

Development Management Sub Committee

Report returning to Committee - Wednesday 30 August 2017

Application for Planning Permission 16/03218/FUL At 30 South Fort Street, Edinburgh, EH6 5NU Demolish existing buildings. Form new residential development with associated roads/paths and parking (Scheme 3).

Item number	5.1
Report number	
Wards	A12 - Leith Walk (Pre May 2017)

Recommendations

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

Background information

This application was previously considered by Committee on 21 June 2017.

The Committee agreed to continue the application for a site visit and to seek clarification of the reasons for the level of housing mix.

The purpose of this report, following the site visit, is to provide as to justification of the level of housing mix proposed and to seek approval of the application.

Main report

A site visit took place on Friday 4 August 2017.

The proposal has been amended to increase the number of three bed units. The total number of units in the layout is 115. The housing mix now provides 15 one bed, 84 two bed and 16 three bed dwellings. This increases the provision of three bed units suitable for families from 8% to 14% from 8% in the previous scheme. Four of the proposed 28 affordable units are three beds which is the same as the previous scheme.

The changes to the housing mix have resulted in some minor elevational alterations.

The increase in the provision of three bedroomed units is welcomed but still falls short of the recommended level of 20% set out in the Edinburgh Design Guidance.

The applicant submitted a supporting statement to address this issue. This states that market research has been undertaken and it is considered this site would be targeted primarily towards first time buyers. This would allow people to get on to the property ladder in a near to city centre location. The applicant states that Shelter Scotland advises that a two bedroom apartment can accommodate a family of three people and 73% of the total number of units provide two bedrooms. The applicant has also submitted a letter from the Registered Social Landlord confirming that it is happy with the mix which is being provided in the affordable housing block and meets its requirements.

The submitted statement on housing mix and the letter from the Registered Social Landlord can be viewed on the Council's Planning and Building Standards online services website.

In assessing whether the proposed housing mix is acceptable, consideration should also be given to the character of the site and surrounding area and the density and nature of development. It is recognised that some housing sites provide much more than 20% family housing, for example greenfield sites where there may be a dominance of large family houses, whereas other sites provide less than 20%, for example flatted developments on centrally located brownfield sites.

Conclusion

This application provides a mix of one, two and three bed units with 14% provision of family housing. A deviation from the 20% family housing provision set out in the Edinburgh Design Guidance is acceptable given the character and location of the site and the supporting justification provided by the applicant and Registered Social Landlord. It is recommended that this application be granted subject to the conditions and informatives (including a legal agreement) set out in the previous report.

The approved drawing numbers would be 15B, 20C, 21C, 22C, 23B, 24A, 25A, 26, 27A, 28, 29A, 30, 31, 34C, 35, 36C.

Links

Policies and guidance for this application

LDEL01, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LEN20, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LTRA02, LTRA03, LTRA04, NSG, NSGD02, NSMDV, NSP,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=O9KSJ8EWGF800>

Or [Council Papers online](#)

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