

**Outline Planning Application 05/02549/OUT**  
**at**  
**6 Barnton Grove**  
**Edinburgh**  
**EH4 6EJ**

---

**Development Quality Sub-Committee**  
**of the Planning Committee**

---

**1 Purpose of report**

To consider application 05/02549/OUT, submitted by Hunter Developments. The application is for: **Demolition of existing bungalow and erection of a terrace 4 townhouses (amended scheme)**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

**2 The Site and the Proposal**

**Site description**

The site is level and has an area of 0.112 ha. It contains a detached bungalow of post-war date which has an extended footprint including a frontage of two bays and a pair of integral garages. The house has a hipped slate roof with overhanging eaves, a stone-clad front facade and roughcast secondary elevations. Flat-roofed extensions have been added on the east side of the building. There is a curved through driveway with twin access points from Barnton Grove. The site is enclosed by boundary walls and hedges of 1-2 metres in height. There are three smaller copper beech trees in the front SE corner of the site, together with a number of other shrubs and immature trees.

The house occupies an isolated position, being set in front of the eastern end of a substantial post-war block of flats. This neighbouring block is six storeys in height and has a symmetrical and curved front elevation containing three stair cores (which have further projecting wings to the rear [north]). The curved facade focuses on a landscaped forecourt containing several mature trees. Garage courts and parking bays are provided to the side and rear of the building.

Barnton Grove, opposite the site, contains three substantial pairs of semi detached houses, two detached villas and three bungalows which vary from late Victorian to inter-war date. Further eastward, diagonally opposite the application site, is a public lane (footpath only, with some private vehicular access) and then an extended, four-storey block of flats of about 1980s date. The flats have an L-shaped footprint which encloses a landscaped forecourt with parking provision.

To the east of the site there is a raised linear mound (on the line of former bridgeworks over the Barnton Rail Line) which includes a group of mature trees. This comprises part of the landscaped setting for two further, three-storey blocks of flats, also of about late 1980s date, which are set back from the road line.

Barnton Grove is a local access road which links through to the Barnton Park estate and includes a moderate bend just to the east of the application site.

### **Site history**

There is no relevant planning history for this site.

### **Description of the Proposal**

#### **Scheme 2**

The revised outline proposal is for the erection of a terraced block of four, three-storey dwellings set at right angles to the street frontage.

Indicative drawings submitted in support of the application show a gently curved block with a part flat-, part pitched-roof and an element of articulation in plan and elevation. The houses would be provided with integral garages, with additional forecourt visitor space and service access, and with minimum nine metre deep private gardens.

The proposals involve the demolition of an existing bungalow on the site.

## **Scheme 1**

The original outline proposal was for the erection of five detached town houses, aligned along the street frontage. Narrow-fronted, three-storey units were envisaged.

### **3 Officer's Assessment and Recommendations**

#### **DETERMINING ISSUES**

The determining issues are:

- 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?

#### **ASSESSMENT**

To address the determining issues, the Committee needs to consider whether the proposal

- a) Is acceptable in principle,
- b) Is likely to fit in with the character of the area,
- c) Is likely to comply with access, layout and space standards and
- d) Is subject to any constraints.

a) North West Edinburgh Local Plan policy H1 supports the principle of infill housing development on suitable sites, as does policy H1 in the draft West Edinburgh Local Plan.

Although there are no specific density policies in the statutory and draft Local Plans, Edinburgh and the Lothians Structure Plan 2015 policy HOU2 encourages higher density redevelopment. The surrounding context is varied, with some larger villas in grounds, but is comprised predominantly of substantial, free-standing flatted blocks set in open landscaped grounds. Subject to urban design considerations there is, therefore, no objection in principle to the increased level of housing provision proposed for this site.

The post-war bungalow on the site is in a relatively isolated position and has a one-off design which has little relationship to the style of neighbouring buildings. Its retention is not merited in terms of any architectural or historical

qualities. There are no design grounds for objecting to its demolition. As the proposal will result in the net gain of three dwellings, the demolition of the existing bungalow is also acceptable in terms of policies designed to prevent housing loss and maintain the housing stock.

b) The existing bungalow on the site has an anomalous position, being sited in front of a six-storey apartment block of curved, symmetrical design which focusses on its landscaped forecourt. The bungalow also occupies a forward position in a bend in the local road network. However, given its single-storey character, it does maintain a relatively unobtrusive profile.

The proposed provision of three-storey houses on the site will assume greater prominence within the local townscape and urban design considerations are a key consideration. Although an outline application, the applicant has therefore submitted indicative drawings to illustrate the nature of the prospective development. The original indicative submission of five narrow-fronted detached houses, aligned parallel to the street, was considered to be obtrusive and out of keeping with the local pattern of development (villas or flats), while contributing little to the character of the area. Some basic elements of the scheme have therefore been amended.

The revised indicative design concept now shows the provision of four, three-storey town houses set in a single terraced block. This would provide a building massing that avoids overdevelopment of the site, yet which has a scale that is compatible with the various flatted buildings around. It has also been aligned at right angles to the street to reduce the immediate impact on the street scene and also to relate more appropriately to the layout of the flats to the rear. The building would also be set down behind a low wooded mound when viewed from the east while, on the approach from the west, it would read as part of the forecourt complex of the adjoining flats. The architect has also introduced a curved element into the layout to continue a strong design feature of the flats. The building footprint and massing may require adjustment but the supporting documents confirm the feasibility of the development.

The elevational treatment is also a reserved matter. However, the indicative drawings illustrate a building form which maintains the necessary massing relative to the flats to the rear but also includes a degree of articulation which responds to the more domestic character of the individual houses on the opposite side of the street. This design approach is valid.

The prospective building mass and alignment can be satisfactorily accommodated on the site in urban design terms.

c) Each unit can be provided with an integral garage and one visitor parking space. This complies with a minimum parking standard of one space per dwelling. The development is therefore unlikely to give rise to significant on-street parking.

The revised proposal includes a single access point on the western frontage of the site and located some forty metres from the nearby bend to the east. It

will therefore be feasible to provide the required 2.4 x 33 metre sight lines at the site exit. Subject to improved turning provision within the site for calling vehicles, which will require an adjustment to the suggested internal road layout, vehicles will be able to enter and leave the site in a forward direction. Barnton Grove is a local access road with a relatively light traffic flow and with speeds necessarily limited by the location of the nearby bend. The development is likely to generate some ten-fifteen vehicle movements per day and this is unlikely to present local traffic problems. The revised proposal is satisfactory in relation to access and parking.

The development, as currently envisaged, would provide nine metre deep private gardens to each unit and a dual east-west aspect over open space. The prospective open space provision is satisfactory.

There are no trees on the site of streetscape significance and the proposal will not impinge on any neighbouring mature trees.

The detailed supporting documents indicate that the development would comply with privacy guidelines subject to further consideration being given to possible gable windows. Daylighting standards can be complied with in relation to neighbouring windows but would be infringed in respect of a short section of the northern site boundary. However, the relevant adjoining land comprises a garage court associated with the adjoining postwar flats and is unlikely to be redeveloped in the foreseeable future. The proposal could also be regarded as having a gable-to-gable relationship with the adjoining block. The boundary infringement would not therefore be significant or problematic.

d) In view of the provision of family housing units, Transport has requested a contribution of £2,000 towards the Safer Routes to School programme in accordance with a standard formula. The applicant has confirmed that this is acceptable.

The proposal is below Affordable Housing thresholds.

As the proposal involves a net increase of only three dwellings, an Education contribution has not been requested.

Environmental Services has not requested that a site investigation (contamination) be carried out.

In conclusion, the proposal is acceptable in principle, is likely to fit in to the character of the local streetscape and has a provisional layout which complies with relevant standards.

It is recommended that the Committee approves this application subject the applicant entering into a planning agreement on the required transport contribution and subject to the standard reserved matters conditions.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Ian Smith on 0131 529 3555 (FAX 529 3706)
<b>Ward affected</b>	05 - Cramond
<b>Local Plan</b>	North West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential Area
<b>Date registered</b>	3 August 2005
<b>Drawing numbers/ Scheme</b>	03 (location plan only) Scheme 2

**Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal: [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@edinburgh.gov.uk)

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Outline Planning Application  
**Application Address:** 6 Barnton Grove  
Edinburgh  
EH4 6EJ

**Proposal:** Demolition of existing bungalow and erection of a terrace 4 townhouses (amended scheme)

**Reference No:** 05/02549/OUT

---

## Consultations, Representations and Planning Policy

### Consultations

#### Transport

*No objection subject to the following condition:*

*All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent.*

*In addition:*

*Access and parking arrangements must be designed to adoptable standards.*

*A suitable legal agreement will be sought for a contribution of £2,000 towards the Council's Safer Routes to School programme.*

### Environmental & Consumer Services

*No objection*

### Education

*No comments received.*

### Cramond Community Council

*In relation to the initial submission (Scheme 1) the Council stated that,*

*"The application has caused considerable concern to the residents in that locality.*

*"This proposal would further exacerbate a serious and dangerous traffic problem at this corner in Barnton Grove and in our view it is unacceptable to contemplate an additional four driveways so close to this awkward corner which acts as a drop off for the adjacent Nursery.*

*"There is much disquiet locally that the form of development is very much out of character with the scale and pattern of that section of Barnton Grove.*

*"We believe this to be inappropriate and unacceptable overdevelopment of a key corner site."*

## **Representations**

### **Scheme 1**

Neighbours were notified on 21 July and 14 September 2005.

A total of thirty-five individual objections were received, together with adverse comments from a residents' group and the Cockburn Association.

Objections specifically relating to the original scheme were:

- a) The five individual access points proposed are dangerously close to an awkward bend.
- b) The increase in density will add to traffic and be a strain on the inadequate local infrastructure.
- c) Cramped, narrow-fronted townhouse development is out of keeping with the character of the area.
- d) The siting of the row of houses immediately in front of a block of flats will detract from their outlook and spatial setting.
- e) Inadequate neighbour notification.

### **Scheme 2**

All objectors were renotified on 22 November 2005.

Fairview Residents Association, eleven original objectors and one new objector have commented on the revised scheme. They further object to the proposal on the following grounds:

- a) Parking - Increased traffic and inadequate on-site parking provision will add to road congestion and create hazards for a nearby nursery school and for many elderly local residents.

- b) Access - Lack of turning facilities, inadequate sight lines and proximity to a blind bend will detract from road safety.
- c) Overdevelopment - The high density and forward building line are out of keeping with the spatial pattern of the area.
- d) Design - Proposed flat-roofed, three-storey town houses are totally different in scale and style from the traditional houses in the street.
- e) Amenity - The building will be obtrusive and give rise to overlooking and  
a) loss of outlook.

The Cockburn Association welcomes the revised scheme but questions some of the flat-roof detailing and boundary treatment.

Councillor MacKenzie has also expressed an interest in this case.

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

## **Planning Policy**

In the draft West Edinburgh Local Plan, the site is within the designated Urban area. Relevant policies are DQ6 (Design), DQ7 (Trees & Landscaping), H1 (New Housing), H7 (Housing Quality), H15 (Financial Contributions), T4 (Road Network), T8 (Parking) and IMP2 (Planning Benefits).

The site is in a Mainly Residential area in the North West Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

### Relevant Policies:

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 13) in the local plan, provided proposals are in accordance with other local plan considerations, including the need to protect amenity and safeguard land of recreational and landscape significance.

Policy H3 requires all new housing development to make provision for landscaping and open space in conformity with the Council's standards.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy T4 states that adequate provision for car parking must be made by developers in all new development in conformity with the Council's adopted standards.

Policy E4 seeks to safeguard the character and setting of listed buildings.

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

Non-Statutory guidelines on 'QUALITY OF LANDSCAPES IN DEVELOPMENT' sets detailed design principles for hard and soft landscaping, including the retention of existing features, and relates these principles to different types of development.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSING DEVELOPMENT IN GARDEN GROUNDS' supplement local plan housing, conservation and design policies, and provide additional guidance on this subject.

**Application Type** Outline Planning Application  
**Application Address:** 6 Barnton Grove  
Edinburgh  
EH4 6EJ

**Proposal:** Demolition of existing bungalow and erection of a terrace 4 townhouses (amended scheme)

**Reference No:** 05/02549/OUT

---

## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **GRANTED**

### Conditions

1. a) application for the approval of the undernoted reserved matters shall be made before the expiration of 3 years from the date of the grant of Outline Planning Permission, unless an earlier application for such approval has been refused or an appeal against such refusal has been dismissed, in which case application for the approval of reserved matters may be made within 6 months of the date of such refusal or dismissal.  
  
b) The approved development shall be commenced not later than the expiration of 5 years from the date of grant of Outline Planning Permission or 2 years from the final approval of any reserved matters, whichever is later.
2. Before any work on the site is commenced, details of the undernoted reserved matters shall be submitted to and approved in writing by the planning authority; the submission shall be on the form of a detailed layout of the site (including landscaping and car parking), and detailed plans, sections and elevations of the building/s. RESERVED MATTERS: siting, design, external appearance, parking and access, landscaping.
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.

## **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

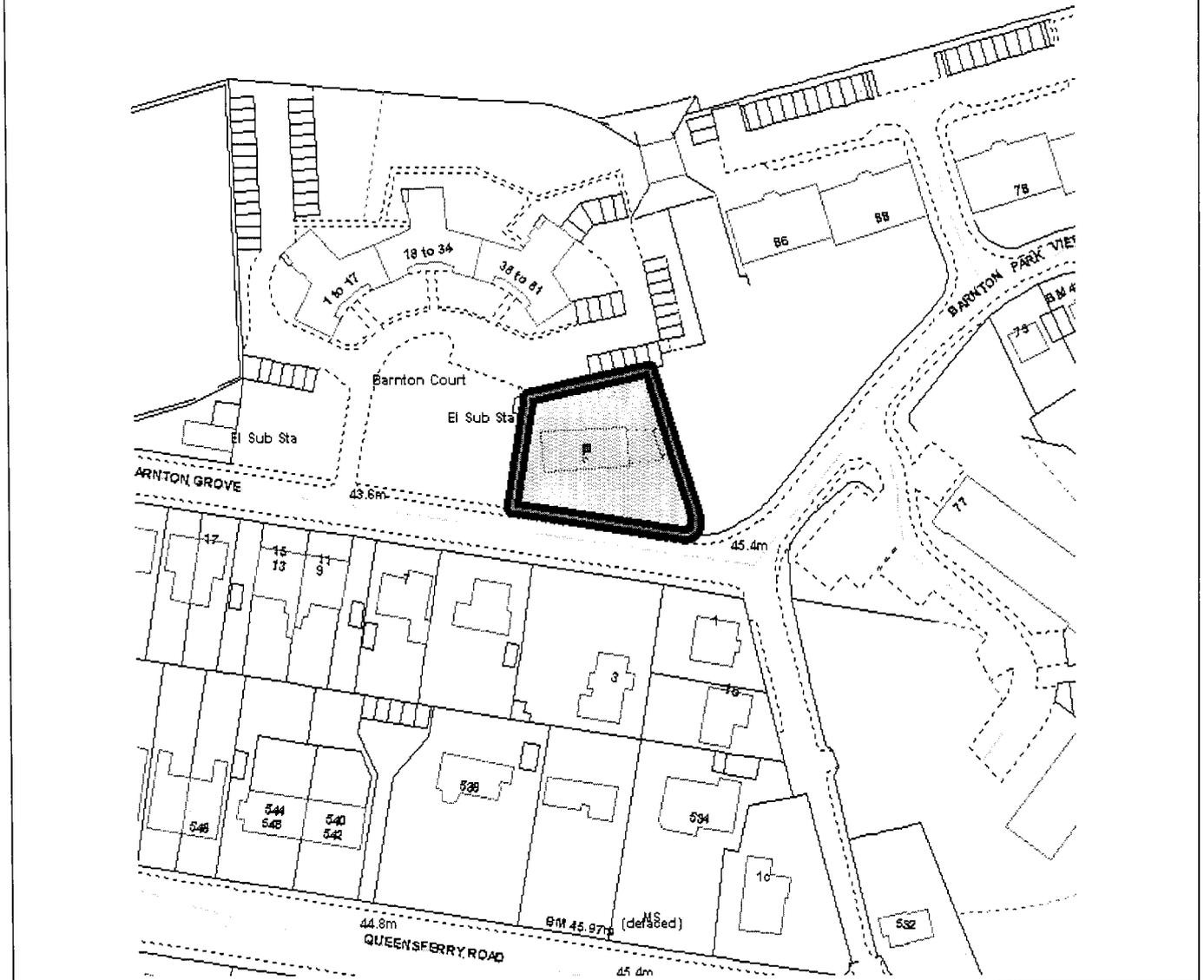
## **INFORMATIVES**

It should be noted that:

1. Consent shall not be issued until a suitable legal agreement has been concluded with the Council for the Safer Routes to School programme.
2. The internal access road and parking arrangements must be designed and constructed to adoptable standards, including an appropriate turning facility for visiting vehicles.
3. The submitted detailed drawings are regarded only as being indicative of the feasibility of the development and do not form part of the outline consent. The layout and elevational treatment remain as reserved matters.

---

**End**



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

# **PLANNING APPLICATION**

<b>Address</b>	<b>6 Barnton Grove, Edinburgh, EH4 6EJ,</b>		
<b>Proposal</b>	<b>Demolition of existing bungalow and erection of a terrace 4 townhouses (amended scheme)</b>		
<b>Application number:</b>	<b>05/02549/OUT</b>	<b>WARD</b>	<b>05- Cramond</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			