

**Full Planning Application**  
**at**  
**23 Warriston Avenue**  
**Edinburgh**  
**EH3 5ND**

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

**Proposal:** To form a car run-in (in retrospect)  
**Applicant:** Mr Stuart  
**Reference No:** 03/01840/FUL

**1 Purpose of report**

To recommend that the application be **REFUSED AND ENFORCED** for the following reasons;

**Reasons**

1. The proposal is contrary to Central Edinburgh Local Plan Policy CD5, in respect of Conservation Areas - Redevelopment, and to Non Statutory Guidelines in respect of Parking in Front Gardens, as there are no other vehicular run-ins within the immediate vicinity and a section of original stone wall has been lost, and the development adversely affects the character and appearance of the conservation area.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD17, in respect of Materials, as coloured concrete mono-block pavements are not an acceptable material for use in conservation areas.
3. This vehicular run-in will set an undesirable precedent to the detriment of visual amenity, the character and appearance of the conservation area and the amenity of neighbouring residents. Further run-ins are likely to be created resulting in further loss of original features and to reduce on-street parking, causing additional congestion and parking problems.

4. The proposed run-in is too short in length to adequately accommodate an average sized vehicle without overhanging the public footway, causing an obstruction for pedestrians, all to the detriment of road safety.
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## **2 Main report**

### **Site description**

The site is the south most upper floor flat in a traditional four-in-a-block situated on the east side of Warriston Avenue directly opposite its junction with Warriston Drive. The area is residential in character.

The site lies within the Inverleith Conservation Area. It is not listed.

### **Site history**

There is no history associated with this application.

### **Development**

The proposal relates to the formation of a vehicle run-in on the southern side of the front garden of the flat. The run-in has already been formed and therefore this application is in retrospect.

A length of original stone wall, approximately 2.2m, has been removed to allow access to the 5m deep hardstanding. A third of this hardstanding, the third closest to the road, is on a gradient. The hardstanding is constructed of mono-block concrete pavements coloured pink.

### **Consultations**

No consultations undertaken

### **Representations**

The application was advertised on 06.06.2003. One letter of comment has been received from The Architectural Heritage Society of Scotland who asked for clarification of what was proposed.

### **Policy**

The site lies within an area identified as Housing and Compatible Uses in the Central Edinburgh Local Plan.

### Relevant Policies:

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

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 H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

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.

## **3 Conclusions and Recommendations**

### **Determining Issues**

The determining issues are:

- Do the proposals enhance or preserve the character and appearance of the Conservation Area? There being a strong presumption against the granting of planning permission if this is not the case.
- 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**

In order to address the determining issues, Committee must consider whether (a) the proposed car run-in is compatible with the character of the original property and its surroundings and has no adverse effect upon the character or appearance of the conservation area, (b) there is any impact on the amenity of neighbouring occupiers, and (c) there are any implications for highway safety.

a) The character of the Inverleith Conservation Area is summarised in the Central Edinburgh Local Plan as follows:

*Inverleith developed as a Georgian suburb of villas and terraces to the north of the New Town. It lies on a south facing slope between Ferry Road and the Water of Leith and includes a number of important Victorian institutions set in extensive grounds. Extensive blocks of public and private open space bounded by areas of Georgian and Victorian villas form the essential elements of character, with key views southwards towards the city skyline providing a distinctive setting. Part of the conservation area lies within the area covered by the North East and North West Edinburgh Local Plans.*

Although this section of the conservation is not characterised by Georgian or Victorian architecture, the buildings and surroundings are attractive nonetheless and retain much of the original character.

At present the gardens along Warriston Avenue, of which the application property forms part, remain largely pleasant and green, free of substantial hardstanding areas. A survey conducted at the time of the site visit highlighted that there were no other vehicular run-ins in this particular street. The front garden boundary treatments are all relatively similar with sections of low level stone wall helping to unify the entire frontage. The only broken sections of walling are for the pedestrian access to each flat. This results in an attractive street frontage.

As a section of the original stone wall has been removed, the proposed run-in upsets this arrangement to the detriment of the visual amenity of the area. Furthermore, the proposal is likely to set an undesirable precedent for similar alterations, which would exacerbate this to the detriment of the streetscene.

b) It is not considered that the formation of a driveway for the parking of 1 vehicle will result in the loss of residential amenity.

c) The length of run-in is approximately 5m. This may be too short to adequately accommodate an average sized car satisfactorily length being 6m. The fact that the first third of this run-in is on a gradient demonstrates how little space exists for a vehicle in this position. The non-statutory guideline on 'Car Parking within Front Gardens' does not support parking of cars in front gardens within flatted properties with front gardens less than 6m in depth.

In conclusion, the proposed run-in is not considered to be compatible with the character of the original property and will set an undesirable precedent. The run-in is considered to have an adverse effect upon the character and appearance of the conservation area. In addition, if further run-ins were to be permitted on-street parking is likely to be diminished to the detriment of amenity.

It is recommended that Committee refuses this application, for the reasons stated and agrees to take enforcement action to remove the vehicular run-in and reinstate the stone boundary wall.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** David Mudie on 0131 529 3442 (FAX 529 3717)

**Ward affected** 11 - Trinity

**Local Plan** Central Edinburgh

**Statutory Development  
Plan Provision** Housing and Compatible Uses

**File** AF

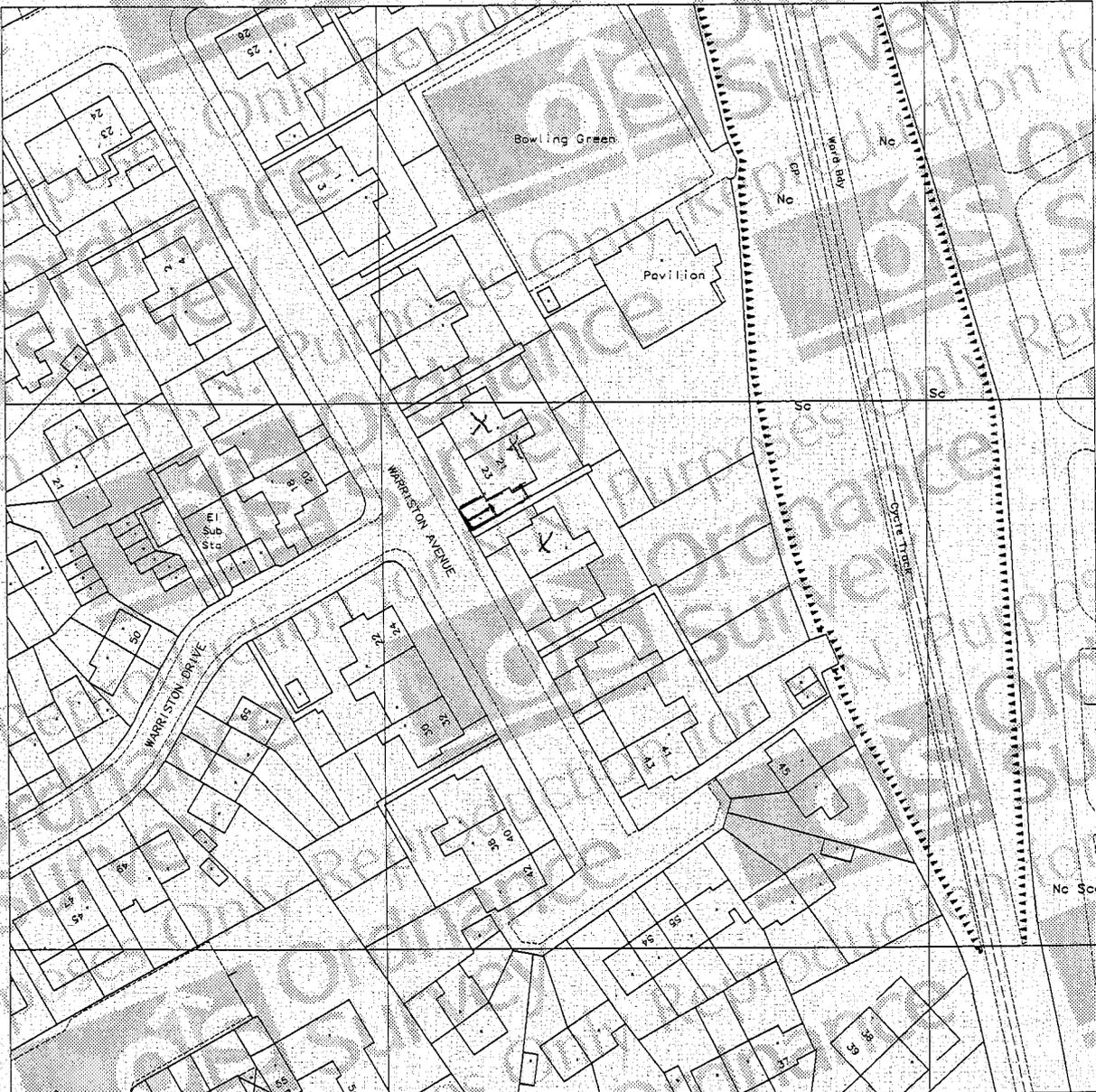
**Date registered** 30 May 2003

**Drawing numbers/  
Scheme** S1:

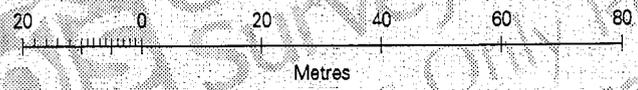


# Siteplan®

1:1250 Scale



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National Grid sheet reference at centre of this Siteplan: NT2575NW

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