

Development Management Sub Committee

Wednesday 25 September 2013

Application for Planning Permission 13/02193/FUL At 27 Seaview Terrace, Edinburgh, EH15 2HD Demolish garage and erect domestic dwelling.

Item number

Report number

Wards

A17 - Portobello/Craigmillar

Links

[Policies and guidance for this application](#)

LPC, CITD1, CITD3, CITH1, CITOS3, CITT6, NSG, NSHOU,

David R. Leslie

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Executive summary

Application for Planning Permission 13/02193/FUL At 27 Seaview Terrace, Edinburgh, EH15 2HD Demolish garage and erect domestic dwelling.

Summary

The application proposes the erection of a single dwelling. Twelve letters of objection have been received. The proposal is an acceptable scale, form and design that are compatible with the character and appearance of the area. The proposal will not result in a harmful loss to neighbouring amenity. The proposal accords with planning policy and there are no material considerations to justify refusal. Approval is recommended.

Recommendations

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

Financial impact

There are no financial implications to the Council.

Equalities impact

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

Pre-Application Process

Pre application discussions took place on 5 September 2013 with the agent prior to a formal submission being made.

Publicity summary of representations and Community Council comments

A total of twelve letters of objection were received. The main grounds of objection are:-

1. Height of the proposal;
2. Loss of light/overshadowing;
3. Privacy issues;
4. Parking problems.

Background reading / external references

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

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1. Background

1.1 Site description

The application site is located on the north side of Seaview Crescent opposite the junction with Milton Drive and was formerly part of the garden ground of number 27 Seaview Terrace, a two storey stone built terraced property. It currently houses a single storey garage. The land slopes steeply away from Seaview Crescent towards the existing housing on Seaview Terrace. A number of rear garden plots have been developed into single house plots over the years. The design of these properties are two storey and some have balconies to the rear, notably number 9 Seaview Terrace which sits to the east of the application site.

1.2 Site History

There is no relevant planning history for this site.

2. Main report

2.1 Description Of The Proposal

It is proposed to demolish the existing garage and erect a family dwelling house.

The form of the development is of a two storey block with pitched roof and attic accommodation when viewed from Seaview Terrace. At the rear of the site, the pitched roof then slopes significantly down to create a large roofed area with four velux windows and a single storey dwelling which almost occupies the full width of the site.

The residential element is made up of:-

Garden level with living/dining room and kitchen;

First floor (street level) will have two bedrooms and a bathroom and the entrance hallway;

Attic level will have a third bedroom with shower room.

A tiered garden area will be created to the rear of house.

Materials proposed are white roughcast walls with a grey facing brick base and slate roofing.

2.2 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?

2.3 Assessment

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

- a) the principle of residential use is acceptable in this location;
- b) the proposal is of an appropriate scale, form and design and does not detract from the surrounding area;
- c) the proposal will not result in an unreasonable loss of neighbouring amenity in terms of privacy and overshadowing;
- d) Adequate parking is provided;
- e) any impacts on equalities or human rights are acceptable; and
- f) comments raised have been addressed.

a) Principle of Development

Policy Hou 1 of the Edinburgh City Local Plan allows new housing development on suitable sites within the urban area provided they are compatible with other policies in the Plan. The surrounding area is an established residential area with existing properties within the rear gardens along Seaview Crescent; there are therefore no objections in principle to a residential unit on this site.

b) Scale, form and design

The property has been designed to deal with the particular constraints of the site. On the Seaview Crescent level the building has been designed as a single storey building with pitched roof and dormers. The design of the proposed building will tie in with the existing single storey dwellings along Seaview Crescent and will sit 0.1 metre higher than the property at number 9 resulting in a building which is similar in scale and design to the existing buildings and does not detract from the streetscape.

To the rear of the site the existing dwellings along Seaview Crescent have been designed as traditional two storey properties. The proposed development is designed to take cognisance of the steep sloping topography of the site and this is achieved through the proposed building having a large sloping roof to ensure that the building remains single storey at the rear with the eaves of the proposed development sitting in line with the eaves of the two storey property on Seaview Terrace.

This will minimise the impact the development has on the properties fronting Seaview Terrace.

The proposed materials will tie in with the surrounding area.

The scale and design of the proposal will not detract from the character or appearance of this area as a whole and complies with the Local Plan Policy Des 3 of the Edinburgh City Local Plan.

c) Residential Amenity

The proposed house has been assessed in terms of any loss of daylight and sunlight to the neighbouring properties and the proposal complies with the criteria set out in the non statutory guideline on Guidance for Householders.

In terms of privacy the new development has been designed to take into account the topography of the site and address any overlooking to the properties at the rear. The rear of the proposed development has been designed with a large roof incorporating velux windows at the upper two levels which will reduce any direct overlooking to the existing properties to the rear. The ground floor of the proposed development has been designed to sit lower into the site than that of the neighbouring properties, some of which have balconies. The windows at this level will provide an 18 metre window to window separation distance which complies with the non statutory Guidance for Householders.

d) Adequate parking provision

The proposal will not provide off street parking. Whilst the current council parking standards require one space for this type of development the constraints of the site do not allow for this to be provided and there is adequate on street parking. Given there is adequate on street provision Transport Planning has no objections to this.

e) Equalities and human rights

This application was assessed in terms of equalities and human rights. No impact was identified.

f) Public comments

The material points raised were;

- Height of proposed development - addressed in section (a)
- Loss of light and overshadowing - addressed in section (c)
- Privacy issues - addressed in section (c)
- Loss of parking - addressed in section (d)

The following non material points were raised;

Devalue house prices

Loss of sea view.

CONCLUSION

In conclusion, the proposal is for an appropriate scale and design of building that will make a positive contribution to the streetscape and will not have a detrimental impact upon residential amenity or road safety.

There are no material considerations which outweigh this conclusion.

Approval is recommended.

3. Recommendations

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

3.2 Conditions/reasons

Conditions:-

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.

Statutory Development

Plan Provision Edinburgh City Local Plan - Urban Area.

Date registered 10 June 2013

Drawing numbers/Scheme 01A-11,

Scheme 1

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Links - Policies

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 Os 3 (Open Space in New Development) sets out requirements for the provision of open space in new development.

Policy Tra 6 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

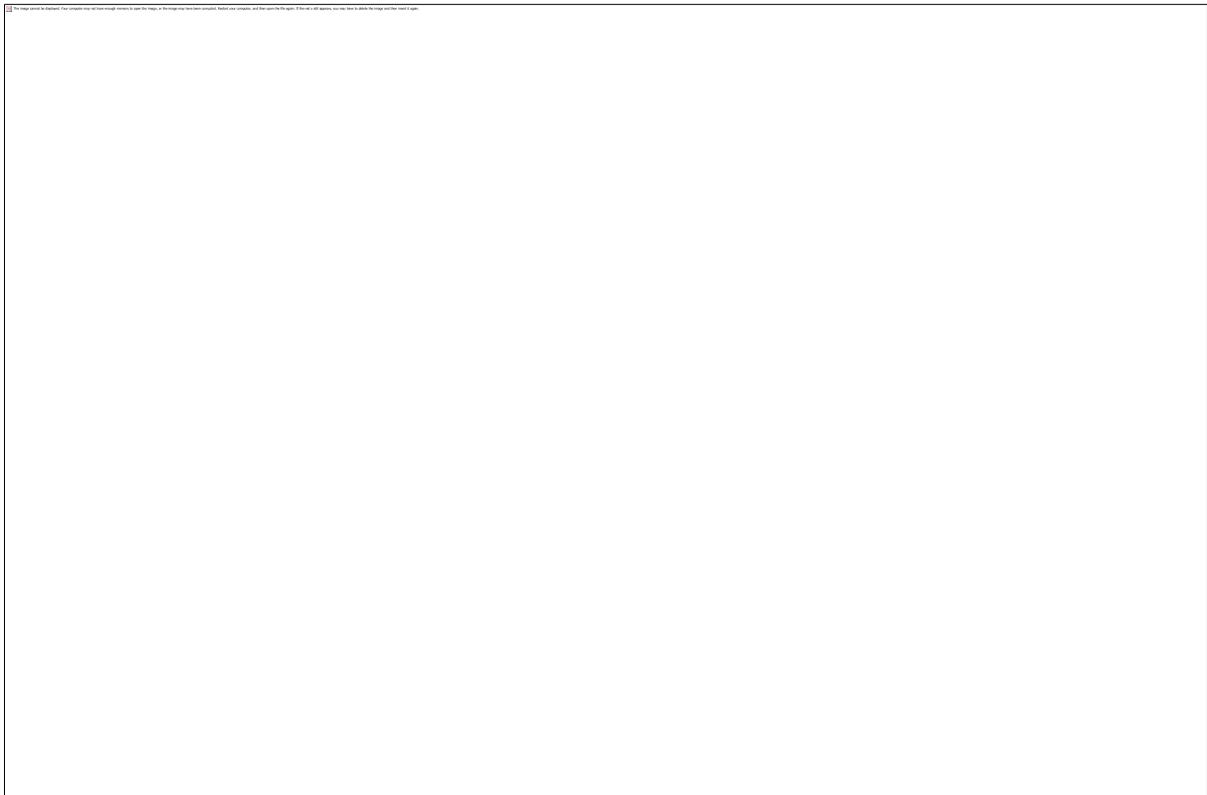
Appendix 1

Consultations

Transport Planning

Current Council parking standards require 1No. space for this type of development in this area. However, as off-street parking provision is not possible for this property and on-street parking pressures are low, I am prepared to accept the proposed development.

Location Plan



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