

Development Management Sub Committee

Wednesday 27 January 2016

**Application for Planning Permission 15/03330/FUL
At 6 Woodhall Drive, Juniper Green, EH14 5BX
Erection of three dwellings (3 storey) with integral garages
and off street car parking (as amended).**

Item number	8.1
Report number	
Wards	A02 - Pentland Hills

Summary

The proposals comply with the Development Plan and the non-statutory guidance and will not adversely impact on the character and appearance of the adjacent conservation area, upon residential or local amenity, or highway safety. There are no material considerations which outweigh this conclusion.

Outcome of previous Committee

This application was previously considered by Committee on 13 January 2016.

Links

Policies and guidance for this application	LPC, CITH1, CITH2, CITH4, CITH8, CITD1, CITD3, CITE6, CITE12, NSGD02, CITH3, CITT4, NSG, NSP,
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Report

Application for Planning Permission 15/03330/FUL At 6 Woodhall Drive, Juniper Green, EH14 5BX Erection of three dwellings (3 storey) with integral garages and off street car parking (as amended).

Recommendations

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

Background

2.1 Site description

The site lies on the east side of Woodhall Drive at the junction with Woodhall Avenue. It is 0.11ha in extent. It is currently occupied by a single storey community hall building used as a children's day nursery. The land to the south lies within Juniper Green Conservation Area. The site is surrounded by residential development in the form of two storey terraces, four in a block flats and bungalows. Larger stone built villas front onto Juniper Green to the south. The site is enclosed by a 2 metre high hedge on the west and north sides. A stone wall bounds the site to the south. The east boundary is fenced.

There is a slope across the site from north to south.

2.2 Site History

4 September 2003 - Consent was granted for canopy to provide covered play area, attached to existing garage (application number 03/2465/FUL).

Main report

3.1 Description Of The Proposal

The proposal, as revised, is to demolish the existing single storey nursery building and erect three townhouses with pitched roofs and flat roofed living/garden room outshoots to the rear. Integral garages and driveways are incorporated. As revised, the height of the development has been reduced by just under one metre. This has been achieved by cutting the buildings down into the site. The eave height is reduced to 5.8 metres, producing a ridge height which is 0.8m lower than those of the modern terrace to the east. The hedge surrounding the site will be retained apart from where the three driveway access points are required. A small tree and bushes on the site are to be removed.

The levels on the site have been fixed by reference to a datum point on the kerb outside the site at 129.37 AOD. The ridge height of the proposal is 138.78 AOD and the adjacent terrace of houses' ridge at 139.58 AOD.

The proposed materials are Stolit Stippled Render finish Colour 31409 and Interlocking Clay Plain Tile: "Cassius" by Sandoft Roof Tiles in "Antique Slate" colour. The driveways will be paved with porous monoblock.

Scheme One

The height of the proposed dwellings was 6.8m and not 5.8m. This is achieved by reducing the levels on the site by just under one metre.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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 proposed development is acceptable in principle in this location;
- b) there would be any adverse impact on the character and appearance of the area or the adjacent conservation area;
- c) the design and materials are acceptable;
- d) there would be any adverse impact on the privacy, amenity or daylighting of adjacent properties;
- e) parking would be acceptable and there would be any issue with highway safety;
- f) there are any biodiversity issues;
- g) there are any equality or human rights issues to consider;
- h) nursery provision and affordable housing is appropriate; and
- i) the representations have been addressed.

(a) Principle of Development

The site is identified as part of the urban area of Juniper Green where new housing is supported by Policy H1 of the Edinburgh City Local Plan; H2 - Housing mix and H4 - Density. The development of the site for three dwellings is appropriate to the character of the area and the density of development in the area is appropriate.

(b) Conservation Area

The Juniper Green Conservation Area Character Appraisal states:-

The first impression of Juniper Green is that its form is very much that of a linear village stretching along the main road. The road is located on a ridge which follows the line of the river, the Water of Leith, in a wooded valley below.

The essential character is summed up thus: *A wide and interesting mix of architectural styles and form ranging from original farm buildings with vernacular construction, to Georgian, Victorian, Edwardian and modern developments.*

Policy ENV6 concerns amongst other issues, the setting of a conservation area. The site backs onto Victorian villas which line the north side of Lanark Road within the Juniper Green Conservation Area. A mix of housing including a fairly recent terrace of three houses and older bungalows, back onto the conservation area. The development of this site even with moderately tall town houses on rising ground will not impinge upon the visual nature of the conservation area because they are set well away from the road. The site is sufficiently set back from and outwith the conservation area not to adversely affect the setting of villas within the conservation area. This already happens with the ridge of the modern terrace to the east of the site which can also be seen in part from Lanark Road.

There will be no adverse impact on the character and appearance of the adjacent conservation area from the proposed development.

(c) Design and Materials

Policy DES 1 refers to design quality and context. The design of the proposed houses draws upon the positive characteristics of the area by incorporating detached dwellings with roof pitches orientated perpendicular to the road as gables to reflect the small gable features of the adjacent modern houses to the east. The building line is also made consistent front and back with single storey outshoots to the rear, in the same pattern that exists. Three storeys is not prevalent in the area, but with the countersinking of the houses into the site and the steep pitches of the adjacent houses, the overall massing is appropriate. The styling of the dwellings is distinctive with a clear contemporary identity relating well to the plot boundaries, building line, features and topography. The large areas of glass to the rear are proposed in order to maximise solar gain and promote the sustainability of the dwellings in a similar way to the outshoots of the adjoining terraced dwellings in Woodhall Avenue.

The materials have been chosen to assimilate the dwellings into the area. There is a mix of red tiles and grey slate in the area. Slate coloured clay tiles have been chosen for the roofs which will both sit well with the villas to the north in the conservation area and the immediate four-in-a block houses, bungalows and the adjacent modern houses. Many of the houses have traditional dry dash harl. Through-coloured Stolit render is proposed and this reflects the render next door and the palette of finishes of the houses in the area, many of which have subsequently been painted.

In terms of density, the three detached houses will have relatively large gardens and the density is on a par with the built spatial form of the area, in accordance with Policy H4 of the local plan. The height and scale of the house type has been reduced by a metre to ensure that the three storey appearance will be ameliorated by counter-sinking the building into the site.

The design and materials proposed are acceptable and comply with Policies DES, DES3 and H4 of the ECLP and the Edinburgh Design Guidance.

(d) Amenity

The proposed houses will sit gable to gable with the existing terrace to the east so that there is no issue with overshadowing. The end unit has a larger triangular garden so will only shade the street and only early in the morning, due to its orientation. The proposed rear garden depth is 9 metres from the back of the single storey outshoot on each plot, or 13 metres from the main rear elevation. This complies with guidance despite the large area of glazing on the rear elevation. Any windows in the adjacent house to the east on the gable would not be eligible for protection in terms of daylighting. Windows at ground floor of the proposed development serve a corridor and lounge respectively and are all high level horizontal types. Their juxtaposition with opposing windows close to the mutual boundary will not cause a privacy issue. All three of the terraced houses to the east have hipped roof single storey outshoots. The single storey lounge/garden room outshoot proposed will be on the same building line.

Some shading will be caused to the properties across the street to the north, but this should be no greater than that experienced due to the presence of the terrace of three houses to the east of the site which shade the front gardens of these houses, particularly in autumn and winter when the sun is low on the horizon. However, daylight will not be affected because of the distance between the site and these properties.

The amenity created for the new properties is acceptable. The proposals exceed the minimum space standard set within the Edinburgh Design Guidance.

There would be no adverse impact on the privacy, amenity or daylighting of adjacent properties. The proposals comply with Policy DES 3 of the Edinburgh City Local Plan and the non-statutory Edinburgh Design Guidance.

(e) Highway Safety

Three driveways are proposed on to a residential road sufficient to park a car in each. Each house also has allocated an integral garage. The low generation of vehicles on this site will not adversely impact on highway safety. Transport has no objections regards parking provision and emergency vehicle access in the area, but an informative is recommended to control the design and materials of the access points.

The proposals are acceptable in terms of highway safety.

(f) Biodiversity

Some small trees will need to be cleared from the site but these are not of significant size or species that they be required to remain. Openings through the boundary hedge will be required to form the driveways to each house. With exception to this, the hedge will remain around the site. A bat survey has been carried out and no evidence of a roost was found on the site. No other species will be affected.

There are no biodiversity issues. An informative is recommended to ensure that when the buildings are demolished on site that the roofs are removed by hand just in case bats are present. A condition is recommended to protect the boundary hedge during construction.

(g) Equalities/Human Rights

The application has been assessed and has no apparent impact in terms of equalities or human rights. The immediate neighbour has indicated that the proximity of the development to her living room window situated to the gable of the house (No. 6 Woodhall Avenue), 2 metres from the gable of the new development, will adversely affect natural light entering the house, cause a loss of privacy and living standards. Any windows in the adjacent house to the east on the gable or side elevation would not be eligible for protection in terms of daylighting, whether this be the main part of the house or the rear wing.

There are no equality or human rights issues.

(h) Nursery provision and affordable housing

The distribution of nursery provision is considered at by Children and Families and no adverse comments have been received. Only three units are proposed on this site and it is therefore below the threshold for the consideration of affordable housing provision. This complies with Policy HOU7 of the local plan.

(i) Representations

The Community Council raised the issue of nursery provision and affordable housing. This is addressed in section 3.3h above and found that no provision is required in both instances.

Transport issues are addressed in section 3.3e) and found Transport has no objections to the proposal.

Density and scale is addressed in section 3.3c) and found that the design and scale is appropriate for the area.

Impact on the conservation area is addressed in section 3.3b) above.

The representations have been addressed.

Conclusion

The proposed dwellings are acceptable on this adequately sized site in terms of height, scale and density and will not adversely impact on residential amenity, overshadowing, privacy, highway safety, or have any detrimental impact on the setting of buildings within the adjacent conservation area. No nursery or affordable housing provision is required.

There are no other material considerations which outweigh this conclusion.

Addendum to Assessment

The application was continued for a site visit which took place on the 14th January 2016. The recommendations remain the same.

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

3.4 Conditions/reasons/informatives

1. Apart from the openings required in the boundary hedge to allow the formation of driveways to each house, the hedge shall be protected throughout the construction period with robust fencing in accordance with Clause 2 of BS 5837:2012 " Trees in relation to design, demolition and construction".
2. Sample/s of the proposed Stolit render, and colour and type of monoblock paving for shall be submitted to and approved in writing by the Planning Authority before work commences on site.

Reasons:-

1. In order to ensure the long term survival of this important landscape feature in terms of amenity and the site's assimilation into the local area.
2. In order that the planning authority can have the opportunity to consider these aspects of the development 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. Transport:

- a. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
 - b. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
 - c. Any gate or gates must open inwards onto the property;
 - d. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012;
 - e. The applicant should be informed that prior to carrying out any works to form a footway crossing a Minor Roadwork's consent must be applied for and secured;
 - f. The works to form a footway crossing must be carried out in accordance with Development Roads Guidelines and Specification. See pages 5, 15 & 16 of [http://www.edinburgh.gov.uk/download/downloads/id/704/guidance for householders](http://www.edinburgh.gov.uk/download/downloads/id/704/guidance%20for%20householders).
3. When the buildings are demolished on site the roofs shall be removed by hand just in case bats are present.
 4. 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.
 5. 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

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

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

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

Ten letters of objection have been received, including that from the Juniper Green Community Council:-

Community Council

- Shortage of pre-school/nursery provision in our area/Scottish Government importance of providing opportunities for children.
- Need for affordable/social housing not private housing.
- Extra pressure on parking spaces in the area.
- Emergency services access difficult in narrow streets.

Material comments

- Overdevelopment - density on small site.
- Three storey townhouse height/scale out of proportion with area.
- Loss of privacy, daylight and amenity.
- Adjoins conservation area - detrimental effect of development/erodes special character of area.
- Parking and traffic generation/ bad junction at Woodhall Drive/Lanark Road.
- Modern style backing onto older buildings.
- Impact on quality of life.

Non-material comments

- Height eliminates amenity of sight line to Pentland Hills beyond.
- Impact on value of adjacent properties.
- Need housing for younger people.

Background reading/external references

- 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 in the Urban Area of the Edinburgh City Local Plan where the existing character and amenities are to be protected. The site lies to the north of the Juniper Green Conservation Area.

Date registered

16 July 2015

Drawing numbers/Scheme

01 - 06; 07A- 09A, 10,

Scheme 2

John Bury

Head of Planning & Transport
PLACE
City of Edinburgh Council

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

Policy Hou 2 (Housing Mix) requires the provision of a mix of house types and sizes in new housing developments.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

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 Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

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

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

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

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.

Policy Hou 3 (Private Open Space) sets out the requirements for the provision of private open space in housing development.

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.

Relevant Non-Statutory Guidelines

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

Appendix 1

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Consultations

Archaeology

The site currently occupied by a 20th century Nursery lies on the eastern boundary for the historic core for Juniper Green. The area is considered to be of archaeological with prehistoric burials having been discovered during the 19th century, the closet being during works adjacent to the village's old school to the NW. However given the extensive redevelopment of the site, it is considered unlikely that significant remains will be disturbed by this scheme.

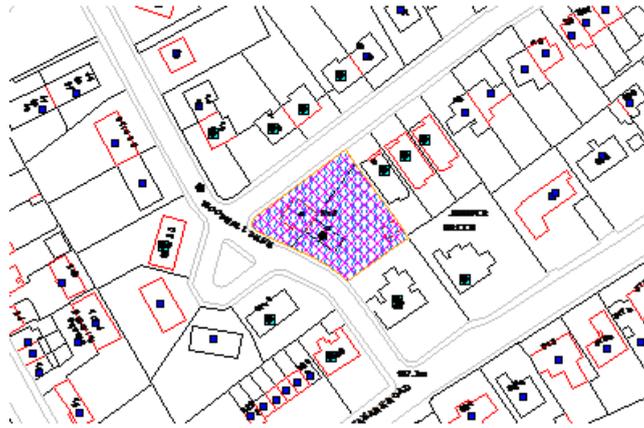
Accordingly I have concluded that there are no known archaeological implications.

Transport

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

- 1. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);*
- 2. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;*
- 3. Any gate or gates must open inwards onto the property;*
- 4. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012;*
- 5. The applicant should be informed that prior to carrying out any works to form a footway crossing a Minor Roadwork's consent must be applied for and secured;*
- 6. The works to form a footway crossing must be carried out in accordance with "Development Roads - Guidelines and Specification". See pages 5, 15 & 16 of http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders*

Location Plan



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