

Full Planning Application
at
23 Bridge Street
Newbridge
EH28 8SR

Development Quality Sub-Committee
of the Planning Committee

Proposal: Construction of new dwelling house
Applicant: Ms Brown
Reference No: 04/02324/FUL

1 Purpose of report

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

Reasons

1. The site is of an insufficient size to accommodate a dwelling and to provide adequate garden ground and off street parking. The proposal would result in overdevelopment of the site and create a dwelling with poor residential amenity contrary to policy 2.28 of the Ratho Newbridge and Kirkliston Local Plan and policy H3 of the Finalised Rural West Edinburgh Local Plan. The proposal would also prove contrary to the Council's non-statutory guidelines in respect of Daylight Privacy and Sunlight and Housing Development in Garden Grounds.
2. The proposal fails to provide adequate on site car parking provision contrary to policy 2.47 of the Ratho Newbridge and Kirkliston Local Plan and policy TRA4 of the Finalised Rural West Edinburgh Local Plan.

2 Main report

Site description

The proposed development site currently forms part of the garden ground of 23 Bridge Street. The site is bound to the east by the existing property, which has a wedge of land that falls to the east at the rear of number 25. It is bound by vacant land to the north, by 5 Bridge Street to the west, and by Bridge Street to the south. The site boundary with Bridge Street is formed by a wooden fence, of approximately 2 metres in height. The fence runs the length of the existing property. The northern boundary of the site is screened by trees and shrubs. The site is raised from the street by approximately 1 metre.

The existing property, number 23 Bridge Street, is a one and a half storey dwelling with developed roof space. A side extension has been constructed, this was granted planning permission on 11 October 2001.

Site history

8 April 2004 - Planning permission was refused for the erection of a dwelling house at 23 Bridge Street, reference 04/00284/FUL. The reasons for refusal were as follows:

1. The site is of an insufficient size to accommodate a dwelling and to provide adequate garden ground and off street parking. The proposal would result in overdevelopment of the site and create a dwelling with poor residential amenity contrary to policy 2.28 of the Ratho Newbridge and Kirkliston Local Plan and policy H3 of the Finalised Rural West Edinburgh Local Plan. The proposal would also prove contrary to the Council's non-statutory guidelines in respect of Daylight Privacy and Sunlight and Housing Development in Garden Grounds.
2. The proposal fails to provide adequate on site car parking provision contrary to policy 2.47 of the Ratho Newbridge and Kirkliston Local Plan and policy TRA4 of the Finalised Rural West Edinburgh Local Plan.

Development

The proposal is similar to that refused under application reference 04/00284/FUL. It is for the construction of a one and a half storey dwelling within the west side garden ground of number 23 Bridge Street. It would have a footprint of 62 square metres and would be 6-18 metres in height. The front (south) elevation would be finished in reconstituted stone to match the existing house at 23 Bridge Street. The back and side elevations will be finished in cement render with reconstituted stone quoins. It is proposed that the roof would be finished with natural slate. Timber windows are proposed with dormer windows proposed on the upper front elevation. The dormer cheeks would be clad in oak cladding.

The main windows would be located on the south and west elevations. The rear bathroom and shower window would be obscure glazed.

The proposed dwelling would be set off the rear northern boundary by 1metres at the shortest point and 3.8 metres at the greatest depth. It would be set 8 metres from the existing house to the east, the previous proposal was 5 metres from the existing dwelling. A triangular shaped western side garden at a maximum depth of 13.2 metres is proposed. An average of 2 metres would remain between the front of the house and the road. No on site car parking is provided.

The applicant has submitted a supporting statement which is available in the Group Rooms. These issues addressed are:

- assessment of the proposal
- response to reasons for refusal of previous application
- travel survey
- neighbours letters of support.

Consultations

Transport

The application should be refused.

Reason: No provision for off street parking has been provided contrary to the Council's Parking Standards that requires a minimum of 1 space.

Environmental and Consumer Services

This Department has concerns about this proposed development. The location is within noise category D as defined in PAN 56. Planning permission should generally be refused. However, taking into consideration that the area is already significantly residential in character this Department would have no objection subject to the following condition:

1. That the sound attenuating characteristics of the new property will give protection from aircraft noise commensurate with category A.
2. That plans detailing the measures to provide adequate mitigation against aircraft noise are submitted for approval by the Head of Planning prior to commencement of the Development.

BAA

The proposal has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. There is no objection to this proposal.

Representations

There have been no letters of representation received in respect of the proposal.

Policy

The proposal is subject to the housing and compatible use policies of the Ratho Newbridge and Kirkliston Local Plan and the Finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Ratho Newbridge and Kirkliston

Policy RN228 states that new house building development will be favourably considered only within the existing built-up areas of Ratho, Ratho Station, Newbridge and Kirkliston.

Policy RN247 requires sufficient parking for new developments in line with Council standards.

Policy RN230 seeks to control new housing development within the gardens of existing houses.

Finalised Rural West Edinburgh Local Plan

Policy H3 supports the development of housing on infill sites within the built-up area provided it does not lead to the loss of valuable open space or community facilities, conflict with neighbouring uses and is not detrimental to the character and amenity of the area.

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

Policy TRA4 requires provision for Pedestrians, Cyclists and Car/Cycle Parking in Development Proposals in conformity with the Council's approved standards.

Non-statutory guidelines on 'HOUSING DEVELOPMENT IN GARDEN GROUNDS' supplement local plan housing, conservation and design policies, and provide additional guidance on this subject.

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

3 Conclusions 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 the determining issues, the Committee needs to consider:

- a) whether the proposed use is acceptable in this location;
- b) whether the design is satisfactory given the setting of the site;
- c) whether the proposals are detrimental to residential amenity or road safety.

a) The proposed development would be within garden ground within a residential area. There is no objection to residential use on this site.

b) The overall design of the building is considered acceptable in principle and would reflect the design and characteristics of the original dwelling at number 23 Bridge Street. The spacing proposed between the buildings reflects the adjoining properties in this part of the street, however the new property would be marginally closer to the main road.

The north side of Bridge Street is characterised by buildings averaging a footprint of 123.4 square metres, the south side is averaged by buildings of 136.6 square metres footprint. The proposed dwelling at 67 square metres (50% of the average dwelling footprint) would therefore be out of character with the scale and massing of properties within this part of the street. Whilst the properties are set in irregular shaped plots most have a usable rear garden allowing for dual aspect and avoidance of overshadowing of the adjoining land to the rear.

The non-statutory guidelines in respect of Housing Development in Garden Grounds states in 3(b) that

"The existing building, and proposed dwelling, should meet the requirements of the supplementary planning guideline on Daylighting, Privacy and Sunlight. Where a minimum distance of 9 metres to boundaries from all apartment windows, including kitchens, cannot be achieved, development will not normally be supported."

3 (c) states that "The size of garden grounds, to the new dwelling, and the existing building, should reflect the spatial pattern and townscape character of the area".

It is considered that the proposal fails to comply with these criteria and is therefore contrary to the Council's non-statutory guideline in respect of Housing Development in Garden Grounds.

c) The applicant has carried out plot density ratios for the properties in the street. Whilst the proposal may appear to reflect the mixed density in the street the minimal rear garden depth at less than 5 metres is considered unacceptable and would result in an unsatisfactory level of residential amenity contrary to the Council's non statutory guidelines in respect of Daylight Privacy and Sunlight. The former nursery site to the rear (north) of the application site has outline planning consent for residential development. The non-statutory guidelines in respect of Daylight Privacy and Sunlight state that

"The privacy distance should be spread equally on either side of side to side and rear boundaries, with at least 9 metres on either side of the boundary. It is recognised that this distance also reduces the opportunity for overshadowing and thus prejudicing the development potential of adjoining sites."

The applicant has sought to address the privacy issue by retaining screening along the rear garden boundary for the ground floor windows and having mainly single aspect rooms at first floor level facing to the front (southwards) with a small west facing side window. It is considered, that the dwelling would be crammed on to the site with poor residential amenity and would be out of character with the street. The proposal would give rise to overshadowing of the adjoining site to the rear.

The proposal is contrary to the Council's non-statutory guidelines in respect of Daylight Privacy and Sunlight

Transport have raised an objection to the proposal on the grounds that no provision for off street car parking has been provided. This is contrary to the Council's Parking Standards that requires a minimum provision of 1 space. It is considered that given the topography of the site and the restricted dimensions, that a car could not be adequately accommodated within the site without resulting in further overdevelopment.

Conclusion

The proposal is similar to that refused under reference 04/00284/FUL. The applicant has failed to provide any additional land for additional amenity space and on site car parking for the proposed dwelling.

It is recommended that the Committee refuses this application, for the reasons stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Jennifer Young on 0131 529 3903 (FAX 529 3716)

Ward affected 03 -Dalmeny/Kirkliston

Local Plan Ratho Newbridge and Kirkliston Local Plan
Finalised Rural West Edinburgh Local Plan

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

File

Date registered 25 June 2004

**Drawing numbers/
Scheme** 1-3

