

Development Management Sub Committee

Wednesday 24 September 2014

Application for Planning Permission 14/02371/FUL

At 20 Mansionhouse Road, Edinburgh, EH9 1TZ

Hard and soft landscape works include new metal railings and gates to the street frontage, masonry boundary wall repairs, alterations to the existing vehicular access driveway including new surface finish and extents and several tree removals (as amended)

Item number	5.4
Report number	
Wards	A15 - Southside/Newington

Summary

The proposals comply with the development plan and the relevant non-statutory guidelines. The proposed hard surface and boundary alterations would have no adverse effect on the character and appearance of the conservation area. There would be no adverse impact on the residential amenity of neighbouring properties, and the proposals are acceptable.

Outcome of previous Committee

This application was previously considered by Committee on 27.08.2014

It was continued in order to obtain more information in relation to site coverage and to consider whether the area of hard surface could be reduced.

Links

**Policies and guidance for
this application**

CITD1, CITE6, NSLBCA, CRPGRA,

Report

Application for Planning Permission 14/02371/FUL At 20 Mansionhouse Road, Edinburgh, EH9 1TZ Hard and soft landscape works include new metal railings and gates to the street frontage, masonry boundary wall repairs, alterations to the existing vehicular access driveway including new surface finish and extents and several tree removals (as amended)

Recommendations

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

Background

2.1 Site description

The property is a stone built, two storey, detached dwelling house, located on the corner of Mansionhouse Road and the south side of Grange Road.

The property has a large garden that is set in front of the house facing onto Mansionhouse Road, extending to the south of the building, facing onto Grange Road. The dwelling has a stone wall of approximately 1.8m in height that forms the boundary onto Grange Road and part of the boundary treatment onto Mansionhouse Road.

The boundary treatment immediately in front of the dwelling is a dwarf stone wall and mature hedging. A number of trees are located within the garden.

A driveway is located at the north-west corner of the plot, and accessed from Mansionhouse Road.

This application site is located within the Grange Conservation Area.

2.2 Site History

21.11.2013 - planning permission granted for the removal of existing swimming pool and conservatory and construction of a garden room extension and first floor extension (Reference 13/04161/FUL)

24.6.1999 - planning permission granted to alter and extend dwelling house (Reference 99/01296/FUL)

12.1.1999 - planning permission granted to erect a conservatory (Reference 98/03372/FUL)

Main report

3.1 Description Of The Proposal

The proposals comprise the replacement of an existing tarmac driveway to the front of the house with a Tegula block surface and the formation of an area of Yorkstone slabbing to the south of the house.

It is also proposed to install iron railings along the length of the dwarf wall and replace the vehicular access gate on the Mansionhouse Road elevation of the property.

Six trees would be removed from the boundary of the property with Mansionhouse Road, and replaced with Yew hedging.

3.2 Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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 will preserve or enhance the character and appearance of the conservation area;
- b) the proposal will impact on the amenity of the neighbouring residential properties;
- c) the proposal adversely impacts upon human rights or equalities; and
- d) the representations raise issues to be addressed.

a) Conservation Area

The Grange Conservation Area Character Appraisal notes:

That there is a diversity of architectural styles but that restrictions on materials, proportions and the location of properties within the predominantly generous feus have resulted in a clear and distinctive architectural unity.

A suburban area of villas characterised by extensive gardens and high stone walls, laid out to a plan by David Cousins between 1851 and 1870. Considerable variety exists in building styles including Italianate, Scots Baronial and Gothic - with some notable additions in the inter-war years. The main threat to the area is the over development of villa grounds and erosion of garden space and boundary walls through the sub-division of property

The area of tarmac at the front of the property constitutes an unsympathetic surface finish, and fails to contribute positively to the character and appearance of the conservation area. The use of Tegula blocks would introduce a high quality surface, and the extension of that surface to run in line with the south gable wall of the original building would provide visual definition between the driveway and the rest of the curtilage.

The proposed area of Yorkstone slabs that wrap around part of the south elevation of the original building and the new extension would be set on land that has, in part, permission to have an external paved area, as approved as part of application 13/04161/FUL. The increase in the area of hard surface within the curtilage of the property is approximately 58 sqm, with 420 sqm of soft landscaped garden ground remaining. Therefore, the formation and modest increase of the overall area of hard surface would not decrease the level of existing soft landscaping by an unacceptable level.

The cast iron railings would be individually set within the coping stones of the dwarf wall, and have appropriate finial detailing. They would constitute a conservation gain, and would respect the architectural integrity of the building and its boundary treatment.

The new vehicular access gates would broadly match the design of the proposed railings and provide an appropriate degree of visual uniformity in respect of the boundary treatment onto Mansionhouse Road. There would be no increase in the width of the access, and stone repairs to that area of the boundary wall and other, smaller areas of wall, would be undertaken in natural stone.

The removal of the trees, most of which are Leylandii, and their replacement with a Yew hedge would provide an appropriate and uniform soft boundary treatment, that would respect the character of the conservation area.

In conclusion, the alterations are an acceptable introduction to the streetscene, and would have no adverse impact on the character and appearance of the conservation area.

b) Amenity

The proposals would have no adverse effect on neighbouring amenity in terms of daylight, sunlight and privacy.

c) Equalities and Human Rights

The proposal would have no adverse effect on human rights or equalities

d) Public Comments

Material Representations -

- impact on the character and appearance of the conservation area - this has been addressed in section 3.3a).

CONCLUSIONS

In conclusion, the proposals would constitute an appropriate and sympathetic development. The removal of the tarmac driveway and the introduction of individually set railings would form a conservation gain. The increase in the overall area of hard surface is modest in the context of the curtilage of the building, and the planting of Yew hedging would introduce a soft landscape treatment that reflects the established nature of the area.

There would be no adverse effect on the amenity of neighbouring residents.

The proposals would have no adverse effect on the character and appearance of the Grange Conservation Area.

There are no material considerations which outweigh this conclusion.

Addendum to Assessment

The proposal was assessed by the Development Management Sub-Committee on 27 August 2014, when committee determined that the matter be continued for clarification of the site coverage proposed by the scheme and to investigate whether the area of hard surface could be reduced.

The area of building and hard surface approved as part of application 13/04161/FUL amounted to approximately 51% of the total site area. The proposed area of hard surface considered by Committee on 27 August would cover approximately 55% of the site. However, the agent on behalf of the owner has amended the scheme, and the area of buildings and hard surface has been reduced to approximately 49%. This has been achieved by removing a portion of the slabbing to the south of the house and the new extension and the reduction in the proposed Tegula blocks at the front of the property. This will not only reduce the overall area of hard surface, but it will also increase the area of soft landscaping located at the pedestrian access, thereby enhancing the appearance of the garden from the public view.

The amended scheme is an appropriate proposal that will preserve the character and appearance of the conservation area.

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

3.4 Conditions/reasons/informatives

1. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.

2. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with clause 2 of BS5837: 2005 " Trees in relation to construction".

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.

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. 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.
3. 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.

Financial impact

4.1 The financial impact has been assessed as follows:

Risk, Policy, compliance and governance impact

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

Equalities impact

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

7.1 The sustainability impact has been assessed as follows:

Consultation and engagement

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 20 June 2014. Three letters of representation were received from the Grange Association, the Marchmont and Sciennes Community Council and the ward councillor which raised general comments and objections to the application.

The letters of representation raised the following material considerations:

- impact on the character and appearance of the conservation area.

A full assessment of the representations can be found in the main report in the Assessment section.

Background reading / external references

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

Statutory Development

Plan Provision

The property is located within the Edinburgh City Local Plan, in an Urban Area. It is situated within the Grange Conservation Area,

Date registered

12 June 2014

Drawing numbers/Scheme

01, 02A, 03-04,

Scheme 2

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Links - Policies

Relevant Policies:

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

Appendix 1

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Consultations

Landscape has no objection to the proposals, subject to conditions in relation to the implementation of the landscape plan and the protection of trees during the implementation of the development.

Location Plan



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