location meets these criteria.

Policy Emp 4 covering Employment Sites and Premises allows the change of use of employment premises to a non-employment use provided the new use will not prejudice nearby employment uses and contribute to the improvement of the wider area.

The former workshop has been vacant for several years and was last in use as an antique shop. It is in the long-term interest of the listed building to be in regular occupation and the proposed use as an HMO is likely to ensure this. This residential use will have no impact on employment uses in the vicinity and the re-use and sensitive refurbishment of a vacant listed building will benefit the surrounding area.

The use is therefore acceptable on the basis that there will be no loss of residential amenity which is assessed in section c).

b) The existing rooflights on the former smiddy are of no special historic or architectural interest therefore their removal and replacement with matching slates is acceptable. The proposed conservation type rooflights and cupola to the rear are appropriate in terms of location, scale and type.

An existing area of pantiles on an inner pitch to the rear of the smiddy is to be replaced with matching slate. This is the only area of pantiles on the roof and is not of any historic or architectural significance.

The proposed new windows and doors in this building will replace non-originals and the materials and design match the existing windows and doors in the adjacent cottage. The proposed timber-framed patio doors are of appropriately simple design.

The proposed physical alterations will therefore have no adverse impact on the character of the listed building.

c) The intensity of use is appropriate for the size of the dwelling and is compatible with the residential nature of the surrounding area. No privacy or overlooking issues arise from the proposed alterations.

The proposed use will not therefore have a significant impact on residential amenity.

The site is located on a major bus route and is not within a controlled parking zone. Transport has raised no objections to the proposed use on the basis that there is capacity in the surrounding streets to accommodate any additional on-street parking. Also, it should not be assumed that all occupants of the proposed HMO at any given time will own a car.

The proposed use will not therefore have a significant detrimental impact on road safety.

In conclusion the proposals comply with the Development Plan and non-statutory guidelines and will have no adverse effect on the character of the listed building, residential amenity or road safety.

There are no material considerations which outweigh this conclusion.

It is recommended that Committee approves the application.

REASON FOR DECISION

The proposals comply with the relevant policies. There is no adverse effect on the character of the listed building and no detrimental impact on residential amenity or road safety.

David R. Leslie
Acting Head of Planning & Building Standards

Contact/tel	Clare Macdonald on 0131 529 6121
Ward affected	A16 - Liberton/Gilmerton
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	9 October 2012
Drawing numbers/ Scheme	01, 02a + 03a Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing at [Planning and Building Standards online services](#)

If you require further information about this application you should contact the following Principal Planner, Anna Grant, 0131 529 3521, anna.grant@edinburgh.gov.uk

Appendix A



Application Type Planning Permission
Application Address: 77, 79 Howden Hall Road
Edinburgh
EH16 6PW

Proposal: Change of use from dwelling house and workshop into house of multiple occupation.

Reference No: 12/03613/FUL

Consultations, Representations and Planning Policy

Consultations

Transport Planning (Development Control)

Transport has no objections to the proposed application.

Representations

The application was advertised on 19th October 2012. 19 representations were received from neighbours objecting to the proposals on the following material grounds:

out of keeping with surrounding properties;

- noise nuisance;
- loss of amenity;
- increased on-street parking;
- increase in traffic.

The comments relating to house values, waste disposal and anti-social behaviour are non-material.

Representations, if any, are available to view in the document list at [Planning & Building Standards online services](#).

Planning Policy

The properties are located in the Edinburgh City Local Plan within an Urban Area.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Hou 9 (HMOs) sets criteria for assessing proposals for Houses in Multiple Occupation.

Policy Emp 4 (Employment Sites and Premises) sets out criteria for development proposals affecting business & industry sites and premises.

Policy Env 4 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

Policy Tra 4 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'HOUSES IN MULTIPLE OCCUPATION' provide guidance on the location of such premises.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations, including alarm boxes and access stairs on listed buildings.

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

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

Appendix B



Application Type Planning Permission
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Conditions/Reasons associated with the Recommendation

It is recommended that this application be Granted by Committee, subject to any conditions, reasons and informatives stated below.

Conditions:-

1. Details of the proposed external paint colour scheme **** shall be submitted to and approved in writing by the Head of Planning and Building Standards before work is commenced on site.

Reasons:-

1. In order to enable the Head of Planning & Building Standards to consider this/these matter/s in detail.

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.

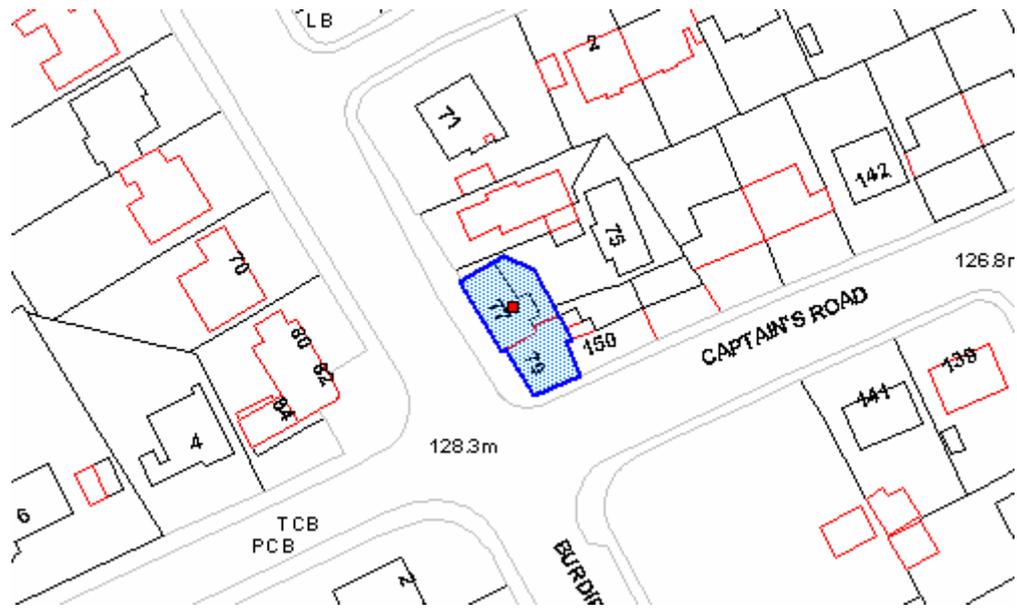
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Appendix C

Application Type Planning Permission

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Reference No: 12/03613/FUL



Location Plan

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