

# Development Management Sub Committee

Wednesday 11 March 2015

**Application for Planning Permission 14/04672/FUL  
At Site 71 Metres Northwest Of 40, Dumbryden Drive,  
Edinburgh  
Proposed new build two storey care home for the frail  
elderly.**

<b>Item number</b>	4.4
<b>Report number</b>	
<b>Wards</b>	A07 - Sighthill/Gorgie

## Summary

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The application complies with the development plan and the relevant non statutory guidelines. The proposal is acceptable in this location and of an appropriate scale, form and design. The proposal will not result in any loss of privacy or overshadowing to neighbouring properties. Conditions are attached in relation to submitting a surface water management plan and landscaping provision and maintenance. There are no material considerations that outweigh this conclusion and approval is recommended.

## Links

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[Policies and guidance for this application](#)      LPC, CITD3, CITH8, CITT4, CITT6, NSG, NSGD02,

# Report

## **Application for Planning Permission 14/04672/FUL At Site 71 Metres Northwest Of 40, Dumbryden Drive, Edinburgh Proposed new build two storey care home for the frail elderly.**

### **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 application site comprises a roughly flat area of ground extending to 0.8 hectares.

The application site is bounded to the north by residential flatted blocks and overlooks allotments to the south. The area of land immediately to the east is also within council ownership and is available for future development.

#### **2.2 Site History**

11/08/2010 - Proposal of Application Notice for two, three and four storey new build houses and flats plus new roads and environmental works, total of 58 dwellings approved (10/02186/PAN).

### **Main report**

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#### **3.1 Description Of The Proposal**

The application is for the erection of a two storey pitched roof building to provide a 60 bed care home together with access, parking and site landscaping.

Extending over two floors, the building would provide 4207 square metres of floor space, with overall measurements of approximately 83 metres in width by 40 metres in depth. The building measures 5.4 metres to the eaves and 9.6 metres to the ridge.

The building is formed of a principal linear core, positioned east to west along the Dumdryden Gardens frontage of the site, with two rectangular projections at each end. These envelop two contained courtyards with a secure central courtyard area between those projections. As well as the landscaped courtyards, the overall site will be landscaped to the east, south and western frontages.

Vehicular access is to be taken in the north eastern corner of the site, from Dumdryden Gardens. The access will serve a 24 vehicle parking area, including four disabled spaces and including an emergency vehicle space; close to the main entrance doors, and sufficient on-site turning facilities.

The internal arrangements comprise four 'pavilions' each catering for 15 residents. These can be further divided into groups of seven and eight to reflect the needs of the residents. Within the central, linear part of the building there is provision for ancillary accommodation including management offices, kitchens, a laundry and a plant room.

The building is principally clad in render, with sections of multi clay brick, all under profiled concrete roof tiles.

### **Supporting Statement**

A 'Design Statement' detailing the layout, daylight, the immediate environment, materials and energy issues, is available to view on the Planning and Building Standards on-line 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 principle of the proposals are acceptable in this location;
- (b) the proposed scale, form, design and materials are appropriate;
- (c) the proposals affect road safety;
- (d) the proposals will result in an unreasonable loss of neighbouring amenity;
- (e) the proposals provided sufficient amenity for the future occupiers of the development;
- (f) the proposals have any equalities or human rights impacts;
- (g) the proposals comply with sustainability criteria;
- (h) the proposals raise any flooding issues; and
- (i) comments raised have been addressed.

a) The Acceptability of the Proposal in this Location

The site was previously occupied by a school and is designated as part of the urban area in the Edinburgh City Local Plan. The principle of developing a care home here is acceptable.

b) Scale, Form and Design (Materials)

The building is of a suitable scale and form that reflects parts of the wider built environment of the local neighbourhood. It has simple form, with a pitched roof, and a domestic scale that is characteristic of a number of the surrounding buildings.

The simple palette of render, brick and tile materials is also appropriate and will ensure that the development suitably coalesces with its immediate environment.

c) Road Safety Issues

Transport has raised no objections to the proposal on road safety grounds and has requested a Travel plan to be submitted demonstrating how the staff and visitors will access the development and what measures are proposed to ensure that vehicle trips are kept to a minimum and staff and visitors are encouraged to use public transport or walk to the care home. The travel plan should provide public transport promotion measure including public transport season tickets and a public and sustainable transport information pack to help embed public transport habits and encourage model shift.

d) Neighbouring Amenity

The proposal is well contained within the application site providing adequate distances between the first floor windows and those within the neighbouring properties on Dumbryden Gardens. As such there would be no detrimental levels of overlooking to neighbouring properties and all overshadowing would be adequately maintained within the application site.

The proposal would also maintain separation distances within the eastern site boundary and the remaining part of the former school site such that it would not prevent future development on the remainder of that site.

e) Amenity of Future Occupants

The use of the premises as a residential care home will provide both an area of landscaped grounds together with self-contained courtyards and garden to meet the requirements of the future occupants of the premises. This is further enhanced by the principal orientation of the building and gardens and makes the maximum use of the southerly aspect of the site. A condition has been attached requiring a scheme of landscaping to be submitted.

f) Equalities and Human Rights Impacts

This application has no impact in terms of equalities or human rights.

#### g) Sustainability Criteria

Acceptable sustainability details have been submitted with the application; including rainwater recycling provisions, combined heat and power units to provide energy and reduce consumption, orientation so as to make the most of passive solar energy and construction details to conform to Building Standards.

#### h) Flooding

Further details relating to the drainage system is required to be submitted for further consideration. A condition has been added in respect of this.

#### i) Public Comments

No representations were received concerning this proposal.

#### Conclusion

In conclusion, the proposal complies with the development plan and the relevant non-statutory guidance, would be acceptable in terms of its impact on the character and appearance of the surrounding area and would not prejudice road safety or residential amenity. There are no material considerations which outweigh this conclusion.

As this application relates to the land is council ownership, a Committee decision is required.

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

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

1. Prior to any works starting on site, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of level changes, shall be submitted for approval in writing by the Planning Authority. The scheme as approved shall be implemented within the first planting season following the date of this consent
2. All planting carried out on site shall be maintained by the developer to the satisfaction of this Planning Authority for a period of five years from the date of planting. Within that period any plants, which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
3. Prior to the commencement of works a surface water management plan will be submitted for the proposed development which will reviewed to the satisfaction of City of Edinburgh Council Flood Prevention and be approved by the Head of Planning and Building Standards. Provision of the results of infiltration testing and drainage modelling outputs are required to show the proposed drainage system functions as required.

## **Reasons:-**

1. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
2. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
3. In order to enable the Head of Planning and Building Standards 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. Prior to first occupation a Draft Travel plan shall be submitted and a Final Travel Plan within 12 months of first occupation. The Travel Plan should clearly demonstrate how the staff and visitors will access the development and what measures are proposed to ensure that vehicle trips are kept to a minimum and staff and visitors are encouraged to use public transport or walk to the care home. It should provide public transport promotion measures including public transport season tickets and a public and sustainable transport information pack.

## **Financial impact**

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

There are no financial implications to the Council.

## **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:**

Acceptable sustainability details have been submitted with the application; including rainwater recycling provision, combined heat and power units to provide energy and reduce consumption, orientation so as to make the most of passive solar energy and construction details to conform to Building Standards.

## **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**

No representations have been received.

## **Background reading/external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development  
Plan Provision**

Edinburgh City Local Plan -

**Date registered**

11 November 2014

**Drawing numbers/Scheme**

01-08,

Scheme 1

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**Links - Policies**

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**Relevant Policies:**

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

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

Policy Hou 8 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

Policy Tra 4 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Policy Tra 6 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

**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

## **Application for Planning Permission 14/04672/FUL At Site 71 Metres Northwest Of 40, Dumbryden Drive, Edinburgh Proposed new build two storey care home for the frail elderly.**

### **Consultations**

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#### **Environmental Services**

*The applicant proposes a care home on the site of the former Dumbryden Primary School. The site is bordered by a footpath to the west, open ground to the south and east, and residential dwellings approximately 25m to the north.*

*Contaminated land issues have been considered and found to be of no concern; therefore, Environmental Assessment has no objection to this proposed development.*

#### **Transport Planning**

*No objections to the application subject to the following being included as conditions or informatives as appropriate:*

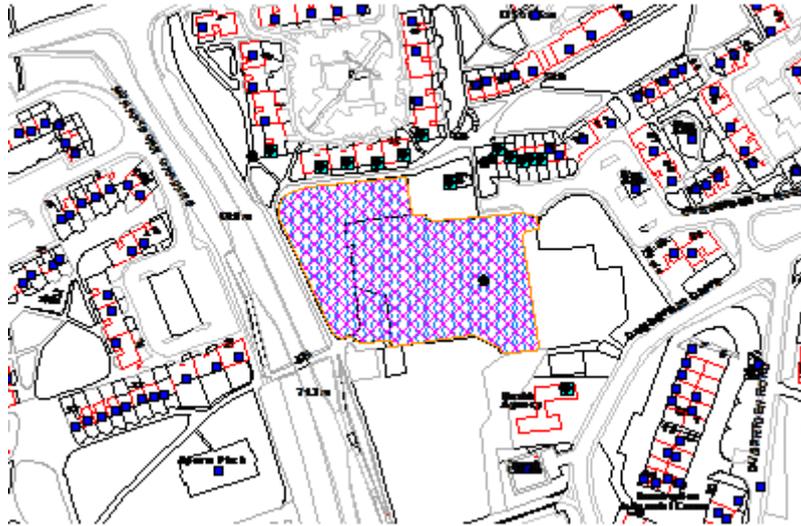
*1. A Draft Travel plan to be submitted prior to first occupation and a Final Travel Plan within 12 months of that date. The Travel Plan should clearly demonstrate how the staff and visitors will access the development and what measures are proposed to ensure that vehicle trips are kept to a minimum and staff and visitors are encouraged to use public transport or walk to the care home.*

*Note:*

*Current Council parking standards for a care home in this area (Zone 4) would require between 1 space per 6 beds and 1 space per 4 beds for visitors, i.e. between 10 and 15 spaces for the 60 beds. In addition, parking for staff is required at 1 space per resident staff and 1.5 spaces per non-resident staff. The proposed 23 spaces therefore includes at least 12 spaces for staff, i.e. approximately 18 staff on site at any one time. Although the number of staff is unclear from the submitted documents, it is likely that staffing levels will be in at that level and therefore parking levels are considered acceptable.*

## Location Plan

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