

**Full Planning Application 05/00779/FUL**  
**at**  
**15 Redford Walk**  
**Edinburgh**  
**EH13 0AF**

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

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**1 Purpose of report**

To consider application 05/00779/FUL, submitted by J Dawson. The application is for: **New house in garden of No15**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

**2 The Site and the Proposal**

**Site description**

The application site comprises land lying at the side (south), of the existing two storey dwelling, 15 Redford Walk. The site measure approximately 29 metres in length and approximately 14 metres in width adjacent to the street tapering back to 7.3 metres in width at the rear boundary.

The application site is currently grassed and formed part of the extensive garden area associated with the No 15 Redford Walk. A hedge of approximately 1.8 metres in height runs along the frontage of the site, level with the building line and a number of birch trees are planted on the boundary between No 15 and No 17.

A decking area currently exists in the rear corner of the site and a small pond is located just forward of this.

The land rises from north to south.

### **Site history**

30 October 2003, Outline planning permission was granted for a proposed building plot for single dwelling within existing garden. Reference 03/02430/OUT

### **Description of the Proposal**

The applicant seeks planning permission for the erection of a two storey detached dwelling.

It is proposed to construct a two-storey 4 bedroomed dwelling in a facing brick to match neighbouring properties. The roof is to be finished with a concrete roof tile and windows and doors are proposed to be painted softwood.

The proposed dwelling has a ridgeline which is approximately 0.93 metres above that of No. 15 and 0.72 metres below that of No. 17.

## **3 Officer's Assessment 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 development is in keeping with the character of its surroundings and
- b) whether neighbouring residential amenities are safeguarded.

a) Outline planning permission was granted for a dwellinghouse on this site in October 2003. This application proposes a two-storey dwellinghouse.

The site lies within a residential area and is neighboured by two-storey dwellings to the north and south.

The proposed dwelling respects the building line set by the neighbouring properties and sits at a reasonable height between the ridge heights of No.15 and No.17 Redford Walk.

It is proposed that the walls of the dwelling are finished with a facing brick with the roof finished in interlocking concrete roof tiles these reflect similar finishes. A condition of planning permission will require details of finishing materials to ensure that they are in keeping with the character of the surroundings.

It is proposed that seven trees along the boundary of the site are removed. These trees are not covered by a Tree Preservation Order. The principle of development has already been accepted through the approval of outline planning permission. A condition of planning permission will require the submission of further landscaping details and boundary treatments, prior to the commencement of development.

The house does not take up more than one third of the site area and adequate private garden ground is retained to the rear of the property. However, permitted development rights should be withdrawn so that further development can be controlled.

The proposed dwelling is in keeping with the character of the surroundings.

b) The only windows lying within 9 metres of the neighbouring boundary lie on the south gable of the property. The upper window serves a bathroom and will require to be frosted while the lower windows lie at a height where they will be adequately screened by existing boundary screen fencing. There is no loss of privacy in excess of the Council's non-statutory Planning Guidelines.

Small areas of overshadowing in excess of the Council's guidelines are created to the north and south of the proposed dwelling.

To the south west an area of approximately 11 square metres of overshadowing is created. Much of this area lies in a gable to gable position with the neighbouring property and is to some degree already overshadowed by existing trees.

To the south east a small area of 1.88 square metres of overshadowing is created, however again in this case much of the area lies in a gable to gable position.

To the north a rectangular overshadowing area of 19.24 square metres is created to the rear of the existing dwelling at No.15 and to the rear of the existing garage.

The application site is owned by the owners of No.15 Redford Walk who originally applied for Outline Planning Permission for a house on this site. The

extent of overshadowing in this case is not of any significant detriment to neighbouring amenities.

### **Conclusion**

The sitting, scale and design of the proposed dwelling does not adversely affect the character of the surroundings or neighbouring amenities.

It is recommended that the Committee approves this application subject to conditions requiring the submission of finishing materials and landscaping and withdrawal of permitted development rights.

  
**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Steven Black on 0131 529 3904 (FAX 529 3716)
<b>Ward affected</b>	43 - Colinton
<b>Local Plan</b>	South West Edinburgh
<b>Statutory Development Plan Provision</b>	Residential
<b>Date registered</b>	10 March 2005
<b>Drawing numbers/ Scheme</b>	01,03,04

### **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 [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

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## **Consultations, Representations and Planning Policy**

### **Consultations**

#### **Environmental and Consumer Services**

No objection

### **Representations**

Five letters of representation have been received including one letter from Colinton Amenity Association.

Comments and objections can be summarised as follows:-

- Increased Traffic
- Will add to parking problems
- Loss of privacy
- Adverse impact on birdlife
- Loss of trees
- Overshadowing
- Overdevelopment of plot
- Inappropriate finishing materials
- Adverse impact on drainage and irrigation features

***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 application site lies within a residential area within the adopted South West Edinburgh Local Plan area and the Draft West Edinburgh Local Plan Area. The area is allocated for housing and compatible uses.

#### Relevant Policies:

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 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.

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 DQ7 states that the new development should include proposals for new tree planting and robust landscaping to achieve a suitable visual setting for new building and enhance open spaces and boundaries, and should be designed to minimise its impact on any trees subject to a Tree Preservation Order and other healthy trees worthy of retention.

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Policy H7 Housing Development Quality seeks to make best use of land without affecting the character of the area whilst make provision for amenities.

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

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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. Prior to the commencement of development, a landscaping plan detailing proposed tree protection measures, boundary treatments and landscape planting shall be submitted for the approval of the Head of Planning and Strategy.
3. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
4. 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.
5. Notwithstanding the provisions of the General Permitted Development Order, the dwelling house shall not be altered externally or extended without the prior written approval of the planning authority.

## Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
3. In order to ensure that the approved landscaping works are properly established on site.
4. In order to enable the planning authority to consider this/these matter/s in detail.
5. In order to safeguard the amenity of neighbouring residents and other occupiers.





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# **PLANNING APPLICATION**

<b>Address</b>	<b>15 Redford Walk, Edinburgh, EH13 0AF</b>		
<b>Proposal</b>	<b>New house in garden of No15</b>		
<b>Application number:</b>	<b>05/00779/FUL</b>	<b>WARD</b>	<b>43- Colinton</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			