

# Development Management Sub Committee

Report returning to Committee - Wednesday 30 August 2017

## **Application for Planning Permission 16/00427/FUL At 24, 26 - 28 West Bowling Green Street, Edinburgh, EH6 5PB Proposed residential development consisting of 77 units (Scheme 2).**

<b>Item number</b>	5.2
<b>Report number</b>	
<b>Wards</b>	A12 - Leith Walk (Pre May 2017)

### **Recommendations**

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

### **Background information**

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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 a justification as to the level of housing mix proposed and to seek approval of the application.

### **Main report**

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A site visit took place on Friday 4 August 2017.

The total number of units in the layout is 77. The housing mix provides 35 one bed dwellings, 32 two beds and 10 three beds. There are no changes made to the mix from the previous scheme. 13% of the total number of units are three beds which are suitable for family housing. Nineteen affordable units are proposed and five of these will be three bed flats.

The level of family housing at 13% falls short of the recommended level of 20% set out in the Edinburgh Design Guidance.

The applicant has 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 applicants state that Shelter Scotland advises that a two bedroom apartment can accommodate a family of three people and 41% of the total number of units provide two bedrooms. Initial discussions have taken place with the Registered Social Landlord who has noted that the proposal meets their requirements in terms of affordable housing.

The submitted statement on housing mix 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 the surrounding area, and the density and nature of the 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 provides 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 13% 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. 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 proposed housing mix is acceptable in this near city centre brownfield location. It is recommended that this application be Granted subject to the details below.

## Links

### **Policies and guidance for this application**

LDEL01, LDES01, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LEN20, LEMP09, 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=O1X22DEW09Z00>

Or [Council Papers online](#)

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