

# Development Management Sub Committee

Wednesday 25 March 2015

## Application for Planning Permission 14/01333/FUL At 14 Kirkgate, Currie, EH14 6AN Change of use from storage to single dwelling house and extension to the existing building.

Item number	4.5
Report number	
Wards	A02 - Pentland Hills

### Summary

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The proposals are consistent with the development plan and would comply with Edinburgh Planning Guidelines. The proposed residential use would represent an acceptable form of development in the Green Belt, in that it would relate to an existing building and would not adversely affect the landscape character of the location. The proposed alterations and design of the extension would preserve the architectural and historic character and appearance of the building and would not be detrimental to landscape quality. The proposed development would not impact upon biodiversity or protected species. The proposal would not raise transport impacts and public access through the site to the Water of Leith would be maintained. The proposal would not raise equalities or human rights impacts.

### Links

<a href="#">Policies and guidance for this application</a>	RWE5, RWE6, RWE15, RWE18, RWE20, RWE22, RWE23, RWE26, RWE27, RWE35, RWE36, RWE38, RWE41, RWE42, RWE43, RWE52, RWH6, RWTRA2, RWTRA4, RWTRA6, NSGD02, CRPCUR,
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# Report

## **Application for Planning Permission 14/01333/FUL At 14 Kirkgate, Currie, EH14 6AN Change of use from storage to single dwelling house and extension to the existing building.**

### **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 to the south of the Water of Leith valley and walkway, with Kirkgate and Currie Brig situated to the north east. Cottages lie to the west side of Kirkgate with further single-storey church buildings to the south-east of the site. The southern site boundary flanks open farmland.

The application site is triangular in shape, extending 0.658 hectares and is historically part of railway sidings associated with the Edinburgh to Balerno railway.

The central part of the site is occupied by a former engine shed dating from the late 19th Century. This building is two-storey in scale with gable ended roof form and double height void to the interior. A small single-storey outshot lies to the eastern end of the building. The structure extends 25.8 metres maximum length, 10.1 metres in depth, 7.35 to the roof ridge with a floorspace of 211 square metres.

The building is of red engineering brick construction with slate finish to the roof. Former arched door openings, currently bricked up, are evident to the north elevation. Remnants of former structures are evident to the western end of the building.

The building is structurally intact although becoming increasingly derelict with encroaching vegetation and tree growth. The building is unlisted.

The site edges are defined by mature and semi-mature trees and vegetation, with mature, dense woodland along the Water of Leith valley to the north. The central part of the site has been subject to partial clearance with low level vegetation and areas of gravel hardstanding.

Vehicular access to the site is from Kirkgate to the east, this connecting to a pedestrian path leading to the Water of Leith walkway. The site is crossed by two pedestrian routes identified in Council records as 'Local Paths'. The first route crosses the site between Kirkgate and joins the Water of Leith Walkway to the western end of the site. The second provides a shorter access route from Kirkgate to the Water of Leith Walkway, this running along the eastern edge of the site.

The site lies within the Edinburgh Green Belt.

The site is identified in the Rural West Edinburgh Local Plan as Environment Proposal, ENV3. This proposes the site be used for informal amenity open space with the building converted to a museum/interpretation facility.

The eastern edges of the application site, including the vehicular entrance on Kirkgate, are located within the boundary of the Currie Conservation Area.

## **2.2 Site History**

22 November 2012. Planning permission was granted for alteration and change of use of a former engine shed to a new design studio, including formation of parking spaces, landscaping and an upgraded access to the Water of Leith Walkway. A change of use from public open space to private open space is also proposed (Application reference: 12/01751/FUL)

25 April 2013. Planning permission granted to erect a single-storey extension to the existing building for office use (Application reference: 13/00573/FUL).

## **Main report**

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### **3.1 Description Of the Proposal**

#### Scheme 2

The application proposes the conversion of the former engine shed to a single dwelling house, the majority of the land within the curtilage of the building being converted to private garden.

The existing pedestrian access to the eastern edge of the site would be upgraded to provide vehicular access to new car parking spaces serving the Water of Leith Walkway.

The existing building would be subject to external alteration, with an extension proposed to the western elevation of the building.

The extension would be two storeys in scale and measure 9.46 metres in width, 8.66 metres in length, rising to a maximum 6.5 metres to the roof ridge.

The extension would feature a pitched roof to match that of the existing building. An amended design proposal has now reduced the height of the extension, this now being set down 0.75 metres below the eaves and ridge to the existing building.

The external walls and roof would be finished in metal cladding with glazed door and window panel openings to the north and south elevations. The detail of these openings has been subject to amendment with the proportions of glazing being increased. The west elevation would feature a recessed terrace at ground floor with balcony at first floor level, these extending across the full width of the extension. This elevation would be predominantly glazed, with central brick inset to match that of the main building.

In order to convert the building to residential use, a number of external alterations will be required. Changes would include reopening original doorways and introduction of sliding timber panel doors, infilling of existing opening and formation of new door and window openings. Roof lights would be introduced to the front and rear roof planes.

The triple garage to the north eastern corner of the site has now been omitted from the proposals, this being substituted with surface parking.

The proposal identifies that a number of trees would be removed. This would include nine trees immediately to the south of the building, with further self-seeded trees removed from the vicinity of the structure. Two semi-mature trees would be removed at the new entrance to the site, with a further three trees removed from the northern corner of the site adjacent to the Water of Leith Walkway. New tree planting is identified along the site boundaries with a crescent of trees to the west of the building.

Stone entrance walls would be formed to the site entrance on Kirkgate. The existing path to the Water of Leith would be widened to 4 metres allowing vehicles to access four new car parking spaces serving the Water of Leith Walkway. These works would include the establishment of a new planted and fenced boundary to the path and car park, with gated pedestrian access to the Water of Leith Walkway.

A new gravel surfaced driveway with gated access would be serve the proposed dwelling from the existing access on Kirkgate. Areas of hardstanding would be formed within the site to provide access between the driveway and main entrance and also to serve as a terrace to the western end of the property.

### Scheme 1

As scheme 2, with the exception of the following:-

The extension was previously greater in scale, with the height of the roof matching that of the existing building. The north and south elevations also included solid infill panels, with a smaller proportion of glazing.

The south elevation to the existing building previously included three structural window openings at ground floor level.

A proposed triple garage was proposed to the north east corner of the site, this measuring 10.1 metres in length, 5.7 metres in width and 4.8 metres maximum height to the roof ridge. The structure was finished using red brick with a gable ended slate roof.

### Supporting Documents

The following documents have been submitted in support of the application

Species Assessment Report, Nigel Rudd Ecology - August 2014

This document is available to view on the Planning and Building Standards online services.

### **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 principle of the proposal is acceptable;
- b) the proposed design would be appropriate to the Green Belt and rural character of the location, the architectural character of the building and the character and appearance of the conservation area;
- c) the proposal adversely impacts upon open space provision;
- d) the proposal would maintain appropriate levels of pedestrian access to the Water of Leith Walkway;
- e) the proposal adversely affects the natural environment or protected species;
- f) the proposals adversely affects residential amenity;
- g) the proposal adversely affects parking or raises traffic impacts;
- h) the proposal raise equalities or human rights impacts; and
- i) that representations have been addressed.

#### a) Principle of Use

The site is located in the Edinburgh Green Belt and the proposal therefore needs to be considered against the requirements of Rural West Edinburgh Local Plan (RWELP) Policy E5, Development in Green Belt and Countryside Areas.

The proposed residential use would not be necessary for the purposes of agriculture, forestry, countryside recreation or other uses where a countryside location is essential. This aspect of the proposal would not therefore comply with RWELP Policy E5 criterion a).

Part c) of the policy states that where proposals involve minor extensions and alteration to existing buildings it should be demonstrated that there would be no materially adverse effect of the openness of the area or its landscape quality or character. The scale of the proposed extension is modest and the level of alteration required to convert the building would not adversely affect the openness of the area or its landscape quality.

Part d) of the policy states that where a proposal relates to a change of use of an existing building, it should be demonstrated that there is no reasonable prospect of achieving a use which conforms to those specified in criterion a).

The previously approved applications, 12/01751/FUL and 13/00573/FUL have accepted a change of use for the building as a design studio and office, these representing non-conforming uses within the Green Belt.

RWELP Policy ENV3 proposes amenity informal open space and a museum/interpretation facility on the site. The prospect of achieving such a use or one related to agriculture or countryside recreation is further considered in section b) of the assessment.

The relationship of the proposal to the rural character of the site is further considered in section d) of the assessment. However, the building is considered to be of architectural merit and represents a valuable element in the landscape. The proposal would seek to bring a building of local historic interest back into beneficial use. It is not considered that the proposed extent of development would pose a materially adverse impact on the openness of the area or its landscape character.

The engine shed building is of a domestic scale, substantially intact and the nature of the proposal would not require any significant demolition.

The proposal to change the use, alter and extend the existing building within its landscape setting would meet criterion c) and d) of RWELP Policy E5. In view of this, the proposal would represent an acceptable form of development in the Green Belt.

#### b) Design and Character

Only the extreme eastern end of the site, including access off Kirkgate lies within the Currie Conservation Area. The character appraisal identified the following in relation to the application site;-

*The character appraisal refers to railway development associated with the site having been between 1874 and 1876 when it served the mills on the Water of Leith. The essential character of the conservation area is reflected in Currie's linear development on a hilltop ridge set within a rural hinterland. The linear character is reinforced by the Water of Leith and the former railway line. The vernacular development reflects Currie's history and rural settlement. The main buildings of importance are the Kirk and its associated buildings which are reached via the Currie Brig over the Water of Leith. Here within the wooded dell there is a meeting point of road, rail and pedestrian.*

In terms of assessing the impact of this proposal on the Green Belt and the rural character of the location, RWELP Policy E6 a) states that, where acceptable in principle, development proposals in the Green Belt should be sited to minimise impact on the immediate surroundings, general landscape setting and should, where possible, be related to an existing building.

The proposed development would relate to an existing building, which is contained within a landscape setting. The openness of the site would be maintained broadly as per existing levels. The proposal would also be consistent with RWELP E6 b) in that it would be in keeping with nearby traditional buildings and would be integrated into the rural landscape.

Policy E6 c) states that sufficient landscaping should be provided to enhance the setting of the development through the creation of a positive landscape framework, that is in keeping with the landscape character of the area.

The proposals would involve a level of tree removal on the site. However, this would mainly relate to the removal of self-seeded stock in the vicinity of the engine shed building and to facilitate the formation of vehicular access, both to the proposed dwelling house and proposed public car parking spaces. Existing trees would be largely maintained along the principal site boundaries, including the Water of Leith Walkway and no trees are identified for removal within the conservation area. New tree planting is proposed in mitigation, this both consolidating the site boundaries and maintain the landscape character and setting of the site. Adequate ground would be maintained around the building to meet car parking, amenity and landscape needs.

In order to ensure that the landscaping is of an appropriate standard, it is recommended that the final details and establishment of landscaping are subject to condition.

Parts i) and j) of Policy E6 require that the external character of the existing buildings and their setting are retained in a style appropriate to the rural area, and that existing buildings are in good structural condition and capable of conversion without substantial rebuilding. Part k) requires that no ancillary buildings are proposed.

Planning permission has previously been granted for an extension to the building which was greater in floor area and mass. The design of the proposed extension has been subject to amendment, with the proposed scale and height now reduced to provide a subservient element in relation to the main building. The proposed triple garage to the north eastern corner of the site has now been omitted, and no ancillary buildings are now proposed as part of the scheme.

The proposed conversion of the engine shed building would not require substantial rebuilding or result in the loss of original architectural features, thereby allowing the historic character of the building to be expressed. The brick facades, slate roofs and sliding doors would be retained and restored. The proposed number of new windows has now being reduced with principal door and window openings being based around the use of arched openings with sliding panel doors at ground floor level. The proposed use of 'corten' steel to the main entrance door and feature window to the east elevation would reflect the industrial character of the building. The form of the door and window voids has been amended to reflect the proportions evident on the original building, with

the proposed metal cladding to the extension providing a neutral finish in relation to the characteristic brick and slate finishes.

The form of the extension would provide contemporary design addition which to the main building and is acceptable. The proposed conversion and re-use of the building for residential use will not require substantial rebuilding and would allow its historic interest and character, appropriate to the rural location, to be maintained. In order to ensure an appropriate standard of execution, it is recommended that finalised details of materials are controlled through condition.

The Currie Conservation Area only embraces the eastern side of the site and the nature of the proposals would preserve and enhance the character of the conservation area and its setting. The proposals would therefore comply with RWELP Policy E36, Conservation Area development and be consistent with the Conservation Area Character Appraisal.

In summary, this is essentially a modest proposal that would make good use of an unused historic building and adopt a sensitive design approach appropriate to the landscape character of the site and location within the Green Belt. It would therefore fully meet the requirements of RWELP E6 Design and Amenity Criteria for development in the Green Belt and is acceptable.

The proposals would also be consistent with RWELP design policies, E41 Design of New Development, E42 Quality of New Development and E43 Alterations and Extensions.

#### c) Open Space Provision

RWELP Environment proposal ENV3 proposes informal amenity open space and a museum/interpretation facility on the site. RWELP E52 indicates that the Council will work with the relevant landowner and other interested parties to secure the implementation of Proposals ENV1-7. However, the site and building have been vacant for many years, with little prospect of the land being utilised for the purposes of agriculture or countryside recreation. There has been no progress on the implementation of Proposal ENV3 since the adoption of the RWELP in 2006. Whilst the building is structurally intact it has been unoccupied for several years with no immediate prospect of the building being bought into use as a visitor centre due to constraints on funding. The Council has recently marketed this site and the applicant was the successful bidder.

Therefore, it is unlikely that Proposal ENV3 will be implemented. The Local Development Plan (LDP) Main Issues Report published in October 2011, reviewed the continued relevance of Proposal ENV 1-7 and set out proposed changes. The Second LDP, June 2014, indicates the Proposal ENV3 would be deleted but the site retained in the Green Belt because there was no evidence to suggest that the proposals can be implemented in the LDP period. There have been few comments in response to the suggested changes in support of retaining the ENV3 proposals. Although the proposal will remove access to areas of open space which are currently public, a new residential use would secure the long term future of the former engine shed building.

The change from public open space to private will not adversely affect the rural qualities of the area and the new upgraded access to the Water of Leith is an improvement on the present arrangements.

#### d) Pedestrian Access to the Water of Leith Walkway

With regard to public access through the site, Council records indicate a Local Path crossing the site from Kirkgate, this joining the Water of Leith Walkway at the western end of the site. In the previous application 12/01751/FUL it was agreed that this access would no longer be available but a shorter access from Kirkgate to the Water of Leith walkway, along the eastern boundary, also identified in Council records as a Local Path, was to be upgraded with public access being maintained. Neither of these routes has been asserted as a right of way.

This current proposal also seeks to upgrade the existing local path running between Kirkgate and the Water of Leith Walkway. This route would be widened to a 4 metre width allowing vehicles to access four new car parking spaces serving the Water of Leith Walkway. Pedestrian access along the Water of Leith Walkway, which is identified as a Core Path, would be maintained as per existing levels and would not be affected by the proposal.

Although the proposal would result in the loss of a Local Path across the site, public access to the Water of Leith walkway would be maintained and improved. This would be in accordance with RWELP Policies E26 and E27 which seek to create a network of linked walkways, cycle/horse riding routes, which enhance access to the Green Belt and the recreational potential of the Water of Leith.

However, in order to ensure that public access is maintained through the site to the Water of Leith Walkway, it is recommended that the applicant enters into a suitable legal agreement. This would also require that all upgrading works identified be implemented as part of the approved scheme. This would also include replacement boundary fencing, planting and renewed pedestrian signage at the junctions with Kirkgate and the Water of Leith Walkway.

#### e) Natural Environment and Protected Species

The application site lies within the Water of Leith Local Biodiversity Site (LBS) and is identified in the RWELP as a Site of Importance for Nature Conservation.

RWELP Policy E18 states that development affecting such sites will not be permitted unless it can be demonstrated that appropriate mitigation measures would be incorporated into the development to enhance or safeguard the nature conservation of the site. RWELP Policy E6 also identifies that provision is to be made for the protection of species under the Habitat regulation and Wildlife and Countryside Act, where appropriate. The applicant has therefore submitted a Habitat Survey in support of the application.

The Habitat Survey report has included a Species Assessment. This has concluded that the site may occasionally be crossed by otters. Therefore it is recommended that, during construction if pipes are installed, open ends should be blocked up before the finish of work for the day and if trenches are dug a means of escape should be installed at the end of each day. The proposed development site has the potential to provide new habitat for wildlife within the LBS with the renovation of the building providing an opportunity to incorporate provision for species such as bats. Alternatively this could be done by placing bat boxes in trees. It is therefore requested the applicant give further consideration to enhancement opportunities for within the design proposals. These matters will be highlighted to the applicant through informatives.

It is considered that the planting of new trees as part of the proposed development, would increase the nature conservation value of the site through enhancing or creating new wildlife habitats and would accord with the requirements of RWELP Policy E20.

The proposal would accord with RWELP Policy 22 in that there would be no adverse effect on European Protected Species as a consequence of the development, provided that the mitigation measures are put in place.

The proposed development would not result in a detrimental impact to the Water of Leith Biodiversity Site and would meet the requirements of RWELP Policies E15 Trees - Development Impact, E18 Sites of Importance for Nature Conservation, E20 Nature Conservation - Development Impact and Edinburgh Design Guidance.

#### f) Residential Amenity

Although the proposal is not located within the defined settlement boundary, there are residential properties to the east of the site. However, the proposal will not result in adverse change to present amenity levels.

#### g) Transport Impacts

The Head of Transport has no objections to the proposals and the arrangements in respect of parking and traffic impact are considered acceptable. The proposal is for a single dwelling only, this served by an existing access from Kirkgate. Whilst dedicated vehicular access will be formed to the Water of Leith walkway as part of the proposal, this leading to public car parking spaces serving the walkway, this will reduce pressure for on-street parking on Kirkgate.

Issues relating to pedestrian access across the site are previously considered in section c) of the assessment.

The proposal would meet the requirements of RWELP Policies TRA2, Transport Impact of Development Proposals, TRA4, Provision for Pedestrians and Cyclists and TRA6, Routes for Cyclists and Pedestrians.

## h) Equalities and Human Rights

The proposal would not raise equalities or human rights impacts

## i) Representations

- The site in the Green Belt and unsuitable for residential use - addressed in section 3.3 a);
- The site is not identified as a housing site in the Draft LDP - addressed in section 3.3 a);
- Object to the loss of public open space to a private residential use, particularly given the RWELP Proposal ENV 3 which would have maintained public use. Proposal Env 3 should be retained as such - addressed in section 3.3 b);
- The site should be kept as informal amenity space and museum/interpretation as practical - addressed in section 3.3 b);
- The site was gifted to the Council for the benefit of Currie and should not be sold off for private gain - noted, although not a material planning consideration;
- The previously approved change of use to a design studio is not now being taken forward bringing employment uses to the area as originally envisaged - noted, although current proposal has to be determined on its planning merits;
- The Council has a duty of care for the paths that runs through the site and this is not addressed as part of the planning application. The currently diverted path should be reinstated as part of the Core Path access and public access through the site to the Water of Leith walkway should be maintained - addressed in section 3.3 c);
- Development should include an accessible public path to the Water of Leith walkway - addressed in section 3.3 c);
- Proposed triple garage is inappropriate to the character of the site - addressed in section 3.3 d);and
- Proposal will increase volumes of traffic which is unsafe for horse riders and result in parking problems on Kirk Brae - addressed in section 3.3 h).

## **Conclusion**

In conclusion, the proposals would be consistent with the development plan and relevant non-statutory guidelines. The proposed residential use would represent an acceptable form of development in the Green Belt, in that it would relate to an existing building and would not adversely affect the landscape character of the location. The proposed alterations and design of the extension would preserve the architectural and historic character and appearance of the building and would not be detrimental to landscape quality. The proposed development would not impact upon biodiversity or protected species. The proposal would not raise transport impacts and public access through the site to the Water of Leith Walkway would be maintained.

The proposals are acceptable.

There are no material considerations which outweigh this conclusion.

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

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

#### **Conditions:-**

1. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
2. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.
3. 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. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
2. In order to ensure that the approved landscaping works are properly established on site.
3. In order to enable the planning authority to consider this/these matter/s in detail.

#### **Informatives**

It should be noted that:

1. The works 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 the issuing of consent the applicant to enter into a suitable legal agreement requiring that public access is maintained to the eastern edge of the site between Kirkgate and the Water of Leith Walkway. All upgrading works to be implemented in accordance with the approved plans. This is to include provision of four car parking spaces, replacement boundary fencing, tree planting, soft landscaping and renewed pedestrian signage at the junctions with Kirkgate and the Water of Leith Walkway .

5. In order to enhance the biodiversity of the site, it is recommended that the applicant further investigate the placing of bat boxes within the engine shed building or within trees.
6. The Habitat Survey identified that the site may occasionally be crossed by otters. In order to ensure a suitable level of protection, it is recommended that, during construction if pipes are installed, open ends should be blocked up before the finish of work for the day and if trenches are dug a means of escape should be installed at the end of each day.

## **Financial impact**

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

The application is subject to a legal agreement for developer contributions.

## **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**

The application was advertised on 22 April 2014. Eight representations were received which raised general issues and objections to the application, including the Currie Community Council. The letters of representation raise the following issues:-

- The site in the Green Belt and unsuitable for residential use;
- The site is not identified as a housing site in the Draft LDP;
- Object to the loss of public open space to a private residential use, particularly given the RWELP Proposal ENV 3 which would have maintained public use;
- The site should be kept as informal amenity space and museum/interpretation as practical;

- The site was gifted to the Council for the benefit of Currie and should not be sold off for private gain;
- The previously approved change of use to a design studio is not now being taken forward bringing employment uses to the area as originally envisaged;
- The Council has a duty of care for the paths that runs through the site and this is not addressed as part of the planning application. The currently diverted path should be reinstated as part of the Core Path access and public access through the site to the Water of Leith walkway should be maintained;
- Development should include an accessible public path to the Water of Leith walkway;
- Proposed triple garage is inappropriate to the character of the site;
- Proposal will increase volumes of traffic which is unsafe for horse riders and result in parking problems on Kirk Brae;
- The letter from Currie Community Council raises the following;
- The site is within the Green Belt and is not suitable for housing;
- Object to the proposed change of use from public open space to residential
- The land had its own environmental proposal RWELP Env 3 and should be retained as such;
- The land was gifted to the Council for the benefit of Currie;and
- Note the inclusion of a large detached garage.

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

## **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](#)

## David R. Leslie

### Statutory Development

#### Plan Provision

The application site is located within the Green Belt, a Site of Importance for Nature Conservation and Environmental Proposal 3 - Currie South Station covered by the Rural West Edinburgh Local Plan.

#### Date registered

15 April 2014

#### Drawing numbers/Scheme

01, 02A, 03, 04A-06A, 08A,

Scheme 2

Acting Head of Planning and Building Standards

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## Links - Policies

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### Relevant Policies:

Policy E5 states that in order to protect the landscape quality, rural character and amenity of the Green Belt and countryside areas, development will be restricted.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or countryside must meet the criteria which aim to achieve high standards of design and landscaping.

Policy E15 seeks to ensure the survival and retention of healthy mature trees as part of development proposals. Where the loss of woodland, trees or hedgerows is unavoidable, the developer will be required to undertake equivalent replacement planting.

Policy E18 protects identified sites of local nature conservation interest. Development within or affecting Sites of Interest for Nature Conservation will not be permitted unless there are appropriate mitigation measures to enhance or safeguard the nature conservation interest of the site.

Policy E20 says that outwith the area identified in policies E17 and E18, the Council will seek to maintain and improve the nature conservation and biodiversity value of the countryside when considering development proposals.

Policy E22 says that development proposals which have the potential to harm a protected plant or animal species or its habitat will not be permitted unless the protection of species can be secured through the appropriate design and construction methods.

Policy E23 says that in the Green Belt and countryside policy areas, development, improvement or extension of outdoor recreational and sporting facilities will only be supported in certain circumstances.

Policy E26 aims to protect and, where appropriate, improve existing rights of way and will seek to create a network of linked walkways/cycle/horse riding routes throughout the local plan area.

Policy E27 encourages and supports a number of measures for the protection and enhancement of the recreational potential of the River Almond, Water of Leith and their tributaries

Policy E35 states that developments in Conservation Areas will only be permitted where all features which contribute to the special character and appearance of the areas are retained.

Policy E36 states that Development proposals in a conservation area should take into account the area's special interest and how its character and appearance may be preserved or enhanced

Policy E38 supports the preparation of conservation character appraisal statements for all conservation areas to assist in the on-going management of conservation areas.

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

Policy E43 says that alterations and extensions to existing buildings, where acceptable in principle, should be subservient and relate carefully to the original building.

Policy E52 encourages proposals to improve the quantity and quality of open space provision. Where appropriate, the Council will work with the relevant landowner and interested parties to secure the implementation of Proposals (ENV1 - 7).

Policy H6 says that development which would significantly damage residential amenity will not be permitted in residential areas within the defined settlement boundary. Policy TRA2 states that proposals will not be permitted where it would have an unacceptable impact on the existing road network; public transport operations; air quality; road safety, residential amenity and walking and cycling

Policy TRA4 says that development proposals should make specific provision for the needs of cyclists and pedestrians and provide convenient and safe access to existing or proposed networks where practicable

Policy TRA6 says that the Council will support the development of a comprehensive network of cycle and pedestrian routes, including on-road provision and off-road cycleways and footpaths

**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.

The Currie Conservation Area Character Appraisal emphasises the vernacular form of development, the natural setting of The Water of Leith and the predominant residential use.

# Appendix 1

**Application for Planning Permission 14/01333/FUL  
At 14 Kirkgate, Currie, EH14 6AN  
Change of use from storage to single dwelling house and  
extension to the existing building.**

## Consultations

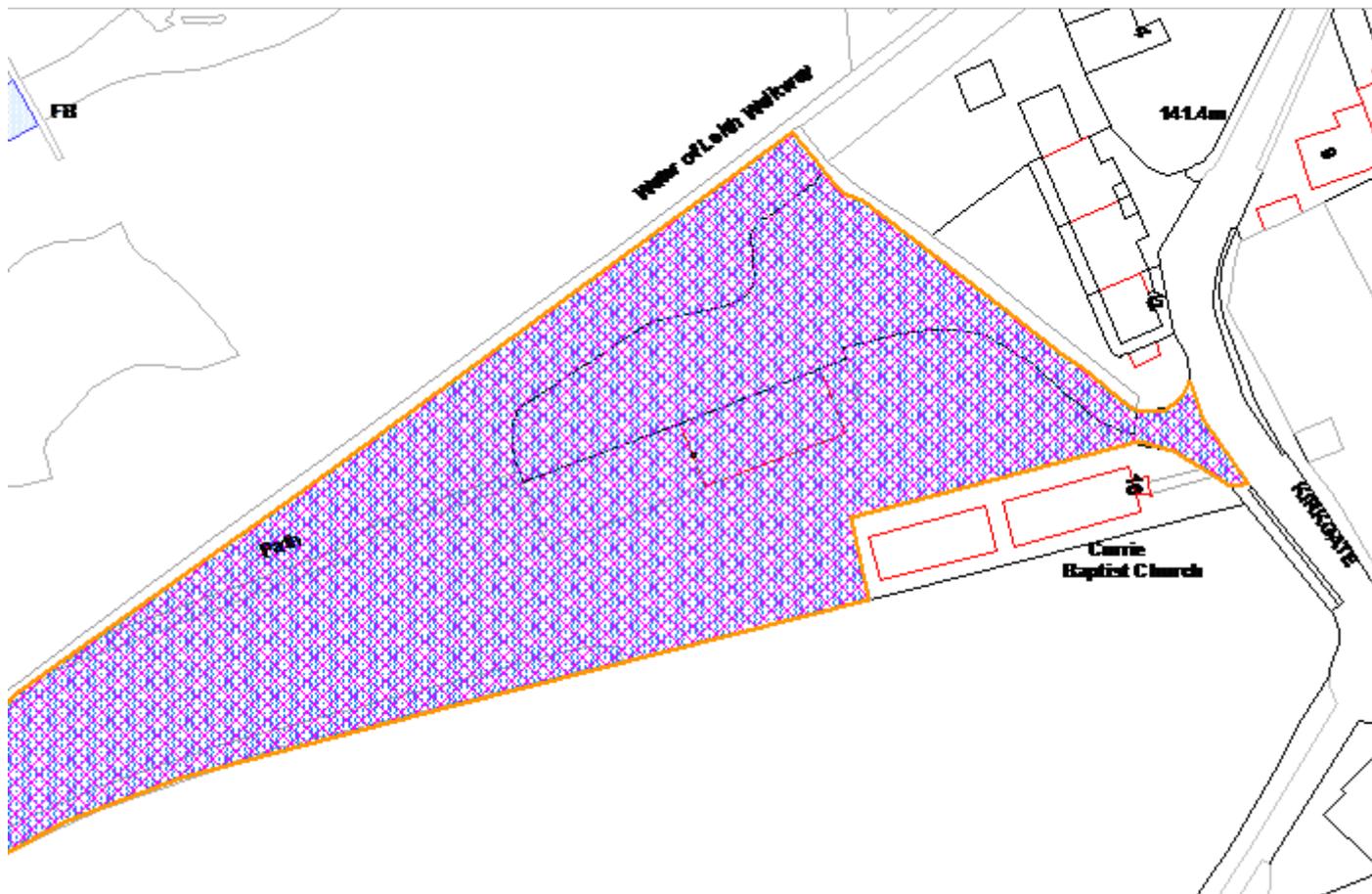
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### Transport comment

*We have no objections to the application.*

## Location Plan

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**END**