

Full Planning Application 05/00208/FUL
at
124 Whitehouse Road
Edinburgh
EH4 6DQ

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/00208/FUL, submitted by Mr + Mrs Murray. The application is for: **Erect new detached dwelling.**

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 property is The Whitehouse, a two storey and attic L-plan dwelling with a three storey circular stair tower in the re-entrant angle, dating from circa 1615 with 18th century additions and alterations by MacGibbon and Ross in 1895-1901. The house is finished in whitewashed harl with polished buff sandstone dressings, crow-stepped gables, a slate roof and astragalled sash and case windows.

The Whitehouse is located on the west side of Whitehouse Road at its junction with Brae Park Road within an extensive mature landscape setting. Six detached dwelling houses have been erected on the west half of the original setting and the former coach house to the north of the Whitehouse was demolished in the mid 1990s to accommodate a new dwelling. The south and west boundaries of the site are demarcated by a rubble sandstone wall with a row of tall conifers behind.

The building is category B listed (Cramond Ward) and situated within the Cramond Conservation Area.

The surrounding area is predominantly residential containing historic and modern detached villas, 20th century bungalows and modern flatted developments.

Site history

1988 - Planning Brief approved for sub-division of site and erection of six new detached dwellings.

November 1991 - consent refused to erect two storey house, in outline (A 01472 91).

September 1992 - appeal in respect of above dismissed.

May 1992 - consent granted to erect five detached two storey dwellings and convert stable block to residential use, in outline (A 00404 92).

May 1995 - consent granted to sub-divide existing building to form three dwellings (A 00305 95).

September 1995 - consent granted to erect five dwelling houses and convert stable block to residential use (A 00057 95).

November 1995 - consent granted for approval of details in relation to conditions G17 and D01 of application A 00057 95 (A 02421 95).

February 1996 - consent granted to demolish listed coach house and rebuild to form dwelling (A 02589 95).

April 1996 - consent granted to revise line of boundary fence (A 00407 96).

August 1997 - consent granted to erect fence, in retrospect (A 01209 97).

December 2000 - consent granted to erect conservatory (00/02859/FUL and 00/02859/LBC).

December 2002 - consent granted to extend existing garage (02/03957/FUL).

November 2004 - applications to erect detached dwelling and garage with new vehicle access from Brae Park Road withdrawn (04/01812/FUL and 04/01812/LBC).

Description of the Proposal

The application is for the erection of a single storey and attic L-plan dwelling house with an integral double garage in the section of the site to the south of the Whitehouse.

The house is finished in white painted roughcast with a slate roof, white painted timber framed astragalled windows and two timber decked patios. Vehicular access is via the existing access on Whitehouse Road and the new drive will be surfaced in Tegula setts.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;
- 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 proposals have an adverse impact on the character or appearance of the conservation area;
- c) whether the proposals adversely affect the listed building or its setting;
- d) whether the proposals are detrimental to residential amenity or road safety.

a) The proposed residential development is supported in principle by Policies H2 and H1 of the North West Edinburgh and draft West Edinburgh Local Plans respectively, subject to compliance with other local plan policies.

b) The character of the Cramond Conservation Area is described in the North West Edinburgh Local Plan as follows:

"The village of Cramond, one of the best preserved of the still identifiable villages in the City, and its surroundings have been designated a conservation area. It is regarded as an 'outstanding' conservation area by the Historic Buildings Council for Scotland. Its historical interest is one of the most important in Scotland. The designated area covers important Roman remains and buildings from the medieval period, as well as the eighteenth century village and harbour with its picturesque situation at the mouth of the River Almond. It includes also the Almond Valley as far upstream as Cramond Brig. The valley has a secluded, rural character on the edge of the countryside, contains relics of the industrial revolution and is of natural interest.

The remains of the Roman fort is an Ancient Monument. The Council is seeking to have the secluded area extended to cover all the probable archaeological remains. There are very limited opportunities for new development in the designated area. Any development that may be possible in the vicinity of the village must respect its vernacular character."

A large single storey extension to the existing double garage to the south of the Whitehouse was approved in 1992, although this consent has not been implemented. The new dwelling is to be erected on the same site and with similar footprint and height of the proposed house to the garage extension with the exception of a projecting drawing room on the north elevation and dining room at the north-west corner. These are relatively small elements which are confined to the least conspicuous areas of the building. The proposal has a better relationship to the corner than the approved garage extension. While the 1988 Planning Brief permitted only six new houses within the original extent of the site, the proposed house will have no greater impact on the remaining green open space around the Whitehouse than that of the approved garage extension if it were erected. Given this extant consent, it would be inappropriate to resist a dwelling on this site in principle.

There are no villa policies in the relevant local plans and The Development Quality Handbook guidelines on development within the grounds of villas do not apply to the setting of listed buildings. However, the non-statutory guidelines on "Housing Development in Garden Grounds" are relevant to this application. Normally, development in front of the existing building line would be resisted, but an exception is justified in this case for the reasons stated above. Otherwise the proposal complies with these guidelines in terms of scale, architectural quality and protection of landscape character.

The plan form, design and materials of the proposed structure reflect those of the original Scots Baronial style house and the finish is appropriate in this context where the new houses to the west and north of the Whitehouse are in white painted roughcast.

No existing trees will be removed as a result of this development. Although there will be pressure for the removal of the existing conifer belt, these trees

are not important native species therefore their removal would not be resisted. Appropriate replacement planting would, however, be encouraged to maintain screening for this prominent corner site.

The site will be accessed via the existing entrance on Whitehouse Road, which removes the requirement for any further breach in the original boundary wall. The proposed stone-appearance concrete sett surface for the new driveway is of sufficiently high quality for this site.

c) The proposed dwelling is sympathetic in form and design to the listed building and is clearly subservient to the historic structure. While the setting of the Whitehouse will be affected by the new building, which is situated forward of the original building line on Brae Park Road, the proposed house is imperceptibly larger than the approved garage extension and will not dominate the listed building due to its lower height and lesser scale. A significant area of green open space will remain to the rear (west) of the Whitehouse.

d) There are no residential amenity concerns as the development complies with the relevant non-statutory guidelines in terms of daylighting, overshadowing and privacy.

Adequate car and cycle parking provision is included in the proposals in the form of an integral double garage and there are no road safety concerns.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the setting of the listed building, and have no detrimental impact on residential amenity or road safety.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions on statutory requirements and detailing.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Clare Macdonald on 0131 529 3510
Ward affected	05 - Cramond
Local Plan	Draft West
Statutory Development Plan Provision	Urban Area
Date registered	2 February 2005
Drawing numbers/ Scheme	01-03 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.

If you require further information about this application you should contact the following Principal Planner, Martin Easson on 0131 529 3989. Email: martin.easson@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 or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 124 Whitehouse Road
Edinburgh
EH4 6DQ
Proposal: Erect new detached dwelling
Reference No: 05/00208/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 11 February 1995. Nine letters of representation were received, including letters from Cramond Community Council, Barnton Avenue West Residents Association and Craufurdland Proprietors' Association and Margaret Smith MSP.

The material concerns relate to:

- the proposal is contrary to the 1988 Planning Brief;
- the proposal is contrary to the villa policy in terms of green landscape;
- the proposed dwelling will blemish this edge of the conservation area and detract from the setting of the listed building;
- the new house does not respect the established building lines on Whitehouse Road and Brae Park Road and will result in the removal of the conifer screen;
- the design is a poor smaller copy of the original house;
- the appeal against refusal for an additional house on the opposite side of the site was upheld in 1992.

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 site is located within the North West Edinburgh Local Plan, in a Mainly Residential Area, and draft West Edinburgh Local Plan, in an Urban Area.

Relevant Policies:

Policy H2 proposes land at South Gyle (HSG 14) and Maybury (HSG 15) to be allocated for new housing development to help meet assessed strategic greenfield requirements. Development is to be in accordance with briefs prepared by the Council.

Policy H3 requires all new housing development to make provision for landscaping and open space in conformity with the Council's standards.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy E1 seeks to ensure that, in Conservation Areas, the traditional character is retained and enhanced, and supports greater accessibility to the archaeological remains at Cramond.

Policy E4 seeks to safeguard the character and setting of listed buildings.

Policy T4 states that adequate provision for car parking must be made by developers in all new development in conformity with the Council's adopted standards.

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

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 DQ17 states that development or redevelopment proposals within a conservation area will only be permitted where the proposal is of a high design standard and would preserve or enhance the character or appearance of the area.

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 on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

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.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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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. Details of the proposed slate specification shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

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.

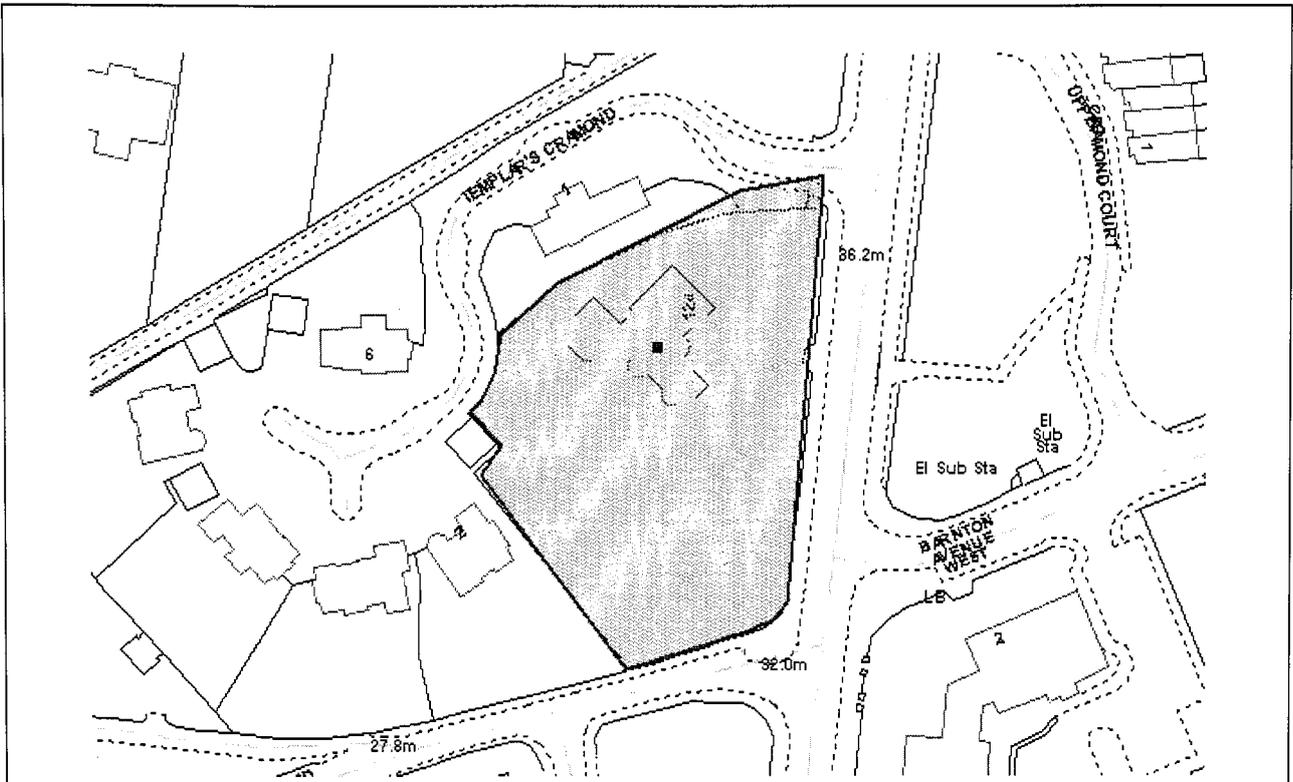
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Location Plan



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