

# Development Management Sub Committee

**Wednesday 17 June 2015**

**Application for Planning Permission 15/01146/FUL  
At 144 Lower Granton Road, Edinburgh, EH5 1EX  
Erect ancillary garage and garden room on extended garden  
(as amended).**

<b>Item number</b>	9.4
<b>Report number</b>	
<b>Wards</b>	A04 - Forth

## **Summary**

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The proposal is considered a suitable form and design for its location. Materials are high quality. Effects upon trees are acceptable. Effects upon neighbouring amenity fall within acceptable limits. Parking levels are acceptable. The proposal complies with development plan policies and non-statutory guidelines. No other material considerations outweigh this conclusion.

## **Outcome of previous Committee**

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This application was previously considered by Committee on 20.05.2015.

Site visit - This application was continued by the Committee for a site visit. The application is returning to Committee for a decision.

## Links

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[Policies and guidance for this application](#)

LPC, CITE3, CITE12, CITD3, CITD4, NSHOU, NSG, NSGD02, NSLBCA,

# Report

## **Application for Planning Permission 15/01146/FUL At 144 Lower Granton Road, Edinburgh, EH5 1EX Erect ancillary garage and garden room on extended garden (as amended).**

### **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 relates to an area of rear garden ground and embankment attaching Granton Road, belonging to a mid-terraced brick house on Lower Granton Road. The brick terrace is more typically English in appearance and unusual by Scottish standards. The terrace was listed category C on 19 December 1979 (reference no:29888).

#### **2.2 Site History**

There is no relevant planning history for this site.

### **Main report**

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

The application proposes an ancillary building on a section of raised ground at the end of a garden.

Due to the change in ground levels on the surrounding roads, the structure provides two garage spaces accessed from Granton Road to the south. As seen from Granton Road the proposal appears simply as a double garage.

As seen from the garden side, the structure hovers in the air above the embankment, due to its cantilever form. A garden-room attaches to the rear (north) side of the aforementioned garages, and is accessed via an open stair beneath.

The garden room faces north through a glazed wall. This wall is inset in relation to the side walls to prevent sideways views and has a buffer panel extending beyond the main form, to prevent downward views into gardens. Visually this element appears as a balcony but has no floor.

The north and south ends of the building are framed in mild steel, painted dark grey, and the sides are covered in larch boarding. The roof is flat, constructed of a single membrane.

## **Scheme 2**

The scheme was amended to add a solid upstand at the base of the glazed screen in the outbuilding to prevent views downwards, below the "buffer" element.

### **Supporting Statement**

The applicant submitted a Design Statement which is available to view on the Planning and Building Standards online services.

### **3.2 Determining Issues**

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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 scale, form and design are appropriate to the area;
- b) the proposal has any adverse impact upon the setting of the listed cottages below;
- c) the effects upon neighbouring amenity are within acceptable limits;
- d) the effects upon trees are acceptable;
- e) parking and road safety are adequate;
- f) effects upon public views are acceptable;
- g) relevant appeal decisions are noted;
- h) public comments raised have been addressed; and
- i) any equalities or human rights issues arise.

#### a) The Form and Design of the Proposal

As seen from the west, and facing the proposal head on, its impact is visually minimal, appearing simply as a flat-roofed double garage next to a far more imposing modern building.

As seen from the east, the proposal has a more dramatic effect, largely due to the sharp drop in ground levels on this embankment. This view exposes the radical cantilever form of its design. However, the proposal is considered to be an excellent piece of contemporary design. There is no objection to the use of this design concept.

The proposal presents a mild steel frame to its public side. The sides are covered in larch cladding, which ages to a grey appearance. The proposal is in an area where multiple materials are present. There is no objection to the proposed materials.

Due to the emerging pattern of development along this section of Granton Road, the principle of developing this area fits with the evolving urban form and accords with the principles of the Edinburgh Design Guidance. The extension of the existing urban form by a further 5.5m (sufficient to accommodate the proposed double garage) is not a significant change.

#### b) Impact on the Setting of the Listed Buildings

The proposal is remote from the listed cottages and lies behind them. There is no impact upon the public view of the front of the cottages.

There will be a small change in view to the rear of the cottages. However, this view is not considered critical to their setting, the rears being largely utilitarian in nature.

#### c) Impact upon Neighbouring Amenity

The proposal lies sufficiently distant from the rear of the cottages such that all impact upon daylight to any existing window lies within acceptable limits.

Due to the sharp drop in ground level, there are overshadowing effects to neighbouring gardens. However, this lies within acceptable limits. It is noted that the effects are comparable to those which were created by the new building immediately to the west (which is both higher and wider than the proposed structure).

Effects upon sunlight are less than those of the taller neighbouring building to the west and less than the existing trees to the east.

Whilst it is accepted that there will be some overshadowing impact upon garden ground, the majority of this will affect the applicant's own garden.

Privacy is addressed through the creation of a bespoke buffer panel, extending beyond the rear elevation. This prevents viewing from the proposed garden room into neighbouring gardens. The scheme was amended to add a low-level screen on the line of the glazed wall, preventing views below this buffer. Whilst the feature appears as a balcony, it has no floor. A condition is added removing Permitted Development Rights, to ensure that this element is not converted into a balcony at a later date.

It is acknowledged that the structure will appear in many views as seen from rear windows on the terrace. However, such views are not protected in terms of planning policy.

In conclusion, effects upon residential amenity are considered acceptable.

#### d) Impact Upon Trees

The proposal shows two trees removed from within the site boundary. A further two trees are likely to be prejudiced in terms of their survival due to the proximity of the structure.

These trees are neither protected nor considered to be of any significant contribution to public views. There is no objection to their full loss should this occur.

#### e) Parking and Road Safety

There is no maximum number of car parking spaces for houses in this part of the city. The provision of a double garage is acceptable in this location.

#### f) Effect Upon Public Views

The structure lies in the protected viewcone N12b - Leith Docks to the Forth Bridge. The structure lies behind the built edge in this view and is almost two miles from the designated viewpoint. The structure will not adversely impact upon this view.

The structure will have a very localised impact on views of the Forth from Granton Road, changing the point at which the view is revealed by a distance of 5.5m (the width of the proposal). This is not a protected view.

Private views and skyline will be affected, but these are not protected.

There is no objection to the proposal's impact upon views.

#### g) Consideration of the Appeal Decision at 130 Lower Granton Road

An application for an independent house lying some 50m eastwards was refused in November 2010 and dismissed on appeal (reference no:10/02023/FUL).

The application bears several critical differences in relation to that application:

- the previously sought building was an independent house: this is an ancillary structure.
- the previously sought building was in total isolation from other built structures: this structure adjoins the existing built form to its immediate west.
- the previously sought structure stood across three levels: this is a single level of accommodation plus undercroft.

The current proposal bears little resemblance to the earlier refusal and is more readily compared to the larger modern building to its immediate west.

Development of this site would connect to the existing urban grain and would not be isolated.

The appeal decision does not affect the conclusions of this report.

#### h) Public Comments

20 representations were received of which three supported the proposal.

#### **Material Objections**

- overshadowing of gardens and windows - addressed in section 3.3 c) of the Assessment;
- overlooking of gardens and windows - addressed in section 3.3 c) of the Assessment;
- previous refusal of a house nearby was lost on appeal - addressed in section 3.3 g) of the Assessment;
- the building encourages car use - addressed in section 3.3 e) of the Assessment;
- the form, design and materials of the proposal are inappropriate - addressed in section 3.3 a) of the Assessment; and
- impact on skyline and views of the Forth - addressed in section 3.3 f) of the Assessment.

#### **Non-material Objections**

- inaccurate plans/boundary inaccuracies - the plans are considered fit for purpose. Issues regarding exact boundaries are a legal issue rather than a planning concern.

#### i) Equalities and Human Rights

The proposals raise no equalities or human rights concerns.

#### Conclusion

The proposal is considered a suitable form and design for its location. Materials are high quality. Effects upon trees are acceptable. Effects upon neighbouring amenity fall within acceptable limits. Parking levels are acceptable. The proposal complies with development plan policies and non-statutory guidelines. No other material considerations outweigh this conclusion.

#### **Addendum to Assessment**

On 20 May 2015 the application was continued for a site visit by Committee which took place on 4 June 2015.

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

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

#### **Conditions:-**

1. Notwithstanding the wording of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), Classes 1 and 3, no balcony or floor surface shall be created within the zone between the glazing on the outbuilding and the outer buffer panel.

#### **Reasons:-**

1. In order to safeguard the amenity of neighbouring residents and other occupiers.

#### **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. 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.
3. 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.

### **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:**

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**

20 representations were received: 17 in objection and three in support. Reasons for objection were:

- overshadowing of gardens and windows;
- overlooking of gardens and windows;
- inaccurate plans;
- previous refusal of a house nearby lost on appeal;
- the building encourages car use;
- the form, design and materials of the proposal; and
- impact on skyline and views of the Forth.

## **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**

The site lies within a Waterfront Area of Change as shown in the Edinburgh City Local Plan.

**Date registered**

13 March 2015

**Drawing numbers/Scheme**

1-5,6a,7-10,11a,12,13,14a,

Scheme 2

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**Links - Policies**

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**Relevant Policies:**

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

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

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

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

Policy Des 4 (Layout Design) sets criteria for assessing layout design.

**Non-statutory guidelines** 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

## **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.

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

# Appendix 1

**Application for Planning Permission 15/01146/FUL  
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## Consultations

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No consultations undertaken.

## Location Plan

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