

# Development Management Sub Committee

Wednesday 17 December 2014

**Application for Planning Permission 14/04060/FUL  
At Duddingston Primary School, 70A Duddingston Road,  
Edinburgh**

**Erection of a single storey, stand-alone 60/60 nursery, within  
the site boundary of Duddingston Primary School. Ancillary  
storage building within the proposed nursery playground  
area.**

<b>Item number</b>	4.2
<b>Report number</b>	
<b>Wards</b>	A14 - Craigentiny/Duddingston

## Summary

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The proposal is for a freestanding building to provide a nursery facility within the grounds of the existing school. By reason of its size, form and design the proposal complies with the relevant provisions of the development plan and the associated guidelines. The proposal is acceptable in road safety terms. With the imposition of appropriate conditions, regarding the material finish and archaeology works, it represents an acceptable form of development.

## Links

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[Policies and guidance for this application](#)      LPC, CITCO3, CITD1, NSG, NSGD02,

# Report

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## 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 site lies on the north side of Duddingston Road and is set back from the road by existing residential development. To the west of the site lies mature planting then Figgate Burn and to the east lies a grassed sports pitch. The site is accessed by an existing vehicular access from Duddingston Road. Pedestrian access is available at the north eastern corner of the site from Hamilton Drive West.

### 2.2 Site History

There is no relevant planning history for this site.

#### Other relevant history

2 May 2013 - Report to Council entitled New Capital Projects - Children and Families Session Item 8.3

21 May 2014 - Report to Education, Children and Families Committee entitled Early Years Strategy Progress Report Session Item 7.6

The proposed additional accommodation is required to be provided by August 2015.

## Main report

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### 3.1 Description Of The Proposal

The application is for the erection of a single storey standalone building providing nursery space of 138 metres square plus additional multipurpose space and ancillary accommodation.

It has overall dimensions of 27.7 metres in length by 13.7 metres in depth to an eaves height of 3.2 metres and a ridge height of 4.1 metres. It is southeast of the main school building within the existing playground. The main entrance to the building sits facing into the existing south facing playground space.

An additional storage shed is also proposed measuring 30 square metres finished in timber.

The proposed materials are primarily cement cladding; aluminium framed double glazed windows, doors and roof lights. It is proposed that colour samples will be provided for the approval in consultation with the school prior to construction on the site.

### **Supporting Statement**

The applicant has submitted a design and access statement and a school travel plan. This is available to view on the Planning and Building Standards 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 principle;
- b) the proposal will be of a suitable quality in terms of design;
- c) the proposal will result in an unreasonable loss of privacy or natural light to neighbouring properties;
- d) the proposals affect road safety and car parking;
- e) the proposals will affect archaeology;
- f) the proposal will have any detrimental impact on equalities and human rights; and
- g) comments raised have been addressed.

#### a) Principle

Edinburgh City Local Plan Policy Com 3 states that permission will be granted for new school development on existing school sites which are compatible with other policies in the Local Plan. The proposal is acceptable in principle.

#### b) Design, Form, Materials and Positioning

The proposal is of a contemporary and functional design, and is of a style and scale which will not compete with the character of the existing modern school building. As a result of the proposal, 379.5 square metres of land that is currently tarmac open space within the school grounds will be lost. The school buildings currently occupy 5.6% of the school grounds and this proposal will increase this by a further 1.6%. The materials proposed, primarily cement cladding and double glazed windows reflect the contemporary character of the proposal. The proposal is compatible with the character of the existing building and is of appropriate quality in terms of design, form, choice of materials and positioning. However, the specific colour of the panels is to be finalised. Accordingly, it is proposed to make the submission of samples of those cladding details a condition to ensure a suitable finish.

The character of the surrounding area is largely residential with a mix of housing types and styles ranging from single storey dwelling houses to two storey blocks within close proximity of the proposal site. The scale and style of the proposal is such that it will relate well to the existing school building and will not constitute an incongruous feature within this setting. There is no strong spatial character immediately surrounding the school site, or where the proposal is to be located and as such the proposal will not appear out of keeping in this respect.

The proposal complies with policies Des 1 and Des 3 of Edinburgh City Local Plan.

#### c) Privacy and Daylight

The proposed windows on the rear elevation of the nursery face into the school grounds and would lie 3.5 metres from the southern boundary. There is a two storey nursing home which has been extended to the rear resulting in a window to window distance of 14.5 metres. As the site is bounded by a stone boundary wall 1.8 metres high, there will be no significant loss of residential amenity. The proposed rooflights provide additional light to the nursery but will not result in any unreasonable loss of privacy or natural light to neighbouring properties.

The proposal will not generate any additional overlooking into neighbouring garden ground.

In terms of daylighting, the proposal complies with the Edinburgh Design Guidelines, using the 45 degree method.

The proposal will not result in an unreasonable loss of privacy or natural light to neighbouring properties.

#### d) Road Safety and Car Parking

Concerns have been raised regarding the additional traffic generated as a result of the additional increase in the school roll.

There is no increase in pupil numbers as the new building is to replace the existing temporary building on site.

The application has been accompanied by a school travel plan that sets out the course of action being taken by the school to reduce car use and increase other more sustainable modes of how children travel to school. This is in accordance with the Council's transport policies.

The proposal has been assessed by Transport Planning and will not have a significant impact on traffic or parking pressures in the area. Some matters raised in the representations outwith the site cannot be dealt with by planning but the School Travel Plan should address operational management issues e.g. drop offs and pickups.

#### e) Archaeology

The Archaeologist has confirmed that there is a potential that there may be some remains of archaeological interest on the site. It is therefore recommended that a condition be attached relating to a programme of archaeological works for the site.

#### f) Equalities and Human Rights Impacts

This application was assessed in terms of equalities and human rights. No impact was identified. An Equality and Rights Impact Assessment Summary is available to view on Planning and Building Standards online services.

#### g) Public Comments

##### **Material Representations: Objections**

- traffic impact - assessed in section 3.3(d).
- parking - assessed in section 3.3(d).

##### **Material Representations: Support**

- benefits of the proposal - assessed in section 3.3(a).

##### **Non-material Representations**

none

##### **Community Council**

No comments were received.

## Conclusion

In conclusion, the proposal complies with the development plan and the Council's Edinburgh Design Guidance. The proposal is acceptable in principle, is of suitable quality in terms of design and form, choice of materials and positioning, will not result in any unreasonable loss of privacy or natural light to neighbouring properties, and will not have any detrimental impact on neighbourhood character or amenity. No impact on equalities and human rights was identified.

As this application relates to development proposals affecting the school estate, a Committee decision is required.

It is recommended that the Committee approves this application, subject to the recommended conditions concerning archaeology and materials.

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

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

#### **Conditions:-**

1. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.
2. A full schedule of all of the external cladding finishes and colours to be used, including suitable sample sections, shall be submitted to and approved in writing by the Council as Planning Authority. Those details shall be submitted prior to commencement of development and all works shall be carried out in accordance with that agreed schedule.

#### **Reasons:-**

1. In order to safeguard the interests of archaeological heritage.
2. In order to enable the planning authority to consider this/these matter/s in detail

#### **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.
4. The Duddingston Primary School Travel Plan dated 2006 should be updated and submitted to Transport Planning for its consideration.

## **Financial impact**

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

All financial aspects of this Council project are matters for consideration by Education, Children and Families Committee.

## **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**

Pre-application discussions took place on this application.

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

Following the neighbour notification two letters of objections have been received. The grounds of objections relate to:

#### **material representations**

- increased traffic and car parking
- out of date School Travel Plan

#### **non-material representations**

None

## Community Council

No comments were received.

### **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 lies within the urban area of Edinburgh City Local Plan.

**Date registered**

8 October 2014

**Drawing numbers/Scheme**

1-9,

Scheme 1

**David R. Leslie**

Acting Head of Planning and Building Standards

Contact: Jennifer Zochowska, Senior planning officer

E-mail:jennifer.zochowska@edinburgh.gov.uk Tel:0131 529 3793

**Links - Policies**

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**Relevant Policies:**

**Relevant policies of the Edinburgh City Local Plan.**

Policy Com 3 (School Development) sets criteria for assessing sites for new school development.

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

**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.

# Appendix 1

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## Consultations

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### Archaeology

*Further to your consultation request I would like to make the following comments and recommendations in regard to this application for the construction of a single storey stand-alone 60/60 nursery.*

*Duddingston Primary School was constructed across a river terrace in the bend of Figgate Burn a focus of settlement and industry since at least the medieval period. Historic maps show the site lying directly opposite Duddingston Mills shown on maps of the area from at least the mid-18th century though given the sites location within the medieval Duddingston Estate earlier milling activity in this wider area is expected.*

*Accordingly this application must be considered under terms of the following Scottish Government policies Scottish Planning Policy (SPP), PAN 2/2011 and SHEP and also under CEC's Rural Edinburgh Local Plan policy ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.*

*The construction of the new nursery will require significant ground breaking works which are considered as having a potential low-moderate archaeological impact, given the sites favourable location on a former river terrace and close proximity to Duddingston Mills. Accordingly it is recommended that a programme of archaeological works is undertaken prior to/during development in order to excavate, record and analysis any surviving archaeological remains that may be disturbed.*

*It is essential therefore that a condition be applied to any consent granted to secure this programme of archaeological works based upon the following CEC condition;*

*'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'*

*The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.*

*Please contact me if you require any further information.*

### **Transport Planning**

*I have no objections to the application subject to the following being included as conditions or informatives as appropriate:*

1. *Duddingston Primary School has a Travel Plan dated 2006. From discussions with the Council's Road Safety staff, I understand that the school is currently working on an updated Travel Plan. This should be submitted for approval and should include the proposed nursery.*

*Note:*

- o There is no increase in pupil numbers as a result of this application; the new building is to replace the existing temporary building on site;*
- o The school's Travel Plan indicates as a potential problem Spot that the green man phasing at Duddingston Road/Mountcastle Drive is too short. However the timing on this junction now conforms to UK standards and should provide ample time to cross;*
- o The school's Travel Plan highlights parent parking on Hamilton Drive West as a problem area. Duddingston Primary School is part of the Pilot Schools Street Programme (Hamilton Drive West and Hamilton Gardens). This should help with congestion around the school/Nursery gates.*

### **Environmental Assessment**

*The applicant proposes the construction of a new nursery building within the grounds of Duddingston Primary School. The building will replace the current nursery property which is approximately 75m to the north. To the north and west of the site are school buildings, with playing fields and a nursing home to the east and south respectively.*

*The nearest residential property is approximately 40m to the south. Amenity is unlikely to be affected by this proposal; therefore, Environmental Assessment has no objection to this proposed development.*

*Should you wish to discuss the above, please contact me on 0131 469 5807.*

## Location Plan

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