



Item no

8

Report no

**Full Planning Application 09/00098/FUL  
at  
Land 89 Metres Northwest Of  
103 Milton Road West  
Edinburgh**

---

**Development Management Sub-Committee  
of the Planning Committee**

---

**DEPARTURE FROM THE DEVELOPMENT PLAN**

The development proposed by this application is a departure from the development plan:

The development is a justified exception because of the minimal tree loss, extra planting, single storey design, screened location in an otherwise suburban location and an historic lodge house location.

1 Purpose of report

To consider application 09/00098/FUL, submitted by The Proprietors of Duddingston House Courtyard. The application is for: **Erect 1 dwelling house**

It is recommended that this application be **GRANTED** subject to the conditions below.

## 2 The Site and the Proposal

### Site description

The site is behind the stone built entrance screen and gates at the north east side of Duddingston House policies. The site is 600 square metres, or 0.06 hectare, in area and contains several mature forest trees of up to 19.5 metres in height. The site is adjacent to Milton Road West and on the opposite side; there is a series of bungalows. Further bungalows exist on the site side of the road to the south east.

Duddingston House is category A listed, and the gates are category 'B' listed. These were listed on 14 July 1966 Ref: 28065 and 28066, respectively. The main house was designed by Sir William Chambers in 1760, and built 1763-8. The park is said to have been laid out by Capability Brown. The formal East gates and wall may have been commissioned by Robert Robinson, the then owner of the estate, in the late 18th/early 19th century.

The site is in the Edinburgh Green Belt, is registered as an historic garden and designed landscape, and is designated as an area of great landscape value and is part of a local nature conservation Site.

This property is located within the Duddingston Conservation Area.

### Site History

It is clear from documentary evidence that a lodge house existed in this location in 1827 and was of about 70m<sup>2</sup>. This was demolished sometime in the late 1950s or early 1960s and the site abandoned.

January 2009 - Application for 2 two storey lodge houses, one either side behind the gates, withdrawn (06/04583/FUL).

### Description of the Proposal

The application, in its revised form, is for a single storey modern lodge house running east-west across the site and measuring 17.3 metres by 7.6 metres maximum, with a long L-shaped footprint. It has a shallow hipped roof hidden behind a plain masonry parapet. The elevations are 3.7 metres high and this coincides with the height of the main parts of the historic gates screen wall which are 3.8 metres in height. The area of the site has been increased so that the house can avoid the trees on the site.

Materials: The elevations consist of dressed ashlar natural stone, timber framed doors and windows, Sarnafil (lead substitute) roof and black stainless steel rainwater goods.

Trees: There are several large mature trees on the site. The largest is an oak which is 20 metres high (70), followed by a sweet chestnut, 17m high (in poor condition) (72), an ash 12m high (69) and a sycamore 11m high (68). To the rear of the site is a large sweet chestnut 21m high (73), the canopy of which overhangs the site. It is proposed to remove the 17m high sweet chestnut which is in poor condition, in order to make way for the new house. The multi-stem ash (12m) in poor condition and the sycamore (11m) are to be removed adjacent to the driveway to Duddingston House. A protective fence will be erected at the extremity of the required tree safety zone around the remainder.

Domestic landscaping: The site will be laid to lawn with an area of bound gravel around the front perimeter of the building footprint. Black painted 'estate style' boundary fencing is proposed along the driveway. Bin stores are proposed behind the proposed random rubble stone extension to the historic screen wall, facing the main road.

Forest planting: 29 new trees are proposed to be planted outwith the site; 11 on the opposite side of the Duddingston House driveway and 18 within the golf course to the north of the site, in order to augment the historical perimeter tree belt. The species will be oak, beech and sweet chestnut.

Parking: One remote parking space is proposed on the adjacent triangle of land behind the gates. A temporary access to allow construction will be made from the main road into the site, to the north of the gates/screen wall. On completion of the house, the temporary access will be stopped up and a new rubble stone wall will be built along the site frontage.

#### Previous Scheme

Scheme 1 - Two storey house with rectangular plan form, 17.6m x 5.7 m.

Applicant's Supporting Statement (Revision L, April 2009):

This is in four parts: Supporting Information, Landscape Proposals, Planning Statement and Duddingston House Proprietors Statement. It includes a comprehensive historical analysis of the site, its part in the designed landscape for Duddingston House and its surroundings, plus a tree survey and tree planting proposal. It is available on-line on the Council's Planning and Building Standards Portal.

The applicants state that the purpose of the application is to militate against anti-social behaviour on this piece of remote ground and provide supervision of the area behind the gates. Resulting monies will be used in the upkeep of the wall and gates.

### 3 Officer's Assessment and Recommendations

#### Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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?

#### **ASSESSMENT**

To address these determining issues, the Committee needs to consider whether:

- a) the development is a justified exception to green belt policy.
- b) the development will adversely impact on the designed landscape and conservation area.
- c) loss of trees will have an impact on the area.
- d) the design and materials are acceptable given the setting of the site.
- e) a loss of residential amenity would result.
- f) any loss of highway safety will result.
- g) there would be any impact on the setting of the existing gates/wall.
- h) there will be any adverse impact on the local nature conservation site.

a) The proposals will introduce a new and non-conforming use into the Green Belt and have not been justified by any specific exception, other than the development might tidy up a corner of the policies subject to graffiti, litter and vandalism, and allow better maintenance of the historic gates and screen wall. The development is not directly related to the architectural or historic merit of its location. The proposal does not meet any of the criteria in the Finalised Edinburgh City Local Plan ENV9, as it does not relate to an existing non-conforming use or building. The site was abandoned for the purposes as a dwelling in the 1960s and no development has since taken place on this site.

The development management guideline "Development in the Countryside" is clear about the requirement for new dwelling houses to be linked to an acceptable countryside use. Whilst there is evidence that a gatehouse originally existed in this location, this would not meet the criteria in the guideline. This is because the dwelling would not be used in connection with an horticultural, agricultural or countryside recreational use. The previous lodge building does not exist ('not substantially intact') and the site has been abandoned.

On these grounds the proposal cannot be justified as an exception to green belt policy. However, the site is unique because it lies within the green belt, but is otherwise situated in the suburban district of Milton Road West. The site is also well screened from views from Duddingston House and the surrounding area. The case for refusing the proposal is therefore less clear cut. If approved, it is unlikely that it would set a precedent for development in the wider green belt because the screened location and the unique nature of the site itself. It has no impact on the openness' and character of the green belt. In addition, there is an historical basis in terms of the setting of the main house for allowing a new lodge house.

These other material considerations have to be given some weight and it is therefore recommended that an exception to green belt policy is justified in this case.

b) The Duddingston Conservation Area Character Appraisal states:

*"Duddingston House sits amid its designed landscape setting including a robust structural framework of mature trees and parkland. Much of this is now Duddingston Golf Course. Holyrood High School is located in the north west with its playing fields and mature woodland surrounding it.*

*The main access on Milton Road to Duddingston House is through a semicircular stone walled entrance gated in the middle. The long drive way is well wooded and though sylvan in character, it is not formal. Again there is almost an immediate transformation from suburbia to countryside, emphasised by the length of the drive. A break in the trees reveals Duddingston House.*

*Duddingston House policies have been scheduled as a designed landscape and, therefore, there is a presumption against development proposals that would adversely affect the character of the designed landscape. Both Scottish Ministers (through Historic Scotland) and Scottish Natural Heritage are afforded the opportunity to comment on any development proposals that might affect sites or the setting of the landscape."*

As revised, the proposed single storey house is of a scale that is unlikely to have an adverse impact on the integrity of the green belt, because the site is so secluded, self contained within a pocket of woodland and will continue to be surrounded by a tree screen. It is otherwise within a suburban area.

Its impact on the area of great landscape value will also be limited for the same reasons that the site will continue to have tree screening, both new and mature, so that visually the green backdrop will barely change, thus protecting this gateway to the wider designated area.

In terms of the designed landscape, the applicant has provided detailed supporting information which indicates that the boundary planting on the site and in the vicinity of the site was laid out as part of a formal tree belt forming the perimeter around the Duddingston House policies and originally contained oak, beech and sweet chestnut species. The applicant proposes the removal of one 15 metre high sweet chestnut, which is in poor condition, to allow the house to be constructed. The tallest tree on the site, a 20m high oak tree, which with surgery would survive indefinitely, is now in a safe location in relation the new house, to be able to survive. But a smaller ash tree, sycamore and saplings are proposed to be removed to provide open grassed garden space for the new house. Sufficient tree screening and skyline canopy remains to form a backdrop as seen from the main road and from within the Duddingston House policies.

Replacement tree planting is proposed outwith the site, but is within the original area planted as perimeter woodland for Duddingston House before it was eroded by the presence of the golf course. The off-site planting will augment the historic tree belt with original tree species and will militate against the loss on the site itself. Therefore the dwelling will have little impact upon the designed landscape.

The development will create a small gap in the tree belt at this point, but this will not be significant when the retention of the other mature trees and the compensatory planting is taken into consideration. The character and appearance of the conservation area would not be unduly diminished by this development. The character of the designed landscape and the area of great landscape value will be protected.

c) A significant level of negotiations have taken place in addressing the impact of the development on the mature trees on the site. The site consequently has been enlarged and a tree protection zone proposed so that the majority of the mature trees on the site will not be directly affected by the development. Only one very large sycamore tree, and two others will have to be removed to

make way for the development, and these are not in good condition. In compensation, a new planting scheme with original species for the perimeter belt will be undertaken on the adjacent golf course land and on the other side of the driveway. The Duddingston Golf Club is committed to the upkeep of the new planting.

The loss of the trees is acceptable and will not significantly detract from visual amenity.

d) The design of the house has been reduced to single storey, so that views of it are limited behind the new screen wall and the existing historic walls and gates. The footprint runs east-west away from the road so that the required footprint will be hidden from view away from the road. Materials are good quality ashlar stone, timber and glass combined in a contemporary, formal, minimalist format which does not compete with, yet compliments the classical architecture of the existing B listed gates and wall.

The design and materials are acceptable given the setting of the site.

e) The house has been reduced in height from two storeys to a single storey. There is therefore no loss of privacy to adjacent residential properties. The ground floor will be adequately screened by a new wall extension. Any noise generated from the house should not be more than that expected from any other house. Views of the house will be possible from the street, but these will be limited, so that the house will not stand out in relation to its adjacent suburban context.

The will be no loss of residential amenity.

f) Apart from the temporary access, the use of which is imperative if trees are to be protected on the site, there will be no loss of highway safety as the access to the site will be through the existing gateway from which adequate sight lines can be achieved. The right of way along Duddingston House driveway will not be impeded by this development. School children will still be able to use it as a route through to Holyrood Roman Catholic High School.

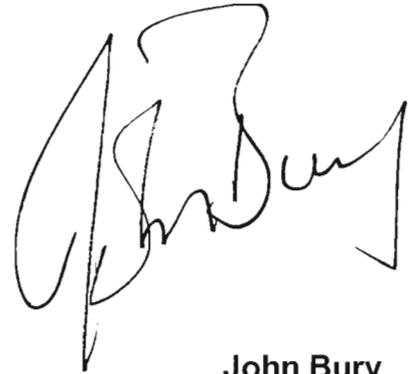
g) The house has been designed to be as inconspicuous as possible, by being single storey, no higher than the walls, of good quality materials and of minimalist architecture. The proximity of the structure to the historic B listed wall and gates does not compromise their setting. The design does not compete with the formality of the wall/gates, instead it complements it. Furthermore, the site will remain screened from Duddingston House so that the setting of this A listed building will not be adversely affected.

h) The proposal will mean the loss of three quite large trees but which are in poor condition, with the possible loss of habitats for fauna such as birds and squirrels. However, several mature trees will remain and the planting of 29 new trees will in time compensate for this loss. It is considered that the loss of fauna as a result of tree loss has been minimised and mitigated in an acceptable manner.

In conclusion, the proposals are contrary to green belt policy, but due to the minimal tree loss, extra planting, subdued building design, and otherwise suburban location, the proposals will not have an adverse impact on the conservation area, the designed landscape and area of great landscape value. An exception to Green Belt policy is justified in this case and is a compelling reason for approving this application.

There are no other material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application subject to conditions controlling tree husbandry, removal of permitted development rights, archaeology, materials and access.



**John Bury**

Head of Planning

<b>Contact/tel</b>	Duncan Robertson on 0131 529 3560
<b>Ward affected</b>	A14 - Craigentinny/Duddingston
<b>Local Plan</b>	South East Edinburgh Local Plan Finalised Edinburgh City Local Plan
<b>Statutory Development Plan Provision</b>	Green Belt
<b>Date registered</b>	20 January 2009
<b>Drawing numbers/ Scheme</b>	01; 03B-05B; 07B; 09B-10B Scheme 3

**Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal: [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Anna Grant on 529 3521.

Email: [anna.grant@edinburgh.gov.uk](mailto:anna.grant@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. On the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [david.emerson@edinburgh.gov.uk](mailto:david.emerson@edinburgh.gov.uk) or [henry.scullion@edinburgh.gov.uk](mailto:henry.scullion@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** Land 89 Metres Northwest Of  
 103 Milton Road West  
 Edinburgh

**Proposal:** Erect 1 dwelling house

**Reference No:** 09/00098/FUL

---

Consultations, Representations and Planning Policy

Consultations

### Historic Scotland

Scheme 1: 11 Feb 2009

*Historic Scotland offers the following comment:*

*Duddingston House was designed in 1760-3 (completed. 768) by the important C 18th architect Sir William Chambers. Duddingston is one of his few works north of the border, and has been described as perhaps his most original and memorable design. It is certainly one of Scotland's most important early neo-classical buildings, listed Category A, and set within a designed landscape included within the Inventory of Gardens and Designed Landscapes in Scotland. The reduced policies of the house contain an ice house, temple and stables court attached to the house. The gatepiers and curved screen walls on Milton Road West are separately listed at Category B, and were formerly topped by urns and antelopes, taken from the crest of the Hamilton Earls of Abercorn. If not by Chambers himself they are clearly an early addition to the estate.*

*It is clear a lodge once stood to the north east of the gates, but we have no detailed evidence of its design and scale. However, it is likely that the building was single storey, modest in form, and with a slated roof. The gates and approach to the house are an important element of the overall composition and whilst noting that there is a precedent for a modest gate house to the estate, we would be reluctant to support a two storey dwelling, that would be so immediately visible above the gates and screen walling, itself a highly visible symmetrical composition. We therefore recommend the application be refused.*

*In addition to the above, we would welcome the eventual restoration of the screen wall's urns and antelopes, and wonder whether they are in storage on the estate, having been taken down within the last 30 years.*

*Scheme 2: 18 March 2009*

*Historic Scotland would repeat its previous comments dated 11 February 2009, with one proviso: that the immediate setting of the separately B-listed gates would be a matter for the Council to determine, our involvement being based upon the wider setting of the A-listed house and the Designed Landscape.*

*Scheme 3: 6 April 2009*

*It is confirmed that as the proposed building concerned is single storey, and not attached to the B-listed gatepiers, the main issue would be its setting in relation to the B-listed building, rather than the A-listed house which is some distance away. The setting of the B-listed building is a matter for your Council to decide, and we would therefore not object to the current plans.*

### **Curator of Archaeology**

*The site is situated within the historic designed landscape associated with Duddingston House, adjacent to the East Gate for the estate. Duddingston House was constructed for the 8 Earl of Abercorn in 1763 with the gardens designed by the renowned landscape gardener Capability Brown. A Georgian gatehouse formally occupied the site until its demolition in the 1950's.*

*Accordingly, this application should be considered under Scottish Government Planning Policy Scottish Planning Policy 23: Planning and the Historic Environment (2008) and Planning Advice Note 42 (PAN 42) and also Edinburgh Local Plan (2007) Policies ENV6 & ENV8. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.*

*As stated the application occupies the site of the former gatehouse for the estate the remains of which are considered to be of archaeological importance in relation to our understanding of the history of the estate itself and 18th century landscape design in Scotland in general. However having assessed the potential impact of the proposed development, I have concluded it would not be considered appropriate to justify refusal of consent on archaeological grounds. However, it is essential that a suitable programme of archaeological works be undertaken prior to development, by a professional archaeological company, in order to record, excavate and analyse any surviving significant archaeological remains associated with the gatehouse and estate.*

*It is recommended that this programme of works be secured using a condition based upon the model condition stated in PAN 42 Planning and Archaeology (para 34), as follows:*

*'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, reporting and analysis) and in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'*

*The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.*

## Representations

The application was advertised on 30 January 2009. Six letters of representation have been received, in respect of Scheme 1 - Four of support and two against, including a petition from New Duddingston Manor Residents' Association and letters from Duddingston Golf Club and local residents on the following grounds:-

Both the Residents' Association and the Golf Club **support** the application:

- On site of previous lodge.
- Area messy with fly tipping and graffiti, vandalism and public toilet.
- Positive proposal/major improvement.
- Good design.

### **Against:**

- Premise of improving amenity, reducing graffiti and vandalism is both fatuous and unsustainable.
- Right of way for school children.  
(Right of Way addressed in paragraph f) of the Assessment.
- Loss of privacy from upper floor of new house.
- Noise.  
(Privacy and noise are addressed in paragraph e) of the Assessment).
- Design inconsistent with conservation area designation.
- Loss of mature trees.

(Design and trees are addressed in paragraphs d) and c) of the Assessment.)

Other non-material comments included in the representations: National problem for Government to sort. Can't expect tenants to police the miscreants. Bus stop position will not stop litter being thrown over wall. Hope committee visit the site.

Scheme 3 - advertised on 15 May 2009. One letter of support has been received from Duddingston Golf Club confirming their agreement to the planting of the trees on their land and their maintenance of them subsequently.

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

Planning Policy

The site is allocated as Green Belt in the South East Edinburgh Local Plan and Finalised Edinburgh City Local Plan.

**Relevant Policies:**

**Relevant policies of the South East Edinburgh Local Plan.**

Policy DQ6 states that new development should make a positive contribution to the character and appearance of the environment. It will be expected to create or contribute to a sense of place and reinforce local distinctiveness, promote community safety, afford ease of movement for all, minimise the potential for pedestrian/cyclist/traffic conflict and connect satisfactorily with the surroundings.

Policy DQ7 states that development proposals for visually prominent sites, sites on major transport corridors or in gateway locations, will be expected to demonstrate a particularly creative solution

Policy DQ8 states that development which are viewed as intrusive from important viewpoints or detract from the quality of the townscape will not be allowed.

Policy DQ9 states that new development should include proposals for new tree planting and robust landscaping whenever this is appropriate.

Policy DQ10 states that development abutting or clearly visible from the Green Belt should pay special regard to its Green Belt setting in terms of form, scale and design

Policy DQ11 states that the character and setting of listed buildings will be safeguarded and encouragement will be given to their retention in viable uses, the preservation and repair of historic fabric which contribute to their interest, the restoration of missing architectural features, and the use of high quality materials and proposals which would enhance their setting.

Policy DQ16 states that historic gardens and designed landscapes included in the inventory will be protected from development which could adversely affect their special interest.

Policy DQ17 states that the Council will give special attention to the design of development proposals within or adjoining a conservation area, and in particular will resist the loss of buildings, trees, boundary walls etc. and permit new development or redevelopment only where the proposals are of a high design standard

Policy GE1 states that the Green Belt will be maintained within boundaries shown on the proposals map. Permission will not be given for development within the green belt except for the purposes of agriculture, horticulture, forestry and countryside recreation, changes of use to buildings that could not be re-used for a green belt purpose, changes of use of listed buildings and other buildings of an attractive visual character, and minor alterations to, and extensions of, existing buildings where this would not lead to unacceptable intensification of an existing non-conforming use.

Policy GE4 states that the protection and enhancement of landscape quality, character and local distinctiveness will be sought by the Council through its development control powers and by direct action and support from other bodies.

Policy GE5 states that in the area of great landscape value, permission will not be granted for development which would materially detract from the intrinsic scenic interest and qualities of the landscape.

Policy H6 states that development for whatever purpose would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Policy T9 states that car parking provision will be required in conformity with the Council's adopted parking standards.

### **Relevant policies of the Finalised Edinburgh City Local Plan.**

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

Policy Des 8 (Urban Edge Development) sets criteria for assessing development on sites at the Green Belt boundary.

Policy Env 2 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 5 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

Policy Env 6 (Historic Gardens & Designed Landscapes) establishes a presumption against development that would be detrimental to Historic Gardens and Designed Landscapes.

Policy Env 9 (Green Belt) identifies the types of development that will be permitted in the Green Belt.

Policy Env 10 (Landscape Quality) establishes a presumption against development which would adversely affect important landscapes and landscape features.

Policy Env 11 (Trees) sets out tree protection requirements for new development.

Policy Env 14 (Sites of Local Importance) identifies the circumstances in which development likely to affect Sites of Local Importance will be permitted.

## **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** on BIODIVERSITY sets objectives for habitat creation and enhancement, lists protected species and how developments can make provision for these, and lists the sites of national and local nature conservation interest.

**Non-statutory guidelines** DEVELOPMENT IN THE COUNTRYSIDE AND GREEN BELT provide guidance on development in the Green Belt and Countryside in support of relevant local plan policies.

**Non-statutory guidelines** on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

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

**Non-statutory guidelines** 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

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

**Non-statutory guidelines** on "Trees and Development" provides guidance on the information required to support planning applications in respect of tree protection, the retention of trees of landscape, biodiversity or amenity significance, and encourages new tree planting where appropriate.

**Application Type** Full Planning Application  
**Application Address:** Land 89 Metres Northwest Of  
 103 Milton Road West  
 Edinburgh

**Proposal:** Erect 1 dwelling house

**Reference No:** 09/00098/FUL

---

Conditions/Reasons associated with the Recommendation

Recommendation

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

**Conditions**

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning before work is commenced on site;  
 Note: samples of the materials may be required.
3. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with clause 2 of BS5837: 2005 " Trees in relation to construction", or similar as approved in writing by the Head of Planning & Strategy, at the limit of the canopy spread of the trees; no materials, equipment or buildings shall be stored or located within the protected area, nor shall there be any access through it. The fencing shall be maintained in a secure and upright condition to the satisfaction of the Head of Planning & Strategy.
4. Notwithstanding the Town and Country Planning (General Development) (Scot) Order, 1992 (as amended), no external extensions or alterations to the dwelling hereby permitted shall take place without the benefit of planning permission.

5. The temporary construction access hereby permitted shall be stopped up on completion of the dwelling construction and the approved boundary wall shall be constructed and completed within one month of this date.
6. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Head of Planning & Strategy, having first been agreed by the City Archaeologist.
7. Only the tree/s shown for removal on the approved drawing/s shall be removed, and no work shall be carried out on the remaining trees at any time without the prior written consent of the Head of Planning & Strategy.
8. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.

### **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to safeguard protected trees.
4. The site is too small to take further development without affecting the roots of the major trees on the site, or having a detrimental impact on the appearance of the Green Belt and conservation area.
5. In order to safeguard the interests of road safety.
6. In order to safeguard the interests of archaeological heritage.
7. In order to safeguard protected trees.
8. In order to ensure that the approved landscaping works are properly established on site.

---

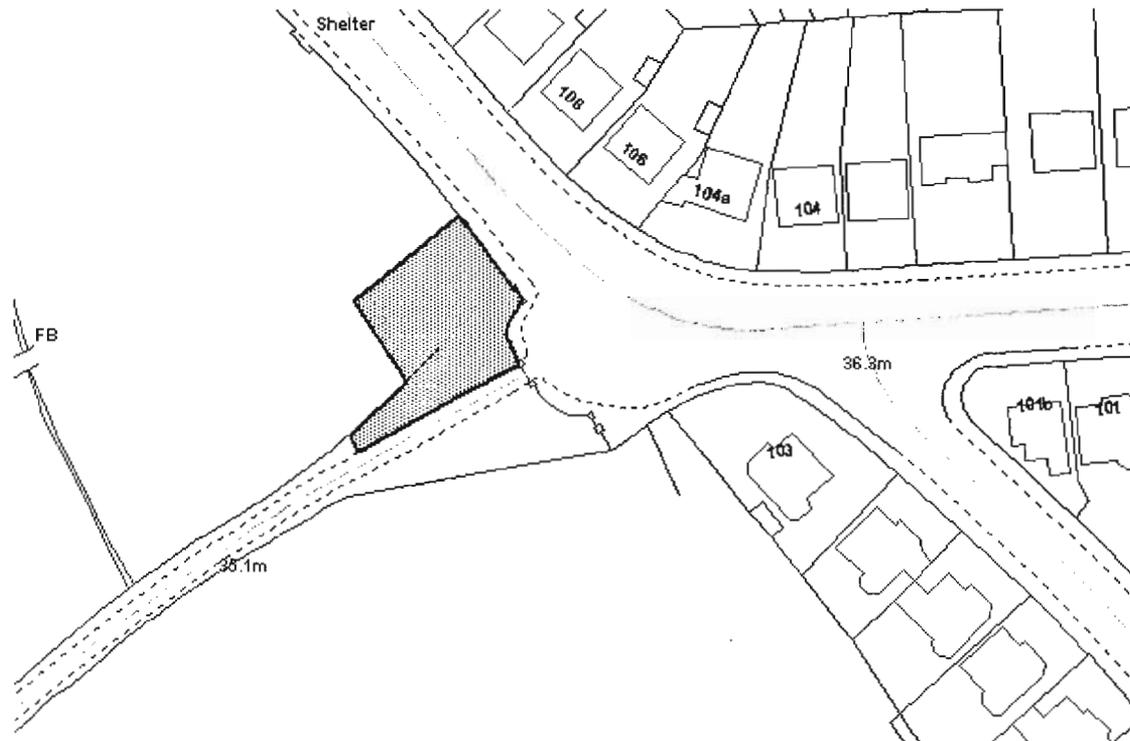
End

**Application Type** Full Planning Application

**Proposal:** Erect 1 dwelling house

**Reference No:** 09/00098/FUL

---



#### Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.