

**Full Planning Application 05/02983/FUL  
at  
Kirkgate  
(Site At)  
Currie  
City Of Edinburgh  
EH14 6AP**

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

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**1 Purpose of report**

To consider application 05/02983/FUL, submitted by Rosebery Estates. The application is for: **Erect new house**

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 is an area of undeveloped land to the north of the houses on the east side of Kirkgate, to the south of Currie village. The cottages are stone built with slate roofs and back onto Currie Cemetery which is to the east. The rear of the site is bound by a 1.0m high stone wall, front boundary by a 1.0m high hedge and southern boundary by a 1.5m high larchlap fence. The northern boundary is a mix of shrubs and trees. The site is within the Edinburgh Green Belt and the Currie Conservation Area.

## **Site history**

There is no planning history for this property.

## **Description of the Proposal**

It is proposed to erect a single storey L-shaped stone built dwellinghouse with a slate roof on the southern part of the site. The property would be 11.2m in length, 10.0m in depth and 5.2m in height to the ridge. The property would have gable to the north and south and a hipped projection to the west. To the north of the site an L-shaped parking area is proposed with access taken from Kirkgate into the centre of the site. A 1.8m high screen wall is proposed along a 3.0m section to the east of the southern boundary. A tree in the centre of the site would be removed.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals enhance or preserve 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, consideration requires to be given to whether

- a) The proposed development is acceptable in this Green Belt/Countryside Area location;
- b) The proposals would be visually compatible with the character and appearance of the Conservation Area/Greenbelt/Area of Great Landscape Value
- c) There would be any adverse effect on residential amenity; and,

d) There are any traffic implications created by the proposal;

a) The proposal is not required for agriculture, forestry, countryside recreation or other uses appropriate to the rural area. The proposal seeks the erection of a new house on a site which has not previously been development which lies to the north of other houses which form a group of residential buildings. The site is a gap site on the village side of the row of cottages. The development would not extend the village envelope further into the green belt. For the purposes of the Green Belt as set out in ENV2 of the Edinburgh and Lothians Structure Plan and Policy E5 of the Finalised Rural West Edinburgh Local Plan the net effect on the Green Belt may not be significant, providing other policy considerations are acceptable, and would not be in conflict with green belt objectives.

*b) Currie Conservation Area consists of several distinct components. The village setting on either side of the Water of Leith has the essential elements of church, school and cottages linked together by the Currie Brig. An enclave of late 18th and early 19th Century buildings surrounds the church and graveyard. The character of this area is complemented by the domestic scale of the vernacular village buildings on the north side of the Water of Leith. Larger, more formal villas stretch out along Lanark Road West. Although the villas display a variety of building styles, cohesiveness is provided by the predominance of stone and slate.*

*Currie Brig which is reputed to have stood for 600 years together with the church, manse and former school house form the most important building group. Currie Kirk, constructed by James Thomson of Leith in 1784 is listed Category A. The manse is B listed (built 1799 by Smith/Denholm, with a new wing added by Bryce in 1898). The opening of the Slateford and Ravelrig Railway in 1874 contributed to suburban sprawl, and Lanark Road West was built up on both sides. The geographical setting of the original village protected it as an entity, with only the buildings on Lanark Road becoming absorbed within the ribbon development. The Smiddy, Easter Currie Farm (now residential), Wester Currie Farm (now the Riccarton Arms) and the former Currie School are the most important buildings in this location.*

The building line in Kirkgate is varied but the predominant style of building in the area is the row of single storey cottages located against the eastern boundary of the site. The proposal reflects the row of cottages, in location, orientation, position and design. The proposals would also use traditional materials which are appropriate to the character and appearance of the Currie Conservation Area.

The impact of the proposal on the Green Belt also requires to be assessed and in terms of Policy E6 of the Finalised Rural West Edinburgh Local Plan and Policies 2.9, 2.30 of the Currie Balerno Local Plan this proposal is of a high standard of design which safeguards local amenity. The design minimises its impact on the immediate surroundings and relates closely to existing buildings due to becoming part of the row of similar cottages.

The loss of the self seeded sycamore in the centre of the site is not significant and will not affect the character or appearance of the Currie Conservation Area. The remaining trees to the north of the site will provide a visual edge to the building group.

The proposals would be visually compatible with the character and appearance of the Conservation Area/Greenbelt/AGLV.

c) The gable of the proposed house would cause 1.7 square metres of overshadowing to the property to the south, however the dwelling would sit in a gable to gable location with the house to the south and as such there would be no overshadowing that breaches the Council's guidelines.

There are windows at ground floor level which face the southern boundary and are within 9 metres of the boundary. Part of this boundary is to have a screen wall erected as part of the proposal in order to prevent overlooking from a bedroom window, the other windows on the southern elevation serve non-habitable rooms. The east facing window is a high level rooflight on the wall of the cemetery, whilst the west and north facing windows are not within 9 metres of neighbouring properties.

The proposal will not reduce the amenity of neighbours.

d) The access to the site is via a proposed opening in the front hedge. This hedge is around 1 metre in height and it is unlikely that it will require to be altered to achieve the 2.4 by 33 metre visibility splay required. An appropriate condition could ensure that the visibility splay is maintained.

The proposal is acceptable in transportation terms subject to a condition relating to the visibility splay and another regarding the use of hard surface materials at the entrance to the site to guard against loose material being transferred onto the public highway.

In conclusion, the proposals preserve the character and appearance of the conservation area, greenbelt and AGLV. The proposal does not adversely affect residential amenity or road safety. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions relating to materials, residential amenity and the access.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Kevin Murphy on 0131 529 3794
<b>Ward affected</b>	02 - Baberton
<b>Local Plan</b>	Currie Balerno
<b>Statutory Development Plan Provision</b>	Green Belt/Countryside Policy
<b>Date registered</b>	5 September 2005
<b>Drawing numbers/ Scheme</b>	1, 4 and 5 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Martin Easson on 0131 529 3989. Email: [martin.easson@edinburgh.gov.uk](mailto:martin.easson@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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** Kirkgate  
(Site At)  
Currie  
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EH14 6AP

**Proposal:** Erect new house

**Reference No:** 05/02983/FUL

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## **Consultations, Representations and Planning Policy**

### **Consultations**

#### **Transport**

*No objections to the application subject to the following conditions being applied.*

*Access be by dropped kerb to the satisfaction of the Director of City Development (not bellmouth as shown)*

*Visibility splay of 2.4 x 33 metres be achieved at vehicle entrance point  
First 2m of driveway be non loose material*

#### **Environmental and Consumer Services**

*No objections to this proposed development subject to the following condition:*

*1. 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.*

### **West Lothian Council**

*No objections to the proposal.*

### **East Lothian Council**

*The site falls to be considered against Policy ENV2 of the Edinburgh and the Lothians Structure Plan 2015. This states a presumption against development or changes of use in the Green Belt unless necessary for the purposes of agriculture, horticulture, forestry, countryside recreation, other uses appropriate to the rural character of the area or operations covered by Policies ECON3 and ECON4 of the Plan.*

*The application seeks the construction of a new house within an established group of buildings. You may consider that the net effect on the Green belt is not significant at this location and that the purposes of the Green belt, as set out in Policy ENV2 of the Edinburgh & the Lothians Structure Plan 2015, may not be compromised by this proposed development.*

*It is recommended that the application be considered in light of the above circumstances. As such, East Lothian Council would not wish to formally object to this application.*

### **Currie Community Council**

*The application is similar to 05/01145/FUL which Currie Community Council considered acceptable, however, the site is rather narrower in width. We note that the perimeter hedge would be retained and that the building would be single storey, built in stone with a pitched slate roof with chimneys. It would occupy a similar location and be of a similar size and style to the other cottages in the row.*

*While the site is tight and some tree felling will be necessary, provided the boundary vegetation (trees and hedges) are kept, the wall to the cemetery retained without damage to the abundant shrubbery at that point, and cars parked as shown within the grounds, this Community Council is satisfied that the proposal is acceptable.*

### **Representations**

The application was advertised on 16 September 2005, no letters of representation were 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 proposal lies within a Green Belt/Countryside Policy area and Area of Great Landscape Value in the Currie Balerno Local Plan area. The site is similarly allocated in the Finalised Rural West Edinburgh Local Plan.

### Relevant Policies:

#### **Edinburgh and the Lothians Structure Plan**

Policy HOU8 presumes against new housing on greenfield sites other than to meet Policy HOU1 and HOU3 requirements.

Policy ENV2 presumes against development in the Green Belt unless necessary for the purpose of agriculture, forestry, countryside recreation or other uses appropriate to the rural character of the area

Policy ENV3 states that development in the countryside will be allowed where it has an operational requirement for such a location that cannot be met within the urban area and is compatible with the rural character of the area

Policy ENV1D states that local plans should include policies for protecting and enhancing Regional and Local Natural Built Environment Interests.

#### **Currie Balerno Local Plan**

Policy 2.2 states that no development in the countryside will be permitted for purposes other than agriculture, outdoor recreation or other purposes appropriate to a rural area.

Policy 2.8 states that the Green Belt is to be maintained within the boundaries shown on the proposals map.

Policy 2.9 states that planning permission will not be granted for new development or redevelopment in the Green Belt for purposes other than agriculture, recreation or other uses appropriate to a rural area. Planning consents will contain provisions for the safeguarding of amenity and the landscape.

Policy 2.16 states that within the Area of Great Landscape Value, the retention of landscape quality will be the overriding factor in considering proposals for development which may be acceptable under other policies.



Policy 2.29 states that new housing development will only be granted consent within the existing built up areas of Currie and Balerno and will be encouraged on the sites identified on the Proposals Map and specified in Paragraph 2.33.

Policy 2.30 states that planning permission for new housing outwith the built up areas of Currie and Balerno will only be granted in exceptional circumstances, such as where a proposal would enhance the form and character of an existing settlement, where a need related to agriculture can be demonstrated or where the saving of a listed building would result.

Policy 2.62 states that the Council will seek to ensure the conservation and enhancement of areas and of individual buildings of architectural quality and historic interest, including the historic pattern of streets and spaces.

Policy 2.66 states that in areas of additional conservation interest the Council will exercise a restraint on new development in the interests of safeguarding the landscape character and setting of the villages of Currie and Balerno, and of protecting buildings of historic or architectural interest. The Council will seek to include all or some of these areas in the designated conservation areas.

Policy 2.67 states that throughout the local plan area, the Council will seek to control and influence the design of the development, including alterations/additions and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired or the amenity of their surroundings is not adversely affected.

### **Finalised Rural West Edinburgh Local Plan**

Policy E5 restricts development in Green Belt and Countryside policy areas to protect their landscape qualities, rural character and amenity.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or Countryside must meet high standards of design and landscaping and meet criteria to safeguard local amenity.

Policy E35 seeks the retention of all features which contribute to the special character and appearance of Conservation Areas.

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 H5 states that housing development should harmonise with and reflect the character of the surrounding area. Developments should maximise opportunities to achieve public transport links and access and provide a high quality residential

environment with appropriate amounts of car parking and open space and incorporate high levels of energy efficiency.

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

The Currie Conservation Area Character Appraisal emphasises the vernacular form of development, the natural setting of The Water of Leith and the predominant residential use.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

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

### Conditions

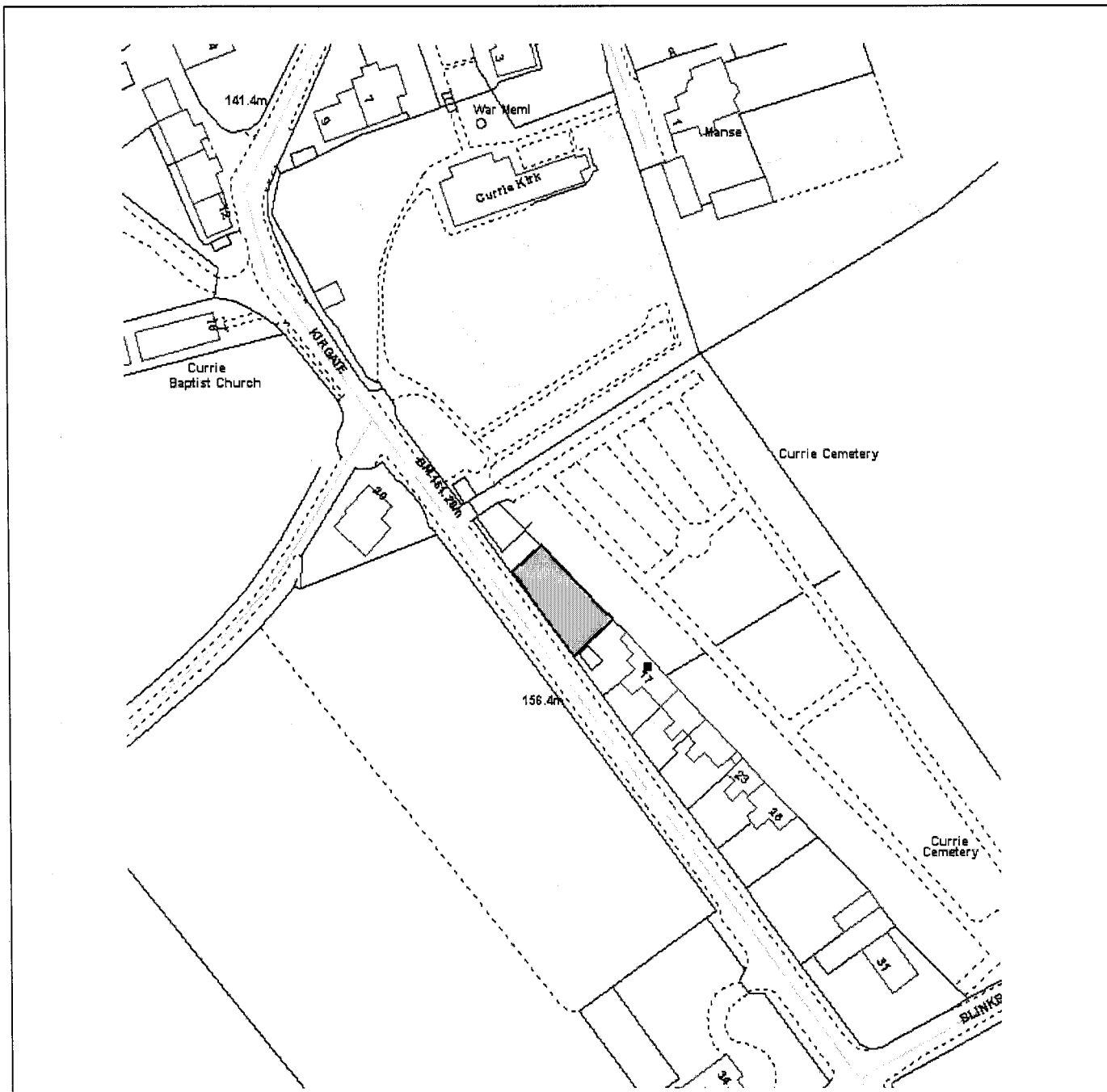
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. All rainwater goods shall be made of cast iron.
3. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
4. Prior to the occupation of the development hereby permitted, adequate sightlines at the vehicle entrance point (2.4 x 3.3 metres) shall be provided to the satisfaction of the Director of City Development and retained thereafter.
5. Vehicular access to be by a dropped kerb and prior to the development being occupied the first 2m of driveway hereby permitted shall be non loose material to the satisfaction of the Head of Planning and Strategy.
6. The proposed 1.8m high stone boundary wall on the southern boundary to be erected prior to the development being occupied.

## **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to safeguard the interests of road safety.
5. In order to safeguard the interests of road safety.
6. In order to protect the privacy of adjoining neighbours.

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**End**



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# **PLANNING APPLICATION**

**Address** Kirkgate, (Site At), Currie, City Of Edinburgh, EH14 6AP,

**Proposal** Erect new house

**Application number:** 05/02983/FUL      **WARD** 02- Baberton

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