

Conservation Area Consent 02/02722/CON
at
14 Wester Coates Gardens
Edinburgh
EH12 5LT

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 02/02722/CON, submitted by Cala Homes (Scotland) Ltd. The application is for: **Demolition of existing house**

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

2 The Site and the Proposal

Site description

The property is a modern bungalow set within extensive garden grounds (0.3ha) bounded by a stone boundary wall. The area is predominantly residential with villa style properties directly adjacent. To the rear (north) the ground falls very steeply to the Water of Leith.

The property is located within the Coltbridge and Wester Coates Conservation Area but is not a listed building.

Site history

02/02685/FUL - Application withdrawn on 17 January 2003. Proposal was for the demolition of existing house and erection of flatted villa and 2 mews houses to the rear.

Full Planning Application, 03/00036/FUL, for demolition of existing house and erection of flatted development with 6 flats, and 2 mews houses (as amended) is considered in a separate report.

Description of the Proposal

The proposal is for the demolition of the existing house and erection of a flatted villa and 2 mews houses.

The block of 6 flats will be located to the front of the site, with the building at the rear containing the two mews properties.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are whether the loss of the building to be demolished is acceptable, and whether the redevelopment proposed will preserve or enhance the character or appearance of the conservation area; there being a strong presumption against the granting of planning permission if this is not the case.

ASSESSMENT

To address the determining issue, the Committee needs to take account of the effect of the demolition and any new build on the character and appearance of the conservation area.

The conservation area's character is summarised in the local plan as follows; *'The area contains two distinct character zones: the streets of Victorian and Edwardian villas to the west of Donaldson's School and the tenements and stone built terraces of Roseburn further west. Murrayfield House (1735) is an important listed building (category 'A'), the setting of which is defined by the surrounding streets of terraced housing. More recent housing constructed in Wester Coates, although not visible from the main A8, has led to an erosion of character'.*

New development must take proper account of the character of the area in order to be deemed acceptable. The brief character statement within the local plan recognises that the Wester Coates Area has had its character eroded by the introduction of modern housing. The application site is close to modern housing both to its north east boundary and across the road to the south west.

The existing house on this site is itself a modern building, and it is not considered to be of any merit. Being on a main frontage, its low size is out of character with the area. The loss of this building raises no concerns.

The applicant has submitted a plan which shows the layout and spatial character of the surrounding area. This shows that the development is not out of character with the spatial character. All 5 properties east of this site on the north side of the crescent have buildings built to the rear. Building footprint to plot ratios for the proposed development is 22.1%, and in the surrounding area they range from 10.3 to 37.8% (5 being lower density than the development, 4 higher and one almost identical). The average figure of those surveyed is 20.7%.

The proposed development, as amended, is of good quality design and materials, and will have no significant impact on the overall character and appearance of the conservation area. It will be a significantly larger building than is on site at present and so to the immediate neighbours the effect would appear more significant. It is however in keeping with the form and spatial character of buildings in the area. The character of the Coltbridge and Wester Coates Conservation Area as a whole will be preserved.

It is recommended that the Committee approves this application, subject to the conditions stated.

ADDENDUM

This application was considered at the Development Quality Sub Committee on 28 September 2005. The application was continued with the associated planning application for a visit, for further comments on access and pedestrian safety issues, information on loss of trees, improved visual material and clarification on privacy and overshadowing distances. These matters are considered in the report on the planning application.

It is recommended that the Committee approves this application subject to a condition requiring a contract to be let prior to demolition of the property and referral to Scottish ministers.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Kingsley Drinkwater on 0131 529 3648 (FAX 529 3717)
Ward affected	15 - Murrayfield
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	6 August 2002
Drawing numbers/ Scheme	25496, 25500-0325502, 25503,

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.

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Conservation Area Consent
Application Address: 14 Wester Coates Gardens
Edinburgh
EH12 5LT
Proposal: Demolition of existing house
Reference No: 02/02722/CON

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 16th August 2002. No representations have been received, although there have been a large number received regarding the proposed redevelopment (see 03/00036/FUL).

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

Relevant Policies:

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The application shall be referred to the Scottish Ministers prior to determination.
2. The development hereby permitted shall be commenced no later than five years from the date of this consent.
3. No demolition shall take place until the contract for the new development, the subject of application 03/00036/FUL, has been let, and written evidence of this has been made available to and accepted in writing by the Head of Planning & Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to safeguard visual amenity.

End



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PLANNING APPLICATION

Address	14 Wester Coates Gardens, Edinburgh, EH12 5LT		
Proposal	Demolition of existing house		
Application number:	02/02722/CON	WARD	15- Murrayfield
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			