

## Full Planning Application

at

193 Newhaven Road

Edinburgh

EH6 4QD

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### Development Quality Sub-Committee of the Planning Committee

**Proposal:** To install a driveway for one car in the front garden, a side retaining wall will be built using the stonework removed from the front garden wall, Tegula block will be used for the surface

**Applicant:** Mr Ahmad

**Reference No:** 03/01766/FUL

#### 1 Purpose of report

To recommend that the application be **GRANTED** subject to;

#### 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.

## **2 Main report**

### **Site description**

The property is a Victorian semi-detached house within a small group of similar properties.

It stands at a bottle-neck in the road, where currently on-street parking obstructs two-way traffic-flow, particularly in its context as a bus-route.

The flanking houses all have car run-ins. None of the terrace possesses original railings. That adjoining the proposal has a low rail supporting chick-wire. The properties opposite have their whole front gardens used as parking areas (these are both very substantial houses).

The property lies in Victoria Park Conservation Area.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The application proposes a car run-in to serve a terraced house in the Victoria Park Conservation Area. The run-in area is to be paved in Tegula blocks (similar to granite setts in appearance, but more regular). The space is 5.75m long.

This necessitates the removal of a section of low stone wall and modern railing. The material from the stone wall is re-used in its entirety to create a wall to the side of the space.

### **Consultations**

#### **Transport**

No objections.

### **Representations**

The application was advertised on 6 June 2003.

AHSS wrote in objection to "removal of original railings" and the height of the gate, stating that existing railings should be replicated in height design and materials.

### **Policy**

The property lies in an area of Housing and Compatible Use in the Victoria Park Conservation Area as shown in the NEELP.

### Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Policy T10 (PRIVATE CAR PARKING) requires all new development to comply with approved car parking standards as set out in the Development Control Handbook

## **3 Conclusions and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission
- Do the proposals comply with the development plan?
- If they do, are there any compelling reasons for not approving them?
- If they do not, are there any compelling reasons for approving them?

### **Conservation Area Character Statement**

Victoria Park Conservation Area centres around the public park of that name. It is dominated by late Georgian and Victorian stone-built villas, encircling the park, and later stone terraces to the east. The latter comprise the Dudley estate, and are typified by flat roofs with ornamental cast iron cresting along the front wallhead. There is much consistency in these terraces. Victoria Park itself is dominated by Trinity Academy and Victoria Park House, both on its northern edge, and by a great number of mature trees around the park, and in a dense group to the north-east.

### **ASSESSMENT**

In order to determine this application the Committee should consider a) the effect of the proposal on the character and appearance of the conservation area b) the effect on parking and road safety.

a) The existing railings are of wrought, rather than cast iron, and are not original to the property, having lost the original in WW2 (as have all local properties). The current railing is believed to date from around 1980, and is of very plain design, simply adding height to the outer boundary, with little ornamentation, other than inappropriate wrought in loops.

There is no objection to the loss of these non-original railings.

The new gates match the existing railing in materials and broad design, but rise to the same height as the railing to the left rather than that to the right. The overall composition of the terrace railings, form a natural step at this point, reflecting the rising gradient of the road. The form and design of the gate is therefore considered wholly appropriate.

Given the railing type existing, and the run-ins already in existence to each side, there is no adverse effect on the character or appearance of the conservation area.

b) The proposal allows the house to create a parking space on-site. This reflects the similar alterations undertaken on the remainder of the terrace (these pre-date the conservation area and did not need consent).

The proposal improves road safety in terms of street congestion, in removing on-street parking at an area of restricted width. As long as cars are not parked on the street (such parking would obstruct the various run-ins) visibility is good. Existing run-ins do not experience difficulties in accessing or egressing.

It is recommended that the Committee approves this application subject to the conditions stated.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Stephen Dickson on 0131 529 3901 (FAX 529 3706)

**Ward affected** 12 -Newhaven

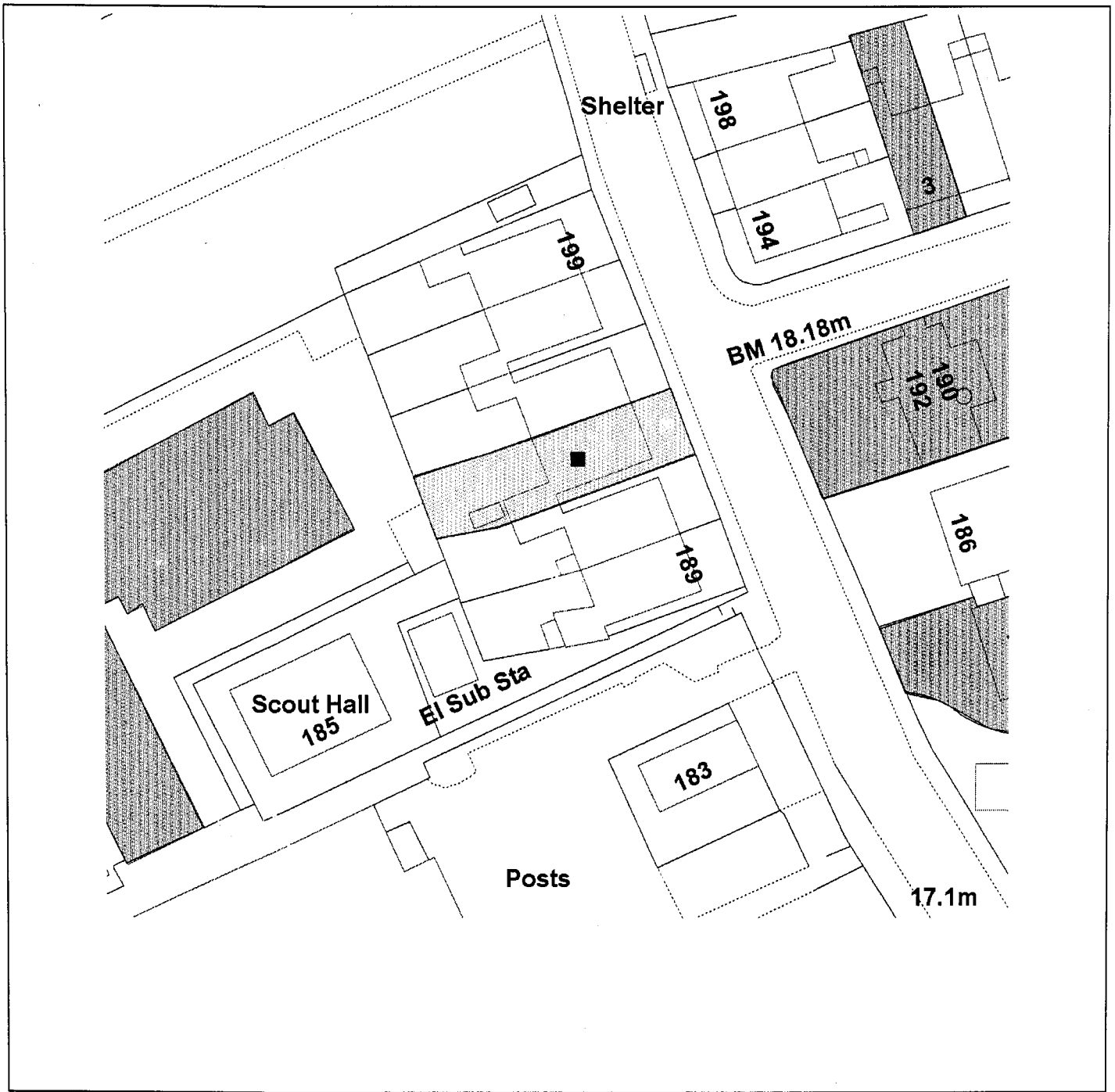
**Local Plan** North East Edinburgh

**Statutory Development  
Plan Provision** Housing and Compatible Uses/Victoria Park Conservation Area

**File** AF

**Date registered** 15 May 2003

**Drawing numbers/  
Scheme** 1-2  
Scheme 1



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# **PLANNING APPLICATION**

<b>Address</b>	<b>193 Newhaven Road</b>		
<b>Proposal</b>	<b>To install a driveway for one car in the front garden, a side retaining wall will be built using the stonework removed from</b>		
<b>Application number:</b>	<b>03/01766/FUL</b>	<b>WARD</b>	<b>12- Newhaven</b>

THE CITY OF EDINBURGH COUNCIL  
 THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY