

Development Management Sub Committee

Wednesday 19 April 2017

Application for Planning Permission 16/03925/FUL At Seaview Hostel, 48 - 52 Seaview Crescent, Edinburgh Proposed demolition of existing Seaview House care facility and erection of 6 no. new family townhouses

Item number	4.19
Report number	
Wards	A17 - Portobello/Craigmillar

Summary

The proposal complies with the development plan and the Council's Edinburgh Design Guidance. The scale, design and materials are satisfactory. There is no loss of residential amenity and the proposal provides a satisfactory level of amenity to the new occupiers. There are no road safety issues. There are no equalities or human rights issues. There are no other material considerations which outweigh this conclusion.

Links

Policies and guidance for this application	LDPP, LDES01, LDES04, LDES05, LHOU01, LHOU04, NSG, NSGD02,
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Report

Application for Planning Permission 16/03925/FUL At Seaview Hostel, 48 - 52 Seaview Crescent, Edinburgh Proposed demolition of existing Seaview House care facility and erection of 6 no. new family townhouses

Recommendations

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

Background

2.1 Site description

The site lies on the south side of Seaview Crescent and measures 1683 square metres. It is occupied by a vacant L shaped building previously used as a care home run by The City of Edinburgh Council. The front element of the building is two storeys in height with a pitched roof and is set back from the street with a small area of garden. The wing to the rear is single storey with a pitched roof and garden beyond. There is a taller feature between the two giving the building definition within the streetscene. Vehicular access is taken from the side of the building. The site slopes from south to north.

The site is surrounded by residential properties where there is a variety of forms and style.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application is for the demolition of the existing care facility building and the erection of six family townhouses.

The proposed development is a three storey contemporary designed building. The building has a hipped roof broken up with six flat roofed elements. It is set back from the road with an area of garden and driveway for each of the properties to the front and private gardens to the rear.

The residential development comprises at ground floor level a garage to the front of the building with kitchen and dining area to the rear. On the first floor, two bedrooms and lounge area are proposed with a further two bedrooms with ensuite and dressing facilities proposed on the second floor.

The existing stone walling is retained along the street frontage with timber fencing proposed immediately behind. Landscaping is provided in the form of soft planting to the front of the new building and private gardens to the rear for each of the properties. The rear and side boundaries are marked by 1.8 screen timber fencing.

The front elevation is finished in buff render, buff coloured facing brick, glass balustrades at upper levels and grey membrane roof. The rear elevation is finished in buff coloured facing brick with scraped render.

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, the Committee needs to consider whether:

- a) the proposal is acceptable in principle;
- b) the proposed scale, design and materials are acceptable;
- c) the proposal is detrimental to the amenity of neighbours;
- d) the proposal provides sufficient amenity for the occupants of the development;
- e) the proposal affects road safety;
- f) the proposal has impacts on infrastructure;
- g) there is any impact on equalities and human rights;and
- h) the public comments have been addressed.

a) Principle of Development

The site is located within the urban area of the adopted Edinburgh Local Development Plan (LDP) where Policy Hou 1 Housing Development supports housing development on suitable sites within the urban area provided proposals are compatible with other policies in the Plan.

The principle of residential development is acceptable.

b) Scale, Design and Materials

The new building is in the form of a terrace occupying the full site frontage. The existing building is two storeys in height with a higher element at its eastern end. The new roof ridge it will lie approximately 1.8 metre above the height of the existing roof ridge but below the overall height of the existing building. It will be 1.7 metres higher than the roof height of 46 Seaview Crescent and 1.34 metres higher than the height of 54 Seaview Crescent. The height of the building is considered appropriate in this location. The proposed flat roof features within the roof style and the window design gives a vertical appearance to the structure.

LDP Policy Hou 4 Density seeks an appropriate density of development having regard to the site's characteristics and those of the surrounding area. Seaview Crescent has a variety of housing types. The south side is predominately individual bungalows many of which have been extended in some form with garden ground to the front and rear. At the western end of the street is a terrace of seven townhouses three storeys in height while the northern side is characterised by individual single storey houses with gardens to the front and rear and flat roofed garages. This proposal will provide six family dwellings which represents a density of 60 dwellings per hectare. It is located close to the Portobello seafront where there are higher densities and a good level of public transport. The proposal is in accordance with this policy.

Facing brick on the front elevation facing Seaview Crescent is compatible with the variety of materials present on the neighbouring residential buildings. Using both facing brick and render will break up the elevations and give a vertical emphasis to the design. The materials proposed are acceptable.

The scale, design and materials are appropriate and the proposal accords with LDP policies Des 1, Des 4 and Hou 4.

c) Neighbouring Amenity

The windows from the townhouses face to the front and rear. There is a distance of 17.3 metres at its closest point from the new windows to the rear southern boundary. To the south of the application site there are residential properties which lie within 5 metres of the boundary of the site. There is over 18 metres between the windows of existing neighbouring property and the windows of the proposed development. This will provide sufficient privacy levels and complies with the standards in the Council's Edinburgh Design Guidance. The gardens of neighbouring properties are currently overlooked at first floor level by surrounding properties. However, given these gardens are already overlooked these windows are considered acceptable.

Given the height of the proposed building and proximity to the boundary there will be some element of overshadowing. This will largely fall on the roof planes of the immediate neighbouring properties but there will be some falling in the rear garden grounds. More than 50% of the garden ground is still capable of receiving potential sunlight. The impact on neighbouring amenity is acceptable.

d) Amenity of Future Occupants

LDP Policy Hou 3 seeks a minimum of 20% of the total site area as green space. All new dwellings will have a separate private amenity garden area, with greenspace for the whole site amounting to 32% of the site area. The proposal complies with LDP Policy Hou 3.

To ensure a good standard of overall amenity for new development, the Council's Edinburgh Design Guidance requires no more than 50% of the overall dwelling numbers to be single aspect. In this case all the dwellings are dual aspect and have a floor area which exceeds the minimum size for three bedroom or more properties as set out in the Council's Edinburgh Design Guidance.

An acceptable level of amenity will be provided for future occupiers.

e) Impact on Transport

Access to each plot is by private driveway. Each property has an area for car parking and a garage provided at ground floor level.

The proposal is satisfactory in terms of parking and traffic implications.

f) Education

LDP Policy Del 1 requires contributions from any development if it will have a net impact on infrastructure capacity and it will be necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure.

Communities and Families has been consulted and indicate that developer contributions are not required for this application.

The proposal complies with Policy Del 1 Developer Contributions of LDP.

g) Equalities and Human Rights

An Equality and Human Rights Impact Assessment Summary is available to view on the Planning and Building Standards Online Services.

h) Public Comments

Material representations

- design and materials not in keeping with the character of the area - this is addressed in section 3.3b).
- overdevelopment - this is addressed in sections 3.3a) and 3.3d).

- loss of privacy and overshadowing- this is addressed in section 3.3c).
- increased traffic and parking - this is assessed in section 3.3g).
- bats nesting in the fabric of building - this had been investigated but a bat survey has not been requested as the site does not fall within the bat survey trigger list. The grant of planning permission does not remove the need to seek or comply with other statutory consents or legislation. An informative has been added should a bat be discovered during building operations.

Non-material representations

- the health and safety implications of demolishing the building - not a relevant planning consideration
- hours of working for the construction staff - not a relevant planning consideration
- loss of view - not a relevant planning consideration.

Community Council

No comments were received.

Conclusion

The proposal complies with the development plan and the Council's Edinburgh Design Guidance. The scale, design and materials are satisfactory. There is no loss of residential amenity and the proposal provides a satisfactory level of amenity to the new occupiers. There are no road safety issues. There are no equalities or human rights issues. There are no other material considerations which outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

4. Any off-street parking space should comply with the Council's Guidance for Householders (see http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders) including:
 - a. Off-street parking should be a minimum of 6m deep and a maximum of 3m wide;
 - b. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
 - c. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
 - d. Any gate or doors must open inwards onto the property;
 - e. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012;
 - f. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits http://www.edinburgh.gov.uk/downloads/file/1263/apply_for_permission_to_create_or_alter_a_driveway_or_other_access_point
5. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Head of Planning and Transport if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2002 regulations or British Standard 8300:2009 as approved by the Head of Planning and Transport;
6. Under new RAUC(S) standards the existing footway should not be narrowed to less than 1.8m;
7. Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future.
8. The applicant proposes to provide 2 off-street parking spaces plus garage per property which meets the Council's current parking standards.
9. The grant of planning permission does not remove the need to seek or comply with other statutory consents or legislation. If bats were to be found during any operations, work should cease until a licence is obtained from Scottish Natural Heritage.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 The equalities impact has been assessed as follows:

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

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Following neighbour notification twelve letters of representations were received all objecting to the proposal. These included comments from Portobello Amenity Society and Coillesdene Complex Neighbourhood Association.

A full assessment of the representations can be found in the main section of the report in the Assessment section.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development**Plan Provision**

The site lies in the urban area of the adopted Edinburgh Local Development Plan.

Date registered

15 August 2016

Drawing numbers/Scheme

1-13,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Jennifer Zochowska, Senior Planning Officer

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Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

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

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.

Appendix 1

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Consultations

Communities and 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 identified where additional infrastructure will be required to accommodate the cumulative number of additional pupils from development. Education infrastructure 'actions' 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 the required 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:

6 Houses

This site falls within Sub-Area P-1 of the 'Portobello Education Contribution Zone'.

The Education Appraisal considered the impact of potential new housing sites within the Urban Area. No new education infrastructure was identified as being required to mitigate the impact of expected development.

Although the assessment did not account for the 6 houses proposed on this site, no education infrastructure actions are required to mitigate the cumulative impact of development now identified.

No contribution towards new education infrastructure is therefore required.

Road Authority Issues

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

1. *Any off-street parking space should comply with the Council's Guidance for Householders (see http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders) including:*

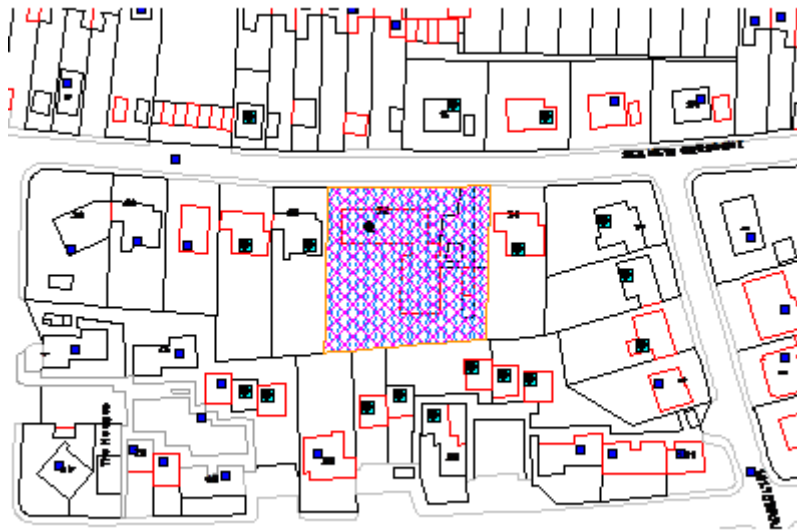
a. *Off-street parking should be a minimum of 6m deep and a maximum of 3m wide;*

- b. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
 - c. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
 - d. Any gate or doors must open inwards onto the property;
 - e. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012;
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3. Under new RAUC(S) standards the existing footway should not be narrowed to less than 1.8m;
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Note:

The applicant proposes to provide 2 off-street parking spaces plus garage per property which meets the Council's current parking standards .

Location Plan



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