

Development Management Sub Committee

Wednesday 30 January 2013

**Application for Planning Permission 12/04492/FUL
At Trinity Primary School, 181 Newhaven Road, Edinburgh
Erect 4 Classroom extension to existing primary school.**

Item number

Report number

Wards

A04 - Forth

Links

[Policies and guidance for this application](#)

LPC, CITD3, CITE3, CITE6, CITCO3, CITT4, NSG, NSGD01, NSP, OTH, CRPVIC,

David R. Leslie

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Executive summary

Application for Planning Permission 12/04492/FUL At Trinity Primary School, 181 Newhaven Road, Edinburgh Erect 4 Classroom extension to existing primary school.

Summary

The proposal is for the siting of a free-standing structure to provide additional classroom facilities within the grounds of the existing school. By reason of the size, form and design of the proposal it complies with the relevant provisions of the development plan and associated guidelines. With the imposition of an appropriate condition, regarding the materials finish, it represents an acceptable form of development.

Recommendations

It is recommended that this application be Granted subject to the details below (in section 3 of the main report).

Financial impact

All financial implications of this Council project are matters for consideration by Education, Children and Families Committee.

Equalities impact

This application has no impact in terms of equalities or human rights.

Sustainability impact

This application is not subject to the Edinburgh Standards for Sustainable Building

Consultation and engagement

Pre-Application Process

Pre-application discussions took place on this application

Publicity summary of representations and Community Council comments

The application was advertised on 21 December 2012 and a total of sixteen letters of objection were received raising the following material issues:

- Contrary to Scottish Government policy on future school extensions;
- Conservation - special importance of conservation area;
- Setting/relationship to listed building;
- Design, materials and appearance;
- Overdevelopment - reduction in playground space/loss of green space; and
- Road safety concerns.

A full assessment of the representations can be found in the main report, in the Assessment section.

There has been no response to the application from the Trinity Community Council.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

http://www.edinburgh.gov.uk/meetings/meeting/2804/education_children_and_families_committee

Application for Planning Permission 12/04492/FUL At Trinity Primary School, 181 Newhaven Road, Edinburgh Erect 4 Classroom extension to existing primary school.

1. Background

1.1 Site description

The proposed site is located in the north west corner of Trinity Primary School on an area which currently forms part of the playground and is adjacent to the former janitor's house located to the west of the school. A scout hall is located to the north as well as Trinity Academy.

The existing school building is located to the west of Newhaven Road and is a single 1960s style brick building.

The residential properties are located on the east side of Newhaven Road and are two storey stone built detached villas.

This property is located within the Victoria Park Conservation Area.

1.2 Site History

The development proposal results from a report to Education, Children and Families Committee on 9 October 2012, entitled: 'Primary School Estate Rising Rolls: Implications for 2013/14 Session', item No 8.

2. Main report

2.1 Description Of The Proposal

The application is made by City of Edinburgh Council for the erection of a free-standing, two storey modular structure set to the north east of the existing building, within the playground of the school in order to provide additional accommodation for the increasing school roll.

The proposal has an overall footprint of 17.9 metres in length by 14.6 metres in depth and comprises four classrooms plus ancillary storage and toilet facilities.

It comprises two elements. The main section is a mono-pitched structure with a height of 9.3 metres. The secondary section is a flat roofed structure which is stepped down 1.9 metres. The flat roofed section is located on the southern side of the main section.

As a modular building, the materials are Trespa 'rainscreen' cladding with a metal clad roof. These are to be matt black in colour with a feature colour to the window surrounds in the main structure and to the whole of the exterior of the flat roofed module.

'Rainscreen' cladding is a generic form of cladding that can support any number of different finishes. However, the application provides no details regarding the type or form of the cladding proposed or the feature colour for this school.

It is proposed that sample boards will be provided for approval in consultation with the school at the time of the works.

The applicant has submitted a design statement and school travel plan. This information is available to view on the Planning and Building Standards Portal

2.2 Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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?

2.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the principle of development is acceptable;
- b) the proposals preserve or enhance the character and appearance of the conservation area;
- c) the impact the proposal will have an impact on the setting of the listed buildings;
- d) the proposal will be of a suitable quality in terms of design and form, choice of materials and positioning;
- e) the proposal will result in an unreasonable loss of privacy or natural light to neighbouring properties;
- f) the proposals affects road safety;
- g) the proposal will have any detrimental impact on equalities and human rights;
- h) the comments raised have been addressed.

a) The principle of development

The site lies within an urban area and will continue to provide accommodation for the school within the existing site. The proposal complies with Policy Com 3 of the Edinburgh City Local Plan subject to compliance with the other policies within the plan.

b) Impact on Character and Appearance of the Conservation Area

The Victoria Park Conservation Area centres upon Victoria Park, which is surrounded by a mixture of housing and institutional uses and is dominated by the buildings of Trinity Academy. Facing onto the park are a mixture of Georgian and Victorian villas, many of architectural interest and often set in large and well landscaped grounds.

The wider context of the area is characterised by a range of modern development which have fundamentally altered the character and appearance of this part of the conservation area.

The form and appearance of the proposal provides a modern contrast to the 1960s style school building. The location of the building is set back from the main road and along with the mature trees that surround this particular part of the site will assist in reducing its impact when viewed from the main street.

As such it does not compete with or detract from the character and appearance of this part of the conservation area.

c) the impact on the setting of the listed buildings

The listed buildings are located on Newhaven Road in excess of 42 metres from the proposed building. These properties are located a sufficient distance to ensure there will be no impact on the setting of the listed buildings.

d) Scale, Form, Design and Materials

The proposal is for a contemporary and functional two storey building occupying a small area of the school playground. It is of a style and scale that will not compete with the existing 1960s school building.

The proposed modular structure represents a significant improvement on previous temporary forms of school classroom space extensions. However, there are no details provided of the intended clad finish to the structure other than an indication of a matt black colour and the use of coloured panels to help enliven the proposal.

Accordingly, it is proposed to make the submission of samples of the cladding material a condition to ensure a suitable finish to the proposal.

The proposal is compatible with the character of the existing building in and is of appropriate quality in terms of design, form, choice of materials and positioning.

Accordingly, it is proposed to make the submission of samples of the cladding material a condition to ensure a suitable finish to the proposal.

e) Privacy and Daylight.

All overshadowing resulting from the proposal would be wholly contained within the application site.

The proposal is located close to the boundary with the former janitor's house, which falls within the application site. There will be an impact on the rear window of the janitor's property from the proposal, but given that this property is within the Council's ownership, it is not afforded the same rights as a stand alone domestic dwelling. It is

considered that in these particular circumstances, the proposed extension is acceptable.

The nearest residential properties on Newhaven Road are located some 40 metres from the proposed modular structure.

Accordingly, there would be no detrimental levels of overlooking resulting from the proposal.

f) Road Safety

Concerns have been raised regarding the additional traffic generated as a result of the additional increase in the school roll.

The Council has a statutory requirement to accommodate children of school age within the relevant school catchment area. Consequently, the Council's options are limited in how to accommodate those children within the relevant school premises.

The application has been accompanied by a school travel plan that sets out the course of action being taken by the school to reduce car use and increase other more sustainable modes of how children travel to school. This is in accord with the Council's transport policies.

Transport has raised no objection to the application but notes that the revised 14 car parking spaces on the site would comply with the existing car parking standards for a school of the projected size as a result of this development.

In planning terms, therefore, any resultant increase in traffic generation would be minimal and would not have a detrimental impact on road safety in the vicinity of the school premises.

g) Equalities and Human Rights Impacts

This application has no impact in terms of equalities or human rights.

h) Public Comments

The public comments regarding the need to take account of:

- the special importance of conservation area are addressed in paragraph (b);
- the impact on the listed buildings are addressed in paragraph (c)
- those matters of design and appearance, overdevelopment of the site, loss of playground space and green space, are addressed in paragraph (d); and
- road safety concerns are addressed in paragraph (f).

Other points raised within the representations received, regarding matters of internal space and circulation within the school and recent programme of school closures, are not material.

There has been no response to the application from the Trinity Community Council.

CONCLUSIONS

In conclusion, the principle of the development is acceptable and complies with the development plan. The proposal is acceptable in this location and is of an appropriate scale, form and design. The proposal is set a sufficient distance from the listed buildings on Newhaven Road and the character and appearance of the conservation area will be preserved and enhanced. The proposal will not result in the loss of amenity to any neighbouring residents. No traffic or road safety issues arise from this proposal. There are no other material considerations which outweigh this conclusion and approval is recommended.

3. Recommendations

3.1 It is recommended that this application be Granted subject to the details below

3.2 Conditions/reasons

1. A full schedule of all of the external cladding finishes to be used, including suitable sample sections, shall be submitted to and approved in writing by the Head of Planning and Building Standards. Those details shall be submitted within six weeks of the date of this consent and all works shall be carried out in accordance with that agreed schedule.

Reasons:-

1. In order to safeguard the character and appearance of this part of the Victoria Park Conservation Area.

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. 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.

3. 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.

David R. Leslie

Statutory Development Plan Provision

Edinburgh City Local Plan - Urban Area and
designated Conservation Area.

Date registered

18 December 2012

Drawing numbers/Scheme

01-07

Scheme 1

Acting Head of Planning and Building Standards

Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

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

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Policy Com 3 (School Development) sets criteria for assessing sites for new school development.

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 Draft Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

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

Other Relevant policy guidance

The Victoria Park Conservation Area Character Appraisal emphasises the predominance of Georgian and Victorian villas and terraced blocks constructed in stone with slate roofs, and the predominately residential use.

Appendix 1

Consultations

Transport

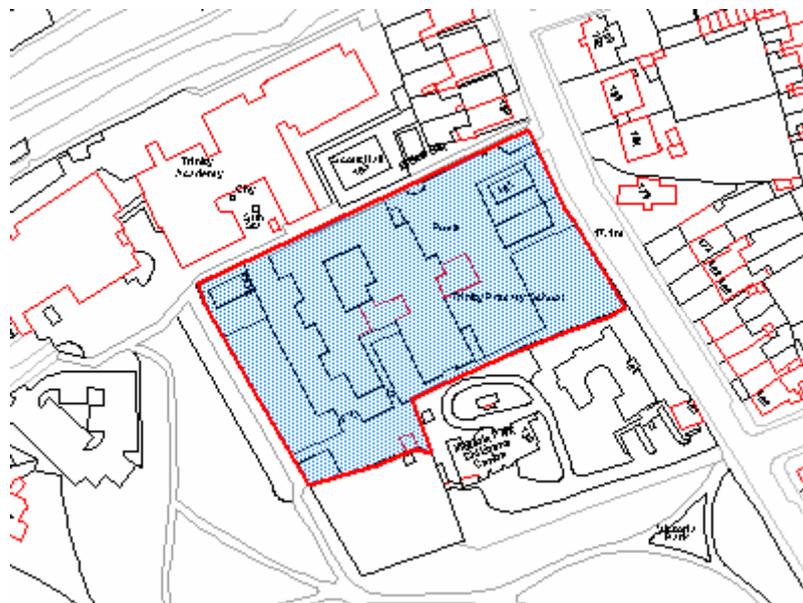
Has no objection to the application.

Note:

Current parking standards for this area are for up to 1 space per 3 staff members. Staffing numbers are understood to be 45 (including support and administration) with a probable increase to approximately 60 for the projected school roll. These would require a maximum of 15 spaces and 20 spaces for the current and projected staff numbers (no minimum is required). The existing 20 spaces is therefore an over-provision under the current parking standards.

The proposed development will remove 6 spaces leaving a total of 14 spaces. This complies with the current parking standards.

Location Plan



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