

**Full Planning Application 08/02021/FUL**  
**at**  
**14 Foulis Crescent**  
**Edinburgh**  
**EH14 5BN**

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

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**1 Purpose of report**

To consider application 08/02021/FUL, submitted by J O' Rourke. The application is for: **Erect 2 No, semi-detached houses**

It is recommended that this application be **GRANTED** subject to the conditions below.

**2 The Site and the Proposal**

**Site description**

The application site is situated close to, but not within, Juniper Green Conservation Area. The street has a mix of housing styles and the site is the last in a row of traditional two storey dwellings before the area is characterised by bungalows. The site is screened on the sides and rear by a stone wall of 1.8 to 2 metres in height. The front wall is a similar stone approximately 1.6 metres in height. There is one access into the site at the eastern end of the site frontage. The site measures approximately 795 square metres.

To the east of the site lies a two storey detached dwelling approximately 11 metres from the site boundary. To the west of the site lies a bungalow with side facing dormer windows and a single storey side extension built on the boundary of the site.

The site has been cleared of a traditional two storey rendered dwelling.

### **Site History**

20.2.2003 Application to demolish existing dwelling house and erect new dwelling house was refused. The reasons for refusal were that the design was out of character with the street and resulted in adverse overshadowing. (03/03681/FUL)

8.10.2003 Application to demolish existing dwelling house and erect new dwelling house was withdrawn. (03/02478/FUL)

08.07.2004 Application to build a two storey house was granted (04/01723/FUL)

16.3.2007 Application to build 4 residential units on the site was refused consent (07/00313/FUL)

### **Description of the Proposal**

The proposal is to construct two semi detached houses, two stories in height with accommodation in roof space. The building would have roof tiles, wet dash rendered walls with reconstituted stone base course, cills and banding. The windows and doors would be UPVC, whilst the rainwater goods would be PVC gutters on timber fascias. There is a parking space for each house located in the front garden. The existing vehicular access would be used for the eastern house and a new access would be created at the western end of the site. All ground floor main windows would face to the front and rear; side facing windows serve utility rooms and are secondary windows from the front facing lounges. At first floor level all windows face front and rear. The roof space accommodation has windows facing front and rear plus side facing roof lights which serve stair cases.

### **3 Officer's Assessment and Recommendations**

#### **Determining Issues**

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 these determining issues, the Committee needs to consider whether:

- a) the proposed use is acceptable in this location;
- b) the proposal is acceptable in design terms;
- c) the proposals are detrimental to residential amenity or road safety.

a) The site lies within an area identified for housing purposes and in this respect the proposal is acceptable subject to other policy considerations being acceptable.

b) The semi detached buildings have a smaller footprint at approximately 203 square metres, than the previously approved 257 square metres of development for a single house. This proposal is for two houses on the site as opposed to the previous single unit which means that the garden to house ratio is smaller. However, the rear gardens are approximately 17 metres deep and are not out of character with the wider area. The proposed semis have a ridge height of approximately 8.2 metres with a hipped roof. The previously approved single dwelling had a ridge height of approximately 10.8 metres with a hipped roof. The roof height relates well to the adjacent two storey houses to the east and the hipped design is not out of character with the hipped pyramidal roofs of the bungalows to the west and south. The generalities of the proposed materials are acceptable. A condition requiring the submission of samples is recommended.

Both houses have 3 floors of accommodation, the third being within the roof space. The use of roof space for accommodation does not in itself require planning permission.

Most of the houses in the surrounding area have sufficient space at their sides to accommodate a garage or driveway which do not require parking spaces in the front garden. In this respect the proposal is out of character with the area. However, once built, the parking of cars in front of the building line does not require consent outwith a conservation area. The proposal complies with the Council's Parking standards. The proposal also retains an area of front garden space whereby the opportunity for landscaping can soften the development to reflect the more mature gardens in the surrounding area. The layout and design of the development is not out of character with the area.

c) The ground floor side facing windows serve utility rooms and secondary windows on the front facing lounges. Both these windows look onto well screened boundaries and privacy will be protected. The only other side facing windows relate to a velux stair light window which will not reduce privacy.

The building is located sufficiently far away from the eastern boundary so as to maintain light levels in compliance with the Council's Non Statutory Guidelines on Daylighting, Sunlight and Privacy. The western side of the building is located in a gable to gable relationship with the house to the west.

The proposal does not adversely affect road safety.

In conclusion, the proposals comply with the development plan and the relevant non-statutory guidelines, preserve the character and appearance of the area and would not prejudice residential amenity or road safety. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application subject to conditions in respect of the driveways and materials.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	David McFarlane on 0131 529 3512
<b>Ward affected</b>	A02 - Pentland Hills (NEW)
<b>Local Plan</b>	South West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	4 June 2008
<b>Drawing numbers/ Scheme</b>	1-7 Scheme 1

**Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal: [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: [helen.martin@edinburgh.gov.uk](mailto:helen.martin@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

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## Consultations, Representations and Planning Policy

Consultations

### **Services For Communities (Environmental Assessment)**

*Environmental Assessment has no objections to this proposed development.*

### **Transport Planning (Development Control)**

*No objections subject to the following conditions being applied.*

*Accesses to be by dropped kerb to the satisfaction of the Director of City Development.*

*The driveway parking spaces to be a minimum of 6 metres in depth with the first 2 metres constructed in a non loose material.*

Representations

5 letters of objection have been submitted. The material points of objection are:-

Issues of design taken account of in assessment b)

- out of character with the area
- out of scale in relation to other houses in the area
- overdevelopment of the site

Issues of amenity taken account of in assessment c)

- loss of privacy
- overshadowing
- insufficient parking provision

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

## **Planning Policy**

The proposal lies within an area mainly allocated for residential purposes on the South West Edinburgh Local Plan area. The site is similarly allocated on the Finalised Edinburgh City Local Plan.

### **Relevant Policies:**

#### **Relevant policies of the South West Edinburgh Local Plan.**

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 12) and encourages the development of other suitable housing sites, provided that proposals are in accordance with other local plan considerations including the need to safeguard land of recreational or landscape value.

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

Policy H4 imposes special controls over new housing development in the garden grounds of villas in Conservation Areas, of listed buildings, other garden grounds of landscape quality and areas of traditional and largely uniform suburban character, in order to protect character and amenity.

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

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.

#### **Relevant policies of the Finalised Edinburgh City Local Plan.**

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Policy Tra 3 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

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



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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

### Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. 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.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

## **INFORMATIVES**

It should be noted that:

1. Accesses should be by dropped kerb and the first 2 metres of the driveway shall be constructed in a non loose material.

**End**

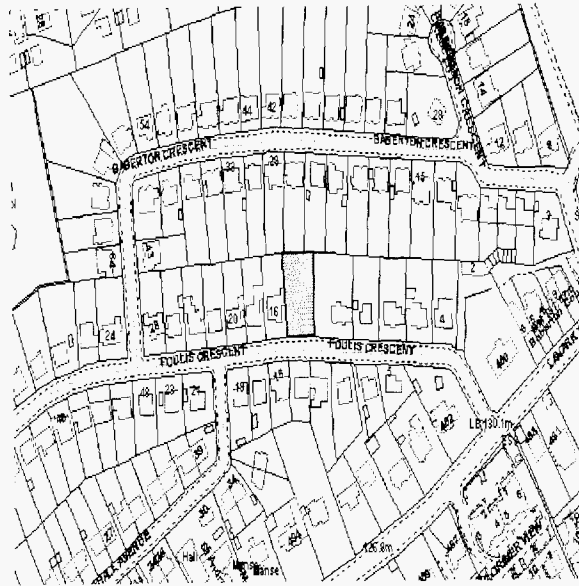
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## Location Plan

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