

Full Planning Application

at

42 Ladysmith Road

Edinburgh

EH9 3EU

Development Quality Sub-Committee of the Planning Committee

Proposal: House extension and car run in

Applicant: Mr Lynch

Reference No: 03/02560/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.
2. The driveway hereby approved shall be constructed to 6 metres in length measured from the back of the existing footway and 3 metres in width, measured from the side of the existing steps, to the satisfaction of the Head of Planning & Strategy.
3. Any access gates shall open inwards only, the details of which shall be submitted to and approved in writing by the Head of Planning & Strategy prior to installation.
4. Prior to the commencement of works a detailed landscape plan for the reformed garden area, that includes hard and soft landscaping works, and details of implementation, shall be submitted to and approved in writing by the Head of Planning & Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to comply with the Council's approved guidelines and to safeguard the interests of road safety.
3. In order to safeguard the interests of road safety.
4. In order to achieve a satisfactory scheme of landscaping for the site.

2 Main report

Site description

The application site comprises a modern single storey bungalow, with an attic conversion, and garden ground located on the south side of Ladysmith Road opposite the road junction with Eva Place. Land adjacent to the east, west and south consist of similar style properties while land to the north comprises two storey terraced houses/flatted properties. The garden level is high in relation to the road.

The property is neither listed nor is it located within a conservation area.

Site history

1888/90 - attic conversion comprising dormer extensions - granted 31/08/90.

Development

The application concerns the formation of a vehicle run in (measuring 5m by 5m) with associated retaining walls and the erection of two single storey rear extensions to the existing kitchen and dining room. These extensions are proposed to be finished in render and slate to match the main dwellinghouse. The driveway surface is to be finished in paviours and the retaining walls are to be rendered.

It should be noted that the formation of the driveway from Ladysmith Road is 'Permitted Development'. Planning Permission however is required for the associated engineering works required to form the driveway in the applicants garden ground.

Consultations

Transport

No objections subject to driveway being 6 metres long and 3 metres wide with gates opening inwards only.

Representations

Neighbour notification was carried out on 7 July 2003. Three letters of objection have been received from neighbours. Comments are as follows:-

1. detrimental impact upon the visual amenity of the area of the run in.
2. road safety hazard
3. adequate parking on street
4. insufficient details have been submitted in respect of the vehicle run-in.

Policy

The area is allocated for Housing and Compatible Uses in the Central Edinburgh Local Plan.

Relevant Policies:

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.

Policy T13 (CAR PARK DESIGN) requires that car park developments are not detrimental to the appearance of their surroundings or to residential amenity.

Policy T16 (RESIDENTS' PARKING) supports proposals to increase residents parking, including traffic management measures and (in the controlled parking zone) the conversion of private non-residential parking to residential use.

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

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

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 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 whether

a. the proposed extensions to the dwellinghouse are acceptable and will have a detrimental impact upon residential amenity of neighbouring properties.

b. The proposed vehicle run-in will have a detrimental impact upon the existing residential amenity of neighbouring properties in visual terms.

c. The vehicle run-in is acceptable in the interests of road safety.

a. The proposed extensions are located on the rear elevation, out of public view. Their proposed scale and massing is proportionate to the rear elevation of the existing dwelling. The materials, comprising render walls to match existing and a slate roof, are considered appropriate. Furthermore the remaining rear garden ground within the applicant's ownership exceeds 9metres.

In terms of privacy, the majority of the applicant's rear garden is screened which ensures that there will be no loss of privacy. There will be no overshadowing.

b. The front garden area contains mature hedging and shrubbery. The proposal indicates that much of this area will remain intact. Transportation has stipulated that the overall width should be reduced to provide for one vehicle space only. This will result in the width being reduced from 5 metres to 3 metres. It will also require the depth of the run in to be increased by 1 metre to 6 metres. The applicant has agreed to altering the new dimensions of the driveway in line with the requirements of transport. It is considered that a single run-in will not have a detrimental impact in visual terms. However, it is considered appropriate that prior to the commencement of works on site details of the proposed landscape works (including details of the paviours and the render sample for the retaining walls) be submitted for approval to ensure a satisfactory landscape scheme is implemented.

c. It is acknowledged that the proposed run-in being located within 15 metres of a road junction would not normally be permitted under the terms of the Council's Guidance Note - Car Parking in Front Gardens. However Transport has raised no objections to this proposal on the proviso that the driveway is lengthened to 6 metres and reduced in width to 3 metres and any associated access gates open inwards only. A condition including these provisions is included as part of this recommendation.

In conclusion, the proposal is acceptable in visual terms and it will not raise any road safety concerns.

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


Alan Henderson
Head of Planning and Strategy

Contact/tel Ian Dryden on 0131 529 3464 (FAX 529 3717)

Ward affected 49 -Newington

Local Plan Central Edinburgh Local Plan

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

File

Date registered 24 July 2003

**Drawing numbers/
Scheme** S1: 01-05
Scheme 1



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PLANNING APPLICATION

Address	42 Ladysmith Road, Edinburgh, EH9 3EU		
Proposal	House extension and car run in		
Application number:	03/02560/FUL	WARD	49- Newington
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			