

Full Planning Application 08/02227/FUL

at

45 Mcdonald Road

Edinburgh

EH7 4LY

Development Management Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 08/02227/FUL, submitted by Mr + Mrs Renwick. The application is for: **The separation of a ground and lower ground flat to form two flats, a main door flat and a garden level flat, the front of the ground floor is to be excavated to provide light and access to the garden level flat**

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

2 The Site and the Proposal

Site description

The application premises comprise a ground and lower ground floor flat, within a late 19th century/early 20th century, four storey and basement, stone built tenement on the north side of McDonald Road. The property currently has access to a private garden area to the rear of the building.

The surrounding land use is predominantly flatted, residential units from varying periods.

Site History

There is no relevant planning history for this site.

Description of the Proposal

The proposed development is to sub-divide the 'double' flat at ground and basement level to create two residential units, with the existing front garden area excavated to provide access to the basement flat.

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:

(a) the proposed sub-division and creation of an additional residential unit is acceptable in principle; (b) the alterations to the building and its ancillary land would form an appropriate development, that would respect the architectural integrity of the building and the surrounding streetscape; (c) adequate amenity levels would be provided for the occupiers of the two units; (d) the development would have an adverse impact on on-street parking and (e) neighbouring residential amenity would be protected.

(a) The adopted and finalised development plans identify the site as being within an area of 'Housing and Compatible Uses' and an 'Urban Area' respectively. The proposal would comply with the relevant policies included in the development plans in relation to the formation of additional housing units.

The development would be acceptable in principle.

(b) The streetscape within the vicinity of the application site contains buildings from various periods, including late Victorian/early Edwardian tenements and more modern, flatted developments. The proposal would result in the excavation of the front garden area to form the flight of stairs to the new basement unit. However, the visual distinction between the tenement building and the public road would be maintained, with a clear boundary definition between both.

There are examples of modern tenements with basement flats within close proximity; in these circumstances the formation of a basement area within the application premises would not constitute a precedent that would adversely affect the quality and visual amenity of the streetscape.

The new front wall would be finished in natural stone to match the existing building, and the garden would be bounded by black metal railings. These treatments would ensure that the development would be a compatible and sympathetic alteration to the building.

The formation of a door from a window on the rear elevation would have a minimal impact on the appearance of the building, and would have no adverse effect on its architectural integrity.

The proposal would respect the architectural integrity of the building and the character of the streetscape.

(c) The two units would provide an appropriate level of floor space, and both would be dual aspect. The basement flat would have access to the private garden space that is currently ancillary to the existing property. The ground floor flat would have no access to the communal rear garden that is situated immediately to the north-east of the area of private garden. This is not unusual within the City Centre and is not considered a reason for refusal.

The proposal would provide an appropriate level of amenity for the occupiers of the flats.

(d) Whilst the proposal would provide no off-street parking, the creation of an additional residential unit, within the context of the overall number of flatted properties within the surrounding area, would have no material impact on the level of on-street parking. In addition, the area is subject to a controlled parking zone, and on-street vehicle numbers are limited by that mechanism.

The proposal would have no adverse impact on parking within the area.

(e) The proposal would have no impact on existing levels of privacy, daylighting or sunlight for neighbouring residents. The formation of an additional unit would not have a measurable impact on vehicular and pedestrian traffic using the area.

The proposal would have no adverse effect on neighbouring residential amenity.

In conclusion, the proposals comply with the development plan and the relevant non-statutory guidelines, and would form a sympathetic alteration to the building and the streetscape. It would not prejudice residential amenity or road safety. There are no material considerations which outweigh this conclusion.

It is recommended that Committee approves this application subject to the statutory time condition.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Alan Moonie on 0131 529 3909
Ward affected	A12 - Leith Walk (NEW)
Local Plan	Central Edinburgh Local Plan / Edinburgh Central Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses / Urban Area.
Date registered	19 June 2008
Drawing numbers/ Scheme	01-03 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 carol.richardson@edinburgh.gov.uk

Appendix A



Application Type Full Planning Application
Application Address: 45 Mcdonald Road
Edinburgh
EH7 4LY

Proposal: The separation of a ground and lower ground flat to form two flats, a main door flat and a garden level flat, the front of the ground floor is to be excavated to provide light and access to the garden level flat

Reference No: 08/02227/FUL

Consultations, Representations and Planning Policy

Consultations

Services for Communities (Environmental Assessment)

Offer no objections to the proposals.

Representations

Six letters of objection have been received from neighbouring residents. The material grounds for objection relate to:

- Unsympathetic alteration to the detriment of the character of the building and streetscape (this is considered in part (b) of the assessment):
- Adverse impact on on-street parking (this is considered in part (d) of the assessment):
- Loss of garden ground (this is considered in part (c) of the assessment):

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 located within the Central Edinburgh Local Plan, in an area identified as 'Housing and Compatible Uses' and in the finalised Edinburgh City Local Plan, in an area identified as an 'Urban Area'.

Relevant Policies:

Relevant policies of the Finalised Edinburgh City Local Plan.

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 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.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy H4 (HOUSING - SUBDIVISION OF PROPERTY) supports, and sets out criteria for assessing, proposals for the subdivision of property to form residential accommodation.

Relevant policies of the Central Edinburgh Local Plan.

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

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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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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Location Plan

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