

Development Management Sub Committee

Wednesday 17 December 2014

**Application for Planning Permission 14/04593/FUL
At Wardie Primary School, 103B Granton Road, Edinburgh
Erection of a stand-alone single storey nursery building, and
a single storey extension to an existing education building
within the site boundary of Wardie Primary School.**

Item number	4.3
Report number	
Wards	A04 - Forth

Summary

The proposal complies with the development plan. The proposal is acceptable in principle, is of suitable quality in terms of design and form, choice of materials and positioning. It 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, nor upon road safety.

Links

<u>Policies and guidance for this application</u>	LPC, CITD3, CITD1, CITD6, CITE12, CITOS2, CITOS1,
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Report

Application for Planning Permission 14/04593/FUL At Wardie Primary School, 103B Granton Road, Edinburgh Erection of a stand-alone single storey nursery building, and a single storey extension to an existing education building within the site boundary of Wardie Primary School.

Recommendations

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

Background

2.1 Site description

The site extends to around 0.3 hectares (as part of the wider school site) and sits on the southern edge of the school grounds, south-east of the main building. The school site is fringed by immature trees, which formed part of a recent landscaping exercise.

The wider area is characterised by one and two storey housing, largely of inter-war date, but one fairly fine stone built Edwardian terrace exists to the south, and two tenemental blocks exist in the area standing incongruously with their surroundings.

The site stands close to the northmost section of Wardie Road, which is unadopted and in poor condition north of its junction with Afton Terrace. An old formal entrance (predating the school and serving a former mansion on the site) is locked but potentially operational at this point and appears to serve as an emergency access for fire tenders into the wider site.

2.2 Site History

There is no relevant planning history for this site.

Other Relevant History

4 March 2014 -Report to Education, Children and Families Committee entitled Primary School Estates Rising Rolls: Item 7.4

20 May 2014 - Report to Education, Children and Families Committee entitled Primary School Estates Rising Rolls: Item 7.3

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

Main report

3.1 Description Of The Proposal

The application proposes the building of a nursery (260sqm) and an ancillary classroom annexe (245sqm, adjoining an existing free-standing annexe) to the south side of Wardie Primary School. The latter portion adds a further 2 classrooms to an existing 3 classroom annexe, with the original portion being remodelled to match the remainder.

Each building is single storey, with a shallow monopitch roof. Walls are made of a cement-based cladding system; with larger panels in dark grey; and smaller panels (on the recessed sections) in lighter, variegated tones. The roof is in standing seam aluminium, tonally matching the dark grey walls.

The buildings are set off the southern boundary such as to maintain a playground in this area and boundary trees will remain.

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 effect upon the existing open space is acceptable;
- c) the proposal will be of a suitable quality in terms of design and form, choice of materials and positioning;
- d) the proposal will result in an unreasonable loss of privacy or natural light to neighbouring properties;
- e) the proposal raises any road safety concerns;
- f) the proposal will have any detrimental impact on equalities and human rights;
and
- g) comments raised have been addressed.

a) Principle

The site lies within the defined urban area and will continue to provide accommodation for the school within the existing site. 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 therefore acceptable in principle subject to compliance with other relevant Local Plan policies.

b) Protected Open Space

The existing playing fields in the eastern part of the site are designated as protected open space under Local Plan Policy Os 1. The siting of the new classroom extension and nursery will result in the loss of a relatively small and peripheral part of this open space and do not impinge upon the area available for sports pitches. A marked pitch area will remain to the north-east. The proposed classroom extension and nursery will not encroach onto the marked pitch area and will not impact on its usability.

The playing field is not located within an area which is deficient in the quantity of open space, and the loss of this small area would not be detrimental to the wider network, including its continuity or biodiversity value. The open space which will be lost equates to approximately 5% of the total designated area.

The proposal may result in the loss of a number of small trees and some minor vegetation on the southern boundary. Whilst this will have some impact on the character and amenity of the immediate area, this impact is not significant and is considered acceptable given the proportionately small area affected, its relatively minimal amenity/leisure value, and its location within the wider school grounds.

In accordance with Local Plan Policy Os 1, there will be a local benefit and community purpose, in allowing the development, because it will accommodate additional school children to respond to the rising school rolls. This benefit outweighs the loss of this small area of open space, particularly given that its primary use as a playing field will be maintained.

Local Plan Policy Os 2 sets out additional requirements which specifically relate to playing fields. The proposal complements the principal use of the open space as a playing field and will provide additional overlooking of the open space, improving natural surveillance. The loss of an area to the side of the pitch would not adversely affect its usability.

The loss of a small part of the designated open space to facilitate the provision of additional classroom space is acceptable and complies with Local Plan policies Os 1 and Os 2.

c) Compatibility of Design

The two buildings are positioned to the south-east of the existing school building. They are detached from that building, and are subordinate to the principal school building.

In terms of their relationship to the school building these buildings are of a simple, modern form that would not compete with nor detract from the existing building.

The buildings have been kept to a minimum in terms of its size and mass in order to provide the necessary internal specifications, and have an acceptable scale. Due to its location it will have little public impact.

The materials proposed reflect the contemporary character of the proposal and are of a sufficiently high quality. The proposal is compatible with the character of the existing building in and is of appropriate quality in terms of design, form, choice of materials and positioning.

d) Effect upon Neighbouring Amenity

The proposal is single storey and so located as to give rise to no daylighting or privacy issues.

e) Road Safety

No parking is proposed within the application.

The proposal would worsen existing on-street parking both in terms of additional staff and drop-off of children.

The streets do not lie within a controlled parking zone. On-street parking is heavily controlled adjacent to the school but freely available in the wider area.

The boundary of the proposed nursery sites close to an emergency access to the school. A condition is added to ensure that this route is not blocked.

f) Equalities and Human Rights Impact

The proposals raise no concerns in relation to equality or human rights.

g) Public Comments

39 people wrote in representation.

Material Representations

- The proposal raises concerns regarding car parking provision - addressed in section 3.3 e) of the Assessment.
- The principle of extension.- addressed in section 3.3 a) of the Assessment.
- The proposal will use school playing fields contrary to national guidelines - addressed in section 3.3 b) of the Assessment.
- The proposal causes a loss of trees - addressed in section 3.3 b) of the Assessment.
- The design is poor - addressed in section 3.3 c) of the Assessment.
- Daylight will be lost to windows to the south - addressed in section 3.3 d) of the Assessment.

Non-material Representations

- The proposal will cause loss of views - this is not a planning consideration.

Community Council Comments

None

Conclusion

In conclusion, the proposal complies with the development plan. The proposal is acceptable in principle, is of suitable quality in terms of design and form, choice of materials and positioning. It 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, nor upon road safety. No impact on equalities and human rights was identified.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. Details of the position and form of the boundary to the nursery in relation to the Wardie Road access shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
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 Planning Authority before work is commenced on site; Note: samples of the materials may be required.

Reasons:-

1. To ensure that secondary emergency fire access routes are not blocked.
2. In order to enable the Head of Planning 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.

Financial impact

4.1 The financial impact has been assessed as follows:

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

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:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

Thirty nine representations were received only one of which was in support.

Material representations raised include loss of playing fields, parking and road safety concerns, concerns regarding design and loss of daylight.

Non-material issues raised included loss of view.

Background reading/external references

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

**Statutory Development
Plan Provision**

The site lies in the Urban Area as shown in the Edinburgh City Local Plan. The section of playing fields to the east/south-east are designated as Open Space.

Date registered

4 November 2014

Drawing numbers/Scheme

1-15,

Scheme 1

David R. Leslie

Acting Head of Planning and Building Standards

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Des 3 (Development Design) sets criteria for assessing development design.

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

Policy Des 6 (Sustainable Design & Construction) sets criteria for assessing the sustainable design and construction elements of development.

Policy Env 12 (Trees) sets out tree protection requirements for new development.

Policy OS2 (Playing Fields Protections) sets criteria for assessing the loss of playing fields.

Policy Os 1 (Open Space Protection) sets criteria for assessing the loss of open space.

Appendix 1

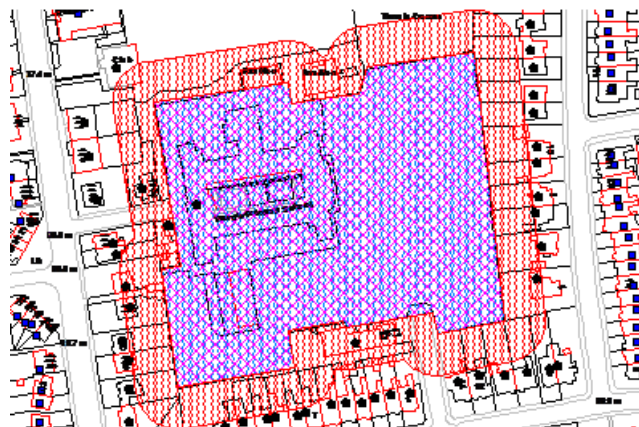
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Consultations

Transport

[No response]

Location Plan



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