

Full Planning Application 05/03889/FUL

at

7 Hillhouse Road

Edinburgh

EH4 3QP

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/03889/FUL, submitted by Mr + Mrs Cann. The application is for: **A. New driveway formed at front of house**
B. Gates and railings fitted
C. New retaining walls at front
D. New boundary wall east and south

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application site comprises a semi-detached two storey rendered house with a red tiled roof. The surrounding area is residential.

The site fronts the A90 (Hillhouse Road). There are numerous examples of driveways along both sides of this stretch of road. The properties at 2,3 and 17 Hillhouse Road have substantial hardstandings in the front garden.

Site history

23 February 2005 - Planning permission refused for side and rear extension (04/04560/FUL).

28 July 2005 - Conditional planning permission granted for side and rear two storey extension (05/01631/FUL).

Description of the Proposal

The application is for the reconfiguration of the driveway, formation of retaining wall and the erection of metal front gates, partly in retrospect.

The driveway has already partly been excavated. The sectional drawings reveal a relatively steep slope down to the A90 (approximately 1 in 5.3). Concrete retaining walls are proposed on either side, at a height of 1.5 metres on the kerbside. These are to be finished in harl to match the existing house. The driveway will be finished in tarmacadam.

The driveway measures approximately 120 square metres. A portion of garden ground is to be retained (fifteen square metres; 12.5%).

The proposal includes steel railings to the front, 1.8 metres in height.

No detailed information as to the previous configuration of the front garden has been submitted, although a vehicular access did exist.

The new driveway is required due to the consent for the side extension, which when implemented, will remove the existing parking area.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- 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:

- a) The proposed driveway, gates and other works adversely affect the character of the building or the visual amenity of the area;
- b) There are any road safety implications;
- c) There is any adverse impact on residential amenity.

a) The alterations to the driveway are acceptable, and have no significant impact on the character of the house or the visual amenity of the surrounding area. Some garden ground will be retained. There are numerous examples of drive-ins and hardstandings on this stretch of road. The house has a large garden of approximately 250 square metres. The works do not result in excessive loss of amenity space.

There is no adverse impact on the character of the house or the visual amenity of the surrounding area.

b) The site is not within 15 metres of a road junction, and the layout indicates that vehicles will be able to enter and exit in forward gear. Transport has no objections.

There are no issues that would significantly impact on road safety.

c) There are no issues that significantly impact on neighbouring residential amenity.

The issue of the screening wall raised by one of the objectors has been addressed under the discharge of the relevant condition attached to the consent for the extension.

In conclusion, the hardstanding and associated works do not adversely affect character or visual amenity, and do not have an adverse impact on road safety.

The proposals comply with the relevant Local Plan Policy and Non-statutory guidelines.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application. As the works have not been substantially completed, a standard five year condition attached to the consent is recommended.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Michael Paton -Mon, Tues, Thurs, Friday (not Wednesday) on 0131 529 3902 (FAX 529 3706)
Ward affected	08 - Craigleith
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential Area
Date registered	5 December 2005
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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or sarah.bozunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 7 Hillhouse Road
Edinburgh
EH4 3QP
Proposal: A. New driveway formed at front of house
B. Gates and railings fitted
C. New retaining walls at front
D. New boundary wall east and south
Reference No: 05/03889/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

No objections.

Representations

It has been certified that neighbours were notified of the application.

One letter was received prior to the submission of the application, bringing the matter to the attention of the Department, and expressing concern over appearance.

One letter has been received expressing concern over the proposed screening wall.

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

Draft West Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ11 - seeks to ensure that alterations and extensions relate to the existing building

North West Edinburgh Local Plan - Mainly Residential Area, where existing residential character and amenities are to be protected.

Relevant Policies:

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Non-statutory guidelines on 'PARKING IN FRONT GARDENS' supplement local plan policies on conservation, design and residential amenity, and provide guidance on the location and design of front garden parking.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

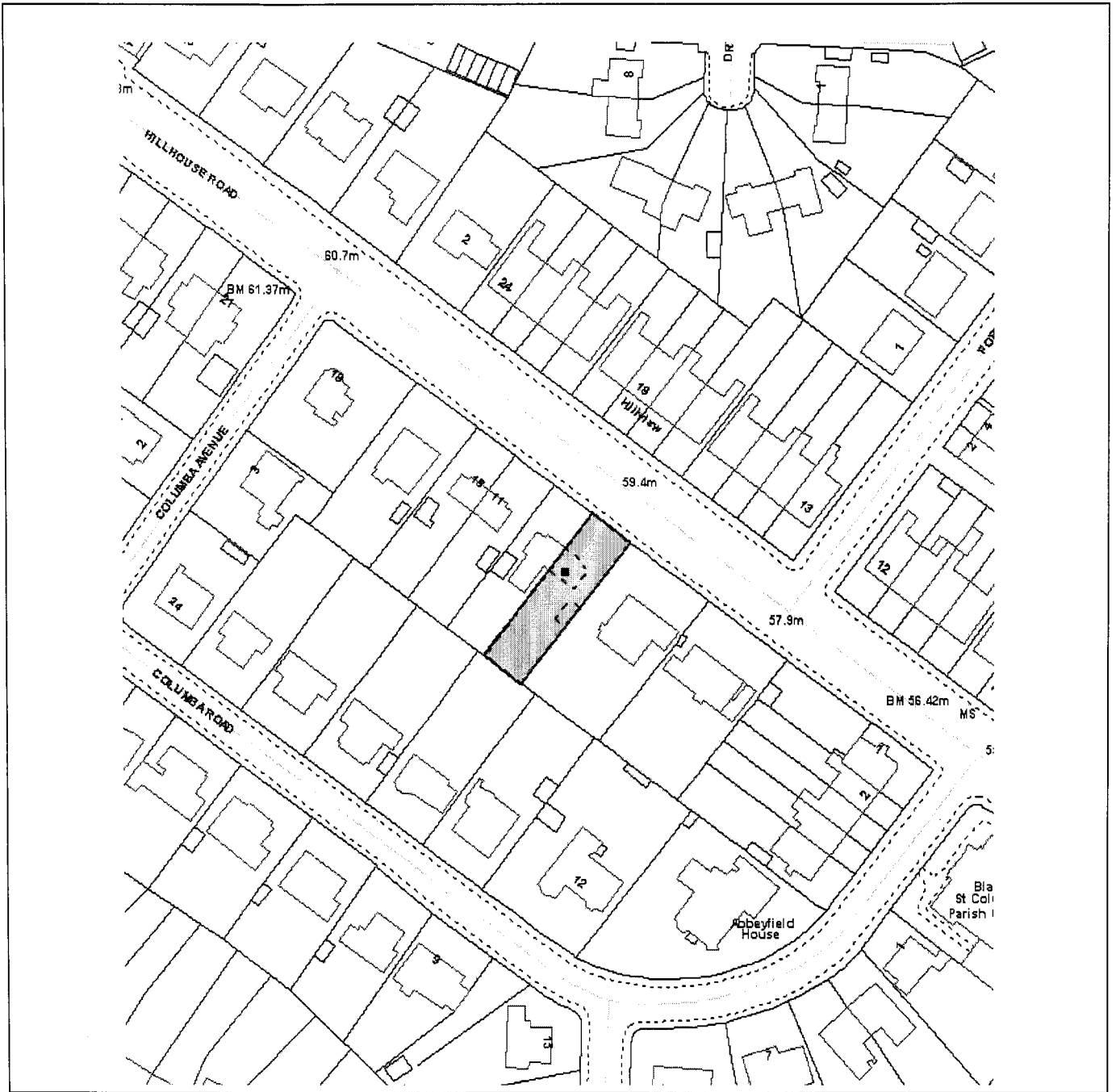
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End



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PLANNING APPLICATION

Address	7 Hillhouse Road, Edinburgh, EH4 3QP		
Proposal	A. New driveway formed at front of house, B. Gates and railings fitted, C. New retaining walls at front, D. New		
Application number:	05/03889/FUL	WARD	08- Craigleith
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			