

Development Management Sub Committee

10.00am, Wednesday 20 September 2017

**Application for Planning Permission 16/06182/FUL
At 2 Ardshiel Avenue, Edinburgh, EH4 7LE
Demolition of house and proposed residential development
of six houses (as amended).**

Item number	7.1
Report number	
Wards	A03 - Drum Brae/Gyle (Pre May 2017)

Summary

The proposal is acceptable in principle, will result in the creation of a satisfactory living environment for prospective residents and is of an appropriate design, form, scale and density which is in keeping with the character of the surrounding area. The proposal will not have an adverse impact on the amenity of neighbouring residents, and does not raise any issues in respect of parking, road safety, flood prevention, waste provision or equalities and human rights.

The proposal complies with policies Hou 1, Hou 4, Des 4, Des 5, Env 21 and Tra 2 of the adopted Edinburgh Local Development Plan (LDP), the Edinburgh Design Guidance and the Council's Supplementary Guidance for Developer Contributions and Infrastructure Delivery. It is recommended that committee approves this application subject to the receipt of a developer contribution towards healthcare facilities.

Links

<u>Policies and guidance for this application</u>	LDPP, LDES04, LDES05, LHOU01, LHOU04, LTRA02, LTRA02, LEN21, NSG, NSGD02, NSP, LDEL01, NSDCAH,
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Report

Application for Planning Permission 16/06182/FUL At 2 Ardshiel Avenue, Edinburgh, EH4 7LE Demolition of house and proposed residential development of six houses (as amended).

Recommendations

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

Background

2.1 Site description

The site consists of a detached bungalow and its associated front and rear garden grounds, situated on the eastern side of Ardshiel Avenue adjacent to the junction with Dochart Drive. The site has a total area of 0.0498 hectares. The surrounding area is entirely residential in nature and is characterised by post war terraced dwellinghouses and flatted buildings.

2.2 Site History

30 November 2016 - Planning application for the demolition of an existing bungalow and the construction of six new terraced houses withdrawn (application reference: 16/04834/FUL).

Main report

3.1 Description Of The Proposal

The proposal seeks planning permission for the demolition of the existing vacant bungalow and the construction of six one and a half storey pitched roof terraced dwellinghouses facing onto Dochart Drive. The proposed houses will measure 3.2 metres in height to the lower eaves level on their front elevations, 4.8 metres in height to higher eaves level on their rear elevations and 6.9 metres in height at their highest point. The exterior walls will be finished with roughcast, with the western elevation of the buildings also encompassing re-used stone from the bungalow.

The dwellinghouses are all one bedroomed and will have a total internal floor area of 52 square metres. Each dwellinghouse will encompass a rear garden of 14.5 square metres and a front garden greenspace area of 10 square metres. Provision is also made for storage areas for bins and cycles within the front gardens and 1.4 metre high wooden boundary fences.

Scheme One

The original proposal was amended to remove parking spaces from each of the properties in order to make the proposal a car free development.

Supporting Documents

The applicant has submitted the following supporting documents which are available to view on Planning and Building Standards on-line services:

- Planning Statement, and
- Flood Risk Assessment and Drainage Strategy.

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 proposal is acceptable in respect of design, form, scale and density;
- c) the proposal will result in the creation of a satisfactory living environment;
- d) the proposal will have a detrimental impact on the amenity of neighbouring residents;
- e) the proposal raises any issues in respect of road safety and parking;
- f) the proposal raises any issues in respect of flood prevention;
- g) the proposal raises any issues in respect of education and affordable housing infrastructure;
- h) any issues raised by objectors have been addressed, and
- i) the proposal raises any issues in respect of equalities and human rights

a) Principle of the Proposal

Policy Hou 1 of the adopted Edinburgh Local Development Plan (LDP) states that priority will be given to the delivery of the housing land supply and the relevant infrastructure on suitable sites in the urban area, provided proposals are compatible with other policies in the plan.

The site is designated as being within the urban area in the LDP. The proposal is acceptable in principle and complies with LDP policy Hou 1.

b) Design, Form, Scale and Density

LDP Policy Des 4 states that planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, and impact on existing views, having regard to ;

- Height and Form
- Scale and proportions, including the spaces between buildings
- Position of buildings and other features on the site
- Materials and detailing

In addition, LDP policy Hou 4 states that the Council will seek an appropriate density of development on each site having regard to its characteristics and those of the surrounding area.

The surrounding area is entirely residential in nature and is characterised entirely by a mixture of pitched roof bungalows, two storey terraced dwellinghouses and three and four storey flatted buildings. The majority of the buildings encompass either smooth render or pebbledash as the predominant exterior building material, with small elements of brick and stone.

The surrounding area contains several flatted properties and terraced dwellinghouses which all encompass pitched roofs as a unifying design feature. The exteriors of the majority of the nearby residential properties are finished in a mixture of smooth and roughcast render. The proposed terraced dwellinghouses will incorporate both the most common external material and the most common roof pitch design and are an appropriate building form which will be in keeping with the character of the locality.

The proposal has been designed to maintain the existing building lines of both Ardshiel Avenue and Dochart Drive. The proposal has also been designed to ensure that adequate space for waste and recycling bins is included within the curtilage of each premises.

The proposal has an overall density of 120 dwellings per hectare (d/ha). The density of the surrounding area is varied and represents the mixture of housing styles. The four terraced dwellinghouses at 4-10 Ardshiel Avenue situated directly to the south have a combined density of 44 d/ha and the flatted building located directly to the west at 42 Dochart Drive has a density of 88 d/ha. However, the flatted buildings located at 3 and 5 Ardshiel Avenue have densities of 148 d/ha and 149 d/ha respectively. The density level of the proposal is therefore appropriate and in keeping with the character of the surrounding area.

The proposal is of an appropriate design, form, scale and density; and complies with LDP policies Des 4 and Hou 4.

c) Creation of Satisfactory Living Environment

In addition to the criteria described in section b) above, LDP policy Hou 4 also indicates the need to create an attractive residential environment and safeguard living conditions within the development.

The Edinburgh Design Guidance (EDG) states that new one bedroom dwellings should have a minimum internal floor area of 52 square metres. All of the proposed dwellings have a floor area of 52 square metres and meet the requirements of the EDG.

The dwellings all comply with the no sky line test set out in the EDG in respect of daylight provision to habitable rooms. Daylight for the habitable rooms is provided via the front windows and velux rooflights on the front roof planes and all of the habitable rooms in each dwellinghouse will receive an adequate level of daylight.

The total area of green space available to each dwelling exceeds 20% of the total site area and will provide adequate amenity space for future residents.

The proposal will result in the creation of a satisfactory residential environment and complies with LDP policy Hou 4.

d) Amenity of neighbouring residents

LDP Policy Des 5 states that planning permission will be granted for development where it is demonstrated that: the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

The proposal will not result in any adverse overshadowing or loss of daylight to any neighbouring properties. The windows on the front elevations will be located a minimum of 18 metres from the nearest property on the other side of the street. High level glazing located on the rear elevations will be sited 1.7 metres above floor level which is sufficient to ensure that there will be no adverse overlooking into the rear gardens of the properties situated directly to the south. Narrow glazing sited either side of the kitchen doors is not of sufficient width to allow significant overlooking.

The proposal will not have a detrimental impact on the amenity of neighbouring residents and complies with LDP policy Des 5.

e) Road Safety and Parking

LDP Policy Tra 2 sets the criteria for assessing proposals with parking levels lower than those set out in The Council's Parking Standards for Development Management.

There is insufficient space in front of the new houses to satisfactorily accommodate six car parking spaces. The original proposal was therefore amended to remove all car parking from the houses. The existing vacant bungalow and most of the residential properties in the surrounding area do not encompass any private parking. There are no parking restrictions in place to control parking in the surrounding area and neighbouring residents can park on the roads adjacent to the application site at present without any form of statutory control or restriction.

There is existing on-street parking provision for potential occupiers who chose to utilise a car, but the number of spaces which are available varies based on the time of the day. During busy periods residents may not be able to find a parking space close to the application site. However, the site is situated in close proximity to Drum Brae South, which lies 365 metres to the west and is served by four different bus routes which provide direct access to the north south, and east of the city, the city centre; and Edinburgh Airport. Drum Brae Local Centre is located within 280 metres of the site and provides prospective residents with access to shops, takeaways, a post office and dental practice. In addition, provision is made for cycle storage within the front garden of each property in order to encourage prospective residents to utilise cycling as a form of transport.

Having regards to the relatively close proximity of the site to public transport and local services, the inclusion of cycle storage within each dwelling and the Council's wider aims to encourage residents to use more sustainable forms of transport, the provision of no on-site parking is acceptable in the context of this application.

The roads authority was consulted on the proposal and raised no objection on the grounds of parking and road safety. The proposal complies with LDP Policy Tra 2.

f) Flood Prevention

LDP Policy Env 21 states that planning permission will not be granted for development that would increase flood risk or be at risk of flooding itself.

A Flood Risk Assessment and Drainage Strategy was submitted to demonstrate that the proposal would not increase flood risk or be at risk of flooding. Flood Prevention were consulted on the strategy and raised no objection to the proposal.

The proposal will not increase flood risk and complies with LDP policy Env 21.

g) Infrastructure and Affordable Housing Contributions

The proposal has been assessed in terms of the Council's Supplementary Guidance on Developer Contributions and Infrastructure Delivery. Communities and Families were consulted on the proposed development and advised that no additional primary and secondary school pupils are expected to be generated as a result of the proposal. Therefore, no contribution towards increasing school capacity will be required.

The guidance requires a contribution of £105 per dwelling towards the expansion of medical facilities within the Parkgrove Healthcare Contribution Zone. The total required contribution of £525 for five additional dwellings. To avoid the expense of preparing a legal agreement for a relatively small amount, this contribution must be paid by the applicant prior to a decision notice being issued.

The proposal involves the provision of fewer than 12 units and as such does not require a contribution to affordable housing.

h) Issues raised by objectors.

Material Representations - Objections

- Proposal is out of character with the surrounding area - addressed in sections 3.3 (a) and (b).
- Proposal represents overdevelopment of the site - addressed in section 3.3 (b).
- Proposal will involve a loss of open space - addressed in section 3.3 (a).
- Proposal will not result in the creation of a satisfactory living environment - addressed in section 3.3 (c).
- Proposal raises issues in respect of parking and road safety - addressed in section 3.3 (e).
- Proposal will result in adverse overshadowing, adverse overlooking and loss of daylight to neighbouring properties - addressed in section 3.3 (d).
- Proposal will result in pressure being placed on the local school system - addressed in section 3.3 (g).
- Impact of the proposal on flooding and drainage - addressed in section 3.3 (f).
- Proposal will increase pressure on local medical services - addressed in section 3.3 (g).

Non-Material Objections

- Contravention of access rights and loss of a right of way - Access rights and rights of way outlined in private title deeds are a civil legal matter.
- Noise, disturbance and increased traffic movements during construction - The planning authority cannot control matters relating to the construction period of the development.
- Impact of the proposal on private property value.
- Cooking odours emanating from the new residential properties.
- Increase in pet ownership and potential dog fouling.

Community Council

Drum Brae Community Council submitted an objection to scheme 2 raising concerns in respect of the proposal creating a potential precedent for future developments, increased traffic and increased pressure on local medical facilities.

i) Equalities and Human Rights.

The proposal has been assessed and raises no issues in respect of equalities and human rights.

Conclusion

In conclusion, the proposal is acceptable in principle, will result in the creation of a satisfactory living environment for prospective residents; and is of an appropriate design, form, scale and density which is in keeping with the character of the surrounding area. The proposal will not have an adverse impact on the amenity of neighbouring residents, and does not raise any issues in respect of parking, road safety, flood prevention, waste provision or equalities and human rights.

The proposal complies with policies Hou 1, Hou 4, Des 4, Des 5, Env 21 and Tra 2 of the adopted Edinburgh Local Development Plan (LDP), the Edinburgh Design Guidance and the Council's Supplementary Guidance for Developer Contributions and Infrastructure Delivery. It is recommended that committee approves this application subject to the receipt of a developer contribution towards the expansion of medical facilities within the Parkgrove Healthcare Contribution Zone.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. Sample/s of the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work commences on site.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.

Informatives

It should be noted that:

1. Prior to a decision notice being issued, the applicant will be required to contribute £525 towards the expansion of medical facilities within the Parkgrove Healthcare Contribution Zone.
2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
3. 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.

4. 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.

Financial impact

4.1 The financial impact has been assessed as follows:

A contribution of £525 towards the expansion of medical facilities within the Parkgrove Healthcare Contribution Zone is required in accordance with the requirements of the Finalised Supplementary Guidance on Developer Contributions and Infrastructure Delivery.

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

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

Neighbouring residents were initially notified about the proposal on 25 January 2017. The proposal attracted 16 letters of objection and a petition of objection with 80 signatories. Neighbouring residents were re-notified about the submission of scheme 2 on 30 June 2017. Scheme 2 attracted eight letters of objection, including one letter from Drum Brae Community Council and a petition of objection with 80 signatories. A full assessment of the representations can be found in section 3 of the report.

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 is designated as being in an urban area in the adopted Edinburgh Local Development Plan (LDP).

Date registered

16 December 2016

Drawing numbers/Scheme

01, 02A, 03A, 04A,

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: James Allanson, Planning Officer

E-mail:james.allanson@edinburgh.gov.uk Tel:0131 529 3946

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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.

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 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 Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

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.

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

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.

Appendix 1

Application for Planning Permission 16/06182/FUL At 2 Ardshiel Avenue, Edinburgh, EH4 7LE Demolition of house and proposed residential development of six houses (as amended).

Consultations

Roads Authority

Scheme One Consultation Response, 31 March 2017

The application should be refused.

Reasons:

Any off-street parking space should comply with the Council's Guidance for Householders which requires off-street parking to be a minimum of 6m deep. The proposed development only accommodates 4.5m which is not sufficient to avoid vehicles overhanging the footway (see http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders)

Scheme Two Consultation Response, 25 August 2017

Further to the memorandum of 31 March 2017, there are no objections to the proposed application.

Note:

The original proposal with off-street parking was not acceptable as the depth of parking, 4.5m, meant that vehicles would overhang the existing footway. It is noted that the proposed off-street parking has now been deleted from the application. Whilst off-street parking would normally be expected with such an application (total 6 spaces under current Council standards), the absence of parking is similar to other existing properties in the area. The proposed development with no parking provision is considered acceptable in this case.

Flood Prevention

No objection raised in respect of the application

Waste Services

I have been asked to provide my comments as a consultee to this application on behalf of the Waste and Cleansing Services.

I have provided below some general information in relation to this development, but the detailed arrangements need to be agreed with myself at later stage. The architects or developers should liaise directly with me at earliest point via email at anna.napiorkowska@edinburgh.gov.uk .

Waste Management Responsibilities

The Waste and Cleansing Services will be responsible for managing the waste from households and any Council premises only. I am assuming this would include this development.

Compliance with Waste Strategy (Domestic Waste Only)

The provision of a full recycling service is mandatory in Scotland, so that developers must make provision for the full range of bins (either individual Containers for each property, or communal bins for multiple properties). These must be stored off street at all times, except on the day of collection (in the case of individual bins).

The waste collection teams will require safe and efficient access to these from the earliest occupation, and therefore cognisance must be taken of my comments below in relation to operational viability.

For low density properties, we would recommend individual kerbside collections. This provides each property with landfill (140 litres); mixed recycling (240 litres), glass (box), food box and internal caddy; and optionally garden waste bin (240 litres). All of these must be presented on the day of collection before a specified time and removed thereafter. They must otherwise be stored off street at all times.

Developers can either source their own bins in line with our requirements, or can arrange for us to do so and recharge the cost- this will probably be most convenient for them.

Operational Viability

Developers need to ensure that services are accessible so that our collection crews can provide the service in a safe and efficient manner, taking account of turning circles, length and width of vehicles, distance bins must be pulled, surfaces, slopes and so on. Obviously sufficient capacity must also be provided to allow successful collection of each segregated waste stream.

Open Spaces

We would like to understand who will be responsible for maintaining the open spaces within the development as full access to the site would be required.

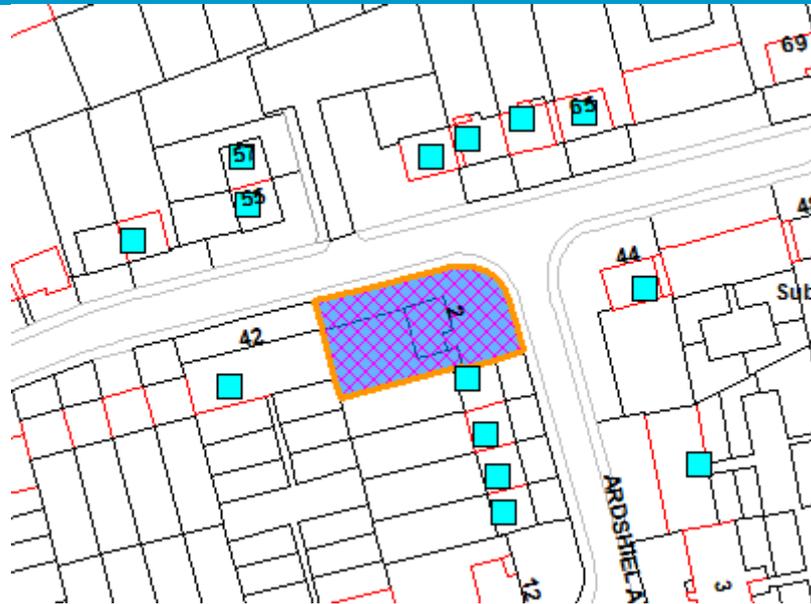
I would strongly recommend early contact with myself to ensure adequate provision of segregated household waste bins include all of the above and suitable access for the refuse collectors is arranged.

Communities and Families

The Council's Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' states that no contribution towards education infrastructure is required from developments that are not expected to generate at least one additional primary school pupil.

All the houses proposed will only have one bedroom. The development is therefore not expected to generate at least one additional pupil. A contribution towards education infrastructure is therefore not required.

Location Plan



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