

DECISION NOTICE AND REPORT OF HANDLING

Application address - 195 Kingsknowe Road North Edinburgh EH14
2ED

Application Ref. No - 16/05340/FUL

Review Ref No - 17/00011/REVREF

Review Lodged Date 25.01.2017

COPY

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FAO Bob Tait
146 Duddingston Road West
Edinburgh
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Caledonian Heritable Ltd.
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Date: **10 January 2017**,

Your ref:

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

**DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS
2013**

Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

At 195 Kingsknowe Road North Edinburgh EH14 2ED

Application No: 16/05340/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 7 November 2016, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Reasons:-

1. The development would adversely impact on its surroundings, including the character and appearance of the wider townscape, having regards to its inappropriate height and form. The development does not draw upon the positive characteristics of the surrounding area. The proposal is contrary to ELDP Policies Des 1, Des 4 and Edinburgh Design Guidance.
2. The development would result in an unacceptable level of amenity to neighbouring properties, in relation to loss of daylight and privacy. The proposal is contrary to ELDP Policy Des 5 and Edinburgh Design Guidance.
3. The development does not include any secure cycle parking or storage. The proposal is contrary to ELDP Policy Tra 3 and Parking Standards for Development Management.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-07, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposed design is inappropriate in relation to its height and form, and would adversely impact the character and appearance of the area. There would be an unacceptable impact on the amenity of neighbouring residential properties. No secure cycle parking or storage has been proposed. The proposal is contrary to the Edinburgh Local Development Plan and Edinburgh Design Guidance.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Andrew Marshall directly on 0131 529 3594.



David R. Leslie

Acting Head of Planning and Building Standards

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at eplanning (<https://eplanning.scotland.gov.uk/WAM/>) or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission 16/05340/FUL
At 195 Kingsknowe Road North, Edinburgh, EH14 2ED
Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Item	Local Delegated Decision
Application number	16/05340/FUL
Wards	A07 - Sighthill/Gorgie

Summary

The proposed design is inappropriate in relation to its height and form, and would adversely impact the character and appearance of the area. There would be an unacceptable impact on the amenity of neighbouring residential properties. No secure cycle parking or storage has been proposed. The proposal is contrary to the Edinburgh Local Development Plan and Edinburgh Design Guidance.

Links

<u>Policies and guidance for this application</u>	LDEL01, LDES01, LDES04, LDES05, LHOU01, LHOU10, LTRA02, LTRA03, NSG, NSGD02, NSP, NSDCAH,
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Report of handling

Recommendations

1.1 It is recommended that this application be Refused for the reasons below..

Background

2.1 Site description

The application site is approximately 0.2 hectare in size and occupied by a public house. The public house is single storey, with a two storey extension to the rear including associated residential accommodation. The building is situated in the centre of the plot and the remainder of the site is hard surfaced car parking. A stone rubble wall forms a boundary to the north, east and south of the site. A low brick wall bounds the west, which includes vehicular and pedestrian access to Kingsknowe Road North. The site is immediately surrounded by residential development on all sides and the wider area is primarily residential in character.

The property is not listed. The site is not situated within a conservation area or world heritage site.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

It is proposed to demolish the existing public house and erect a residential development comprising of 13 flats and three townhouses. The development would include nine 2 bed apartments, four 3 bed apartments and three 3 bed town houses. The internal floor area of the units would range from 67 to 112 sqm.

The development would comprise of a single block which is broken into four, three and two storey elements. The flatted element fronting Kingsknowe Road North would be primarily four storeys, with a smaller three storey element to the north. The flatted element would step down to three storeys towards the east and then again to the two storey townhouses. Roofs would be mono-pitched gull wing design with standing seam finish. Finishing materials would be a mixture of copper coloured wood veneer, dark brick, coloured render, frameless glass balustrades and dark grey aluminium windows.

The three town houses would benefit from private garden ground to the south elevation. A communal recreational green would be provided along the southern boundary. The north and east of the site would be hard surfaced, providing 24 car parking spaces. A bin store would be erected in the north west corner of the site. The store would have a standing seam mono-pitched roof and would be finished in dark brick. It would have a maximum height of three metres and a footprint of 23 sqm. Existing stone boundaries would be retained to the north, east and south. A revised vehicular and two pedestrian access' would be formed along the western boundary alongside a proposed brick wall.

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 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, it needs to be considered whether:

- a) the proposal is acceptable in principle;
- b) the proposal is of an appropriate design and in keeping with the character of the area;
- c) the proposal will result in an unreasonable levels of amenity;
- d) the proposal will adversely impact road safety and parking;
- e) the proposal will adversely impact local infrastructure;
- f) any impacts on equalities or human rights are acceptable; and
- g) any public comments raised have been addressed.

a) Principle

The site is situated within the designated Urban Area of the Edinburgh Local Development Plan (ELDP) where housing development is supported on suitable sites under Policy Hou 1, provided proposals are compatible with the other policies of the plan. The surrounding area is an established residential neighbourhood and is well serviced by public transport links. Residential development would be in keeping with established uses in the area.

The existing public house is not subject to any statutory protection preventing its demolition. It is noted that the public house is an important community facility for some, while some residents see the public house as a source of disturbance. While current users of the public house would be impacted, there are other similar facilities within a 15 to 20 minute walking distance of the site. The area is also well serviced by public transport links. Any loss of local employment would not outweigh the benefits of the proposed housing. The demolition of the public house is acceptable as it is not subject to any statutory projection and there are other similar facilities within reasonable accessibility of the area.

The principle of the development is acceptable under Policies Hou 1 and 10 of the ELDP, provided proposals are compatible with the other policies of the plan.

b) Design

The immediately surrounding area is characterised by its uniform hipped roofed bungalows. There is a modest two storey property situated 30 metres west of the site, which is set back from the building line of Kingsknowe Road North and has little impact on character of the street. There are seven blocks of four storey flats, with mono-pitched roofs, situated further to the west. The nearest block is 50 metres from the site. This development is situated so that it has little visual relationship to development on Kingsknowe Road North and appears incongruous in the context of the surrounding area.

Although the site has a road running along two boundaries, it reads as a gap in the established building line of Kingsknowe Road North rather than a corner site. The four and three storey element of the development would be clearly higher than the adjacent single storeys. The development would adversely dominate and erode the established low rise character and appearance of the area. The proposal does not represent an exceptional circumstance where a well designed architectural feature rises above established heights. The development instead draws elements of its design from the form of the four storey blocks situated to the west, which are incongruous to the area. The height and form of the development is inappropriate. The scale and proportions of the development would not relate to the established character and appearance of the area.

The development would be positioned on the site so that it would create an active frontage to Kingsknowe Road North and relate to the established building line. The south elevation along Peatville Gardens would play little contribution to the streetscape. The layout would result in the majority of open space being occupied by surface car parking which would be visible from Kingsknowe Road North. Although the current site is completely hard surfaced, the retention of the majority of the site as surface car parking is visually undesirable.

Existing buildings in the area typically have rendered finishes of varying colours, slate roofs and brick boundary walls. The proposal incorporates a variety of modern and contrasting materials, which would be clearly distinguishable from existing treatments in the area.

The proposed design is inappropriate in relation to its height and form, and would adversely impact the character and appearance of the area. The proposal is contrary to ELDP Policies Des 1 and 4, and Edinburgh Design Guidance.

c) Amenity

The proposed units meet the internal floor areas required by the Edinburgh Design Guidance. Adequate levels of daylight and sunlight would be provided internally. A minimum of 20% of the site would be usable greenspace and an adequate communal garden area would be provided for flatted units. Adequate levels of amenity would be provided for prospective occupants. Further investigation of potential contaminants in, on or under the site would be required as well as details of any associated remedial action.

The development would rise above a 25 degree line drawn from the horizontal midpoint of the existing windows of 2 Peatvillie Gardens. Without evidence to demonstrate otherwise, daylight to this property would be compromised to an unacceptable level. There would be no unacceptable loss of daylight to any other surrounding properties. Given the positioning and orientation of the development, there would be no unacceptable loss of sunlight to neighbouring properties or their gardens.

There would be no adverse impact on existing privacy levels as a result of directly facing windows, given their positioning and distance. There would, however, be significant overlooking of existing garden ground and properties to the east and north from windows and the site. Overlooking issues are a result in the drop in ground levels from the site to these properties and existing low boundary walls. While it is accepted that the issue currently exists on site, the density of the development would exacerbate this issue further. The density of the development and positioning of the car parking could also create additional noise and disturbance to the detriment of neighbouring amenity i.e. noise from vehicle engines or their doors.

The development would adversely impact the amenity of neighbouring developments as a result of the loss of daylight and increased loss of privacy. The proposal is contrary to ELDP Policy Des 5 and Edinburgh Design Guidance.

d) Road Safety and Parking

Vehicular access would be taken directly from Kingsknowe Road North. Further details of the visibility splays of the access are required in order to fully assess the safety of the junction. Given that there is an established access in this location, the proposed arrangement is unlikely to be unacceptable. The development would not result in a significant increase in traffic movements on the street and would not significantly impact road safety. The development provides more than the required number of off-street car parking spaces. On-street parking would therefore not be significantly affected. Information on turning areas in the car park would be required. No secure cycle storage has been proposed in the development.

The development does not provide any secure cycle parking or storage and is therefore contrary to EDLP Policy Tra 3 and Parking Standards for Development Management.

e) Infrastructure

A contribution of 25% affordable housing would be required for the development, which could be provided as a commuted sum as the total number of units is fewer than 19. Further information would be required from the developer regarding how the affordable housing contribution would be delivered.

No contribution towards education infrastructure would be required on this occasion.

f) Equalities and human rights

The application has been assessed and has no impact in terms of equalities or human rights.

g) Public comments

Thirty six letters of objection have been received, including one letter from the Longstone Community Council, on the following grounds:

Material Considerations

- Loss of a community facility, which is also used by walkers: addressed in section 3.3a).
- Loss of a local employment source: addressed in section 3.3a).
- Inappropriate scale of the development: addressed in section 3.3b).
- Modern design and materials are inappropriate for the area: addressed in section 3.3b).
- Adverse impact on privacy and overlooking: addressed in section 3.3c).
- Adverse impact on sunlight/daylight (including adjacent solar panels): addressed in section 3.3c).
- General noise and disturbance: addressed in section 3.3c).
- Impact of original boundary walls (including tree planting): the walls are not subject to any statutory protection.
- The point of access and traffic increase would reduce road safety: addressed in section 3.3d).
- Impact on on-street parking: addressed in section 3.3d).
- Surface water flooding: surface water flooding would be controlled through drainage arrangements as part of any building warrant process.
- Quality of the submission: the level of information has been assessed as sufficient to allow for the determination of this application.

Non-material Considerations

- Disruption from construction: subject to control under separate legislation.
- Current housing market conditions in the area: not relevant to planning.

Longston Community Council has objected on the following grounds:

Material Considerations

- Welcome the demolition of the public house in principle, which is a source of complaint: addressed in section 3.3a).

- Site does not relate to the flats in Kingsknowe Court/Place: addressed in section 3.3b).
- The site is a gap site, not a corner site: addressed in section 3.3b).
- Unsympathetic design in relation to adjacent houses: addressed in section 3.3b).

Conclusion

The proposed design is inappropriate in relation to its height and form, and would adversely impact the character and appearance of the area. There would be an unacceptable impact on the amenity of neighbouring residential properties. No secure cycle parking or storage has been proposed. The proposal is contrary to the Edinburgh Local Development Plan and Edinburgh Design Guidance.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Reasons:-

1. The development would adversely impact on its surroundings, including the character and appearance of the wider townscape, having regards to its inappropriate height and form. The development does not draw upon the positive characteristics of the surrounding area. The proposal is contrary to ELDP Policies Des 1, Des 4 and Edinburgh Design Guidance.
2. The development would result in an unacceptable level of amenity to neighbouring properties, in relation to loss of daylight and privacy. The proposal is contrary to ELDP Policy Des 5 and Edinburgh Design Guidance.
3. The development does not include any secure cycle parking or storage. The proposal is contrary to ELDP Policy Tra 3 and Parking Standards for Development Management.

Risk, Policy, compliance and governance impact

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

Equalities impact

5.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Consultation and engagement

6.1 Pre-Application Process

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

Thirty six letters of objection have been received, including one letter from the Longstone Community Council.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

David R. Leslie

Statutory Development

Plan Provision Edinburgh Local Development Plan: Urban Area.

Date registered 7 November 2016

Drawing numbers/Scheme 01-07

Scheme 1

Acting Head of Planning and Building Standards

Contact: Andrew Marshall, Planning Officer
E-mail: Andrew.marshall@edinburgh.gov.uk Tel: 0131 529 3594

Links - Policies

Relevant Policies:

LDP Policy Del 1 (Developer Contributions and Infrastructure Delivery) identifies the circumstances in which developer contributions will be required.

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

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 10 (Community Facilities) requires housing developments to provide the necessary provision of health and other community facilities and protects against valuable health or community facilities.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

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 on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines on Developer Contributions and Affordable Housing gives guidance on the situations where developers will be required to provide affordable housing and/or will be required to make financial or other contributions towards the cost of, providing new facilities for schools, transport improvements, the tram project, public realm improvements and open space.

Consultations

Children & Families

The Council has assessed the impact of the growth set out in the LDP through an Education Appraisal (Updated December 2016), taking account of school roll projections. To do this, an assumption has been made as to the amount of new housing development which will come forward ('housing output'). This takes account of new housing sites allocated in the LDP and other land within the urban area.

The Council's assessment has indicated that additional infrastructure will be required to accommodate the cumulative number of additional pupils from development. Education infrastructure 'actions' have been identified and are set out in the Action Programme and current Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery'.

Residential development is required to contribute towards the cost of education infrastructure to ensure that the cumulative impact of development can be mitigated. To ensure that the total cost of delivering the new education infrastructure is shared proportionally and fairly between developments, Education Contribution Zones have been identified and 'per house' and 'per flat' contribution rates established.

Assessment and Contribution Requirements

Assessment based on:

13 Flats

3 Houses

This site falls within the 'Firrhill Education Contribution Zone'.

The Council has assessed the impact of the proposed development on the identified education infrastructure actions and current delivery programme, as set out in the Action Programme and Supplementary Guidance.

The only education infrastructure action that has been identified to accommodate the cumulative number of additional pupils from development anticipated within this Zone is the provision of additional secondary school capacity. Additional primary school infrastructure will not be required as a result of the proposed development.

Using the pupil generation rates set out in the Supplementary Guidance, the development is expected to generate at least primary school pupil but is not expected to generate at least one additional secondary school pupil.

In accordance with the principles set out in the Supplementary Guidance, as there is no 'primary school contribution' requirement, no contribution towards education infrastructure is required.

Environmental Protection

Ground conditions relating to potential contaminants in, on or under the soil as affecting the site will require investigation and evaluation, in line with current technical guidance such that the site is (or can be made) suitable for its intended new use/s. Any remediation requirements require to be approved by the Planning & Building Standards service. The investigation, characterisation and remediation of land can normally be addressed through attachment of appropriate conditions to a planning consent (except where it is inappropriate to do so, for example where remediation of severe contamination might not be achievable)

Environmental Protection offers no objection subject to the following condition;

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, 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 Planning Authority.

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 for the approval of the Planning Authority.

Transport (Initial Comments)

We require further information to assess the application, namely:

Drawing showing visibility splays at (access) junction with Kingsknowe Road North

Swept path drawing of car or van entering parking spaces 18 -24 (as numbered on the drawing)

We also require a turning area within the car park.

With regard to the parking numbers, they require 22 spaces (minimum) there is no maximum so 24 may be acceptable, however given the need for a turning area this may have to be reduced anyway.

Affordable Housing (Initial Comments)

Could you contact the applicant to let them know that a 25% AHP will be required as there is not mention of providing this on site in the application. Could you let the applicant know they will be required to provide 25% of the total homes for affordable housing as per the Developer Contribution guidance.

As the total number of homes is under 19 units we would accept a commuted sum to be provided instead of on site housing. However this would require us to take an assessment of the land value. Could you ask the applicant to provide the full details of the construction and development costs if they are to be providing a commuted sum instead of on site housing.

We be happy to speak to the applicant if they have any questions

COPY

END

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Andy Barker

Address: 13 Peatville Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

I wish to object to the scale of this development as I am concerned that my Garden will be overlooked in a way that it is not at present, and that it will loose sunlight.

I do not want multiple flats able to see in to my back garden, and disturb my privacy.

Regards,

Andy Barker

Owner/Occupier - 13 Peatville Terrace.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mrs Jacqueline Cuthbertson

Address: 187 Kingsknowe Road North Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the height of the flats in the proposed plans for 195 Kingsknowe Road North. In particular I believe the balconies on the flats facing our property will both intrude on our privacy and will block sunlight from our back garden in the afternoon.

Currently our garden is not overlooked by the roadhouse or any other building in the vicinity and our garden and rear and side windows have access to light from early morning until evening.

I have no objection to the site being developed for sensitively planned housing which does not interfere with both our right to light and our privacy.

Comments for Planning Application 16/05340/FUL

Application Summary

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Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr David Cuthbertson

Address: 187 Kingsknowe Road North Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development has a number of levels the highest of which is four floors. While there are multi-level flats in the Kingsknowe area the properties in the immediate area are bungalows which are single or two floors if they have loft conversions. The proposed property is not in keeping with those in the immediate area.

The proposed properties will have windows and balconies that will overlook neighbouring properties thereby reducing privacy.

Due to the height of the proposed property there is likely to be a reduction in the light to the neighbouring properties. This could also have long term cost implications for properties with solar panels.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mrs Jane Rose

Address: 191 Kingsknowe Road North, Edinburgh EH14 2ED

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As I live next to the proposed site. I am concerned the balconies looking onto my back garden will encroach on my privacy.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mrs Heather Mackay

Address: 10 Peatville Terrace EDINBURGH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new build is not in character with its neighbours as it is surrounded by bungalows. A 3/4 story building will clearly be seen by these surrounding bungalows and will dominate the viewpoint as I can clearly see the 2 story which is currently in place. Peatville terrace is lower in elevation to the site and viewpoint will be overwhelmed with such a building where it can't fail to impact on light to the houses on this street. Much is stated in the documents about percentages of sunlight etc but I doubt this will be the reality of the situation but once the building is in place there is little that can be done.

Other 4 story buildings related to in the plans are contained within a specific area and are in line with each other which does not include the proposed site and therefore I believe of no relevance to the character of the proposed new build.

Flood risk is current in the surrounding area and has taken place recently in Peatville Terrace. I believe this new build will add to an already vulnerable water table risking further flooding. At present the current public house floods regularly in the cellar with a water pump in permanent residence.

Additional cars will come with the houses adding to traffic on Kingsknowe Road North which is a busy thoroughfare with normal day to day traffic, essential bus route and traffic going to both Longstone Primary and Redhall School.

The public house provides an important social amenity to the area and for some is the only social interaction available. The change of use to residential will I believe not result in general favourable responses as stated in the planning document. At present the function room provides a place for

clubs to use as well as various events including engagements, weddings and birthdays. The social aspect within the Kingsknowe Road House includes raising money for charities on a regular basis along with various social activities including karaoke, quiz nights and cabaret. My husband and I have frequented the public house for 30 years and many have attended for longer. It is part of the local social network and environment which will be a loss and detrimental to the community.

I object to the word unremarkable streetscape when the new build will add nothing to the community other than another block of houses within an already stable housing area, adding to traffic totals along Kingsknowe Road North and South as an already busy thoroughfare and draining the area of an active community amenity and what will be lost is the character of difference.

Comments for Planning Application 16/05340/FUL

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Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Ronald Davidson

Address: 158 Kingsknowe Road North Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The height of building is completely out of character with the surrounding houses.

Privacy this will be compromised, due to the height and the balconies.

Parking has been allocated for the residence as laid down by planning, however what about visitors, they will end up parking on the main road, causing difficulty for residence to enter and leave their driveways safely.

This road has always been regarded as a short cut to avoid the traffic light at slateford, the speed that cars travel up and down the road is excessive, with the position of the access for the flats right on the bend, will lead to potential accident.

This bend is dangerous due to certain factors, existing residents parking on both sides of the road, on the bend forcing traffic onto the wrong side in both directions.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mrs Laura Zanotti

Address: 160 Kingsknowe Road North Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe this is not the right choice for this area for several reasons.

Traffic and parking: there are already a few cars parking on the street and this makes things difficult when the bus passes.

If the proposed planning goes ahead there will be many more people and parked cars making it harder for the bus and for the children to cross the road from the bus stop which is located where the visibility is already limited. More cars and traffic will mean an increased hazard for everyday life, especially for the children using the bus or walking to Longstone Primary School.

Appearance of the area: there is nothing like these planned buildings in our street, all the bungalows are very low and no upper extension has ever been approved by the Council. Some of the bungalows had to choose an attic conversion to preserve the appearance of the area and keep the natural sunlight on the street.

Bow windows have been rejected too, to maintain the appearance of the street nice and smooth. In this sense, I cannot imagine how this development can be approved.

Noise and disturbance: this is a very quiet area, and all the neighborhood helps to keep it as it is, trying to discourage night parties or loud music or even shouting. We all know each other and respect the quietness and the need of rest of all the families who live here. Old people and young children are our main concern and we wish to maintain the area quiet and peaceful, which is why we have chosen to live in Kingsknowe Road North. A development as the proposed one will bring noise and traffic and that should be taken in a more lively area, with shops and restaurants and surely not here where silence is paramount.

I hope you can assess this suitability once more please

Thank you Laura

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Miss Sarah Turner

Address: 5 Carrick Knowe Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Town houses and flats will look out of place and be an eyesore with the houses that surround the area. This will also attract more traffic to the area which is already on a blind corner. You cannot always see the traffic coming up or down the road when coming out of the site, this will make it more dangerous as it will be busier. Car parking within the area isn't great as it is quite a narrow road. Having more flats will cause more parked cars on the street which makes it narrower.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Trevor Hurley

Address: 11 Peatville Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having looked at the detailed plans online, we wish to object to the construction of the townhouses and flats. Having 4. storey townhouses and 3 storey flats in this area is unacceptable, it will be totally out of character and more concerning, will block the light from houses in Peatville Terrace

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Keith Howden

Address: 2 peatville gardens Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not agree to you building flats directly opposite my property as it would block day light to the front of my house. The flats are too close to my property.

I also have concern regarding parking as your plans show you limited parking as the parking in the street is very restricted

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Ms Amber Ramsay

Address: 2/1 grays court Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After looking at the proposal of the demolition of the public house and the build of flats and town houses I have to object. The Kingsknowe area at the moment is a friendly community with beautiful bungalows along the street the build of these flats would ruin the tranquility of the area they would look out of place and create an eyesore for the locals and the passers by. The road at Kingsknowe road north is already a busy road with these flats and more people using the car park it will make the road even more unsafe with the corner at Kingsknowe road north being a blind corner for cars at the moment and with the railway crossing more cars in the area would be dangerous.

The public house at the moment serves many members of the local community as a hub and a meeting place for them, used by the walkers and cyclists who need a stop on their way along the canal. The older residents in the area use the public house as a place to get them out of the house and socialise as a lot of them can't travel far taking the public house away would take away their social life. The public house is also used by many local clubs and for the school parent teacher meetings it is a community centre as well as a public house.

The demolition of the public house and the build of the flats would have I feel a negative affect on the area a lot of home owners in the area would not be happy with their beautiful local area and views obstructed by flats and have the heart of the community ripped out which is one of the main reasons Kingsknowe is such a special place to live at the moment also with the safety of the local school kids in mind the build of the flats would be dangerous and create a loud and busy atmosphere in an already lovely area.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Mark Nayar

Address: 4/12 kingsknowe court Kingsknowe Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident and a driver in the local area I feel like the building of these flats will create more traffic congestion and the flats themselves will look out of place in and create an eye sore for the locals

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Scott Hale

Address: 1/14 Kingsknowe court Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a local in Kingsknowe I have to object to the proposal of knocking down the public house and building flats I feel like they will look out of place in the area and will create an eye sore the houses at the moment are bungalows which creates a lot of light and makes the area more open and a breathe of fresh air outside of the busy crammed city centre.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Miss Becky Clarke

Address: 126 2F1 Queens ferry road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this proposal I feel this proposal is not the right location the new buildings would not be attractive for the area also is going to become a danger zone with the amount of traffic these houses will create the entrance/exit is a blind corner which is not safe for young children or elderly! the Kingsknowe Roadhouse is somewhere I go all the time to socialise with friends also my friends who live in the neighbourhood there house are going to be affected, their views will be affected and most of all our community will never be the same. The pub helps raise money for lots of different charities, ensures that elderly frail people are still able to attend to meet up with friends for special events, is a place for joggers/cyclists to drop in for a rest. The building will be an eye sore and a disruption for residents who have lived in this area for many years.

I don't think you have thought about the residents in this area or the locals who enjoy attending this pub.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Ms Remony Ramsay

Address: 109/7 stenhouse drive Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After looking at the plans to demolish the public house and build flats in Kingsknowe I have to object. The area of Kingsknowe is occupied by a lot of home owners who are proud of where they live and enjoy the fact it is a quiet community with beautiful bungalows and open spaces there is a real sense of community and the public house is used by the locals as a community centre and Hub taking this away will take away the character and ruin the community spirit which is hard to find in areas now a days. The design of the flats themselves is unsightly and will stand out, not in a good way in the area.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Miss Hannah Gibson

Address: 7 east Kilngate Rigg Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection to the demolition

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Ms Seona McCaughie

Address: Hazelbank Terrace Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the demolition of the Kingsknowe Road House. If the building is demolished and modern flats are built it will look out of place in the area. Along with this it will create more traffic to an already busy street.

The area will also lose a pub that's part of the community and where residents go to socialise.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr David Bruce

Address: 7/6 Kingsknowe place Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have to object to the knocking down of the public house and the build of flats in Kingsknowe as a local resident I feel the build of these flats will affect the Edinburgh skyline as the flats at Kingsknowe at the moment have beautiful views of the Pentlands and is a nice spacious area to live in with a real sense of community the flats will take away from this.

Also the road outside is busy enough at peak times as it is with the sheltered houses across the road the use of the new car park by the potential new flat residents will make the roads busier and more dangerous for the elderly and disabled trying to cross the road for the bus stops etc. The road itself is a small road with a bend on the corner which is dangerous enough as it is we can't add more congestion to this. The construction of the build will disrupt the area as well with the lorries adding more traffic and noise to a peaceful quiet area.

The walkers from the canal also use the current public house as a stop to use toilet facilities and hydrate for the rest of their walk taking the public house away takes away this facility for people.

I would maybe understand a little bit more if it was a derelict site but it is currently in use by the local community taking this away will take away from the community spirit and leave us with flats that quite frankly don't need to be built here.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Lauren Knight

Address: 168 Kingsknowe Road North Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to comment on the proposed building on the site of the current Kingsknowe Roadhouse, 195 Kingsknowe Road North. We are in the house right opposite the pub at 168. I am unhappy about the additional traffic and parking noise that 16 new properties will bring. This is an extremely quiet residential area and we are concerned about the area becoming busier especially as we have 2 young children to consider right opposite what will become a busy car park. We are also unhappy about the disturbance 16 additional homes will cause. I am also extremely unhappy on the loss of sunlight. I have read your plans extensively and see how clearly you have detailed what impact this will have, however any loss to us is unacceptable. We are also unhappy at our loss of privacy as people in the flats at the front will be able to see into our front (living room) window

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Hugh Cassidy

Address: 1/13kingsknowe court Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Flats four storeys high will cause parking problems in an already problematic area the height will also block out the views over the city and beyond. while I agree with housing for the area but i feel that four storeys is way to high on the edge of the road

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mrs Margaret Forrest

Address: 156 Kingsknowe Road North EDINBURGH

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My concerns are that the height of these flats will stick out like a sore thumb against the surrounding homes ie bungalows. I feel if flats are to be built there they should be in keeping with the height of the present bungalows. Also I feel the height will block the light into the people's homes in Peatville, who live in the nearest bungalows.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Duncan Jameson

Address: 162 kingsknowe road north edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to put forward my objection to this large scale development which will sit right on my doorstep. Speaking to many local residents (some elderly, who don't have access to the internet) they too are now very angry/upset and feel that such a TOWERING block of flats built directly between BUNGALOWS is far too dramatic for this small and quiet area.

From my own point of view I feel that a block of flats either 3 / 4 storey high would be a very poor choice of build and is obviously just to create more profit. It would be more acceptable if a much smaller, more sensible and private residential development was planned. But most importantly it has to be more in keeping with the bungalows which are located at every point around the proposed site.

The proposed build of flats that are 3 / 4 storey high on Kingsknowe Road North would dramatically reduce the privacy to our front garden, bedroom and lounge windows; this will also impact on our beautiful open view/skyline from the front of our property and we will no longer be able to see the Pentland Hills.

The impact of having 16 potential new families right on our doorstep (on average 2 cars/family plus guests) will add to even more parking congestion. We regularly witness cars, vans etc parked on both sides of the road which in turn reduces the width of this tight road, especially on the bad corner of the proposed new site. This will most definitely impact daily on this busy road which is used as a main throughfare from Longstone to Kingsknowe and Lanark Road, as well as a daily bus route.

Reduced space and obstacles on this route will obstruct Emergency vehicles, busses, lorries and vans etc. On many occasions I have witnessed busses & lorries struggling to pass parked vehicles on each side of the road - some unable to pass at all, until parked vehicles have been moved. I can assure you this will happen more often if 16 new properties are built on this site.

The description for the proposed site in the planning application is embellished and a total farce. In

order to try and get it passed, examples have been taken from other areas around Edinburgh which bear no resemblance to Kingsknowe or the surrounding area. The planning application also states:

"To simply follow the trend for buildings that are already prevalent in the area is to fail to be creative and adventurous in architecture. So long as this can be achieved without detriment to the amenity of neighbouring occupiers." However, I feel this would be detrimental to our area.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Kenny Murray

Address: 1/6 dumbryden grove Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the demolition of the public house and the build of town houses and flats as I live near the Kingsknowe area I spend a lot of time in the area and i am very fond of the quietness and tranquility of it. There is a real sense of community which focuses a lot around the public house as it is used for meetings and for events for the old age pensioners who live in the sheltered housing across the road taking this away and building flats will disrupt the local community and take away a big part of what makes Kingsknowe a great place to live and spend time in .

The design itself looks too modern and will look out of place in the area I think the design it's self is unrealistic and the charm of the area will be lost. The road outside the public house at the moment is already busy but with the build of these flats all the work vans and lorries and then the residents cars when they move in will cause too much congestion to the area. I don't see how the build of these flats will benefit the area.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Kevin Nelson

Address: 156/1 dalry road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After reading the proposal of the build of flats and townhouses at Kingsknowe I have to object. The local area of Kingsknowe is a quiet community with a street full of bungalows which home owners are proud of the build of flats in the street will obstruct views and create an eye sore to the local area the design of the buildings in no way fits in with the character of the area.

As a driver who spends a lot of time in the Kingsknowe area I feel the build of the flats and the use of the car park by new home owners will create more congestion and make the blind corner at Kingsknowe road north more dangerous.

The local community is what makes Kingsknowe what it is the public house is used by all and it is rare for a community to be as United these days. The public house is a way for the locals to socialise taking this away would have a knock on effect to the elderly that live in the sheltered housing who can't travel far, who use the public house as there only way of socialising.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Alan Stewart

Address: 14 Peatville Terrace EDINBURGH

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please find a list of points that I have observed regarding the planning statement and drawings

The proposed site would have a detrimental effect on neighbouring occupiers as the size and scale of the project would not be in keeping with the neighbouring structures. All the adjacent properties are single storey bungalows and the proposed building would dwarf these properties which would cast shadows and reduce daylight to the properties, the applicant has padded out his planning statement with diagrams indicating the sun position at specific times of the year, what he has failed to include is the result of shadow that the proposed structure will produce, which is of concern to neighbouring properties, I feel that the height of the sun and position throughout the day will cast a shadow reducing sunlight on most of the properties on all sides.

Privacy of existing properties would be a concern as the location and height of some of the proposed windows and balconies would overlook some existing windows and as many of the existing properties have sun room/conservatories and dormer windows this would make the use of these rooms uncomfortable.

The applicant has stated that the change of use will be " a positive change in respect of possible noise and disturbance caused by a large public house in the midst of a residential area." The current public house is quiet pub mostly used by local residents and is used as a meeting point encouraging the local community to meet socially, there is of course the occasional vehicle movement (people don't drink and drive) mainly to the front of the property to drop off/pick up during opening hours whereas the proposed scheme has parking on two boundary sides which would be in use 24 hours per day causing noise and disturbance throughout.

The applicant states that the development has contrasting scale to adjoining properties on Peatville Gardens, Peatville Terrace and part of Kingsknowe Road North, which are all the adjoining bungalow properties, they try to argue that the site has a relationship with properties on

Kingsknowe Road North and Kingsknowe Place. These properties have little relevance to this application as they are over 50 metres from the development and sit alone without any residential dwellings surrounding them therefore privacy, daylight and overshadowing is not an issue, also they do not have a pleasant character and to reflect inspiration from them is negative and will not enhance the townscape of the area. The proposed external material finish has no relationship with any local property.

Allowing the development may make a positive step towards fulfilling housing demand needs but it will not create a positive landmark to the street and definitely not uphold the amenity of the neighbours and local community.

Drawings

There are no drawings that relate the existing levels with the proposed levels therefore I cannot determine if the drawings which indicate the proposed building against existing buildings are correct, I feel that this point is important and that it is confirmed as the daylight and privacy of existing dwellings is an important issue but it cannot be determined on the existing drawings.

Drawing No. 10049-03-05 Streetscape (South Elevation No. 2) is not drawn to the scale indicated on the drawing therefore I cannot determine the impact on the dwellings on Peatville Terrace and Kingsknowe Road North

Drawing No. 10049-03-08 The random levels indicated on the drawing do not reflect the change in level between the site and surrounding properties

Figure 14 on page 15 of the report is not to scale and does not indicate existing and proposed levels therefore we cannot be sure that this daylight impact indicated is correct

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Stevie Rowan

Address: 16 arnott gardens Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a local resident of the Kingsknowe area I am very fond of the area and the way it is at the moment, the build of these flats and townhouses will not look right in the area. At the moment it is a street full of bungalows the dark colours and the design of the flats will look out of place and create an eye sore.

In the proposal to knock down the public house it states that there way be unwanted noise that comes from living next to a public house, as a local resident I can tell you that there is never any disruptive or loud noise coming from the public house as it is used by the local community. The build of the flats will be disruptive to the area and I don't really want to be living next to a noisy building site while the flats are built when a great public facility will be knocked down.

As a driver who uses the road often I can tell you that the build of these flats will cause more congestion to the road outside with the flat owners using the car park and during the build the road will be hard to use for the local people.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr EDWIN HUNTER

Address: 164 KINGSKNOWE ROAD NORTH EDINBURGH

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Application Number 16/05340/FUL

Application Location 195 Kingsknowe Road North, EH142ED

I write in connection with the above planning application. I have examined the plans and as someone living almost directly opposite I wish to object strongly to the proposed development. The proposal fails to comply with the criteria in Design Principles for New Development of the Edinburgh City Local Plan 2010, specifically Section 3.7, points a, b and c. Section 3.7 states that

"Development will be permitted where it is demonstrated that:

a. it will have a positive impact on its setting, having regard to the positioning of buildings on the site, their height, scale and form, materials and detailing, wider townscape and landscape impacts and impacts on views

b. features worthy of retention on the site and in the surrounding area, including potential views, have been identified and incorporated into the design to enhance visual interest and a sense of place"

I direct your attention to Fig. 2 on page 4 of the full planning statement. In the picture the proposed site is in the bottom half of the picture bound on the upper side by Kingsknowe Road North. The three remaining sides are all bungalow style houses as are the houses on the opposite side of Kingsknowe Road North. Therefore, the proposed site is almost completely surrounded by bungalows. On this information alone a 4 storey structure is going to be detrimental to the visual amenity of the neighbouring houses including those not listed in the Neighbourhood Notification. I

wholeheartedly disagree with the proposal's assertion that the new structure "would create a visual interest to an otherwise unremarkable street scape". With the bungalows, canal, parkland, pub, train station etc. the area has a village like feel to it. The development is effectively dropping in a structure that is out-of-scale and out of character in terms of its appearance compared with the buildings in the immediate vicinity. Fig. 11 is used as supporting evidence for architectural contrast but in the example the new wood and glass structure is much smaller than it's adjacent stone building. I interpret the wood and glass structure as an interesting feature within a much larger frame of context. The proposal does not achieve this goal because of it's scale and this is why I strongly object.

The application makes use of the 4 storey flats diagonally opposite the site (upper left in Fig. 2) as supporting evidence. The application states "There are already 4 storey flats opposite that are not out of character". There are a number of reasons why this statement should not be used to support the proposal. They are:

1) The position of the existing flats are set significantly back from Kingsknowe Road North as to appear separate from the main road. In Fig. 7 the buildings on Kingsknowe Road North, Court and Place are shown in elevation. The buildings are progressively taller the further away from Kingsknowe Road North. Consequently, the 4 storey flats are partially hidden to pedestrians and from within gardens. The proposed flats do not follow this established plan.

2) There aren't any low buildings that you can interpret as being in very close vicinity to the existing flats. Each of the flats are surrounded by a large area of greenery. Although this does not hide the flats it does make an attempt to blend in with the park land behind and the canal route. The proposal will be closely surrounded by bungalows and the greenery is a token gesture.

Therefore, the proposal does not attempt to fit in and I do not believe the concept of visual interest is justified. You could call it a piecemeal development and it is just going to stand out as out of place.

"Development will be permitted where it is demonstrated that:

c. the amenity of occupiers or neighbours will not be materially harmed, by effects on privacy, daylight, sunlight or immediate outlook"

The shadow diagram in Fig. 17 does not adequately detail the effect of shadow on gardens and windows. The diagram shows an origin point much further back in the site than where the higher points of the structure would be located. This leads me to believe that the information is possibly misleading and my house and garden would be much more affected by shadow than is indicated in the diagram.

Writing this objection on the 28th November 2016 at around 9:00am I observed the sun rise and

move over the single storey Kingsknowe Road House. Using the SunCalc application, the time it takes about 2 hours to cross the site. The proposed building is higher than the current building so it will prevent direct sunlight reaching my garden and front windows for some or all of this time. The sun is parallel to the front of my home around 2PM meaning that I have about 5 hours direct sunlight to my front windows. In the worst case the amount of direct sunlight will be reduced by almost half.

A further consideration is the effect this would have on Kingsknowe Road North with respect to icy conditions. I am concerned that the height of the proposed structure will cause a shadow that will prevent ice from thawing on the bend immediately beside the site. Traffic coming down the hill from Kingsknowe Road South will face a right turn with a reverse camber. The proposal states "The site is on a moderately busy through route which has a public transport service.". There have been accidents at this corner already due to ice.

Finally, I would like to add a comment about the change of use of the site. The proposal states that:

"The change of use from public house to residential will be a positive change in respect of possible noise and disturbance caused by a large public house in the midst of a residential area."

I accept that the removal of the public house would eliminate the possibility of noise and disturbance caused by the public house. However, there are no guarantees that the new occupiers and their vehicles will not produce noise and disturbance of their own. Therefore, this is a weak argument. Furthermore, I am concerned that the proposed higher volume of occupation will negatively impact the traffic flow in the area. The change will mean that there will be 3 residential access points all within a small distance along Kingsknowe Road North. Combine this with the level crossing and cars parked at the side of the road there is a risk of traffic congestion blocking access to driveways that is not presently experienced.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Keith Oswald

Address: 109/7 stenhouse drive Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal to demolish the public house and build 13 flats and 3 town houses at Kingsknowe is ridiculous, I spend a lot of time in the Kingsknowe area using the public house that is currently there it is a staple of the community and is somewhere where the locals and others socialise. It is used by walkers and cyclists as a stop while going along the canal. It is also used by the elderly from the sheltered housing across the road, the parent and teachers from the school near by use the public house for there meetings. It is used as a community centre in the area as well as a local business. Demolishing the public house would take away from the community and also people's jobs.

The design of the buildings are out of character for the area they will look out of place next to the bungalows. There are already flats opposite the public house which do not obstruct views of the bungalow owners with a few up for sale that are taking a while to be bought as although it is a lovely area a lot of people don't have the money to buy a flat. The new flats that will be built will be expensive if the flats already in the Kingsknowe area are taking ages to sell I don't see why these would be different. The construction of the flats will be noisy for the locals and having a building site so close to a school where children walk past everyday will be dangerous and with the lorries and vans of the builders in the street the roads will be busier which is also dangerous for the local school children and the elderly that use the bus stop outside the public house.

I feel that at the moment the public house brings a lot to the local area and the build of these not very well designed flats for the area won't benefit the area or the locals in anyway expect cause more congestion and an eyesore. Edinburgh is lacking local communities with everywhere building new flats and taking away from the character that areas outside of the city centre have it is a shame to see such a modern typical design being proposed to such a lovely communal area it has

a local buisness which has trade and staff , local businesses are hard to come by these days and this is a great one that should not be replaced by horrible looking flats

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Steuart Campbell

Address: 4 Dovecot Loan Edinburgh

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:LCC welcomes the demolition of the Kingsknowe Roadhouse, long a source of complaint. However, we are not persuaded that the flats are 'in character' with CEC's blocks of flats in Kingsknowe Court/Place. These flats are too far away and with different facades, they do not loom over single storey houses and they are surrounded by open grassed areas. The applicant has failed to mention that the nearest housing opposite in Kingsknowe Road North is two-storey sheltered housing. A sympathetic one and/or two-storey development would be more acceptable on this site.

We do not agree that this is a corner site; it is a gap site well embedded in the surrounding houses. In short, it is unsympathetic to the adjacent houses.

LCC recommends that CEC refuse the application and hopes that a more appropriate application, perhaps one involving a small housing development, is brought forward.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mrs Liz Dick

Address: 8 Peatville Gardens Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is to the height of the flats 4 high. I think this will look out of place in between the style of houses i.e. The bungalows facing , either side and behind.

Also I would like to know what is happening with the boundary wall were it lowers at the start of my drive.. I have plans of my property and I can send those highlighting the boundary in question.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Miss Jennifer Farquharson

Address: 21 moat street Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a member of the public that spends a lot of time walking and cycling along the canal, the current public house at Kingsknowe road north is a great well needed stop for me on my route along the canal to get some water and use the restroom. It serves the public and the local community very well at the moment and it should stay as a building for the public to use.

The Kingsknowe area is a lovely quiet community with bungalows lining the streets, the proposal to build these flats and town houses will not add anything special to the area the design has not been made to fit in with the local buildings and surroundings they are Modern looking with horrible colours that will not fit in nicely with the area.

The build of these flats would take away a local amenity and add flats that will take away from the Beauty of the area that is Kingsknowe.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Mr Scott Gordon

Address: 199/2 Dalry road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After reading the proposal of the demolition of the public house and the build of flats and townhouses I have to object. As a driver that uses Kingsknowe road north often I have to say that the build of these flats will cause more congestion to the road and also make the road more dangerous. The build of the flats will see a lot of builders vans and lorries the street at the moment is already narrow with buses and cars using it often the build of these flats will disrupt the area and the road. If the flats were built the home owners will be using the car park the car park is on a blind corner at Kingsknowe and is dangerous enough as it is never mind having more cars leaving it and as the townhouses will be predominantly bought by families the corner at Kingsknowe will be very dangerous for the families leaving there house.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Dr Paul Clingan

Address: 6 Peatville Gardens Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reason for my objection to the proposed planning application is the scale and height of the development which will negatively and adversely impact on the residential amenity of neighbouring properties. In particular, I have significant concerns regarding the unacceptable overlooking, loss of privacy, loss of view and blocked sunlight, resulting in overshadowing on Peatville Gardens in the afternoon and evenings. Furthermore, the proposed development is unacceptably over-bearing, out of scale and out of character in comparison with existing properties on Kingsknowe Road North, Peatville Terrace and Peatville Gardens. Furthermore, the argument that the development reflects the scale of the existing flats on Kingsknowe Place is flawed, as the properties are located at an appropriate distance from surrounding properties and do not directly impact the residential amenity of neighbouring occupiers. In summary, I do not agree that the development will uphold the amenity of neighbouring properties and I strongly object to this planning application.

Comments for Planning Application 16/05340/FUL

Application Summary

Application Number: 16/05340/FUL

Address: 195 Kingsknowe Road North Edinburgh EH14 2ED

Proposal: Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.

Case Officer: Andrew Marshall

Customer Details

Name: Ms Jasmin Ramsay

Address: 2/1 grays court Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I spend a lot of time in the Kingsknowe area as I attend a few of the clubs that take place in the Kingsknowe public house function room. It is used as a community hall for different clubs and activities by the locals and by others such as myself who travel to use this facility. There is a lack of social establishments these days that bring communities together and the public house at Kingsknowe is a great one that should remain as a building for the public to use.

The design of the flats isn't fitting with the area at all I feel like they will look out of place and just take away the openness and beauty the area has to offer. There is a lot of land available around Edinburgh that is not in use I don't understand why flats can't be built there instead of trying to shove flats into a space which is occupied and well used by the community and others.

The build of the flats will be disruptive and create a lot of noise to a nice quiet area. Also the clubs and meetings that take place in the public house will have to move and may not be accessible to the older people that attend them it will take away their social life as they can't travel far and the public house is right opposite the sheltered housing. I feel the build of these flats are not necessary in this area there are a lot of flats and houses for sale around the area there is no need to add more and create an eyesore and cluttered look to the street.

I really hope you take these comments on board and realise that the area does not need these flats in the small space which is occupied and brings something great to the community which a lot of areas are lacking now a days.

✓ AK -

AM



17 November 2016

Head of Planning and Transport, PLACE,
Waverly Court, 4 East Market Street,
Edinburgh,
EH8 8BG

21 NOV 2016
Building Standards

Dear Sir/Madam,

PLANNING APPLICATION NO. 16/05340/FUL
195 Kingsknowe Road North, Edinburgh. EH14 2ED
Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats.
By Caledonian Heritable Ltd.

I write in connection with the above planning application. I know the site and surrounding area very well, I have examined the plans, and wish to strongly object to a development of this nature on the site.

Longstone/Kingsknowe is an area which is built up around the small village of Longstone, and the main thoroughfare of Kingsknowe Road North (formerly Kingsknowe Road). Several developments have been erected in the second half of the last century, mainly due to the housing shortages caused by WW2.

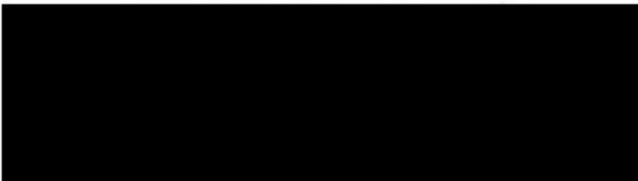
It is in my opinion that the proposed development is in drastic opposition to the character of the surrounding area. The materials used such as the dark brick and copper wood veneer cladding, as well as the dark grey standing-seam roof, being in no way similar or sympathetic to the surrounding roughcast, stone, brick and slate. There are also no surrounding buildings which share architectural features, such as balconies and frameless windows. With reference to the Edinburgh Local Development Plan (reported to be adopted 24 Nov 2016); Section 1 **Design Principles for new Development** Point 150:- *'well-designed developments that relate sensitively to the existing quality and character of the local and wider environment'* and; Policy Des 4 – new developments are to have *'similar characteristics to the surrounding buildings and urban grain'* – something which is completely lacking in the design.

The proposed plans show a building which would not look out-of-place in a gap-site in the centre of a city, where continued development allows more free-thinking and adventurous designs. It would change the feel of the area from, in many aspects still a small village on the fringes of Edinburgh, to an identity-less scheme, in which 'any old' building may be placed.

The development is greatly over-bearing and out-of-character to the adjacent properties (detached and semi-detached bungalows), partly due to the materials used. Although there are 1960s flats on the opposite side of the road, due to their neutral colour scheme and the fact that they are a significant distance from the road, they are not very imposing nor over-bearing.

I may also add that the site, whilst being the site of Kingsknowe Auxiliary Hospital (WW1) is also the former site of Kingsknowe House, a private house built around 1900, associated with the ancient farm of Kingsknowe. Although the house was demolished in 1964, the boundary walls are the remnants of the site's previous buildings.

Yours Faithfully

A large black rectangular redaction box covering the signature area.

✓ AK.



Building Standards
29 NOV 2016

Andrew Marshall
City of Edinburgh Council
The Woods Centre
100 Woodburn Gardens
Edinburgh
EH14 2TB

Dear Sir

Planning Application – 16/05340/FUL

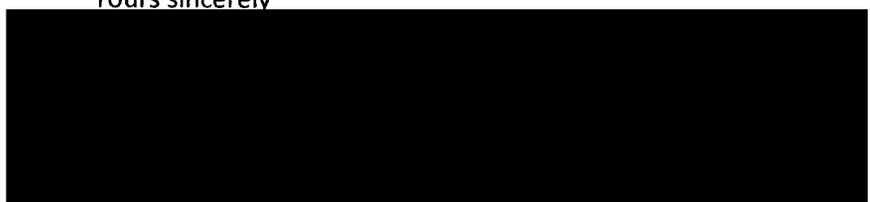
Thank you for the notification about the proposed development of townhouses and flats at 195 Kingsknowe Road North, Edinburgh.

As a neighbouring resident, I have the following concerns about the proposed development:

- The plans suggest the placement of trees at certain parts of the proposed development, that appear to be planned to grow into large mature trees. I note with some concern that a couple of these trees are sited beside an existing stone wall that runs on the east side of the proposed development. These are likely to pose a threat to the existing wall and steps will need to be taken to protect it from damage from the tree roots.
- The houses in Peatville Terrace are built at a level below the proposed development, to a depth of about 6 feet. The positioning of a three-storey building and tall trees in close proximity to the existing properties in Peatville Terrace will lead to a significant loss of light, mostly in the evening which will limit our enjoyment of the back garden of an evening.
- You might also like to be aware that I have been granted planning permission to build a dormer window at the back of my property which will be used as a bedroom. It is difficult to know where the windows will be in the proposed development but there is a chance that they will directly overlook one of my bedrooms, leading to a potential lack of privacy.

I hope this is helpful.

Yours sincerely



23/11/2016

COMMUNITIES AND FAMILIES - CONSULTATION RESPONSE

Location	195 Kingsknowe Road North Edinburgh EH14 2ED
Proposal	Demolition of existing public house and erection of a residential development of 3 townhouses and 13 flats
Application number	16/05340/FUL
Case Officer	Andrew Marshall
Applicant	Caledonian Heritable Ltd.
Assessment date	14.12.16

The Council has assessed the impact of the growth set out in the LDP through an Education Appraisal (Updated December 2016), taking account of school roll projections. To do this, an assumption has been made as to the amount of new housing development which will come forward ('housing output'). This takes account of new housing sites allocated in the LDP and other land within the urban area.

The Council's assessment has indicated that additional infrastructure will be required to accommodate the cumulative number of additional pupils from development. Education infrastructure 'actions' have been identified and are set out in the Action Programme and current Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery'.

Residential development is required to contribute towards the cost of education infrastructure to ensure that the cumulative impact of development can be mitigated. To ensure that the total cost of delivering the new education infrastructure is shared proportionally and fairly between developments, Education Contribution Zones have been identified and 'per house' and 'per flat' contribution rates established.

Assessment and Contribution Requirements

Assessment based on:

13 Flats

3 Houses

This site falls within the '*Firrhill Education Contribution Zone*'.

The Council has assessed the impact of the proposed development on the identified education infrastructure actions and current delivery programme, as set out in the Action Programme and Supplementary Guidance.

The only education Infrastructure action that has been identified to accommodate the cumulative number of additional pupils from development anticipated within this Zone is the provision of additional secondary school capacity. Additional primary school infrastructure will not be required as a result of the proposed development.

Using the pupil generation rates set out in the Supplementary Guidance, the development is expected to generate at least primary school pupil but is not expected to generate at least one additional secondary school pupil.

In accordance with the principles set out in the Supplementary Guidance, as there is no 'primary school contribution' requirement, **no contribution towards education infrastructure is required.**

From: Steven Saunders
Sent: 15 December 2016 09:30
To: Andrew Marshall
Subject: RE: Transport responses to Planning Applications

Andrew

I have now had a chance to have a look at this.

We require further information to assess the application, namely:

Drawing showing visibility splays at (access) junction with Kingsknowe Road North
Swept path drawing of car or van entering parking spaces 18 -24 (as numbered on the drawing)

We also require a turning area within the car park.

With regard to the parking numbers, they require 22 spaces (minimum) there is no maximum so 24 may be acceptable, however given the need for a turning area this may have to be reduced anyway.

I called the agents (Bob Tait) today but there was no answer.

Regards

Steven Saunders
Senior Transport Officer
Development Management Major (West)
0131 529 3907

steven.saunders@edinburgh.gov.uk

Planning and Transport, Directorate of Place, G2 Waverley Court, 4 East Market Street,
Edinburgh EH8 8BG

. **** PLEASE NOTE THAT I AM ONLY AVAILABLE THURSDAYS AND FRIDAYS. IF YOU NEED AN URGENT RESPONSE OUTWITH THESE DAYS, PLEASE CONTACT transport.development@edinburgh.gov.uk ****

-----Original Message-----

From: James Sedgwick On Behalf Of Affordable Housing

Sent: 16 December 2016 14:11

To: Andrew Marshall

Cc: Neil J. Watts

Subject: RE: Planning Application Consultation 16/05637/PPP and 16/05340/FUL

Hi Andrew

Could you contact the applicant to let them know that a 25% AHP will be required as there is not mention of providing this on site in the application. Could you let the applicant know they will be required to provide 25% of the total homes for affordable housing as per the Developer Contribution guidance.

As the total number of homes is under 19 units we would accept a commuted sum to be provided instead of on site housing. However this would require us to take an assessment of the land value. Could you ask the applicant to provide the full details of the construction and development costs if they are to be providing a commuted sum instead of on site housing.

We be happy to speak to the applicant if they have any questions.

Regards

James