

# Development Management Sub Committee

Wednesday 25 June 2014

**Application for Planning Permission 14/01284/FUL  
At Land 35 Metres North Of 536, Lanark Road West,  
Edinburgh  
Erection of one dwelling house within the ground of 536  
Lanark Road West with associated access from Lanark Road  
West.**

<b>Item number</b>	4.13
<b>Report number</b>	
<b>Wards</b>	A02 - Pentland Hills

## Summary

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The proposal complies with the development plan and the relevant non-statutory guidelines. The proposal is acceptable in this location and is of an appropriate scale, form and design. The proposals will not result in an unreasonable loss to neighbouring amenity and an acceptable level of amenity will be afforded to future occupiers. The proposal will not result in any traffic or road safety issues.

## Links

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<a href="#">Policies and guidance for this application</a>	LPRW, RWE15, RWE41, RWE42, RWH3, RWTRA2, NSG, NSGD02, NSMDV,
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# Report

## Recommendations

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

## Background

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### 2.1 Site description

The application site is located on the north side of Lanark Road West, approximately 60 metres west of the junction with Ravelrig Road. The site measures approximately 2,521 square metres and is occupied by a single dwelling. The dwelling is two-storey with stone walls and a hipped, slate roof. The dwelling is set back approximately 17 metres from Lanark Road West.

Vehicular access is located in the south-east corner of the site.

An established tree is centrally located on the site.

Established vegetation is located on the south, west and east boundaries. A stone wall is located on the south boundary. A wooden fence is located on the north boundary.

The site is relatively flat.

Modern, residential developments are located immediately east, west and south. Green Belt land is located to the north.

### 2.2 Site History

29 June 2007 - planning permission granted to extend the existing dwelling at first floor over the existing ground floor kitchen area and extension into garden area (application number 07/02231/FUL).

### Relevant Planning History for Neighbouring Sites

#### To the West, 538 and 540 Lanark Road West

1 February 2006 - planning permission granted to demolish two existing houses and erect seven houses (application number 05/02680/FUL).

#### To the East, 1A Pilmuir Farm

24 May 2000 - planning permission granted for ten houses (application number 99/02238/FUL).

## Main report

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### 3.1 Description Of The Proposal

The amended proposal is for a two storey, detached dwelling with a hipped roof.

The proposed dwelling would be located within the curtilage of 536 Lanark Road West, located to the rear of the existing dwelling. The proposed dwelling would be centrally located within the rear portion of the site.

The proposed dwelling would include four bedrooms and an integral double garage. The footprint would be 177 square metres in a site of 1,705 square metres (10% of the site area). The eaves would be 5.40 metres and the ridge height would be 7.90 metres. Windows would be located on all elevations. The main dwelling entrance and garage door would be located in west elevation.

The proposed materials would be smooth white render and hard wood timber panels for the walls, hard wood for the entrance door and garage door, aluminium framed grey windows and remaining doors, sandstone sills and slate roofs.

A new 3 metre wide access route is proposed by breaching the existing stone wall along Lanark Road West. The driveway would be hardstanding. Low entrance walls measuring 0.6 metre in height would be located on either side of the access. The walls would be natural stone with cope and quoins.

A refuse collection point would be immediately adjacent to the piers. An area for refuse/recycling bins would be on the south side of the dwelling.

Existing boundary treatments would be retained.

#### Previous Scheme

The proposed dwelling was positioned 0.7 metres further south and 3 metres further east. The dwelling has been repositioned on site to be 9 metres clear of all boundaries.

#### Supporting Statement

A Design and Access Statement has been submitted in support of the application and covers the following issues:

- Layout and access
- Scale and appearance
- Landscaping
- Design principles

This is available on the Planning and Building online services.

### **3.2 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?

### 3.3 Assessment

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

- a) the proposal is acceptable in this location;
- b) the proposal is of an acceptable scale, form and design;
- c) the proposal will result in an unreasonable loss of neighbouring amenity;
- d) the proposal will provide an acceptable level of amenity for future occupiers;
- e) the proposal will have any traffic or road safety issues;
- f) the proposal will adversely affect wildlife habitat and trees;
- g) any impacts on equalities or human rights are acceptable; and
- h) comments raised have been addressed.

#### a) The Acceptability of the Proposal in this Location

The proposal is for a house within the settlement boundary of Balerno in the Rural West Edinburgh Local Plan (RWLP). Policy H3 of the RWLP supports housing development on infill sites within built up areas subject to certain criteria. In this regard, the site is a private garden; therefore the proposal will not lead to a loss of valuable open space or community facilities. The proposed residential use is compatible with the neighbouring land uses which are residential. The proposal will be located to the rear of an existing property and will not be detrimental to the character of the area. This is discussed further in section 3.3b) below. The proposal will result in one additional house in Balerno. This increase will not be detrimental to the amenity of the area.

The proposal is acceptable in this location.

#### b) Scale, Form and Design

Policies E41 and E42 of the Rural West Edinburgh Local Plan seek careful integration of new development with its surroundings whilst making a positive contribution to the quality of the environment with regard to the positioning of buildings on site their height, scale, and form, materials and detailing, wider townscape and landscape impacts and impact on views.

The application site sits on a large plot, with a single dwelling and a large rear garden.

The spatial pattern of this section of Lanark Road West is characterised by large modern dwellings set in smaller plots. There is modern development immediately to the west and east of the site as well as south of Lanark Road West. Dwellings to the west (05/02680/FUL) occupy different site positions, facing into Pilmuir Grove on smaller plots. Large modern dwellings to the east (99/02238/FUL) front Lanark Road West and occupy smaller sites. Development to the south of Lanark Road West (97/00026/FUL) fronts Ravelrig Gait and occupies smaller plots.

In this context, the positioning and scale of the dwelling is appropriate and would not adversely affect the spatial character of the area.

The proposal is of an appropriate scale, form and design.

c) Neighbouring Amenity

In terms of privacy, the east and west elevations would be located 9 metres from their respective boundaries. The north elevation would be 10 metres from the north boundary and the south elevation would be 12 metres from the south boundary. All windows will meet the minimum distance of 9 metres required to protect neighbouring privacy.

The proposals have been assessed against the Edinburgh Design Guidance. Given the distance from the boundaries, the proposed dwelling will not reduce daylighting to existing buildings or sunlight to existing gardens and spaces.

In terms of noise, Environmental Assessment has been consulted and has no objections to the application.

The proposals will not result in an unreasonable loss to neighbouring amenity.

d) Amenity of Future Occupiers

The proposal will provide sufficient amount of living accommodation for any future occupiers and will also provide an appropriate amount of private outdoor amenity space. The proposal satisfies the criteria in the Edinburgh Design Guidance and is acceptable.

The proposal will provide an acceptable level of amenity for future occupiers.

e) Traffic or Road Safety Issues

The Parking Standards require a four bedroom house in this location to have two parking spaces. The application site has a garage for one vehicle and sufficient driveway space in front of the dwelling to accommodate a second vehicle.

The proposed access to Lanark Road East will have a visibility splay of 40 metres on both sides.

Transport has been consulted and has no objections to the application.

The proposal does not raise any traffic or road safety issues.

f) Wildlife Habitat and Trees

Although the trees within the site are not protected, the mature landscape setting of the site positively contributes to the character and appearance of the site and the surrounding area.

The proposal will result in the loss of 17 trees mainly younger than 30 years. The loss of these trees and some minor vegetation will have no detrimental effect on the character or amenity of the area. A condition shall be attached to ensure tree protection and replacement planting be provided.

The proposal, with the use of a condition regarding replacement planting, will not result in an adverse affect to wildlife habitat and trees.

g) Equalities or human rights impacts

This application was assessed in terms of equalities and human rights. No impact was identified. An Equalities and Human Rights Impact Assessment has been completed.

h) Public Comments

**Material representations:**

- Overdevelopment - scale, form and design - this has been addressed in section 2.3b) and the conclusion is that proposal reflects the existing spatial pattern of this section of Lanark Road West and would not be detrimental to the character and amenity of the area;
- Amenity - loss of privacy, loss of light, proximity - this has been addressed in detail in section 2.3c);
- Road safety concerns - this has been addressed in section 2.3e);
- Impact on wildlife habitat - this has been addressed in section 2.3f);
- Noise and disturbance - this has been addressed in detail in section 2.3c);
- Landscape - loss of trees, loss of vegetation - this has been addressed in section 2.3f); and
- Design - this was addressed in section 2.3b).

**Non-material representations:**

- Incorrect drawings - the drawings were updated by the applicant.

**Community Council comments:** Balerno Community Council was not a statutory consultee but did raise concerns regarding the development of dwellings within the rear gardens of existing dwellings. These points are addressed in sections 2.3a) and b).

**CONCLUSIONS**

In conclusion, the proposal complies with the development plan and the relevant non-statutory guidelines. The proposal is acceptable in this location and is of an appropriate scale, form and design. The proposals will not result in an unreasonable loss to neighbouring amenity and an acceptable level of amenity will be afforded to future occupiers. The proposal will not result in any traffic or road safety issues. There are no other material considerations which outweigh this conclusion.

The approval is subject to conditions on tree protection and replacement planting.

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

### **3.4 Conditions/reasons/informatives**

1. 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 Planning Authority before work is commenced on site. This shall include replacement tree planting on the west and south boundaries.
2. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with clause 2 BS5837:2005 'Trees in relation to Construction', or similar approved in writing by the Head of Planning, at the limit of the canopy spread of the trees; no materials, equipment or buildings shall be stored or located within the protected area, nor shall there be any access through it. The fencing shall be maintained in a secure and upright condition until construction work on site is completed.
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.

#### **Reasons:-**

1. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
2. In order to safeguard protected trees.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

#### **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.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **6.1 The equalities impact has been assessed as follows:**

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

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

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

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

There is no pre-application process history.

### **8.2 Publicity summary of representations and Community Council comments**

The application was advertised on 11 of April 2014 and seven letters of objection were received. These included comments from Balerno Community Council. The letters of representation raised the following material issues:

- Overdevelopment;
- Amenity - loss of privacy, loss of light, proximity;
- Road safety concerns;
- Impact on wildlife habitat;
- Noise and disturbance;
- Landscape - loss of trees, loss of vegetation;
- Design.

Balerno Community Council commented on the building of additional dwellings within the rear gardens of existing dwellings.



The letters of representation raised the following non-material issues:

- Incorrect drawings - adjacent property's extension omitted from drawings, access and landscaping to Pilmuir Grove.

## **Background reading / external references**

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

### **Statutory Development**

#### **Plan Provision**

The site is located within the Settlement Boundary of Balerno as designated within the Rural West Edinburgh Local Plan.

#### **Date registered**

2 April 2014

#### **Drawing numbers/Scheme**

02A-03A, 04-09,

Scheme 2

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## **Links - Policies**

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### **Relevant Policies:**

## **Relevant policies of the Rural West Edinburgh Local Plan.**

Policy E15 seeks to ensure the survival and retention of healthy mature trees as part of development proposals. Where the loss of woodland, trees or hedgerows is unavoidable, the developer will be required to undertake equivalent replacement planting.

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

Policy H3 supports the development of housing on infill sites within the built-up areas provided it does not lead to the loss of valuable open space or community facilities, conflict with neighbouring uses or is detrimental to the character and amenity of the area.

Policy TRA2 states that proposals will not be permitted where it would have an unacceptable impact on the existing road network; public transport operations; air quality; road safety, residential amenity and walking and cycling

## **Relevant Non-Statutory Guidelines**

**Non-Statutory guidelines** 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 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

# Appendix 1

## Consultations

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### Transport

*I have no objections to the application*

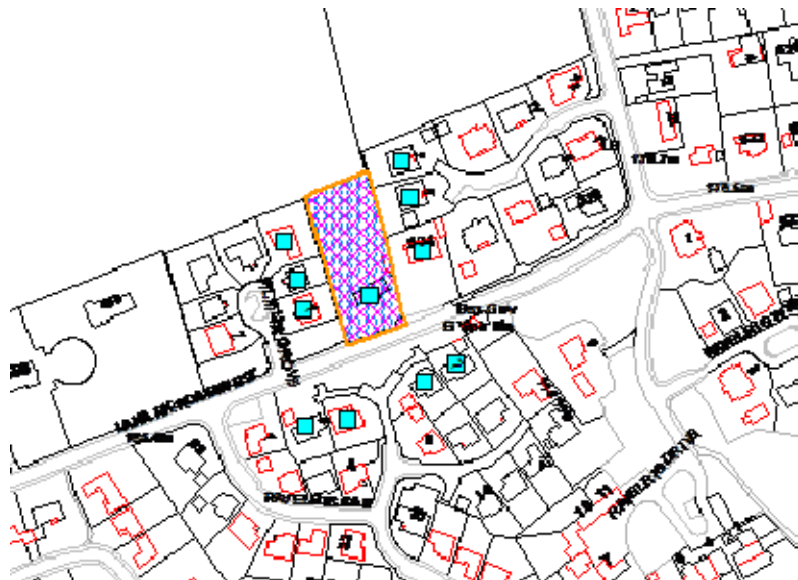
### Environmental Assessment

*The applicant proposes the erection of a dwelling house in the garden of 536 Lanark Road West. The plot has other residential dwellings to the south, east and northeast, with open outlooks over fields to the north and northwest. Contaminated land issues have been considered and found to be of no concern.*

*Amenity is unlikely to be affected by this proposal, therefore, Environmental Assessment has no objections to this proposed development.*

## Location Plan

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