

Development Management Sub Committee

Wednesday 24 April 2019

**Application for Planning Permission 19/00315/FUL
At 9-11 Corstorphine Road, Edinburgh, EH12 6DB
Redevelopment of existing houses at 9 and 11 to create 2
new semi-detached houses with accommodation on 3
floors.**

Item number	4.5
Report number	
Wards	B06 - Corstorphine/Murrayfield

Summary

The proposal would adversely affect the character and appearance of the surrounding area due to the scale and mass of the development and its adverse impact on neighbouring residential amenity. The proposal therefore fails to comply with the development plan and non-statutory guidance in respect of design and residential amenity.

Links

[Policies and guidance for this application](#) LDPP, LDES01, LDES12, LEN09, NSG, NSHOU,

Report

Application for Planning Permission 19/00315/FUL At 9-11 Corstorphine Road, Edinburgh, EH12 6DB Redevelopment of existing houses at 9 and 11 to create 2 new semi-detached houses with accommodation on 3 floors.

Recommendations

1.1 It is recommended that this application be Refused for the reasons below.

Background

2.1 Site description

The application site consists of a pair of one and a half storey, semi-detached cottages located behind a two storey subdivided villa on the south side of Corstorphine Road.

The cottages are stone built, gable ended properties with a slate roof. The cottage at 11 Corstorphine Road has been extended at its southern end with a two storey extension of a contemporary design. The cottages are not listed buildings and do not lie in a conservation area.

The properties have garden ground to the front (west) and side (south) with a small common drying area dividing the front gardens of the properties of the cottages. The drying area is shared between the properties and the three flats of the subdivided villa (13, 15 and 15A). Access to the cottages is via a pedestrian lane down the side of the villa. There is no vehicle access to the site.

The site has a car salesroom and garage on its east side, multi-storey offices on its west side and the Water of Leith with Roseburn Public Park beyond on its south side.

2.2 Site History

22 February 2010 - planning permission granted to take down existing extensions and replace with new 2 storey extension to rear of existing gable wall (application number: 09/03087/FUL).

18 April 2018 -planning application to redevelop the existing semi-detached houses at 9 and 11 Corstorphine Road to create two new semi-detached houses with accommodation on three floors and retaining the existing stone facades withdrawn (application number: 18/00461/FUL).

Main report

3.1 Description Of The Proposal

It is proposed to redevelop the two residential properties to create two new semi-detached dwelling houses with accommodation on three floors.

The works involve the substantial demolition of the two properties with the exception of the external walls which are retained to the former eaves level of the properties and the existing two storey extension on the southern end.

The proposal is for a two storey extension above the ground floor level. It will have a flat roof and be of a contemporary design with large sections of glazing on the west elevation. The proposed materials include white render, larch cladding and copper to the walls and a grey coloured single ply membrane roof.

A design statement has been submitted and this is available to view on 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 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 proposed scale, design and materials are acceptable;
- (c) the proposal is detrimental to the amenity of neighbours;
- (d) the proposal has any infrastructure implications;
- (e) there are any implications for archaeological remains; and
- (f) representations raise issues to be addressed.

(a) Principle

The proposal is for the redevelopment of two residential properties located within the Urban Area in the Edinburgh Local Development Plan Proposals Map.

Policy Hou 2 of the Edinburgh Local Development Plan (ELDP) seeks the provision of a mix of house types and sizes, where practical, to meet a range of housing needs.

The proposals seek to extend and modernise the former cottages. This is consistent with policy Hou 2. In addition, as there is no net increase in the number of housing units, density is unchanged and complies with policy Hou 4. As a result, the proposed development is acceptable in principle subject to other considerations set out below.

(b) Scale, Design and Materials

Policy Des 1 of the Edinburgh Local Development Plan (LDP) supports design which draws upon the positive characteristics of the surrounding area.

Policy Des 12 requires alterations and extensions to be compatible with the character of the building and the surrounding neighbourhood.

The properties, subject of the application, form part of a back land site. The site is narrow and crammed between the car salesroom and garage to the east and the three storey office block to the west. In this location, the existing cottages form part of an intimate group of houses arranged around a communal drying area. This group is of a distinct character and appearance in traditional materials and is of a scale that respects the principal villa which fronts Corstorphine Road.

The subordinate scale of the cottages to the principal villa is what gives the grouping its distinct character. In contrast, the proposal introduces a further two storeys in a contrasting roof form thereby increasing the scale and massing of the cottages on the site. As a result, the properties will no longer be subordinate thereby undermining the distinct character of the group.

In terms of design, the proposal is of a contemporary flat roof design using a mix of good quality traditional and modern materials. Whilst it seeks to make use of the open aspect of the site from the south and south-west, the proposal fails to have regard to the height, form, scale and proportions of neighbouring buildings and the site. It is recognised that the proposed extensions would improve the quality of the accommodation but this is not a reason to justify non-compliance with the Development Plan.

In view of the above, the proposal fails to comply with policies Des 1 and Des 12 of the LDP.

Overall, it is concluded that the development will have an adverse effect on the character and appearance of the properties (including the neighbouring sub-divided villa) and the surrounding area.

(c) Amenity

Policy Des 12 requires alterations and extensions to result in no unreasonable loss of amenity to neighbouring properties.

In terms of daylight, the proposal fails to comply with the 25 degree test set out in non-statutory guidance.

The proposed development due to its close proximity and increased height will have a significant adverse effect on the immediate outlook of the properties located to the eastern end of the two storey villa. Whilst the outlook from the lower of the two windows is already compromised to a degree, the proposal will exacerbate the situation to the detriment of the occupier. The outlook from the upper window is substantially affected as it currently looks across the sloping roof plane of the properties at 9 and 11 Corstorphine Road and as a result of the proposals will look out on to the enlarged gable.

In terms of sunlight, the proposals will result in approximately 21.6 sq.m. of overshadowing above that considered to have no adverse effect in non-statutory guidance. This will fall on the common drying area. However, this area will still receive a reasonable amount of sunlight through the course of the day and will not result in an unreasonable loss of sunlight as a result of the proposal. Outwith the common drying area, any overshadowing will fall on the garden ground of the properties at 9 and 11 Corstorphine Road.

In terms of privacy, the windows and fully glazed doors are predominantly on the west side of the development and are over nine metres from the boundary which is considered appropriate in this context and in compliance with non-statutory Guidance for Householders. Notwithstanding this, angled views into each of the properties (upper floor villa windows and cottage dormer windows) can be gained at present. This will be exacerbated by the larger element of glazing proposed on the western elevation.

Fully glazed doors are proposed on the south side of the development at second floor level. These are over nine metres from the boundary and comply with guidance. However, they lead out onto the roof of the existing two storey extension of 11 Corstorphine Road thereby creating a roof terrace and whilst this will be within nine metres of the boundary, it will overlook the Water of Leith and Roseburn Public Park and no privacy concerns arise.

Overall, the proposal will have a significant adverse effect on the immediate outlook of the occupiers of the easternmost properties at the rear of the two storey villa. This adverse impact on amenity is contrary to policy Des 12.

(d) Infrastructure

Policy Env 21 states that planning permission will not be granted where the development increases flood risk of is in danger of flooding itself.

The proposed development will not increase the footprint of the existing cottages. In view of this, there is no requirement to comply with the flooding and drainage self-certification scheme. The proposed development raises no concerns in relation to infrastructure, structures and flood prevention.

(e) Archaeology

Policy Env 9 seeks to protect sites of archaeological significance.

The proposal will have a significant impact upon the two Victorian cottages. Their relatively late date and the retention of the main facades have significantly lessened the archaeological impact of this scheme. However, should the Committee be minded to grant permission, it is recommended that a historic building survey (phased/annotated floor plans and elevations, photographic and written description) is undertaken in order to provide a permanent archaeological record of these locally historic buildings before they are significantly altered.

In addition, significant ground-breaking works, principally internally to the northern most cottage, may disturb significant remains. In view of this, a condition to ensure that a programme of archaeological works is undertaken either prior to or during construction would be required, if permission is granted.

(f) Public Comments

Material Representations - Objection:

- negative impact on neighbouring residential properties resulting from scale and proportions of the proposed development - assessed in section 3.3(b) and (c);
- traditional style of the cottages and the relationship of the cottages to the villa is worthy of retention - assessed in 3.3 (b);
- concerns relating to the accuracy of the submitted drawings - measurements taken on site confirm this to be the case;
- failure to include the access stair to the villa and various outbuildings on the site plan - these elements do not form part of the overall assessment of the proposal;
- visual impact as a result of the height and scale of the development on a constrained site with open views from the south - assessed in section 3.3(b);
- design concerns relating to specification of materials which could lead to variations on site - materials assessed in section 3.3(b);
- loss of daylight and sunlight - assessed in section 3.3(c) above; and
- angled views of new bedroom windows from existing upper floor kitchen of 15 Corstorphine Road - assessed in section 3.3(c).

Material Representations - Support

- improve the quality of living for the occupants; - taken account of in section 3.3(b) above;
- higher buildings in vicinity and the development will not look out of place - taken account of in section 3.3(b) above;
- enhance the area - taken account of in section 3.3(b) above;
- clean modern design - design taken account of in section 3.3(b) above;
- improve nearby residents environment - taken account of in section 3.3(c) above;
- improve the look of the cottages - design taken account of section 3.3(b) above; and
- style in keeping with local buildings - design taken account of in section 3.3(b) above.

Other support comments relate to the applicants ability to deliver attractive projects and previous work.

Non-Material Representations:

- access to site for construction purposes.

No community council comments have been received.

Conclusion

In conclusion, the proposal does not comply with the development plan and non-statutory guidance in respect of design and residential amenity. There are no compelling reasons for departing from policy. The proposal would adversely affect the character and appearance of the surrounding area due to the scale and mass of the development and its adverse impact on neighbouring residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Conditions:-

Reasons:-

1. The proposal as a result of its scale and massing will have an adverse effect on the character and appearance of the adjacent villa and the surrounding area contrary to policies Des 1 and Des 12 of the Edinburgh Local Development Plan.

2. The proposal will adversely affect the amenity of the occupants of the adjacent villa in terms of their immediate outlook and loss of privacy contrary to policy Des 12 of the Edinburgh Local Development Plan and non-statutory 'Guidance for Householders'

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

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application has attracted 52 letters of representation; 3 objecting to the proposals and 49 in support.

A full assessment of the representations can be found in the main report in the Assessment section.

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	Urban Area - Edinburgh Local Development Plan
Date registered	25 January 2019
Drawing numbers/Scheme	01 - 10, Scheme 1

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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 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Appendix 1

Application for Planning Permission 19/00315/FUL At 9-11 Corstorphine Road, Edinburgh, EH12 6DB Redevelopment of existing houses at 9 and 11 to create 2 new semi-detached houses with accommodation on 3 floors.

Consultations

Archaeology

The application concerns two mid-late Victorian cottages constructed between the 1st and 2nd Edition OS maps. General Roy's 1750's Military Survey also depicts buildings or adjacent to this site. Given the sites location adjacent to the historic crossing point of Coltbridge over The Water of Leith on the main road west and north into Edinburgh, occupation on this site dating back to the early medieval period is possible. Accordingly the building is regarded as being of regional archaeological and historic significance. This application must be considered therefore under terms the Historic Environment Scotland Policy Statement (HESPS) 2016, Scottish Planning Policy (SPP), PAN 02/2011 and Edinburgh Local Development Plan (2016) policy ENV9.

Although the proposals will have a significant impact upon these two Victorian cottages, their relatively late date and the retention of the main facades have significantly lessened the archaeological impact of this scheme. It is recommended however that a programme of a historic building survey is undertaken (phased/annotated floor plans & elevations, photographic and written description) is undertaken in order to provide a permanent archaeological record of these locally historic buildings before they are significantly altered.

In addition, the development will require significant ground-breaking works, principally internally to the northern most cottage. Such works have the potential for disturbing remains going back to the medieval period. Accordingly, archaeological mitigation will also be required to be undertaken to record and fully excavate any significant remains disturbed during ground/floor disturbance works.

It is recommended that the following condition is attached if consent is granted to ensure that this programme of archaeological works is undertaken;

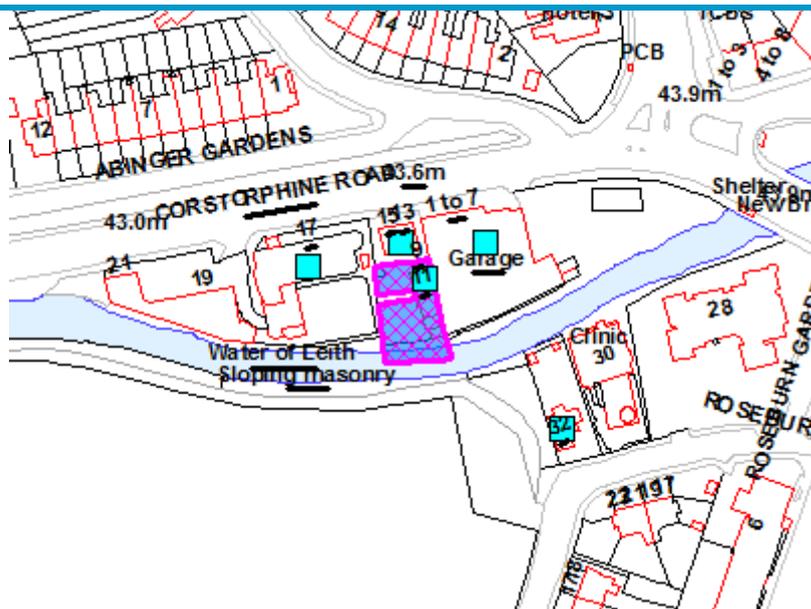
'No alterations/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building recording, excavation, analysis, reporting) in accordance with a written scheme of investigation which has been submitted by the applicant 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.

Infrastructure, Structures and Flood Prevention

The nature of the proposed works (redevelopment of first floor areas and roof) does not require preparation of documents to comply with the flooding and drainage self-certification scheme. As the existing building footprint is being retained with no significant proposed extensions then we are happy for this application to proceed to determination with no further comments or questions from our department.

Location Plan



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