

**Full Planning Application 05/04163/FUL
at
25 Argyle Crescent
Edinburgh
EH15 2QE**

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

1 Purpose of report

To consider application 05/04163/FUL, submitted by Mr Allison. The application is for: **Erect a pair of semi-detached houses (as amended)**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site comprises a plot of level garden ground measuring some 20 x 52 metres (0.0975 ha) and contains a number of elderly fruit trees. Side boundaries are variously hedges, shrubs or even undefined on the west, and a hedge and 1-metre high brick wall to the east. The front boundary comprises a low stone wall backed by a 2-metre high privet hedge.

The plot comprises the former orchard of the villa at 25 Argyle Crescent which is a traditional two-storey Victorian building with gabled roof, dentillated eaves and front bay and is finished in coursed sandstone (with ashlar detailing) to the front and random rubble to secondary elevations. The existing house has an upper side bathroom window and a rear outshot with side patio doors facing the application site.

The adjoining house to the east (no 23) is a detached Victorian villa with a curved front bay, projecting porch canopy and decorative detailing (dentillated eaves, finials and brattishing) to the articulated roof profile. To the east of this is a modern infill building (no 21b) of relatively diminutive size and plain detailing. The street as a whole contains stone-built housing (villas and terraced) of traditional Victorian/Edwardian design with ubiquitous front bays.

Site history

3 October 1990 - Planning permission was granted for the erection of a pair of semi-detached houses on the site - not implemented.

27 August 2003 - Detailed planning permission was granted for the erection of a pair of semi-detached houses on the site. The building was two-storeys in height with a gabled roof and projecting front outshots with pitched roofs. The proposal included a total of 12 habitable rooms and a single, side garage. The design was traditional (03/02146/FUL).

Description of the Proposal

Scheme 3

The proposal is for a symmetrical, semi-detached pair of 2.5-storey villas. The building has a hipped, slate roof with lateral gabled outshots projecting forward and incorporating integral garages. There is a lean-to conservatory extension to the rear and paired front and rear dormers and small side dormers. A total of 14 habitable rooms will be provided.

The fenestration, dormers and shallow front bays have rectilinear proportions of a contemporary character. Proposed materials are natural slate, a natural stone ashlar finish on the front elevation, roughcast on secondary elevations, zinc dormer frames, stained timber window frames and doors, cast iron rainwater goods and plate glass balcony balustrades.

Garden walls will be rebuilt to 2 metres in height in rendered masonry. The existing front boundary wall and privet hedge will be retained, with metal railings to new front gates.

Scheme 2

Proposed side dormers were located as an appendage to the front roof profile.

Scheme 1

The proposal included a central pair of integral garages and a shallower main roof profile.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area, there being a strong presumption against the granting of planning permission if this is not the case?
- 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 the determining issues, the Committee needs to consider whether a) the proposal is acceptable in principle or subject to any constraints, b) the design and layout are in keeping with the appearance and character of the site and surrounding conservation area and c) neighbouring amenities are infringed.

a) Local plan policy H1 supports infill housing development on suitable sites. The plot (a former orchard) is now an anomalous gap in the street frontage and its development will not detract from the spatial pattern of the area. The existing villa will retain a rear amenity space measuring approximately 30x15 metres; this is similar to, or greater than is available to other houses in the street. There is an outstanding consent for a pair of two-storey houses on the site

There are no constraints regarding education, transport, contaminated land or affordable housing in respect of a development of this scale.

b) Portobello Conservation Area includes several distinct character zones. The High Street provides the focus for the Conservation Area, retaining many original two storey Regency buildings as well as a number of significant public buildings. The seaside character of The Promenade is still evident despite the loss of the pier and the construction of several modern buildings of poor quality. The remainder of the area includes an abundance of fine Georgian (and later) villas as well as a robust stock of Victorian tenements, public buildings and churches. In total there are some 179 listed buildings within the conservation area, including building groups of particular interest in Brighton Crescent and Brighton Place.

The proposal has a similar footprint to the previously approved scheme for the development of the site. It respects front and rear building lines and the ridge

line and roof massing are also compatible with neighbouring villas. The proposed houses, and the retained villa, will have a level of amenity space which is comparable with the pattern in the street as a whole.

The revised detailing is robust and stands comparison with the grander Victorian/Edwardian buildings in the street. The elevational treatment is contemporary, with rectilinear emphasis, but is appropriately contained within a more traditional overall building form and has been developed consistently. The proposed materials are potentially of good quality and will also link the contemporary detailing with the more traditional building types in the street.

The revised access and boundary arrangements are acceptable in principle but clarification is still required of the landscaping details.

The proposal will maintain the appearance and character of the conservation area.

c) All main windows will face to front and rear and comply with privacy standards. Proposed side landing and dormer (wc) windows will largely face the blank walls of neighbouring houses. Side conservatory windows will be screened by the proposed 2-metre high boundary walls.

The proposed main part of the building meets the gable-to-gable exemption criterion in respect of boundary daylighting. The proposed single-storey rear outshot also complies with daylighting standards.

In conclusion, the proposal has a scale and design which respects the character of the area and it does not infringe neighbouring amenities.

It is recommended that the Committee approves the application, subject to conditions on materials and landscaping.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Smith on 0131 529 3555
Ward affected	40 - Milton
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	23 December 2005
Drawing numbers/ Scheme	01-02; 09; 10a-11a Scheme 3

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, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 25 Argyle Crescent
Edinburgh
EH15 2QE

Proposal: Erect a pair of semi-detached houses (as amended)

Reference No: 05/04163/FUL

Consultations, Representations and Planning Policy

Consultations

Transportation

No objection subject to the following provisions:

The maximum height of any wall, fence or hedge adjacent to the proposed driveways should be 1.05m in order to provide adequate visibility for emerging vehicles. The length of 2m of driveways nearest the road should be paved to prevent deleterious material being carried on to the highway.

Environmental Services

No objections.

Portobello Community Council

The Council objects (scheme 1) on the grounds of appearance and design. Argyle Crescent mainly consists of a mix of terraced houses (the terraces being of varying lengths) and semi-detached houses. A great number of houses are either Victorian or Edwardian and the area has recently been included in the conservation area. The proposed design partly acknowledges this with the slated roof and the frontage being of stone. This traditional effect would be completely destroyed by the design of the front elevation. As one house is the mirror image of the other, the centre of both houses would be completely dominated by a heavy broad dead band of two solid doors and two integral garages. The idea of an integral garage in the centre of a house is a very new concept and not one which would sit well in a traditional street in a conservation area. there are some garages in the street, not many, but these are usually discretely tucked in at the side of the end house in a terrace.

If the design was to be modified so that the integral garages were separated and at the outer side of each house then this would be far more acceptable. The new houses would also be seen while walking up St Mary's Place, where they would be

at the head of this street. It is therefore most important that the houses fit in when their frontages are seen face on and from a distance.

There are also concerns that the plans show a 2m high wall of rendered masonry round all four boundaries of the site. This is unobjectionable round the back and sides but it is requested that the original low solid stone Victorian wall at the front of the site be protected, preserved and incorporated into the new design. This, with new traditional iron railings inset into the top of the low wall would preserve the existing look of the conservation area and help the new houses behind it to blend with their Victorian neighbours.

The Council is not opposed to the concept of a pair of new semi-detached houses on this site but feels that this design with its central band of doors and garages is not suitable either beside listed buildings or within a conservation area.

Representations

Neighbours were notified (scheme 1) on 10 December 2005 and the proposal was advertised (conservation area) on 13 January 2006.

Portobello Amenity has no objection in principle but objects to the proposed central pairing of integral garages and is concerned that the front stone wall be retained.

Portobello Community Council has also commented (see Consultations).

Objectors were renotified (scheme 2) on 21 March 2006.

No further representations have been received.

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 site is within an area of Housing and Compatible Uses in the North East Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

The property is also within the Portobello Conservation Area - Summary Character Statement:

Portobello Conservation area includes several distinct character zones. The High Street provides the focus for the Conservation Area, retaining many original two storey Regency buildings as well as a number of significant public buildings. The seaside character of The Promenade is still evident despite the loss of the pier and the construction of several modern buildings of poor quality. The remainder of the area includes an abundance of fine Georgian (and later) villas as well as a robust stock of Victorian tenements, public buildings and churches. In total there are some 179 listed buildings within the conservation area, including building groups of particular interest in Brighton Crescent and Brighton Place.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Policy E27 (NEW DEVELOPMENT IN VILLA AREAS): sets out the essential requirements of approved guidelines which seek to regulate the form and layout of new development in the garden grounds of villa properties.

Policy H1 (HOUSING DEVELOPMENT) encourages the provision of new housing development on identified sites.

Policy H4 (DESIGN OF NEW HOUSING DEVELOPMENT) sets out general design considerations for new housing development.

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

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

Non-statutory guidelines on 'HOUSING DEVELOPMENT IN GARDEN GROUNDS' supplement local plan housing, conservation and design policies, and provide additional guidance on this subject.

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

Non-Statutory guidelines on 'QUALITY OF LANDSCAPES IN DEVELOPMENT' sets detailed design principles for hard and soft landscaping, including the retention of existing features, and relates these principles to different types of development.

Non-statutory guidelines on 'VILLA AREAS AND THE GROUNDS OF VILLAS' provide guidance on development, to ensure the conservation and enhancement of villa areas.

The Portobello Conservation Area Character Appraisal emphasises the village/small town character of the area, the importance of the long sea-front promenade, the high quality architecture, and the predominant use of traditional building materials

Appendix B

Application Type Full Planning Application
Application Address: 25 Argyle Crescent
Edinburgh
EH15 2QE

Proposal: Erect a pair of semi-detached houses (as amended)
Reference No: 05/04163/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Sample/s of the proposed facing materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
3. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

Reasons

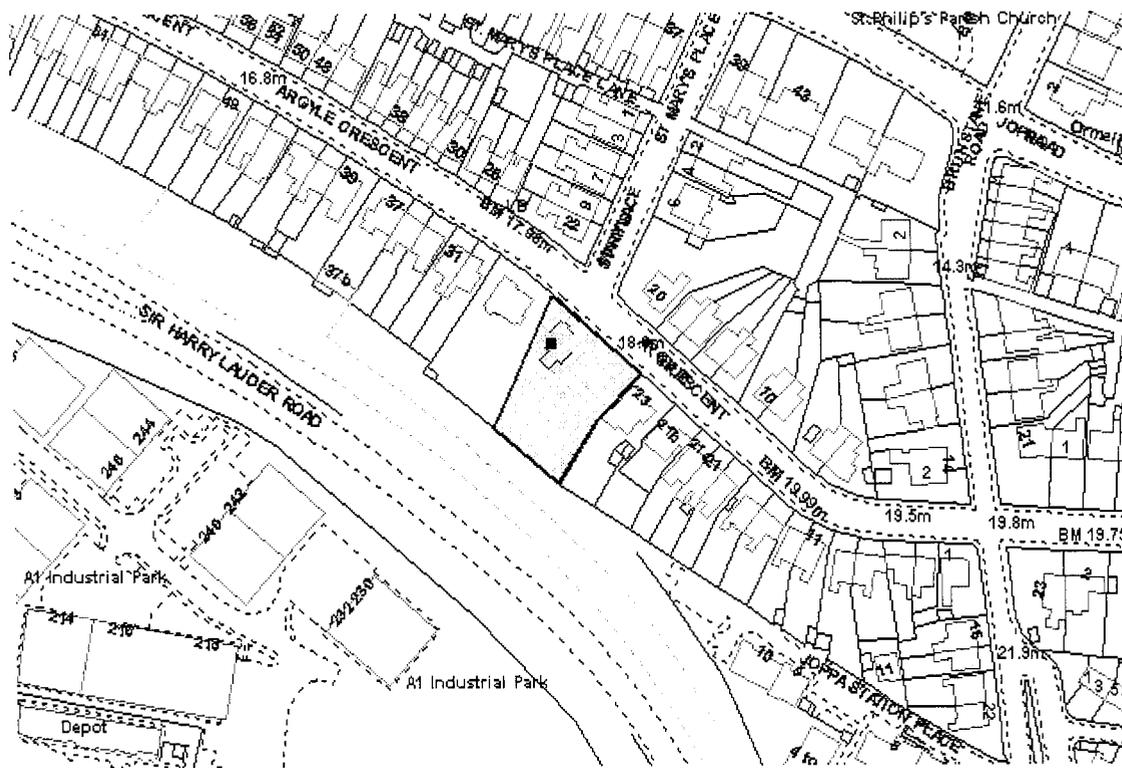
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

End

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Location Plan

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