

Development Management Sub Committee

Wednesday 6 June 2018

**Application for Planning Permission 18/00887/FUL
At 33A Colinton Road, Edinburgh, EH10 5DU
Proposal to form new dwelling on the land to the south-east
of 33a Colinton Road including alterations to existing garage**

Item number	4.1
Report number	
Wards	B10 - Morningside

Summary

The proposal complies with the Edinburgh Local Development Plan and relevant non-statutory Guidance. The proposal is acceptable in principle and the design compliments the character of the conservation area. The application raises no concerns in respect of amenity or road safety.

Links

<u>Policies and guidance for this application</u>	LDPP, LDES01, LDES04, LDES05, LEN06, LHOU01, LHOU02, LHOU03, LHOU04, NSG, NSLBCA, NSGD02, OTH, CRPMER,
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Report

Application for Planning Permission 18/00887/FUL At 33A Colinton Road, Edinburgh, EH10 5DU Proposal to form new dwelling on the land to the south-east of 33a Colinton Road including alterations to existing garage

Recommendations

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

Background

2.1 Site description

The application site is the garden ground of 33A Colinton Road. The garden covers a total area of approximately 380 square metres. The site is bordered on the north and west by garages and by 33A Colinton Road and numbers 2 and 2A Abbotsford Park on the east. These properties are not listed. To the south of the site is a neighbouring garden, separated by a stone wall.

The garden is accessed from Colinton Road by a set of stairs and a path that runs alongside the garages on the northern boundary. The garden at present is primarily grassed with a mixture of planting. The application site includes one of the garages on the north boundary, closest to the access path.

The area surrounding the application site is primarily residential in nature. The spatial character is generally typified by villas enclosed by stone boundary walls with large rear gardens and the prevailing building materials are sandstone and slate. There are a variety of architectural styles along Colinton Road, including the Edinburgh Napier University Merchiston Campus, which is approximately 10 metres north of the site. The Campus has larger, more modern style buildings, including a seven storey block.

This application site is located within the Merchiston And Greenhill Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application proposes to erect a new house in the garden ground of 33A Colinton Road. The proposed house will be single storey with an L-shaped floor plan and a pitched, zinc roof. The house will be positioned towards the north east corner of the site and will run adjacent to the existing garages to the north and east boundary.

Access to the property will be taken from Colinton Road through the garage, which will be converted as part of the development. The existing garage door will be replaced with a new, dark grey timber entrance door with a timber and stone screen. An existing masonry pier will be taken down, moved 1 metre and rebuilt to improve access to the proposed entrance of the property. The space in front of the garage will be used for one off street car parking space.

The house will be sunk into the existing garden to maintain one level throughout the proposed dwelling. The property will have two bedrooms and a total internal floor area of approximately 161 square metres. The garden will be approximately 161.5 square metres.

The proposal is contemporary in design and includes materials such as dressed ashlar sandstone for the walls, timber detailing and a zinc metal roof. The proposed dwelling will have large areas of glazing and due to the single aspect, will incorporate a number of rooflights. The windows and doors will be framed with natural timber. An area of the garden will be patioed.

Two trees will be removed to accommodate the proposed dwelling, including a Silver Birch and a Scots Pine tree.

A design statement has been submitted in support of the application and is available to view on the Planning and Building Standards online services.

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

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 of an appropriate design and will not have an adverse impact on the special character and appearance of the conservation area;

- c) the proposal raises any issues in respect of amenity;
- d) the proposal raises any issues in respect of transportation and parking;
- e) any material comments made have been addressed; and
- f) the proposal will have an impact on human rights and equalities.

a) Principle

The application site is located in the urban area, as defined by the LDP. Policy Hou 1 in the LDP states that housing development will be permitted on suitable sites in the urban area, provided proposals are compatible with other policies in the Plan.

The principle of residential development in this location is acceptable and complies with Policy Hou 1.

b) Design and Conservation Area

Policy Env 6 in the LDP states that any development within a conservation area must preserve or enhance the special character or appearance of the conservation area and must be consistent with the relevant conservation area character appraisal. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance, as stated in Policy Des 1. Planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, as stated in Policy Des 4.

Policy Hou 2 in the LDP states that the Council will seek the provision of a mix of house types and sizes where practical, to meet a range of housing needs, including for the elderly and for people with special needs. Policy Hou 4 states that the Council will seek an appropriate density of development for a site, having regard to its characteristics and those of the surrounding area.

The application site is located within the Merchiston and Greenhill Conservation Area. The Conservation Area Character Appraisal (CACA) recognises that there are a variety of architectural styles in the area that contribute to its overall character. The CACA states that large rear gardens are an important feature of the urban structure and that there has been limited development within back land ground. The Conservation Area is typified by high quality, stone built architecture of restricted height, enclosed by stone boundary walls. Prevailing building materials include sandstone and slate. The CACA recognises that if new development is not in harmony with the prevailing grain of the area, it will result in the erosion of its character.

The application proposes to construct one, single storey residential dwelling. This is an appropriate density of development given the characteristics of the site and the surrounding area. The dwelling proposed is spread over one single level, which will be accessible for elderly and disabled inhabitants and works towards meeting the varied needs of these residential groups in the city.

The proposed dwelling will run adjacent to the existing garages on the north and east boundary of the site. Restricting the development of the dwelling to these boundary edges will mean that a large portion of the existing garden ground will be retained at the centre of the site, causing less disruption to the established spatial character of the area. The one storey, sunken height of the proposed dwelling behind the garages will ensure that the proposal is subservient to the surrounding villas and will be screened from public view, causing minimal visual change to the streetscape. Moving and rebuilding the stone pier is acceptable.

Although the proposal introduces a contemporary architectural design to the conservation area, the design draws positively upon the conservation areas characteristics. The design utilises a palette of traditional materials including sandstone and timber, which will help the new dwelling harmonise with the existing built environment. The property will be primarily clad in dressed ashlar sandstone, which is used throughout the conservation area. Natural timber will be used for both the window and door frames, and also as cladding, to create visual interest on the properties facades. The full zinc roof is a more modern addition, however is considered a high quality material as per the Edinburgh Design Guidance (EDG).

The dwelling proposed is of a high quality that will have a positive impact on its surroundings. There will be no detrimental impact on the conservation area as a result of the works. The proposal complies with Policies Des 1, Des 4, Env 6, Hou 2 and Hou 4 and the Council's non-statutory EDG and Listed Buildings and Conservation Areas (LBCA) Guidance.

c) Amenity

The location of the proposed residential dwelling, adjacent to the existing garages, will ensure that there will be no adverse impact to neighbouring properties in terms of sunlight or daylight. The windows on the north east elevation, adjacent to the existing subdivided property at 2 Abbotsford Park, are approximately 18.4 metres from the nearest window. This is an acceptable distance to minimise the impact of any overlooking as supported by the EDG. The size of garden that will be retained between the proposed and existing property will mean that any overshadowing is minimal. Retaining the stone boundary wall as part of the development, will protect the privacy of the property at 4 Abbotsford Park.

The EDG states that a dwelling with two bedrooms should have a minimum internal floor area of 66 square metres. The proposed dwelling is in excess of the Council's minimum internal space standard, with a total floor area of 161 square metres. The proposed house is single aspect and will achieve reasonable levels of daylight through the incorporation of large windows on the north east elevation and rooflights. The proposal contains provision for a garden covering an area of approximately 161.5 square metres. This is an acceptable level of private greenspace, in line with the EDG and Policy Hou 3 in the LDP. Two trees will be removed as part of the proposal to make way for the dwelling. None of these trees are protected by Tree Protection Orders and their removal will not have a detrimental impact on the character of the conservation area. The removal of the trees is acceptable in this instance.

A satisfactory living environment will be created for the future occupiers and there is no adverse impact on the amenity of neighbouring properties. The proposal complies with Policy Des 5 and Hou 3 in the LDP, as well as the EDG.

d) Transport and Parking

Following the conversion of the garage, the property will have one allocated car parking space. As per the EDG, the application site is located within Zone 2 for Parking Standards. A property with more than four habitable rooms is allowed a maximum of one car parking space. The proposal complies with the EDG.

Given that only one residential unit is proposed, it is not expected that this will have an adverse impact on traffic or parking in the area.

The Roads Authority were consulted and raised no objections to the application subject to the inclusion of an informative.

e) Material Comments

The material comments raised in the objections are:

- the proposal is not in keeping with the conservation area; this has been addressed in Section 3.3 b).
- the proposal is of an unacceptable design by virtue of its scale, mass, form and density; this has been addressed in Section 3.3 b).
- the proposal would have an adverse impact on neighbouring amenity in terms of daylight, sunlight, privacy and outlook; this has been addressed in Section 3.3 c).
- the proposal will see a loss of garden space and trees; this has been addressed in Section 3.3 b) and 3.3 c).
- the proposal will see an increase in traffic and pressures on car parking; this has been addressed in Section 3.3 d).

The material comments raised in the representations supporting the application are:

- the proposal will not impact on any views, privacy, daylight, sunlight or overlooking
- the proposal complements the character of the area by virtue of its design
- the proposal brings an additional property type to the area that has been designed with accessibility and the elderly in mind

The general comments made relate to the neighbour notification. Initially, the wrong property had been selected. This was then rectified and the application was re-notified.

f) Human Rights and Equalities

The proposal will not have an adverse impact on human rights or equalities.

Conclusion

The proposal is acceptable in principle and the design compliments the character of the conservation area. The application raises no concerns in respect on amenity or transportation and parking. The proposal complies with the Edinburgh Local Development Plan and relevant non-statutory Guidance.

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 works 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. The applicant should be advised that:
 - a. As the development is located in the extended Controlled Parking Zone, they will be eligible for one residential parking permit per property in accordance with the Transport and Environment Committee decision of 4 June 2013. See http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7 (Category D - New Build).

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

The application was advertised on 30 March 2018. Seventeen representations have been received including eight objections, seven representations in support and two general comments.

A summary of the material comments made in these representations can be found in Section 3.3 e) of the main 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**

Local Development Plan, Conservation Area

Date registered

9 March 2018

Drawing numbers/Scheme

01 - 08,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Rachel Mushet, Trainee Planning Officer

E-mail: rachel.mushet@edinburgh.gov.uk Tel:

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 Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 2 (Housing Mix) requires provision of a mix of house types and sizes in new housing developments to meet a range of housing needs.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

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 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

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, parking, streets and landscape, in Edinburgh.

Other Relevant policy guidance

The Merchiston & Greenhill Conservation Area Character Appraisal emphasises the consistent domestic grain, scale and building mass; the high quality stone built architecture of restricted height, generous scale and fine proportions enclosed by stone boundary walls and hedges which define the visual and physical seclusion of the villas; the uniformity resulting from the predominant use of traditional building materials; and the predominance of residential uses within the area

Appendix 1

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Consultations

The Roads Authority

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

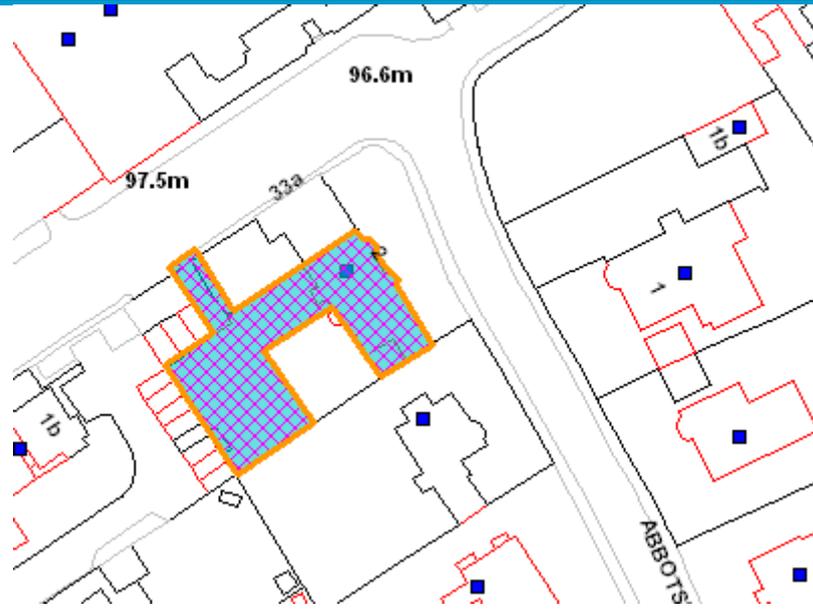
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Note:

- 1. A new single storey residential property is to be constructed on part of the garden of the existing duplex property at 33a Colinton Road.*
- 2. The application has been assessed under the 2017 parking standards for Zone 2. These permit (for dwellings of 4 or more habitable rooms) parking for one vehicle. The development proposal results in the loss of a garage but retains an off-street parking space that is currently associated with the existing residential property. This space will provide off-street parking space for the development property. This is considered acceptable.*
- 3. As the site is located within the extended Controlled Parking Zone (S2), both the existing and new residential properties are eligible for one residential parking permit each.*

Location Plan



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