

Full Planning Application
at
164 Woodhall Road
Edinburgh
EH14 6BA

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alterations and extension to existing dwelling and cattery
Applicant: Mr + Mrs Davidson
Reference No: 03/00362/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 applicant shall enter into a legal agreement to ensure that the residential accommodation hereby approved above the existing cattery building shall be for use by managers/ employees of the cattery and stables only and not for any other person unless otherwise agreed in writing by the Head of Planning.
3. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site;
Note: samples of the materials may be required.
4. 3 additional parking spaces shall be provided within the site comprising 1 for the existing house and 2 visitor parking spaces, details of which shall be submitted to and approved by the Head of Planning prior to development commencing.

The approved details shall be implemented prior to occupation of the development hereby approved.

5. There should be no encroachment of machinery or materials onto the embankments of the Water of Leith during construction works.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To safeguard the character of the Edinburgh Green Belt.
3. In order to enable the planning authority to consider this/these matter/s in detail.
4. In order to ensure that the level of off-street parking is adequate.
5. To protect the area of nature conservation interest of the Water of Leith walkway.

2 Main report

Site description

The application site comprises an existing dwellinghouse and cattery and riding stables to the north of Woodhall Road. Woodhall House which is category 'B' listed lies to the North West.

The dwelling house is one and one and a half storey in height. A garden area separates the dwellinghouse from the stables and cattery which lie to the north. There is a small parking area adjacent to the dwelling.

To the rear of the site and separating the site from Woodhall Road is an existing single storey dwelling known as Woodhall Lodge. This building is category C(S) listed. To the east is a farmhouse and a dwellinghouse.

To the north of the site land slopes down to the Water of Leith. To the west are residential buildings.

Site history

March 1996 Planning permission was granted for alterations to the dwellinghouse. (A00379/96)

November 1995 Planning permission and listed building consent was granted for a semi-glazed vestibule extension to Woodhall House. (A02164/95)

Development

Scheme 2:

Scheme 2 involves the revision to the proposed first floor extension to the cattery building to provide staff accommodation. The size of the proposal has been reduced and the materials altered to reduce the impact of the development on the landscape setting of the area.

It is proposed to extend the existing dwelling by a single storey addition to the rear elevation facing the access road to provide a swimming pool and sitting area. It would measure: 9.1 metres long (max) by 6.5 metres wide (max) and with a maximum height of 2.6 metres; to convert part of the roof space to living space and to provide a one and a half storey extension to the rear elevation together with a dormer window. This extension would measure: 2.6 metres long by 2.8 metres wide and would have a maximum height of 3.3 metres.

A balcony is proposed on the front elevation facing the internal courtyard area in the existing roof space. Various velux windows are also proposed.

It is also proposed to extend on top of the existing cattery building to the north to provide a flatted unit. This part of the proposals has been amended by providing a reduced scheme. The first floor accommodation would measure: 24.5 metres by 4 metres. It would have a maximum height of 6.5 metres taking into account the change in ground level.

Materials: Render and random rubble to the walls;

Untreated horizontal cedar boarding to external walls of cattery; lead or zinc sheet to roof, stained timber glazed windows.

Consultations

Environmental and Consumer Services

This Department would have no objection to the proposal provided that the accommodation above the cattery is tied in with the business itself, for example a manager/staff accommodation.

BAA

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

Transport

Transport have no objections to the application subject to the following condition being applied.

Three no. parking spaces be provided and marked out as follows:-

One for extension to dwelling
Two for patrons to cattery

Scottish Water

Scottish Water have no objections to the proposed development.

SEPA

Flood Risk

1. SEPA has no information that would suggest that any of the development area is at risk from riverine flooding.

2. The advice on flood risk contained in this letter is supplied to you by SEPA in terms of Section 25(2) of the Environment Act 1995 on the basis of information held by SEPA as at the date thereof. It is intended as advice solely to City of Edinburgh Council as planning authority in terms of the said section 25.

Foul Drainage

3. All sewage from the proposed extension together with contaminated washings from the cattery building and exercise yard should be connected to the public foul sewer. Connection to the sewer is subject to the approval of Scottish Water (SW) and permission to connect may depend on the availability of spare capacity. Your attention is drawn to SW's consultation response for clarification of the position.

Cat Waste

4. It is common practice for faeces and litter to be collected and taken away by a contractor for safe disposal. Such an arrangement would be acceptable to SEPA.

Further Guidance

5. SEPA's Pollution Prevention Guidelines (PPG) No 24 "Stables, Kennels and catteries", will provide the applicant with further best advice and can be obtained free of charge from any SEPA office.

Transport (Structures)

No comments received.

Representations

The application was advertised on 28th March 2003. 4 letters of representation have been received including 2 from the same writer.

Points raised are as follows:

1. Overshadowing.
2. Overlooking.
3. Does cattery have consent or change of use?

4. Increase in traffic.

Policy

Lothian Structure Plan 1994

Policy ENV8 A continuous Green Belt shall be maintained around Edinburgh.

Policy ENV12 There is a presumption against development or changes of use in the Green Belt unless necessary for the purposes of agriculture, horticulture, forestry, countryside recreation or other uses appropriate to the rural character of the area.

Draft Structure Plan

Policy ENV1 Sets out terms for safeguarding the Natural and Built Environment.

Policy ENV2 States that a continuous Green Belt shall be maintained around Edinburgh.

South West Edinburgh Local Plan

The site is in the Edinburgh Green Belt, and an area of Nature Conservation Interest.

The Water of Leith is to the north which is earmarked for recreational use.

Draft West Edinburgh Local Plan

The site is within the Green Belt, and an Area of Great Landscape Value. It is also an Urban Wildlife site. The Water of Leith is to the north.

Relevant Policies:

Policy E7 maintains the Green Belt within the boundaries shown on the Proposals Map.

Policy E8 seeks to restrict development in the Green Belt to agriculture, forestry, countryside, recreation or other uses appropriate to a rural area, except where it can be shown to be necessary and where no suitable alternative location exists. Prime agricultural land will be safeguarded.

Policy E13 seeks to protect and enhance the recreational potential of the Water of Leith and proposes a number of measures for this purpose.

Policy E15 aims to protect identified areas of high nature conservation value; the site of special scientific interest and the areas designated Nature Conservation on the Proposals Map will be protected from potentially damaging development and also establishes that development proposals generally will be considered for their impact on wildlife and its habitat, and supports the creation of new wildlife habitats, as part of suitable development proposals.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy E4 establishes that the retention and restoration of architectural and historic character will be the overriding consideration in dealing with proposals for the alteration or development of listed buildings. Alterations or development in the surrounding area will not be permitted if likely to affect adversely the character of such buildings.

Policy T7 requires adequate provision of car parking in all new development by developers, in conformity with the Council's adopted standards.

Policy ED4 supports the expansion of existing businesses and the establishment of new small industrial enterprises outwith the defined "Business" areas provided that there is no likelihood of adverse effects on residential amenity. Such uses are encouraged in locations where there will be demonstrated employment benefits for local communities.

Policy GE2 states that permission will not be given for development in the Green Belt except:

- a) where necessary for the purposes of agriculture, horticulture, forestry and uses appropriate to its open character;
- b) changes of use of existing buildings provided these are of a substantial construction;
- c) changes of use of listed buildings and other buildings of an attractive visual character in their context;
- d) minor extensions of existing buildings where this would not lead to the unacceptable intensification of an existing non-conforming use.

Policy GE5 requires that the development proposals in the Green Belt should demonstrate that rural amenities and local landscape character and distinctiveness can be maintained and enhanced.

Policy GE7 states that development will not be permitted in Areas of Great Landscape value where it will detrimentally affect the landscape quality.

Policy GE11 states that development within or affecting Urban Wildlife Sites will not be permitted unless it can be demonstrated that appropriate mitigation measures can be incorporated into the development to enhance or safeguard the nature conservation value of the site.

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city.

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Policy DQ14 seeks to safeguard the character and setting of listed buildings and will support and encourage; their retention in viable uses; the preservation and repair of historic fabric and features; the removal of inappropriate additions; the use of high quality materials and sympathetic design in alterations; and proposals which would enhance their setting.

Policy T8 requires that private car parking provision conforms with the Council's adopted parking standards and should be sited and designed to minimise its visual impact and effect on neighboring properties and to take account of community safety.

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 STANDARDS' set the requirements for parking provision in developments.

3 Conclusions and Recommendations

Determining issues

The determining issues are:

- a) whether the proposals comply with the development plan;
- b) if the proposals do comply with the development plan, whether there are any compelling reasons for not approving them;
- c) if the proposals do not comply with the development plan, whether there any compelling reasons for approving them.

Assessment

To address these determining issues the Committee needs to consider

- a) whether the principle of the development is acceptable;
- b) whether the design is acceptable in terms of its effect on landscape and the landscape setting;
- c) whether there would be any adverse effect on the setting of listed buildings within close proximity to the site;
- d) whether there would be any adverse effect on nearby residential properties as a result of the proposal;
- e) whether parking and access arrangements are acceptable;
- f) whether there would be any effect on airport safety;
- g) whether there would be any adverse effect on wildlife;
- h) whether the development would be at risk from flooding and whether drainage to the site and methods for dealing with waste would be acceptable.

a) The site is within the Edinburgh Green Belt where there is a presumption against new development or redevelopment unless for the purposes of agriculture, forestry, countryside, recreation or other uses appropriate to a rural area, except where it can be shown to be necessary and where no suitable alternative location exists.

The principle of extending the existing residential property would be acceptable given that the building and use are well established.

There is no history of the cattery being granted planning permission, which the applicant states was formed from 1996 to 1997. They state that the building was already in use for housing animals and that there was no material change of use.

The applicant states that the accommodation is required as the cattery operates 24 hours a day and it is intended to employ a full time manager living in tied accommodation above the cattery to be responsible for the facility for 24 hours per day.

An exception to Green Belt policy is acceptable in this particular case given that the use is to tie into the existing cattery/ riding stable use.

The applicants are willing to enter into a legal agreement to ensure that the accommodation remains tied to the existing cattery.

The swimming pool extension to the existing dwelling would extend to the rear boundary of the site which fronts Woodhall Road. This would be contrary to the Councils Guidelines on House extensions in that it would take up more than a third of the rear garden length. The site is however not in an area where there is a regular development pattern. It is a detached property in a rural/semi rural area. There would be sufficient garden area for use by occupiers of the property. It would not be highly visible from public view given the wall which already exists around the site. In this particular case a relaxation of the guidelines is considered acceptable.

The extensions to the front/ side of the property with the associated dormer windows would be acceptable in terms of design.

The extension to the cattery building has been revised so that its impact on the landscape setting, the Green Belt and the Area of Great Landscape Value is much reduced. It would not be detrimental to the landscape setting or character the area.

Materials proposed are acceptable.

It is likely that a small yew tree may be affected by the proposed extension to the house, although the applicant states that it is intended to retain this.

However, this would not adversely effect the character of the area.

c) The lodge house adjacent to application site house is 'C'(s) listed. There would not be any adverse effect on the setting of this building as a result of the proposals. Woodhall House is 'B' listed and there would also not be any adverse effect on its setting as a result of the proposals.

d) There would be no adverse effect on the amenity of nearby residential property as a result of the proposal.

Windows in the proposed house extensions would be more than 9 metres from the site boundaries. There would not be any adverse overshadowing as a result of the proposals onto adjoining property.

The applicant has confirmed that the extensions would be to provide an increase in accommodation for the existing dwelling and that it is not the intention to use the premises for business purposes such as a Bed and Breakfast establishment.

Environmental and Consumer Services raise no objection subject to a condition being added to any consent to ensure that the accommodation above the cattery is tied in with the business itself.

There would be no overshadowing or overlooking from the proposed extension to the cattery building.

e) Transport raise no objection to the proposal as long as 3 additional car parking spaces are provided; one for the house and 2 for visitor parking.

The applicant has agreed to this, and this can be covered by condition.

f) BAA raise no objection to the proposals. The application is acceptable in terms of airport safety.

g) The site is within the curtilage of the existing building and there would therefore be any adverse effect on the biodiversity value of the Water of Leith. Machinery and materials should not encroach onto the embankments of the Water of Leith.

Badgers are known to be active along the banks of the Water of Leith and these and their setts shouldn't be disturbed.

h) SEPA raise no objection to the proposals. Arrangements for dealing with foul drainage and waste is acceptable to SEPA. Scottish Water have no objection to the proposal.

SEPA state that they have no information that would suggest any of the development is at risk from flooding.

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


pp **Alan Henderson**
Head of Planning and Strategy

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Ward affected 02 -Baberton

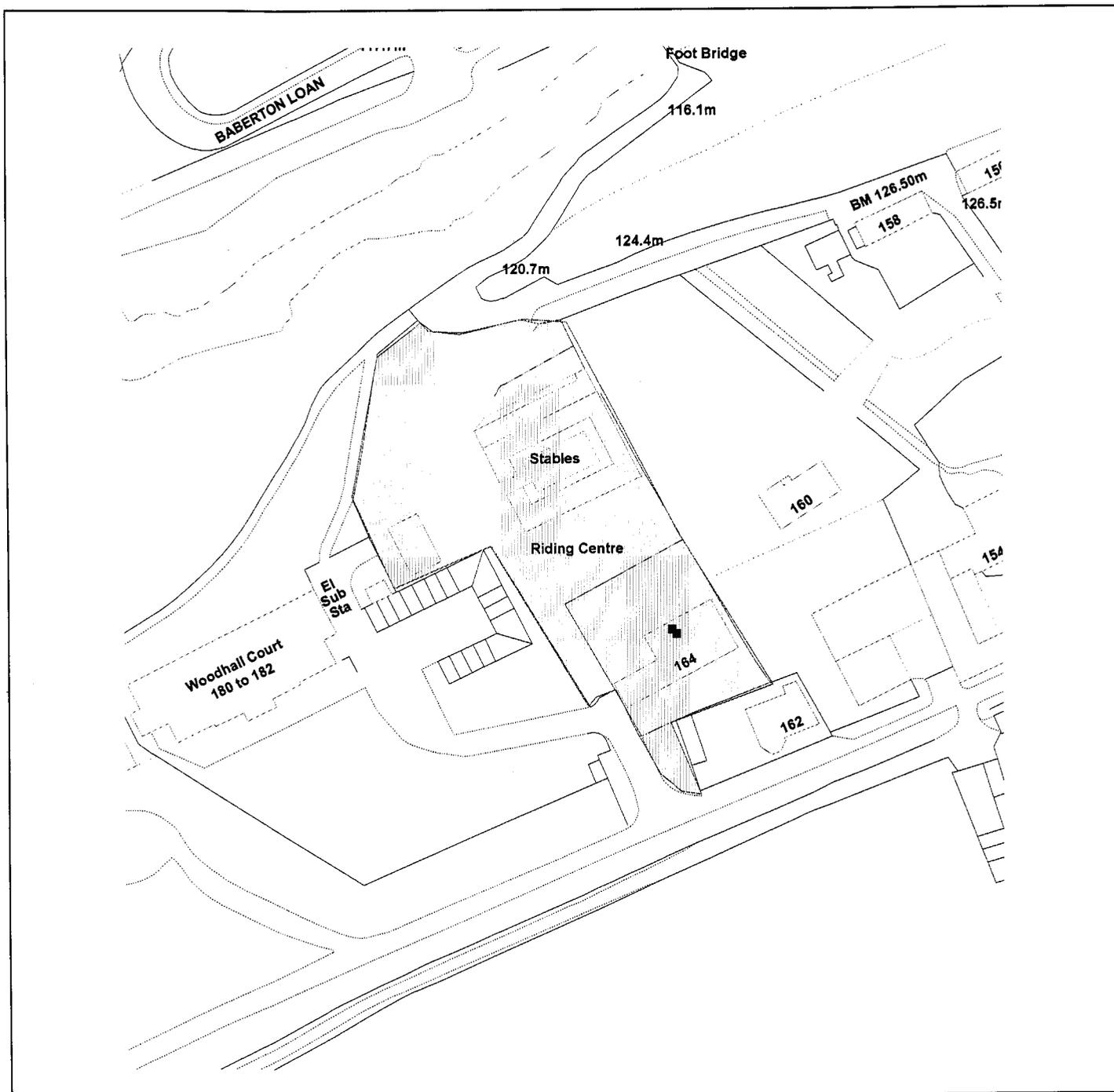
Local Plan South West Edinburgh

**Statutory Development
Plan Provision** Green Belt

File

Date registered 20 March 2003

**Drawing numbers/
Scheme** 1-3, 5-8
Scheme 2



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PLANNING APPLICATION

Address	164 Woodhall Road, Edinburgh, EH14 6BA		
Proposal	Alterations and extension to existing dwelling and cattery		
Application number:	03/00362/FUL	WARD	02- Baberton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			