

Full Planning Application 05/00715/FUL
at
42 Saughton Crescent
Edinburgh
EH12 5SH

Development Quality Sub-Committee
of the Planning Committee

11 May 2005

1 Purpose of report

To consider application 05/00715/FUL, submitted by Grant Caledonia Ltd.
The application is for: **Five terraced 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 is occupied by a commercial unit, which is currently being used by the RAC for the repair of motor vehicles. It extends to some 0.25 hectares in area. The surrounding area is predominately residential with a mixture of differing styles including flatted development to the north, traditional two storey large villa's to the east and more modern houses to the south and south-east, with large generous gardens. Additionally, the northern boundary is heavily demarcated with a number of mature trees of differing heights.

Site history

11/8/2004- Application for six terrace houses (withdrawn), reference number 04/02422/ful.

Description of the Proposal

The applicant seeks planning permission for a terrace of five houses. Four of the houses would be positioned in a row and would be of the same design and architectural detailing. The end terrace, to the west, would adjoin the row but would be set lower at ridge height. Each house would have a garage with additional off-street parking in front of the property. The height of the four larger houses would be 10.4 metres as measured from ground level to ridge height.

The roof would be finished in concrete tiles with timber double glazed windows and doors. The facades would be a mixture of Aureoran Buff colour facing brick with Staffordshire Blue facing brick. The rear garden of each property would be demarcated by a 1.8 metre high timber fence. A new brick boundary wall (ranging from 1.1 metres to 1.8 metres in height) is proposed along the northern and eastern boundaries of the site.

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 principle of residential development is acceptable
 - b) The scale and design is appropriate to the surrounding area
 - c) There would be any loss of amenity for residents and
 - d) There would be any adverse impact on the local road network and safety.
- a) The site is currently occupied by an RAC garage, which is a class 5 (general industrial) use, although the surrounding area is predominately residential in character. This has been established for a number of years. The North West Edinburgh Local Plan encourages housing on suitable sites within

the urban area provided proposals are in accordance with other local plan considerations including the need to protect residential amenity.

The development of the site with the subsequent removal of a non-conforming use would improve residential amenity. The principle of development is acceptable.

The proposal relates well to the spatial context of the surrounding area and at the same time provides good amenity garden space for future occupiers. The height of the houses at its highest point would be 10.4 metres measured from ground to ridge. The adjacent two storey villa to the east is 9.0 metres in height with the three storey block of flats to the west off Beechmount Crescent is 9.3 metres. The height difference is not significant and would not detract from the visual amenity of the surrounding area. Additionally, the dwelling to plot ratio for each house is acceptable and affords a satisfactory level of amenity space for future occupiers.

The design of the houses is a modern interpretation of the traditional terrace, which utilises materials that reflect the surrounding area. Whilst the villas to the east are finished in stone, properties within the immediate area are finished in a mixture of brick and render. The use of contrasting types of bricks and the vertical emphasis paid to the principal elevation fronting Saughton Crescent is pleasing and fits comfortably in with the streetscene. Furthermore, the buildings 2 to 5 would not extend beyond the building line of the villas to the east as established by 38/40 Saughton Crescent. Building 1 situated to the west of the other four terraces towards the corner of Beechmount Crescent would extend beyond the building line by some 2.2. By having the end terrace extend beyond the established building line this reflects the curvature of the villas to the east and is a positive terminus.

The scale and design of the development is appropriate to the site and respects the character of the area.

c) The villa property to the east is subdivided into two flats. There are three side windows that are used for a bedroom, hall and kitchen respectively. Two of these are windows, bedrooms and kitchens, are located on the ground floor. There is already overshadowing of these from the RAC building, and in any case, such windows do not attract protection under the guidelines.

The applicant has made a minor amendment to the scheme by introducing a recessed area by moving the stairwell for house 5. Essentially this means that the house would only extend at this point by 1.0 metre beyond the rear building line of the villa. Taking this into account, any overshadowing of neighbouring properties and their gardens would be minimal.

No windows are proposed on the side elevation of building 5. All windows would face towards the garden to the rear. Whilst access would be able to be taken from first floor lounge and second floor bedroom to the stairwell, which would afford a degree of overlooking it is nonetheless considered that any loss of amenity in terms of loss of privacy would be minimal. The flatted

development to the north-west is heavily screened by a number of large mature trees. The nearest window to window would be 18 metres. This is acceptable.

d) Transport has not objected to the proposal. The current use would in itself generate more traffic with customers dropping and picking up cars. The applicant proposes 200% car parking which is acceptable.

In conclusion, the proposal preserves the character of the surrounding area and would not prejudice residential amenity or road safety.

It is recommended that the Committee approves this application, subject to conditions relating to materials, garage doors and contamination and the entering into a legal agreement for contributions towards tramline 2 and pedestrian facilities.

ADDENDUM

The committee granted consent subject to a legal agreement on 11th May 2005. The legal agreement has yet to be concluded and so the application is underdetermined. The committee are now asked to consider a revised proposal (Scheme 2).

Scheme 2

The proposals incorporate revisions to the ground floor rear building line, ground floor canopy to the front and the introduction of an angled corner unit. The main revision is in respect of the design. The proposed design incorporates a ground floor plinth incorporating garaging and entrances, above this paired fenestration is framed and used to create large bay elements. The proposed palette of materials is render, zinc, timber and tiles. The number of units and height of the building are unchanged.

Neighbour notification was carried out on 9th September and no letters of comment have been received.

ASSESSMENT

The 1.5m increase in the rear plan depth extends over part of the elevation. This additional accommodation does not raise any additional issues in respect of daylight, overshadowing or privacy.

The design incorporates traditional forms such as pitched roof and bay windows and reinterprets them to create a modern design which sits comfortably in this context. The public elevations are heavily articulated creating a rich welcoming façade which complements the adjoining terrace. The plan form continues the terrace grain but is deliberately broken on the

end unit to more positively address the corner. The palate of materials complements the modern design and is appropriate in this area of mixed character. While the footprint has been extended slightly, all units are provided with adequate private garden ground.

It is recommended that the Committee approves this application, subject to conditions relating to materials, garage doors and contamination and the entering into a legal agreement for contributions towards tramline 2 and pedestrian facilities.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Mark Russell on 529 3665
Ward affected	27 - Stenhouse
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	14 March 2005
Drawing numbers/ Scheme	06-10 (Scheme2)

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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: 42 Saughton Crescent
Edinburgh
EH12 5SH
Proposal: Five terraced houses (as amended)
Reference No: 05/00715/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

No objection to the proposal provided the following is imposed:

The garage doors shall be electronically operated.

The developer shall enter into a section 75 agreement to contribute the sum of £5,000 for tram line 2 and £7,500 towards improvements to pedestrian facilities in the vicinity of the development site.

Environmental and Consumer Services

No objection subject to the following conditions:

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 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.

Representations

The application was advertised on the 25 March 2005. Four letters of objection have been received, two of which are from the same property. A summary of these letters is as follows:

Overshadowing

Loss of privacy

Increased traffic

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 an area mainly allocated for residential purposes on the North West Edinburgh Local Plan area where the existing residential character and amenities are to be protected.

In the Draft West Edinburgh Local Plan it is in the Urban Area.

Relevant Policies:

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 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 H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

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.

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

Policy DQ6 states that new development should be designed to make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city.

Policy DQ12 on Advertising and Shopfronts seeks to safeguard environmental quality on listed buildings, the Green Belt, conservation areas and the main approaches to the city by careful control of the form, dimensions and means of illumination of signage.

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

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

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 'TREE PROTECTION' supplement local plan green environment policies, and support the retention of healthy trees of landscape or amenity significance, encourage new tree planting wherever appropriate within new development and promote a substantial renewal of the city's woodland resource.

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Edinburgh
EH12 5SH
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Reference No: 05/00715/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

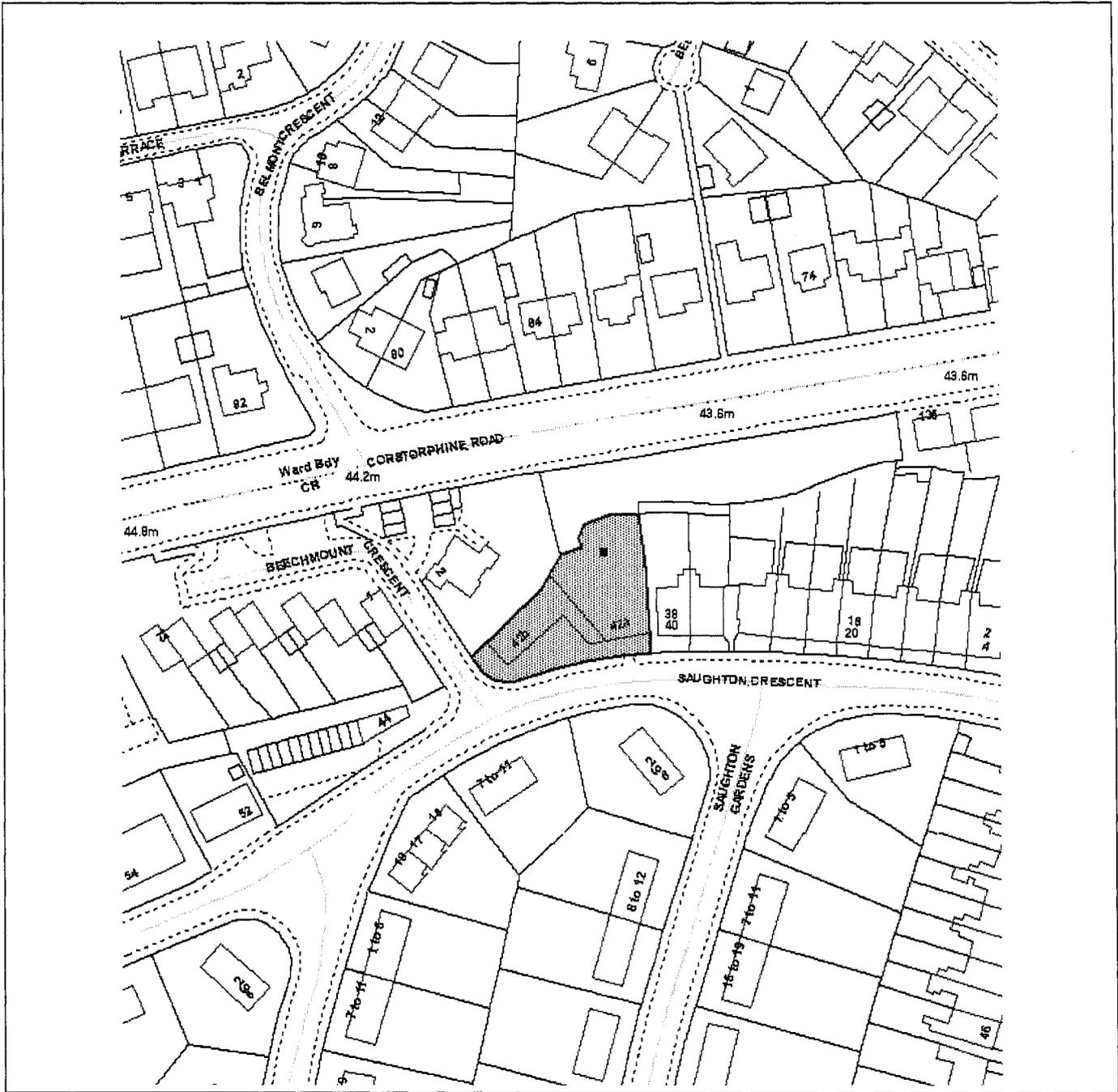
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. No development shall commence on site prior the completion of a satisfactory Agreement in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997. The Agreement shall detail matters relating to the contribution of £5,000 towards tramline 2 and £7,500 for improvements to pedestrian facilities in the vicinity of the development site.
3. Samples of all materials shall be submitted to an approved in writing by the Head of Planning and Strategy prior to any commencement of work on site.
4. All garage doors shall be electronically operated.
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 the interests of highway safety and efficiency.
3. In the interests of the visual amenity of the area.
4. In the interests of highway safety.
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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Proposal	Five terraced houses (as amended)		
Application number:	05/00715/FUL	WARD	27- Stenhouse
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			