

**Planning Permission 09/02795/FUL
at
5A Cameron House Avenue
Edinburgh
EH16 5LF**

**Development Management Sub-Committee
of the Planning Committee**

1. Purpose of report

To consider application 09/02795/FUL, submitted by John Wales. The application is for: **Demolition of building and erection of 1 no dwelling house**

It is recommended that this application be **GRANTED** subject to the conditions below.

2. The Site and the Proposal

Site description

The application site is located between Cameron House Avenue and Cameron Park, behind existing residential properties, and next to Cameron House which is a Category B Listed Building. The application site is raised above the ground level of the surrounding properties and accessed from a lane taken from Cameron House Avenue. An empty building, once a community hall, sits on the application site. The street is mainly residential incorporating other uses, namely a school and nursery.

Site History

There is no planning history.

PRE-APPLICATION PROCESS

Pre-application advice was given.

DESCRIPTION OF THE PROPOSAL

The proposal is for a single storey detached dwellinghouse, in an "L" shape, incorporating a garage. A timber fence will be erected around the site, replacing existing fencing. The existing building will be demolished. The existing trees will remain.

The proposal will be approximately 26.5 metres long by 19 metres wide. It will be approximately 3 metres high with a hipped roof, bringing the height up to 4.8 metres. The northern most part of the front elevation will be 7.1 metres long with the remaining part of the front elevation, 11.9 metres, set back approximately 19.7 metres from the front building line. Full height windows and doors will be installed in the front, west side and rear elevations. High level windows and a door will be installed in the east side elevation. A garage door will be installed in both the recessed front elevation and rear elevations. The walls will be white render with stone details to the corners and porch, and the roof will be slate. The windows and doors will be timber double glazed.

3. Officer's Assessment and Recommendations

Determining Issues

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?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

The determining issues are whether the proposal:

- a) is acceptable in this location;
- b) is an appropriate scale, form and design;
- c) has a detrimental impact on the setting of the listed building; and
- d) has any impact on amenity.

a) The proposed building will be situated between existing residential buildings and in a street and surrounding area which is mainly residential with other uses, particularly educational. The proposal is compatible use. The principle of the proposed dwellinghouse is acceptable in this location.

b) The proposed dwellinghouse will be positioned on the site of the current vacant building, occupying a smaller building footprint than the existing building. Part of the proposal will be lower than the height of the existing building and part of it, due to the proposed hipped roof, will be higher than the single storey part of the existing building. The proposed design offers a sensitive and sympathetic improvement to the application site.

The shape of the proposal has resulted in it occupying an appropriate amount of the site leaving a sufficient amount of private amenity space for future occupants.

The materials proposed are compatible with those used in existing nearby buildings.

The scale, form and design is appropriate.

c) The adjacent Category B listed building, Cameron House, was built in 1770 with additions in the 19th and 20th centuries. The modern houses situated to the north of Cameron House are not included in the listing.

The proposal is an improvement on the existing building. Modern additions have been made to the listed building and modern housing is located immediately to its north. In this context the proposed dwellinghouse will not have an adverse effect on the setting of the adjacent listed building.

The proposal will not affect the setting of the listed building.

d) Most of the overshadowing will fall within the curtilage of the application site. Some existing overshadowing at the southern part of the existing building will be removed as the proposed building is single storey and lower in height. A small amount of new overshadowing, approximately 4.8 square metres, will be introduced to the garden ground of the adjacent neighbouring properties on the east in Cameron House Avenue, at the northern end of the site where the roof of the proposed dwellinghouse will be higher than the existing building. Some existing overshadowing will be reduced at the southern part of the proposed building which is lower than the existing building. As part of the building will be set back from the western boundary, overshadowing of the adjacent properties in Cameron Park will be reduced.

In summary there is a small amount of new and a reduction of existing overshadowing. The amount of overshadowing is acceptable.

The windows and doors on the front (north) elevation face onto a lane and communal open space associated with the adjacent, Cameron House, listed building. The rear glazed doors are between 20 metres and 25 metres from the rear boundary, which is more than the threshold, of 9 metres, advised as being the minimum distance in the Daylighting, Sunlight and Privacy Guideline in order to protect privacy of neighbouring residential properties. The windows on the west side boundary will be approximately 15.5 metres from the boundary. The windows on the east side elevation are 1.5 metres from the boundary. They are high level with opaque glass and are associated with non-habitable rooms. In this context, the relaxation of the appropriate non statutory guideline is justified.

Trees are an important feature of the site contributing to its visual amenity. They offer an element of screening to the adjacent flatted dwellings and historic building. The submitted drawings show that the trees will be retained. In order to protect the trees and their contribution to the character of the site, a condition requesting a landscape plan including details of the trees, will be attached to this permission.

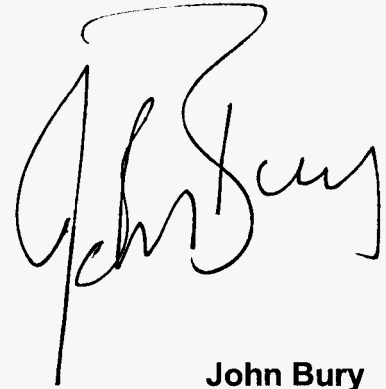
The proposals will not have a detrimental effect on neighbouring residential amenity and, with the use of appropriate conditions; visual amenity will not be adversely affected.

In conclusion, the proposal complies with the development plan and represent a justifiable exception to the relevant non statutory guidelines and would not prejudice residential amenity. It will not have a detrimental impact on the setting of the adjacent listed building. A condition relating to the trees will ensure that their contribution to the visual amenity and character of the site is retained. There are no material considerations which outweigh this conclusion.

It is recommended Committee approves this application.

REASON FOR DECISION

The proposal complies with the development plan and represent a justifiable exception to the relevant non statutory guidelines and would not prejudice residential amenity. It will not have a detrimental impact on the setting of the adjacent listed building. Conditions relating to the trees will ensure that their contribution to the visual amenity and character of the site is retained.



John Bury
Head of Planning

Contact/tel	Jackie McInnes on 0131 469 3731
Ward affected	A15 - Southside/Newington
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Area for Housing And compatible Uses.
Date registered	13 November 2009
Drawing numbers/ Scheme	01 - 04 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Paul Devaney on 0131 529 3911
Email: paul.devaney@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4325/4273. Alternatively, you may e-mail aileen.mcgregor@edinburgh.gov.uk or jack.dunn@edinburgh.gov.uk

Application Type Planning Permission
Application Address: 5A Cameron House Avenue
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Consultations, Representations and Planning Policy

Consultations

Services for Communities (Environmental Health) has no objections to the proposed development.

Transport has no objections to the proposals.

Representations

One letter of representation was received stating that it was difficult to support or object to the proposal as there was not any information on site about the size, type or appearance of the proposed building. The case officer replied, in writing, advising that the information was available on the Planning Portal and to contact her direct if further information was required. No further letter of representation was received.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The application site is defined as being in an area for Housing and Compatible Uses in the Central Edinburgh Local Plan. It is in the Urban Area of the proposed to be adopted Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Central Edinburgh Local Plan.

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy CD15 (INFILL DEVELOPMENT) sets out design requirements for new infill development.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Relevant policies of the Edinburgh City Local Plan.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, including trees, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
2. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.

Reasons

1. In order to protect visual amenity and to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
2. In order to ensure that the approved landscaping works are properly established on site.

INFORMATIVES

It should be noted that:

1. The development 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 Intention to Develop' has been made in writing 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.

End

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Location Plan

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