

Full Planning Application 05/01756/FUL

at

67 Prestonfield Avenue

(Prestonfield Park)

Edinburgh

EH16 5EX

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/01756/FUL, submitted by C + L Properties Ltd. The application is for: **Erection of townhouses (amended to three); demolition of existing church hall**

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 lies to the north of Prestonfield Avenue and is currently occupied by a church hall. To the west of the site is the Prestonfield Neighbourhood centre and to the east lies an area of open space owned by City of Edinburgh Council. Detached bungalows lie to the north on Priestfield Road and directly opposite the site is Prestonfield bowling green.

The site does not lie within a conservation area and it is not a listed building.

Site history

There is no relevant planning history for this site.

Description of the Proposal

Scheme 2

The application is for the demolition of the existing single storey building and for the erection of three townhouses. These are to be three storeys in height with a monopitch roof. The accommodation comprises garage, bedroom and shower room at ground floor level, kitchen/dining and lounge at first floor and three bedrooms and a bathroom at the second floor. Materials proposed are a smooth render and standing seam effect.

Scheme 1

Proposed four units and the townhouse located to the south west was not stepped

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals comply with the development plan?
- If the proposals do not 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 these determining issues, the Committee needs to consider whether

- a) Is residential acceptable in this location,
- b) Whether the scale and design is appropriate to the surrounding area,
- c) Whether there will be any adverse impact on residential amenity and
- d) The proposal would adversely affect road safety.

a) The site lies within an area of Housing and Compatible Uses in the local plan. Policy H1 supports the provision of new residential development in such areas, therefore the proposal is acceptable in principle.

b) The area is characterised by a variety of properties of differing heights. This site is not set within a regular residential street pattern and is unique in that it has a double frontage. The existing building and access comes from Prestonfield Avenue and the new building reflects and maintains the current relationship the hall had with Prestonfield Avenue. The design of the houses is a modern interpretation of a terrace and does not reflect the spatial pattern within the area, but given the characteristics of the area and the modest design and scale of the development it is considered this will not detract from the character and appearance of area. As a development form it increases the density while retaining the suburban typology of individual housing with gardens.

The applicant has amended the scheme and reduced the numbers from four to three. The townhouses now achieve nine metres to the boundary. Windows are proposed to the front and rear. There are sufficient distances between the properties on the opposite side and to the rear to comply with the Council's Non Statutory Guidelines on Daylighting, Privacy and Overshadowing.

c) The location of the buildings and their orientation are such that there would be no overlooking or privacy problems to existing residents and complies with the Council's Non Statutory Guideline.

d) Parking is provided at 100% in compliance with Council Policy. The bus stop adjacent to the site on Prestonfield Road is not to be moved. Transportation has no objections subject to a financial contribution towards public transport improvements.

In conclusion, the principle of development is considered acceptable. The design, scale and materials are in keeping with the area and there will be no adverse impact on residential amenity.

It is recommended Committee approves this application subject to the conditions on a financial contribution, minimum distances of driveways, and the bus stop if required to be relocated will be at no cost to the Council.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Lynsey Townsend on 0131 529 4279 (FAX 529 3717)
Ward affected	50 - Prestonfield
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	7 June 2005
Drawing numbers/ Scheme	01,02,06,07-08 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.

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 Full Planning Application
Application Address: 67 Prestonfield Avenue
(Prestonfield Park)
Edinburgh
EH16 5EX
Proposal: Erection of townhouses (amended to three); demolition of
existing church hall
Reference No: 05/01756/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

Consent should be issued until the Developer enters into a suitable legal agreement to contribute the sum of £2,000 towards public transport improvements in the area.

I have no objection to the application subject to the following condition being applied.

Condition:

1. Should the existing bus stop and shelter require to be relocated, the new location is to be agreed with the Council. The moving pole and shelter and remarking the bus stop bay (including removal of the existing marking) is to be at no cost to the Council.

2. Driveways to be a minimum length of 6m and the nearest to the road to be paved.

Reasons:

1. To ensure that work required as part of the Development is funded by the applicant.

2. To comply with the Council's design standards.

Representations

Neighbour Notification was carried out 20 May 2005. Two letters of representation have been received. The main grounds of objection are as follows:-

1. Loss of privacy

2. Overshadowing
3. Out of character with the surrounding properties
4. Overdevelopment of site

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

CENTRAL EDINBURGH LOCAL PLAN - The site is identified as Housing and Compatible Uses.

Application Type Full Planning Application

Application Address: 67 Prestonfield Avenue
(Prestonfield Park)
Edinburgh
EH16 5EX

Proposal: Erection of townhouses (amended to three); demolition of existing church hall

Reference No: 05/01756/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning and Strategy, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning and Strategy.
 - ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning and Strategy.
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 Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.

4. Should the existing bus stop and shelter require to be relocated, the new location is to be agreed with the Council. The moving pole and shelter and remarking the bus stop bay (including removal of the existing marking) is to be at no cost to the Council.
5. Notwithstanding the Town and Country Planning General Permitted Development (Scotland) Order 1997, no alterations or extensions shall be permitted without prior written approval from the Planning Authority.

Reasons

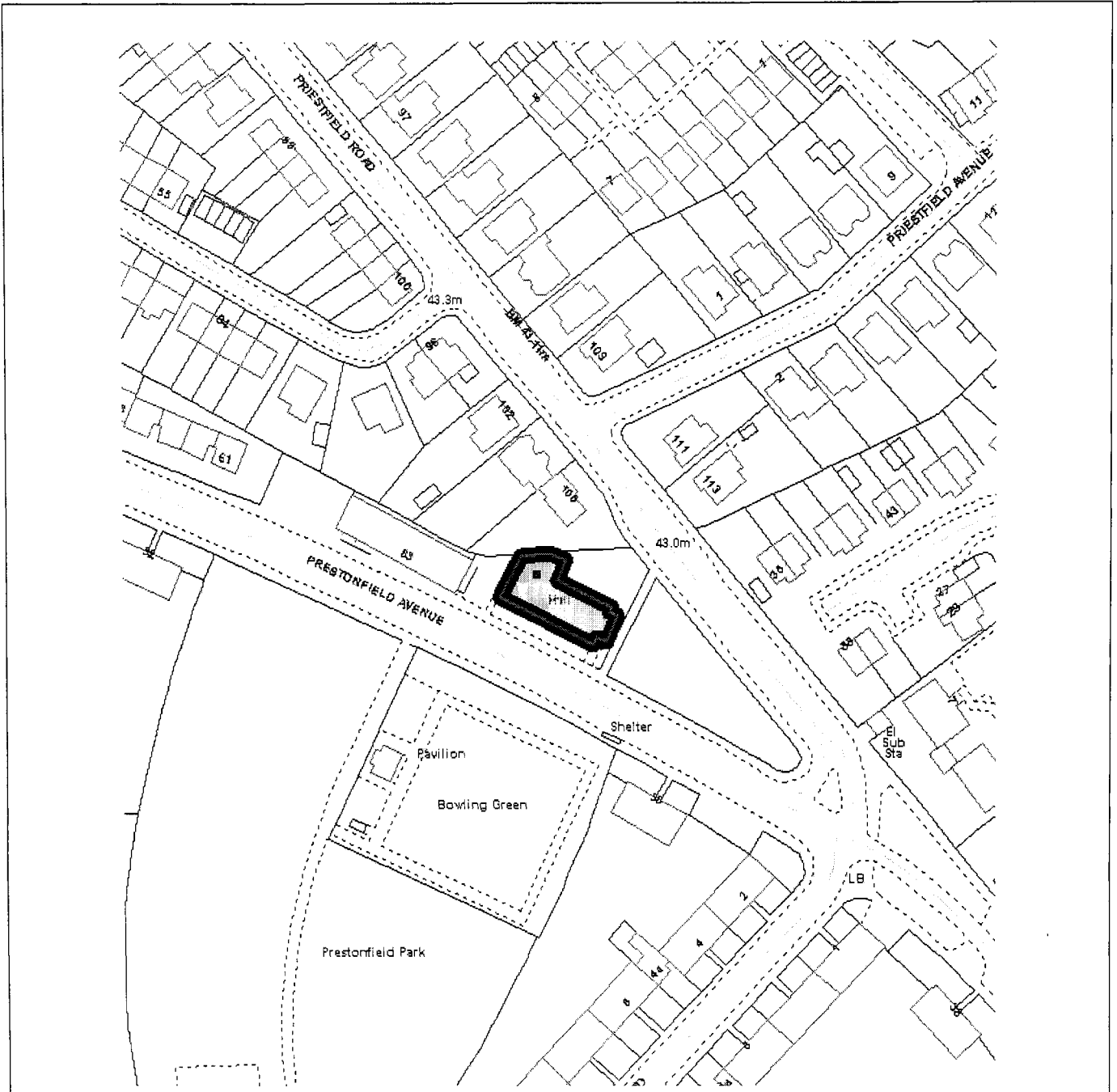
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. To ensure that work required as part of the Development is funded by the applicant.
5. In order to preserve the amenity of occupiers and neighbours.

INFORMATIVES

It should be noted that:

1. Prior to the issue of this consent, the applicant shall enter into a suitable Section 75 legal agreement with the Council with regards to a financial contribution towards public transport improvements in the area.

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

Address	67 Prestonfield Avenue, (Prestonfield Park), Edinburgh, EH16		
Proposal	Erection of townhouses (amended to three); demolition of existing church hall		
Application number:	05/01756/FUL	WARD	50- Prestonfield

**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**