

Full Planning Application 05/02444/FUL
at
12 Essex Road
Edinburgh
EH4 6LG

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/02444/FUL, submitted by Mr Baird. The application is for: **Erect house with integral garage and erect new double garage along with other associated works (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 the western part of the curtilage of the house at 12 Essex Road. The existing house is a substantial 1930's 'bungalow' with a stone facade and rosemary-tiled roof, with a detached double garage. There is a line of three pollarded cherry trees on the eastern side of the proposed site. The south and west boundaries are conifer hedges; the north boundary is a privet hedge.

The surrounding area is a mixture of individually designed houses, generally of single storey with developed roof space, and some two storey houses, and the buildings generally have a depth of approximately 10 metres. The building line varies slightly between each plot. The varying building line and front gardens adds to the character of the area. Recently constructed houses at

Essex Brae are larger in scale and mass than the surrounding buildings, but retain the varying building lines and individual house design.

Site history

9 February 1983 - Outline planning permission was granted for a house on the garden part of the site. This consent has been renewed at three-yearly intervals, in 1986, 1989, 1992, 1995, 1998, and 2001.

Conditions attached to the most recent outline consent (Ref 01/00731/OUT, approved 19 March 2001) are summarised as follows:

- 1) Standard statutory conditions on implementation
- 2) Reserved matters (siting, design, external appearance, parking, access and landscaping)
- 3) Timescale for the submission of reserved matters
- 4) The development being limited to one and a half stories in height
- 5) The dwelling being constructed so as to provide protection from aircraft noise
- 6) No trees being lopped, topped or felled without written approval.

April 1993 - Consent refused to lop an oak tree on the application site.

3 February 2003 - Application for demolition of existing house and erection of two houses withdrawn (02/04441/FUL)

28 August 2003 - Planning permission refused for the erection of two houses on the whole site (03/01450/FUL), for the following reasons:

1. The proposal was contrary to North West Edinburgh Local Plan Policy H4, in respect of New Development, as the proposal was not sympathetic in terms of scale, character and density with its surroundings.
2. The proposal was contrary to North West Edinburgh Local Plan Policy E5, in respect of Design, as the proposal did not make a positive contribution to the overall quality of the environment, and did not have due regard to its setting or neighbouring development.
3. The proposal was contrary to draft West Edinburgh Local Plan Policies DQ6 and H7, as it did not make a positive contribution to the quality of the environment, and would have an adverse effect on the character and visual amenity of the surrounding residential area.

2 September 2004 - Planning permission refused for the demolition of the existing house, and the erection of two 2 storey houses on the resulting plot, finished in reconstituted stone basecourse, white harled walls and red interlocking rooftiles (04/01493/FUL), for essentially the same reasons on the previous application.

The two houses were of similar design. Plot one (1074 square metres) contained a house occupying 226 square metres (plot ratio 21%), and plot two (1056 square metres) contains a house of 219 square metres (21%). Both had integral garages.

The height of the proposed houses was 8.1 metres. The existing ground level was to be lowered by 0.2 metres.

It was further recommended that the Committee authorised the serving of a Tree Preservation Order on the Oak tree T16 as identified on Peter McGowan Associates drawing no.171/01.

The tree was however felled prior to the serving of the Order. The TPO was subsequently abandoned.

A subsequent Appeal against the decision to refuse planning permission was dismissed on 2 February 2005. The Reporter's decision was based on the specific design, detailing, materials, height and bulk of the two proposed houses, and the resulting effect on the character of the area. The Reporter readily accepted the principle of the development of a suitable additional house on the wider site.

Description of the Proposal

The application is for a detached one and a half storey dwelling house with integral double garage to be constructed to the west of the existing house, within the existing garden. The house has two dormer windows on each of the front and rear elevations. The existing house is retained.

Amendment

The eaves of the house have been reduced in height from 1.4 metres to 0.3 metres, and the wall height raised from 2.8 metres to 3.2 metres in order to reduce the apparent bulk of the roof. The dormer windows have been reduced in width from 3.3 metres to 2.6 metres.

The height of the proposed house is 7 metres. The width is 14.5 metres and the depth 13.8 metres, including the eaves.

The footprint of the proposed house is 185 square metres on a plot of 850 square metres (21.7%).

Vehicular access is to be shared with the existing house.

Materials are natural stone frontage, with wet dash render elsewhere, and natural slate roof.

The application also includes the erection of a single storey pitched roof double garage in the rear garden of the existing house, finished in roughcast and slate to match.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- 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 proposed house will have any adverse impact on the character of the surrounding area;
- b) There will be any adverse impact on neighbouring amenity or road safety.

a) The proposed house (as amended) is sympathetic to the general architectural style of the locality, and is in character with the surrounding area. The height of the proposed house is in keeping with the general heights of houses closeby. The height has been reduced by one metre compared to the height of the two houses previously refused. The use of natural materials is appropriate given the age and style of houses within the locality.

The single driveway is acceptable in terms of impact on the streetscape.

The proposed garage is sympathetic to the existing house in terms of design and materials, and does not result in undue loss of amenity space.

There are now no trees on the site of merit that are worth preserving.

There is no adverse impact on the character of the existing house or the visual amenity of the surrounding area.

b) The proposed house and garage comply with all daylight and privacy guidelines. They will not adversely affect neighbouring residential amenity or road safety.

In conclusion, the proposals (as amended) comply with the relevant Local Plan Policies and Non-statutory guidelines, and will preserve the character of the area, residential amenity and road safety. The reasons for refusal of the previous application and dismissal of the subsequent Appeal have been met. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions relating to the submission of details of materials, removal of permitted development rights, noise protection and land contamination.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902 (FAX 529 3706)
Ward affected	05 - Cramond
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Mainly Residential Area
Date registered	15 August 2005
Drawing numbers/ Scheme	01-03; 06-12 Scheme 2

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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 12 Essex Road
Edinburgh
EH4 6LG

Proposal: Erect house with integral garage and erect new double garage along with other associated works (as amended)

Reference No: 05/02444/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental Services

Environmental Health has concerns regarding this proposed development. The application site lies within noise exposure category B as defined in PAN 56. Accordingly, noise should be taken into account when determining such Planning applications. However, taking into consideration that the area is at present extensively residential, this Department would have no objections subject to the following conditions:

1. That the sound attenuation characteristics of the new property (internal noise environment) will give protection from aircraft noise commensurate with the noise exposure category A.

2. Prior to the commencement of construction works on site:

a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the head of Planning.

Representations

Scheme 1

It was certified that neighbours were notified, and the application was advertised on 26 August 2005.

One letter has been received, objecting on grounds of height in relation to the drop in ground level between the proposed house and the property to the west, the single driveway, potential loss of trees and hedges, and possible future use of the proposed garage.

Scheme 2

No further publicity was carried out in relation to the amendment, which is minor and reduces slightly the scale and bulk of the proposed house.

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

Draft West Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ6 - sets standards for the design of new development

DQ7 - seeks to provide adequate tree planting and landscaping

H1 - promotes the general development of housing sites

H7 - sets standard for the design quality of new housing

T8 - sets private parking standards

North West Edinburgh Local Plan - Mainly Residential Area, where existing residential character and amenities are to be protected.

Relevant Policies:

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 13) in the local plan, provided proposals are in accordance with other local plan considerations, including the need to protect amenity and safeguard land of recreational and landscape significance.

Policy H3 requires all new housing development to make provision for landscaping and open space in conformity with the Council's standards.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

Policy T4 states that adequate provision for car parking must be made by developers in all new development in conformity with the Council's adopted standards.

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.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
3. Notwithstanding the provisions of the General Permitted Development Order, the dwelling house hereby approved shall not be altered externally or extended without the prior written approval of the planning authority.
4. The sound attenuation characteristics of the dwelling house hereby approved (internal noise environment) shall give protection from aircraft noise commensurate with the noise exposure category A, to the satisfaction of the Head of Planning & Strategy.
5. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Strategy, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

b) Where necessary, a detailed schedule of any required remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.

ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning and Strategy.

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 planning authority to consider this/these matter/s in detail.
4. In order to protect the amenity of the occupiers of the development.
5. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

End



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			