

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10:00am, Wednesday 23 May 2018

Dean of Guild Court Room, City Chambers, High Street, Edinburgh

This is a public meeting and members of the public are welcome to attend.

Contacts

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Tel: 0131 529 4261 / 0131 529 4085

1. Order of business

- 1.1 Including any notices of motion, hearing requests from ward councillors and any other items of business submitted as urgent for consideration at the meeting.
- 1.2 Any member of the Council can request a Hearing if an item raises a local issue affecting their ward. Members of the Sub-Committee can request a presentation on any item in part 4 of the agenda. Members must advise Committee Services of their request by no later than **10.00am on Monday 21 May 2018** (see contact details in the further information section at the end of this agenda).
- 1.3 If a member of the Council has submitted a written request for a hearing to be held on an application that raises a local issue affecting their ward, the Development Management Sub-Committee will decide after receiving a presentation on the application whether or not to hold a hearing based on the information submitted. All requests for hearings will be notified to members prior to the meeting.

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Minutes

- 3.1 None.

4. General Applications, Miscellaneous Business and Pre-Application Reports

The key issues for the Pre-Application reports and the recommendation by the Chief Planning Officer or other Chief Officers detailed in their reports on applications will be approved without debate unless the Clerk to the meeting indicates otherwise during “Order of Business” at item 1

Pre-Applications

- 4.1 1 Bath Road Edinburgh – Forthcoming application by BDW Trading Ltd for a proposed residential development with commercial units and associated landscape, drainage, roads and infrastructure - application no 18/01154/PAN – report by the Chief Planning Officer (circulated)

Applications

- 4.2(a) 2 - 4 Alvanley Terrace Edinburgh – Extension to rear of property to form staff room – application no 17/05921/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.2(b) 2 - 4 Alvanley Terrace Edinburgh – Extension to rear of property to form staff room - application no 17/05921/LBC – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.3 3F1 14 Fountainhall Road Edinburgh – Convert attic, create new dwelling & alter existing flat – application no 17/05518/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.4 Frederick Street Edinburgh (Bus Shelters) – Upgrade comprising double sided LCD unit at one end of bus shelter– application no 18/01024/ADV – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.5 Frederick Street Edinburgh (Bus Shelters) – Upgrade in technology comprising a double sided LCD unit at one end of an existing bus shelter - application no 18/01027/ADV – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.6 43 Kilngate Brae Edinburgh – Proposed front, side and rear extensions and alterations to existing house - application no 18/00408/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.7 13 Lauder Road Edinburgh – Extension to rear of property. Extend north western wing to front. Demolish existing lean-to shed. Internal alterations (as amended) - application no 17/06051/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.8 69 Marionville Road Edinburgh (Proposed Advertising Hoarding 30 Metres South Of) – Advertisement of the following types: Two illuminated hoarding signs (digital) - application no 18/01187/ADV – report by the Chief Planning Officer (circulated)

It is recommended that this application be **REFUSED**.

- 4.9 597 Queensferry Road Edinburgh – Demolition of existing house and garage and erection of six new terraced townhouses - application no 18/01100/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.10 90 Salamander Place Edinburgh (Proposed Advertising Hoarding 28 Metres Northwest Of) – Advertisement of the following types: Two illuminated hoarding signs - application no 18/01173/ADV– report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

- 4.11 3F2 100 Thirlestane Road Edinburgh – Internal alterations and creation of new dwelling at existing attic level - application no 17/05520/FUL– report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

5. Returning Applications

These applications have been discussed previously by the Sub-Committee. A decision to grant, refuse or continue consideration will be made following a presentation by the Chief Planning Officer and discussion on each item.

- 5.1 Saltire Street Edinburgh (Land 80 Metres West And East Of) – Proposed residential development and associated infrastructure (as amended) - application no 17/02477/FUL– report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

6. Applications for Hearing

The Chief Planning Officer has identified the following applications as meeting the criteria for Hearings. The protocol note by the Head of Strategy and Insight sets out the procedure for the hearing.

- 6.1 None.

7. Applications for Detailed Presentation

The Chief Planning Officer has identified the following applications for detailed presentation to the Sub-Committee. A decision to grant, refuse or continue consideration will be made following the presentation and discussion on each item.

- 7.1 139 Craigleith Road Edinburgh - Change of use from petrol filling station to residential. Erection of eight 3 storey new build dwellings with private parking on site (as amended) – application no 18/00390/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

7.2(a) 42 Henderson Row Edinburgh - Extensions to existing science centre and library buildings to provide linked additional teaching and learning space and a multi-purpose hall – application no 18/00563/FUL– report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

7.2(b) 42 Henderson Row Edinburgh - External alterations to the existing library and east perimeter wall – application no 18/00568/LBC – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

7.2(c) 42 Henderson Row Edinburgh - Alteration to north garden boundary wall – application no 18/00569/LBC – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

8. Returning Applications Following Site Visit

These applications have been discussed at a previous meeting of the Sub-Committee and were continued to allow members to visit the sites. A decision to grant, refuse or continue consideration will be made following a presentation by the Chief Planning Officer and discussion on each item.

8.1 33 Pinkhill, Edinburgh EH12 7BF - Demolition of existing office building and development of 51 apartments (scheme 2) – application no 17/03433/FUL – report by the Chief Planning Officer (circulated)

It is recommended that this application be **GRANTED**.

Laurence Rockey

Head of Strategy and Insight

Committee Members

Councillors Gardiner (Convener), Child (Vice-Convener), Booth, Dixon, Gordon, Graczyk, Griffiths, Mitchell, Mowat, Osler and Staniforth.

Information about the Development Management Sub-Committee

The Development Management Sub-Committee consists of 11 Councillors and usually meets twice a month. The Sub-Committee usually meets in the Dean of Guild Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

Further information

A summary of the recommendations on each planning application is shown on the agenda. Please refer to the circulated reports by the Chief Planning Officer or other Chief Officers for full details. Online Services – planning applications can be viewed online by going to [view planning applications](#) – this includes letters of comments received.

The items shown in part 6 on this agenda are to be considered as a hearing. The list of organisations invited to speak at this meeting are detailed in the relevant Protocol Note. The Development Management Sub-Committee does not hear deputations.

The Sub-Committee will only make recommendations to the full Council on these applications as they are major applications which are significantly contrary to the Development Plan.

If you have any questions about the agenda or meeting arrangements, please contact Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG, 0131 529 4210, email committee.services@edinburgh.gov.uk.

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to <http://www.edinburgh.gov.uk/cpol>.

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Please note this meeting may be filmed for live and subsequent broadcast via the Council's internet site, at the start of the meeting the Convener or the Clerk will confirm if all or part of the meeting is being filmed.

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Generally the public seating areas will not be filmed. However, by entering the Dean of Guild Court Room and using the public seating area, you are consenting to being filmed and to the use and storage of those images and sound recordings and any information pertaining to you contained in them for web casting and training purposes and for the purpose of keeping historical records and making those records available to the public.

Any information presented by you at a meeting, in a deputation or otherwise, in addition to forming part of a webcast that will be held as a historical record, will also be held and used by the Council in connection with the relevant matter until that matter is decided or otherwise resolved (including any potential appeals and other connected processes).

Thereafter, that information will continue to be held as part of the historical record in accordance with the paragraphs above.

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Development Management Sub Committee

Wednesday 23 May 2018

Report for forthcoming application by

BDW Trading Ltd. for Proposal of Application Notice

18/01154/PAN

At 1 Bath Road, Edinburgh, EH6 7BB

Proposed residential development with commercial units and associated landscape, drainage, roads and infrastructure.

Item number	4.1
Report number	
Wards	B13 - Leith

Summary

The purpose of this report is to inform Development Management Sub-Committee of a forthcoming detailed application for residential development with commercial units and associated landscaping, drainage, roads and infrastructure at 1, Bath Road in Leith.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant has submitted a Proposal of application notice on 9 March 2018 (18/01154/PAN).

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

- 1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The site is 1.42 hectares, rectangular in shape and is located on the north side of Salamander Street where it joins Baltic Street. Bath Road forms the eastern edge of the site. The site is currently used by Keyline Civils and Drainage builders merchant and accommodates three buildings. Two main warehouses sit to the south of the site and a single outbuilding sits at the north west corner. None of the buildings are listed.

Beyond Baltic Street / Salamander Street to the south of the site, the land is primarily residential use with commercial units on the ground floor. To the east, there is a five storey primarily residential tenement with industrial/warehousing adjacent. To the north of the site is Forth Ports land which has been cleared of buildings. To the west of the site are industrial buildings. A high stone wall forms the southern boundary and part of the eastern boundary of the site.

A strip of land at the western edge of the site is located within the Leith Conservation Area.

2.2 Site History

29 December 2016 - Partial demolition of structurally unsafe boundary wall and subsequent re-instatement. (Application reference 16/05506/LBC) - listed building consent granted.

Main report

3.1 Description Of The Proposal

An application for detailed planning permission will be submitted for residential development with commercial units and associated landscaping, drainage, roads and infrastructure. No details have been submitted of number of units, type of housing, access or design.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The principle of the development is acceptable in this location;

The site is located within the Central Leith Waterfront area as defined in the Edinburgh Local Development Plan (LDP). There are development principles which guide any future development in this area. The principles state that any proposed housing development will be expected to be designed to mitigate any significant adverse impacts to residential amenity from existing or new general industrial development.

b) The design, scale and layout are acceptable within the character of the area and wider regeneration;

The proposal will be considered against the provisions of the LDP and the Edinburgh Design Guidance.

A Design and Access Statement will be provided with the application.

c) Access arrangements are acceptable in terms of road safety and public transport accessibility;

The proposals should have regard to the Council's parking standards, LDP transport policies and the requirements of the Edinburgh Street Design Guidance. Transport information will be required to support the application to assess the effect of the proposal on local roads and the accessibility of the site.

d) There are any other environmental factors that require consideration;

The applicant will be required to demonstrate that the site is capable of accommodating the development and that there is sufficient infrastructure capacity.

The proposal will be assessed in line with the consultation draft supplementary guidance on Developer Contributions on Infrastructure Delivery and the relevant Development Plan provisions. An affordable housing contribution will be required as the total number of units is likely to exceed 12. The provision of affordable housing should reflect the mix of units and be tenure blind.

The site is a former glassworks dating back to mid 18th Century. Preservation of the site's industrial heritage is a key archaeological concern and an archaeological assessment must be submitted.

The western edge of the site is bounded by listed buildings. The impact of the proposal on the setting of these buildings will be considered.

A high stone wall forms the southern boundary and part of the eastern boundary of the site. Further investigation has revealed that the wall is not listed.

The site is located within the Salamander Street Air Quality Management Area and an air quality assessment will be required.

There are a number of potential noise sources within the vicinity of the site (eg public house, scrap metal yard, port related activity). An acoustic survey must be submitted to address all these noise sources.

In order to support the application, the applicant will likely be required to submit the following documents:

- Planning Statement;
- Design and Access Statement;
- Pre-application Consultation Report;
- Site Investigation Report;
- Transport Information;
- Flood Risk assessment and Surface Water Management Plan;
- Drainage Impact Assessment;
- Archaeological Assessment;
- Air Quality Impact Assessment;
- Noise Impact Assessment;
- Swept Path Analysis;
- Floodlighting Study;
- Ecological surveys; and
- Sustainability Statement.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

One public exhibition will take place at Leith Public Library, Ferry Road, on Wednesday 9 May 2018 from 3pm to 7pm.

Leith Harbour and Newhaven Community Council and Newhaven Community Council, Leith Neighbourhood Partnership and the three ward councillors have been notified of the proposal.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

Background reading/external references

- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

David R. Leslie

Chief Planning Officer

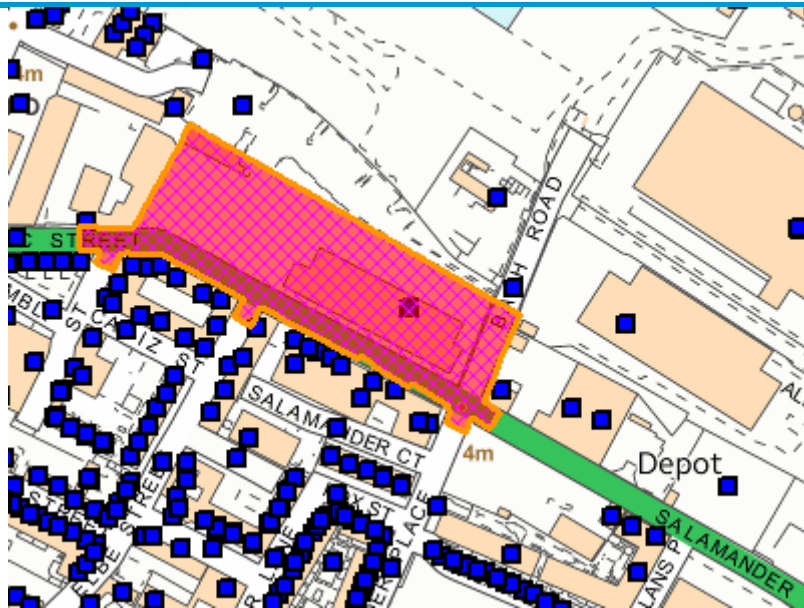
PLACE

The City of Edinburgh Council

Contact: Lesley Porteous, Planning Officer

E-mail:lesley.porteous@edinburgh.gov.uk Tel:0131 529 3203

Location Plan



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Development Management Sub Committee

Wednesday 23 May 2018

**Application for Planning Permission 17/05921/FUL
At 2 - 4 Alvanley Terrace, Edinburgh, EH9 1DU
Extension to rear of property to form staff room.**

Item number	4.2(a)
Report number	
Wards	B10 - Morningside

Summary

The proposal is acceptable in principle. The development will not adversely affect residential amenity. The character and appearance of the listed building and Conservation Area will not be adversely affected as the proposed materials are sympathetic to the surrounding area and original building. The use of the building has been long standing, the proposed alterations are minor. These will not have any further detrimental impact to the surrounding residents.

Links

Policies and guidance for this application	LDPP, LHOU07, LEN03, LEN04, LEN06, NSLBCA, CRPMAR, NSBUS,
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Report

Application for Planning Permission 17/05921/FUL At 2 - 4 Alvanley Terrace, Edinburgh, EH9 1DU Extension to rear of property to form staff room.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site relates to a three terraced villas currently in use as a hotel and bar. It is located in the Marchmont area of Edinburgh, primarily surrounded by residential use. James Gillespie's Primary School and High School are in close proximity and the property lies opposite Bruntsfield Links. To the rear of the property is a boundary wall with residential beyond.

The property is B listed, reference 30493 and 30494, listed on 19 March 1993.

This application site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

2.2 Site History

February 2018 - application submitted for listed building consent for the extension to the rear of the property (application reference 17/05921/LBC).

Main report

3.1 Description Of The Proposal

The application is for a proposed extension to the rear to form a new staff room. The wall will extend at most 2.59 metres to meet the existing boundary wall, and 0.97 metres at least. The wall will be roughcast to match the existing stone work and topped with a zinc cap. The plans do not include the creation of any windows or doors.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of consent.

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the 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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) The proposal is acceptable in principle;
- b) The proposals preserve and enhance the character or appearance of the conservation area and the scale, design and materials are acceptable;
- c) The proposals affect the character of the listed building;
- d) The proposal is detrimental to the amenity of neighbours;
- e) Any representations received have been addressed; and
- f) The proposal has an impact on equalities and human rights.

a) Principle

The building has operated as a hotel for a number of years and has an established use. The minor extension of this building will not intensify the use of the building. The proposal is acceptable in principle subject to consideration of the other relevant policies and guidance.

b) Conservation Area & Scale, Design and Materials

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

Policy ENV 6 of the LDP states that development within a conservation area is expected to preserve and enhance the existing character, retain existing features and demonstrate a high level of design. The proposed extension is small scale and set within the boundaries of the site. The existing boundary wall is retained to the properties to the rear of the site. The extension is of an appropriate scale for the location. The materials are appropriate for the context and the secondary nature of the extension. The function and design of the proposal is modest. The proposals will retain the existing character of the conservation area and comply with Policy ENV 6 of the LDP.

c) Character of the Listed Building

The proposed alterations are of a small scale and do not have an adverse impact on the historic character of the property. The extension does not result in any diminution of the interest of the listed building. The proposals comply with policy ENV 4 of the LDP.

d) Neighbouring amenity

The proposal is for the creation of a small staff room associated with the main use as a hotel. The formation of the staff room will not result in any adverse impact from noise or odours to the neighbouring residents.

The position of the proposed extension combined with the adjacent shared access path and orientation of the neighbouring garden mean that the proposed development complies with the guidance on daylighting and overshadowing. There are no windows in the development to impact on privacy, light pollution or noise pollution as a result of this proposal.

There are no adverse impacts on residential development from the proposed development.

e) Representations

This application received a total of 11 letters of representation. All eleven were objections to the proposal.

Material Representations - Objection

- Loss of amenity - addressed in section 3.3(d) of the assessment.
- Loss of privacy - addressed in section 3.3(d) of the assessment.
- Light pollution - addressed in section 3.3(d) of the assessment.
- Noise Pollution - addressed in section 3.3(d) of the assessment.
- Odours - addressed in section 3.3(d) of the assessment.
- Overdevelopment - addressed in section 3.3(b) of the assessment.

Non Material Representations - Objection

- Loss of view.
- Building works.
- Intended use of the new room.
- Residential green belt.

f) Equalities and human rights

The proposal has no impact on human rights or equalities.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 26 January 2018. This application received a total of 11 letters of representation. This has been assessed in section 3.3 of the report.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

The site lies within an urban area in the Marchmont and Meadows Conservation Area as defined within the Local Development Plan.

Date registered

15 December 2017

Drawing numbers/Scheme

01 and 02a,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Steven Sinclair, Planning Officer

E-mail: steven.sinclair@edinburgh.gov.uk Tel:

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

Non-statutory guidelines 'GUIDANCE FOR BUSINESSES' provides guidance for proposals likely to be made on behalf of businesses. It includes food and drink uses, conversion to residential use, changing housing to commercial uses, altering shopfronts and signage and advertisements.

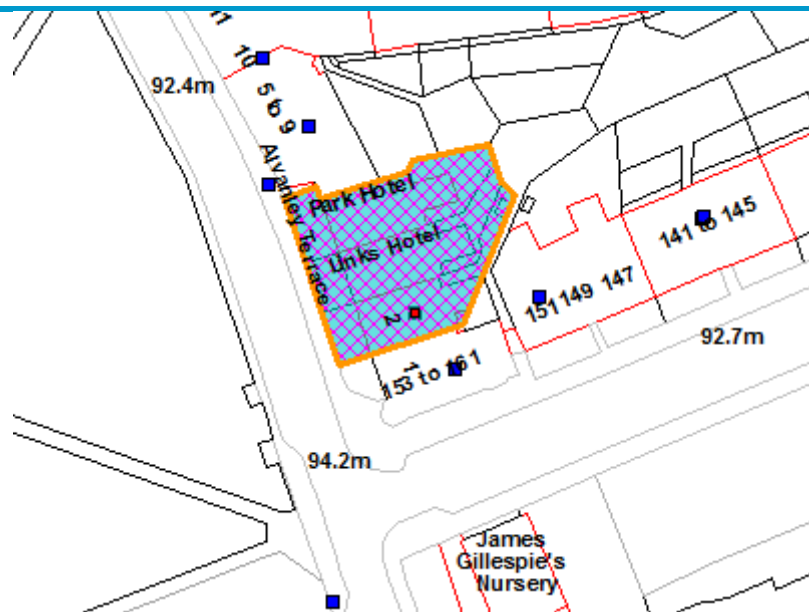
Appendix 1

**Application for Planning Permission 17/05921/FUL
At 2 - 4 Alvanley Terrace, Edinburgh, EH9 1DU
Extension to rear of property to form staff room.**

Consultations

No consultations undertaken.

Location Plan



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Development Management Sub Committee

Wednesday 23 May 2018

**Application for Listed Building Consent 17/05921/LBC
At 2 - 4 Alvanley Terrace, Edinburgh, EH9 1DU
Extension to rear of property to form staff room.**

Item number	4.2(b)
Report number	
Wards	B10 - Morningside

Summary

The proposal is relatively modest and will not have an adverse impact on the character of the listed building. The character and appearance of the Conservation Area will not be adversely affected as the proposed materials are sympathetic to the surrounding area and original building. The accompanying zinc cap is not traditional, but is acceptable in this context.

Links

[Policies and guidance for this application](#) LDPP, LEN03, LEN04, LEN06, NSLBCA, CRPMAR,

Report

Application for Listed Building Consent 17/05921/LBC At 2 - 4 Alvanley Terrace, Edinburgh, EH9 1DU Extension to rear of property to form staff room.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site relates to a three terraced villas currently in use as a hotel and bar. It is located in the Marchmont area of Edinburgh, primarily surrounded by residential use. James Gillespie's Primary School and High School are in close proximity and the property lies opposite Bruntsfield Links. To the rear of the property is a boundary wall with residential beyond.

The property is B listed, reference 30493 and 30494, listed on 19 March 1993. This application site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

2.2 Site History

February 2018 - application submitted for planning permission for the extension to the rear of the property (application reference 17/05921/FUL).

Main report

3.1 Description Of The Proposal

The application is for a proposed extension to the rear to form a new staff room. The wall will extend at most 2.59 metres to meet the existing boundary wall, and 0.97 metres at least. The wall will be roughcast to match the existing stone work and topped with a zinc cap. The plans do not include the creation of any windows or doors.

3.2 Determining Issues

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the 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 harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposal has an adverse impact on the character and appearance of the listed building;
- b) the proposals preserve and enhance the character or appearance of the conservation area;
- c) Any representations received have been addressed and
- d) The proposal has an impact on equalities and human rights.

a) Character of the Listed Building

The proposed alterations are of a small scale and do not have an adverse impact on the historic character of the property. The extension does not result in any diminution of the interest of the listed building. The proposals comply with policy ENV 4 of the LDP.

b) Conservation Area & scale, design and materials

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

Policy ENV 6 of the LDP states that development within a conservation area is expected to preserve and enhance the existing character, retain existing features and demonstrate a high level of design. The proposed extension is small scale and set within the boundaries of the site. The existing boundary wall is retained to the properties to the rear of the site. The extension is of an appropriate scale for the location. The materials are appropriate for the context and the secondary nature of the extension. The function and design of the proposal is modest. The proposals will retain the existing character of the conservation area and comply with Policy ENV 6 of the LDP.

c) Representations

This application received a total of 3 letters of representation.

Non- Material Representations - Objection

- Building works;
- Intended use of the new room; and
- Issues relating to residential amenity.

d) Equalities and human rights

The proposal has no impact on human rights or equalities.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. This consent is for Listed Building Consent only. Work must not begin until other necessary consents, eg Planning Permission, have been obtained.
2. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 26 January 2018. Three letters of representation have been received.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

The site lies within an urban area in the Marchmont and Meadows Conservation Area as defined within the Local Development Plan.

Date registered

15 December 2017

Drawing numbers/Scheme

01 - 02,
01 - 02a,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Steven Sinclair, Planning Officer

E-mail: steven.sinclair@edinburgh.gov.uk Tel:

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

Appendix 1

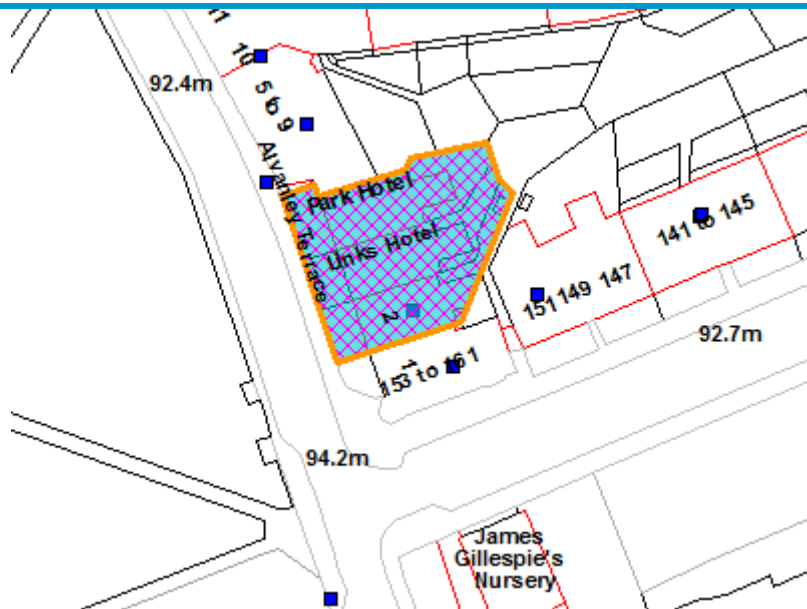
Application for Listed Building Consent 17/05921/LBC At 2 - 4 Alvanley Terrace, Edinburgh, EH9 1DU Extension to rear of property to form staff room.

Consultations

Historic Environment Scotland

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

Location Plan



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END

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Planning Permission 17/05518/FUL
At 3F1, 14 Fountainhall Road, Edinburgh
Convert attic, create new dwelling & alter existing flat.**

Item number	4.3
Report number	
Wards	B15 - Southside/Newington

Summary

The proposal complies with the adopted Local Development Plan and the Edinburgh Design Guidance. The proposal is of a suitable quality in terms of design, form, choice of materials and positioning. The proposal will not result in an unreasonable loss of residential amenity, and will not have any detrimental impact on neighbourhood character. There are no material considerations which outweigh this conclusion.

Links

[Policies and guidance for this application](#) LDPP, LHOU01, LDES12, LDES01, NSG, NSGD02,

Report

Application for Planning Permission 17/05518/FUL At 3F1, 14 Fountainhall Road, Edinburgh Convert attic, create new dwelling & alter existing flat.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The site lies on the north side of Fountainhall Road and relates to the top flat within a row of four storey tenements. The site is located within a well established residential area where many of the properties have been altered in some form.

2.2 Site History

6 June 2016 - A Certificate of Lawfulness was granted to convert the attic and to alter the existing top floor flat into a 6-bedroom duplex flat, including the provision of new conservation rooflights to the front and rear (application number 16/02654/CLP).

Main report

3.1 Description Of The Proposal

The proposal is to convert the attic by forming a new dwelling in the roofspace and to alter the existing flat.

Externally two flat roofed dormers are proposed on the rear roof plane while to the front three velux roof lights are proposed.

The proposed materials are timber white painted windows, felt roof and slate finish to dormer cheeks.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the subdivision of the property is acceptable;
- b) the proposal will be of a suitable quality in terms of design;
- c) the proposal will cause unacceptable loss of residential amenity;
- d) the proposal affects parking of vehicles and cycles;
- e) any impacts on equalities or human rights are acceptable; and
- f) any comments raised have been addressed.

a) Sub-Division of Property

Policy Hou 1 of Edinburgh Local Development Plan (LDP) supports housing development on suitable sites in the urban area provided proposals are compatible with other policies in the plan.

The new dwelling would be in the attic space of the existing residential tenemental property which is surrounded by other residential properties. It would have two bedrooms, a living / dining room and a kitchen. It would be dual aspect. To ensure satisfactory amenity, the Council's Edinburgh Design Guidance seeks dwellings of this size to have a minimum internal floor area of 66 square metres. The proposal complies with this requirement. There is a shared garden area to the rear of the building to serve all the flats within stair. No details have been submitted regarding the access to this common area.

The subdivision is acceptable and will create an acceptable amenity for the future residents.

b) Scale, Design and Materials

The Grange Conservation Area lies to the south and west of the site. Two flat roofed dormers are proposed on the rear roof plane. These are positioned above the eaves and lower than the roof ridge. They are of a size where they do not dominate the form of the roof. The proposed materials are acceptable. Given the height of the building and being on the rear elevation which is not publicly visible or readily visible from any public viewpoint. The dormers would not detract from the character of the area.

The proposal complies with LDP Policy Des 12.

c) Residential Amenity

The new flat would be located within the attic space of a tenement flat and be accessed from the common stair. The existing top floor flat would retain a separate access which would not result in an unacceptable change to residential amenity of the existing occupiers of the flats. The formation of a new residential unit is in keeping with the existing character of the area. It is not considered that there will be a significant increase in noise/disturbance to neighbouring properties as a result of this use. The new dormers would overlook the rear garden ground which is currently overlooked by existing windows belonging to the flats below. There would be no change to the immediate outlook.

There is no unacceptable loss of residential amenity.

d) Parking

The site is in an area where there is both unrestricted and restricted car parking. The proposals do not include any provision for car parking for the new dwelling. The tenement has a garden area to front and rear and a shared staircase where bicycles could be stored, however there is no dedicated area for cycle parking. The site is well served by public transport.

The proposal is satisfactory in terms of parking.

e) Equalities and human rights

This application was assessed in terms of equalities and human rights. No impact was identified.

f) Public comments

Material Considerations

- design of dormer on the rear roof - addressed in section 3.3b).
- new windows out of character - addressed in section 3.3b).
- pressure on car parking spaces - addressed in section 3.3e).
- cycle parking - addressed in section 3.3d).
- noise - addressed in section 3.3c).

Non-material considerations

- land ownership.
- time period to make comments is too short.
- noise and disruption during construction.
- evacuation of building for fire.
- precedent of other top floor flats.
- alterations may adversely affect the structure of the building.
- repairs to roof and demand on drains and water supplies.
- bikes causing damage to paint work.
- number of students living in the stair.

Community Council

No comments were received

Conclusion

The proposal is of an appropriate scale and design which complies with the development plan and relevant non-statutory guidelines. The proposal will not result in an unreasonable loss of residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. This application relates to a flatted building. This planning permission does not affect the legal rights of any other parties with an interest in the building. In that respect, the permission does not confer the right to carry out the works without appropriate authority.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Following neighbour notification, fourteen letters of representations were received, thirteen objecting to the proposals and one of these raising non-material considerations.

A full assessment of the representations can be found in the Assessment section in the main report.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development**Plan Provision**

The site lies within the urban area of the Edinburgh Local Development Plan.

Date registered

9 January 2018

Drawing numbers/Scheme

1-9,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Jennifer Zochowska, Senior Planning Officer

E-mail:jennifer.zochowska@edinburgh.gov.uk Tel:0131 529 3793

Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

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

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

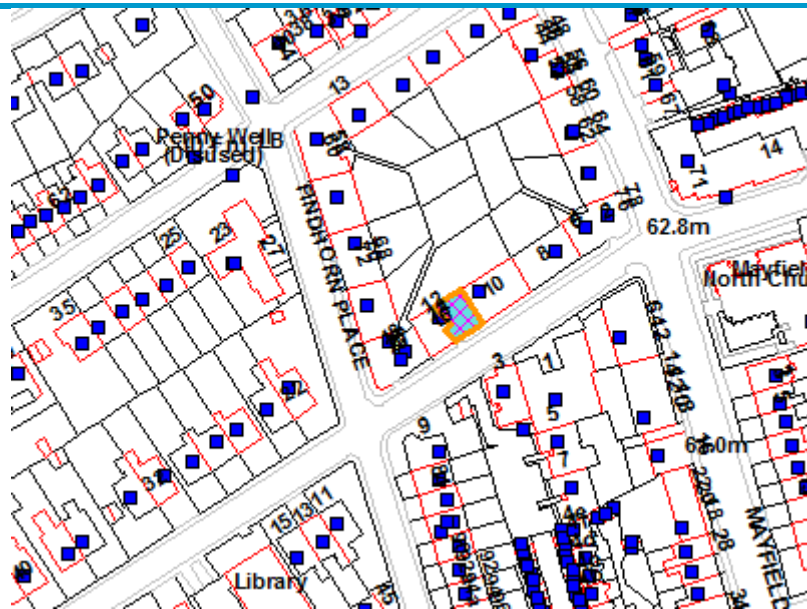
Appendix 1

**Application for Planning Permission 17/05518/FUL
At 3F1, 14 Fountainhall Road, Edinburgh
Convert attic, create new dwelling & alter existing flat.**

Consultations

No consultations undertaken.

Location Plan



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Development Management Sub Committee

Wednesday 23 May 2018

Application for Advert Consent 18/01024/ADV At Bus Shelters, Frederick Street, Edinburgh Upgrade comprising double sided LCD unit at one end of bus shelter

Item number	4.4
Report number	
Wards	B11 - City Centre

Summary

Regulation 4 (1) of the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984 (as amended) states that advertisement control shall be exercisable only in the interests of amenity and public safety.

The proposal would not adversely affect the amenity of the location or raise issues in respect of public safety subject to conditions on moving images and illumination. The proposals accord with requirements of Council guidance covering Advertisements, Sponsorship and City Dressing. The proposals accord with requirements of Council guidance covering Advertisements, Sponsorship and City Dressing.

Links

Policies and guidance for this application	NSG, NSADSP, NSGD02, NSGSTR, CRPNEW, CRPWHS,
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Report

Application for Advert Consent 18/01024/ADV At Bus Shelters, Frederick Street, Edinburgh Upgrade comprising double sided LCD unit at one end of bus shelter

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application relates to an existing bus shelter located along the footway located on the west side of Frederick Street.

Existing advertisements are present on the existing bus shelters. The existing advertisement comprise a double sided poster displays either on the road facing elevations of the bus shelters or at the trailing end of the bus shelters.

The application site is generally contained by built frontage, with the majority of buildings being listed (various categories). The site comprises a mix of uses, predominantly commercial.

The site is located within the Edinburgh World Heritage Site.

This application site is located within the New Town Conservation Area.

2.2 Site History

One other application for advertisement consent is pending decision for digital advertisements along Frederick Street (application number 18/01027/ADV).

29 January 2015 - Advertisement consent granted for 7 double sided (non-digital) advertising panels adjacent to bus shelters (as amended) (application number 14/04540/ADV).

Main report

3.1 Description Of The Proposal

This application relates to advertisement consent only on an existing bus shelter.

The advertising panel will be double sided and situated on the trailing end of a bus shelter, facing north and south along Frederick Street. Both sides of the panel will contain a digital LED display with moving images.

The panel will be designed to fit the shelter but will not be reliant upon it for support. The panel structure will measure approximately 2.1 metres high, 1.33 metres wide and 0.25 metres deep. The display screen areas will be approximately 1.9 square metres and the panel will be constructed from aluminium with a matt grey finish.

3.2 Determining Issues

Do the proposals affect the amenity of the locality? In the determination of the suitability of the site for the display of advertisements, the Planning Authority shall have regard to the general characteristics of the locality including the presence of any feature of historical, architectural, cultural or similar interest. The authority may disregard any advertisements displayed in the locality.

Do the proposals affect public safety? The Planning Authority shall in particular consider whether any such display is likely to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal, or aid to navigation by water or air.

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposal has an acceptable impact on amenity;
- b) the proposal would compromise public safety;
- c) the proposal would have any equalities or human rights impacts; and
- d) public comments have been addressed.

a) Amenity

Principle

The Council's Guidance on Advertisements, Sponsorship and City Dressing states that advertisements are, by their nature, designed to create a high impact in visual terms, which may be inappropriate in sensitive environments. Careful control is therefore required to ensure that advertising is not detrimental to the amenity of these locations.

The Guidance states that advertising on bus shelters will not be allowed in visually sensitive locations including certain parts of the World Heritage Site where the streets are of primary historic importance (e.g. George Street or Royal Mile) or where advertising would disturb important views or the setting of individual listed buildings. This restriction relates to any form of advertising within bus shelters including digital, illuminated and non-illuminated static and scrolling advertisements. Where acceptable within less sensitive areas of the World Heritage Site, digital advertising will normally only be acceptable as an integral part of a bus shelter subject to normal amenity and public safety assessments.

The principle of digital advertising as part of a bus shelter located on the west side of Frederick Street is acceptable in this area.

Impact on Conservation Area and World Heritage Site

Relevant extracts from the New Town Conservation Area Character Appraisal are set out as follows:

The use of grid layout forms throughout the area provides a formal hierarchy of streets with controlled vistas and planned views.

Within the grid layouts, terminated vistas have been planned, using churches, monuments, buildings and civic statuary, resulting in a plethora of landmark buildings.

Terminated vistas within the grid layouts and the long distance views across and out of the conservation area are an important feature.

The designed relationship of stone buildings, pavements and setted roads gives a disciplined unity and cohesion to the conservation area.

The streets of the New Town form a key component of the geometric hierarchy of the area. The public realm should be of the highest quality in terms of the materials used.

Street furniture and road markings can detract substantially from the public realm.

Strong efforts should be made to reduce the clutter that currently exists.

The Outstanding Universal Value of the Edinburgh World Heritage Site is defined as the remarkable juxtaposition of two clearly articulated urban planning phenomena: the contrast between the organic medieval Old Town and the planned Georgian New Town which provides a clarity of urban structure unrivalled in Europe.

The Council's Street Design Guidance identifies that Edinburgh has a considerable number of areas that are specially protected. Edinburgh's network of streets pass through many of these protected areas which means that the choice of layout, the materials used and street furniture / features; such as street lighting; have to take into account the character and potential impact of any changes being made.

The double sided digital advertising panel will be set perpendicular to the street within the existing bus shelter, as will the other bus shelter panels subject of the associated application on Frederick Street. Frederick Street is characterised with modern shopfronts at ground floor, illuminated signage, street furniture and illuminated static advertising within the existing bus shelters. The digital panel forms an integral part of the shelter design, with the structure providing a level of visual containment to the displays. The shelters are positioned adjacent to the kerb and this arrangement reflects the linearity of the street. The shelters are subservient elements within the street scene and the proposed advertising displays would not be disruptive to key views or the setting of adjacent listed buildings.

Whilst the principle of a digital advert is acceptable the introduction of moving images will create visual disruption which is uncharacteristic of adverts within this area. Static adverts is an established feature in this street and a condition restricting the moving images is considered appropriate. The level of illuminance should also be restricted particularly the night time levels in order to protect amenity, a condition has been attached in respect of this.

The proposal will not have a detrimental impact on the characteristics and appearance of the New Town Conservation Area and World Heritage Site and complies with the non-statutory guidance on Advertisements and Conservation Area and Listed Buildings.

b) Public Safety

The Roads Authority raises no objection to the proposal subject to conditions being added on the control of moving images to protect public safety and on the level of illumination.

The proposal is acceptable on public safety grounds.

c) Equalities and Human Rights

This application has no impacts on equalities and human rights.

d) Public Comments

Four letters of representation were received. The following issues were raised:

Material Considerations

- The proposal would detract from the views running north and south - this is addressed in section 3.3 (a).
- The proposal would be detrimental to the character and appearance of the New Town Conservation Area and World Heritage Site - this is addressed in section 3.3 (a).
- The proposal would increase in visual distraction - this is addressed in section 3.3 (a).

Conclusion

Regulation 4 (1) of the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984 (as amended) states that advertisement control shall be exercisable only in the interests of amenity and public safety.

The proposal would not adversely affect the amenity of the location or raise issues in respect of public safety subject to conditions on moving images and illumination. The proposals accord with requirements of Council guidance covering Advertisements, Sponsorship and City Dressing.

There are no material considerations that outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. Consent is granted for a period of five years from the date of consent.
2. Advertisements shall be static images only.
3. The intensity of illumination of the advertisement display shall be restricted to 75 candelas per square metre during night time hours, these hours being 30 minutes after sunset to 30 minutes before sunrise each day.

Reasons:-

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In the interest of public safety.
3. To protect amenity.

Financial impact

4.1 The financial impact has been assessed as follows:

The Council has a contract with the applicant to provide outdoor advertising and street furniture, primarily bus shelters, in the city. The financial impacts to the Council were reported to Finances and Resources Committee on 5 June 2014.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Four Letters of representation have been received from members of the public.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

The site is located within the New Town Conservation Area and the Edinburgh World Heritage site. The site is also part of the Central Area.

Date registered

9 March 2018

Drawing numbers/Scheme

01-05,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Lynsey Townsend, Senior Planning Officer

E-mail:lynsey.townsend@edinburgh.gov.uk Tel:0131 529 3905

Links - Policies

Relevant Policies:

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'ADVERTISEMENTS, SPONSORSHIP AND CITY DRESSING' Provides guidance on proposals for advertisements, imposing restrictions on adverts on street furniture, hoardings, and at the roadside, and outlining the circumstances in which sponsorship, city dressing, banners and adverts on scaffolding should be acceptable.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Non-statutory guidelines - EDINBURGH STREET DESIGN GUIDANCE - Edinburgh Street Design Guidance supports proposals that create better places through the delivery of vibrant, safe, attractive, effective and enjoyable streets in Edinburgh. It sets out the Council's expectations for the design of streets and public realm.

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

World Heritage Site

The historic centre of Edinburgh, including the medieval Old Town and the Georgian New Town, was inscribed on the United Nations Education, Scientific and Cultural Organisation's (UNESCO's) List of World Heritage Sites in December, 1995. This represents international recognition that the Site is of outstanding universal value.

The organic plan form of the medieval Old Town and the clarity of the geometrically planned neo-classical New Town together with the outstanding historic buildings are fundamental characteristics of the World Heritage Site. All proposals affecting the plan form or historic buildings, including their setting, will be considered for their impact on their design integrity.

Appendix 1

Application for Advert Consent 18/01024/ADV At Bus Shelters, Frederick Street, Edinburgh Upgrade comprising double sided LCD unit at one end of bus shelter

Consultations

Roads Authority

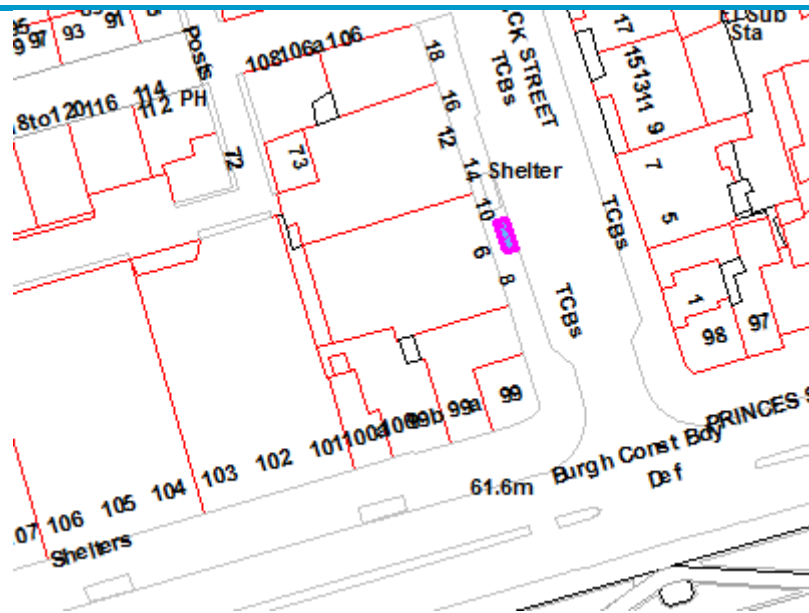
No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. *As outlined in the Council's Report to Planning Committee 27 February 2014 for the control of digital forms of advertising, this advert will be expected to comply in full with the Outdoor Media Centre (OMC) voluntary code for digital large format roadside advertising (published in January 2011). The code reflects planning regulations in place throughout the UK. This states that:*
 - a) *there shall be no moving images, animation, video or full motion images displayed unless consent has been granted for such displays;*
 - b) *digital roadside billboards/hoardings shall not change more frequently than every 5 seconds unless consent has been granted for such displays;*
 - c) *the luminance level of a digital roadside billboards shall comply with the Institute of Lighting Engineers Technical Report No's 5 (2003);*
 - d) *Roadside digital displays will [in Scotland] conform to the 5 'Standard Conditions' specified in Schedule 1 of the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984;*
2. *Adverts must not contain moving images or sequencing of images over more than one advert;*
3. *Drivers should only be able to see the details of a roadside digital advertisement on one screen or a pair of synchronised screens at a time. This is to ensure that multiple images do not change at different times;*
4. *There should be no message sequencing where a message is spread across more than one screen;*
5. *Phone numbers, web addresses details etc should be avoided;*
6. *It is recommended that the speed of change of image should be set to be in effect instantaneous;*
7. *Where the advert is visible in the same view as traffic signals, the timing of the signals should where possible be taken into account when calculating the message display time;*
8. *Adverts should not resemble existing traffic signs or provide directional advice;*
9. *Night time levels of luminance should be based on the luminance of other signs and surfaces in the area. Typical values in urban areas would be in the range of 75-300Cd/m²;*

10. Day time levels of luminance may need to be higher, this should be controlled by light sensors to measure the ambient brightness and dimmers to control the lighting output is within acceptable limits;

11. The City of Edinburgh Council acting as Roads Authority reserves the right under Section 93 of The Roads (Scotland) Act 1984 to disconnect and disable the sign, or take any other steps, required to ensure that any display on the sign which constitutes a danger to road users is removed or screened. The Council will seek to recover their costs for undertaking such action and the applicant should note that the display of any moving images (ref note 4 above) is likely to result in immediate action under Section 93.

Location Plan



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END

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Advert Consent 18/01027/ADV
At Bus Shelters, Frederick Street, Edinburgh
Upgrade in technology comprising a double sided LCD unit
at one end of an existing bus shelter.**

Item number	4.5
Report number	
Wards	B11 - City Centre

Summary

Regulation 4 (1) of the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984 (as amended) states that advertisement control shall be exercisable only in the interests of amenity and public safety.

The proposal would not adversely affect the amenity of the location or raise issues in respect of public safety subject to conditions on moving images and illumination. The proposals accord with requirements of Council guidance covering Advertisements, Sponsorship and City Dressing.

Links

[Policies and guidance for this application](#) NSG, NSADSP, NSGD02, NSGSTR, CRPNEW,

Report

Application for Advert Consent 18/01027/ADV At Bus Shelters, Frederick Street, Edinburgh Upgrade in technology comprising a double sided LCD unit at one end of an existing bus shelter.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application relates to an existing bus shelter located along the footway located on the east side of Frederick Street.

Existing advertisements are present on the existing bus shelters. The existing advertisement comprise a double sided poster displays either on the road facing elevations of the bus shelters or at the trailing end of the bus shelters.

The application site is generally contained by built frontage, with the majority of buildings being listed (various categories). The site comprises a mix of uses, predominantly commercial.

The site is located within the Edinburgh World Heritage Site.

This application site is located within the New Town Conservation Area.

2.2 Site History

One other application for advertisement consent is pending decision for digital advertisements along Frederick Street (application number 18/01024/ADV).

29 January 2015 - Advertisement consent granted for a 7 double sided (non-digital) advertising panels adjacent to bus shelters (as amended) (application number 14/04540/ADV).

Main report

3.1 Description Of The Proposal

This application relates to advertisement consent only on an existing bus shelter.

The advertising panel will be double sided and situated on the trailing end of a bus shelter, facing north and south along Frederick Street. Both sides of the panel will contain a digital LED display with moving images.

The panel will be designed to fit the shelter but will not be reliant upon it for support. The panel structure will measure approximately 2.1 metres high, 1.33 metres wide and 0.25 metres deep. The display screen areas will be approximately 1.9 square metres and the panel will be constructed from aluminium with a matt grey finish.

3.2 Determining Issues

Do the proposals affect the amenity of the locality? In the determination of the suitability of the site for the display of advertisements, the Planning Authority shall have regard to the general characteristics of the locality including the presence of any feature of historical, architectural, cultural or similar interest. The authority may disregard any advertisements displayed in the locality.

Do the proposals affect public safety? The Planning Authority shall in particular consider whether any such display is likely to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal, or aid to navigation by water or air.

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposal has an acceptable impact on amenity;
- b) the proposal would compromise public safety;
- c) the proposal would have any equalities or human rights impacts; and
- d) public comments have been addressed.

a) Amenity

Principle

The Council's Guidance on Advertisements, Sponsorship and City Dressing states that advertisements are, by their nature, designed to create a high impact in visual terms, which may be inappropriate in sensitive environments. Careful control is therefore required to ensure that advertising is not detrimental to the amenity of these locations.

The Guidance states that advertising on bus shelters will not be allowed in visually sensitive locations including certain parts of the World Heritage Site where the streets are of primary historic importance (e.g. George Street or Royal Mile) or where advertising would disturb important views or the setting of individual listed buildings. This restriction relates to any form of advertising within bus shelters including digital, illuminated and non-illuminated static and scrolling advertisements. Where acceptable within less sensitive areas of the World Heritage Site, digital advertising will normally only be acceptable as an integral part of a bus shelter subject to normal amenity and public safety assessments.

The principle of digital advertising as part of a bus shelter located on the west side of Frederick Street is acceptable in this area.

Impact on Conservation Area and World Heritage Site

Relevant extracts from the New Town Conservation Area Character Appraisal are set out as follows:

The use of grid layout forms throughout the area provides a formal hierarchy of streets with controlled vistas and planned views.

Within the grid layouts, terminated vistas have been planned, using churches, monuments, buildings and civic statuary, resulting in a plethora of landmark buildings.

Terminated vistas within the grid layouts and the long distance views across and out of the conservation area are an important feature.

The designed relationship of stone buildings, pavements and setted roads gives a disciplined unity and cohesion to the conservation area.

The streets of the New Town form a key component of the geometric hierarchy of the area. The public realm should be of the highest quality in terms of the materials used.

Street furniture and road markings can detract substantially from the public realm.

Strong efforts should be made to reduce the clutter that currently exists.

The Outstanding Universal Value of the Edinburgh World Heritage Site is defined as the remarkable juxtaposition of two clearly articulated urban planning phenomena: the contrast between the organic medieval Old Town and the planned Georgian New Town which provides a clarity of urban structure unrivalled in Europe.

The Council's Street Design Guidance identifies that Edinburgh has a considerable number of areas that are specially protected. Edinburgh's network of streets pass through many of these protected areas which means that the choice of layout, the materials used and street furniture / features; such as street lighting; have to take into account the character and potential impact of any changes being made.

The double sided digital advertising panel will be set perpendicular to the street within the existing bus shelter, as will the other bus shelter panels subject of the associated application on Frederick Street. Frederick Street is characterised with modern shopfronts at ground floor, illuminated signage, street furniture and illuminated static advertising within the existing bus shelters. The digital panel forms an integral part of the shelter design, with the structure providing a level of visual containment to the displays. The shelters are positioned adjacent to the kerb and this arrangement reflects the linearity of the street. The shelters are subservient elements within the street scene and the proposed advertising displays would not be disruptive to key views or the setting of adjacent listed buildings.

Whilst the principle of a digital advert is acceptable the introduction of moving images will create visual disruption which is uncharacteristic of adverts within this area. Static adverts is an established feature in this street and a condition restricting the moving images is considered appropriate. The level of illuminance should also be restricted particularly the night time levels in order to protect amenity, a condition has been attached in respect of this.

The proposal will not have a detrimental impact on the characteristics and appearance of the New Town Conservation Area and World Heritage Site and complies with the non-statutory guidance on Advertisements and Conservation Area and Listed Buildings.

b) Public Safety

The Roads Authority raises no objection to the proposal subject to conditions being added on the control of moving images to protect public safety and on the level of illumination.

The proposal is acceptable on public safety grounds.

c) Equalities and Human Rights

This application has no impacts on equalities and human rights.

d) Public Comments

Four letters of representation were received. The following issues were raised:

Material Considerations

- The proposal would detract from the views running north and south - this is addressed in section 3.3 (a).
- The proposal would be detrimental to the character and appearance of the New Town Conservation Area and World Heritage Site - this is addressed in section 3.3 (a).
- The proposal would increase in visual distraction - this is addressed in section 3.3 (a).

Conclusion

Regulation 4 (1) of the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984 (as amended) states that advertisement control shall be exercisable only in the interests of amenity and public safety.

The proposal would not adversely affect the amenity of the location or raise issues in respect of public safety subject to conditions on moving images and illumination. The proposals accord with requirements of Council guidance covering Advertisements, Sponsorship and City Dressing.

There are no material considerations that outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. Consent is granted for a period of five years from the date of consent.
2. Advertisements shall be static images only.
3. The intensity of illumination of the advertisement display shall be restricted to 75 candelas per square metre during night time hours, these hours being 30 minutes after sunset to 30 minutes before sunrise each day.

Reasons:-

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In the interest of public safety.
3. In order to ensure that the level of illumination is appropriately restricted so as not to be detrimental to the amenity of the area.

Financial impact

4.1 The financial impact has been assessed as follows:

The Council has a contract with the applicant to provide outdoor advertising and street furniture, primarily bus shelters, in the city. The financial impacts to the Council were reported to Finances and Resources Committee on 5 June 2014.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Four Letters of representation have been received from members of the public.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

The site is located within the New Town Conservation Area and the Edinburgh World Heritage site. The site is also part of the Central Area.

Date registered

9 March 2018

Drawing numbers/Scheme

01-07,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Lynsey Townsend, Senior Planning Officer

E-mail:lynsey.townsend@edinburgh.gov.uk Tel:0131 529 3905

Links - Policies

Relevant Policies:

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'ADVERTISEMENTS, SPONSORSHIP AND CITY DRESSING' Provides guidance on proposals for advertisements, imposing restrictions on adverts on street furniture, hoardings, and at the roadside, and outlining the circumstances in which sponsorship, city dressing, banners and adverts on scaffolding should be acceptable.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Non-statutory guidelines - EDINBURGH STREET DESIGN GUIDANCE - Edinburgh Street Design Guidance supports proposals that create better places through the delivery of vibrant, safe, attractive, effective and enjoyable streets in Edinburgh. It sets out the Council's expectations for the design of streets and public realm.

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

Appendix 1

Application for Advert Consent 18/01027/ADV At Bus Shelters, Frederick Street, Edinburgh Upgrade in technology comprising a double sided LCD unit at one end of an existing bus shelter.

Consultations

Roads Authority

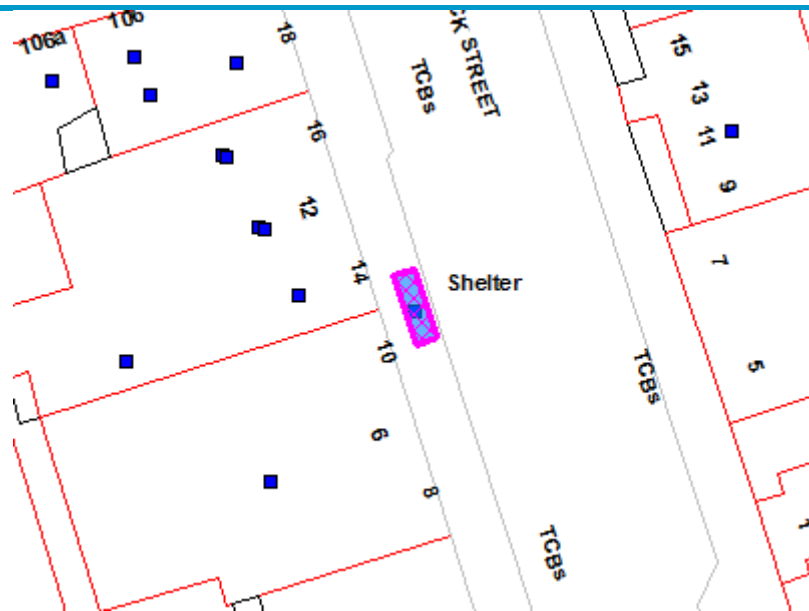
No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. *As outlined in the Council's Report to Planning Committee 27 February 2014 for the control of digital forms of advertising, this advert will be expected to comply in full with the Outdoor Media Centre (OMC) voluntary code for digital large format roadside advertising (published in January 2011). The code reflects planning regulations in place throughout the UK. This states that:*
 - a) *there shall be no moving images, animation, video or full motion images displayed unless consent has been granted for such displays;*
 - b) *digital roadside billboards/hoardings shall not change more frequently than every 5 seconds unless consent has been granted for such displays;*
 - c) *the luminance level of a digital roadside billboards shall comply with the Institute of Lighting Engineers Technical Report No's 5 (2003);*
 - d) *Roadside digital displays will [in Scotland] conform to the 5 'Standard Conditions' specified in Schedule 1 of the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984;*
2. *Adverts must not contain moving images or sequencing of images over more than one advert;*
3. *Drivers should only be able to see the details of a roadside digital advertisement on one screen or a pair of synchronised screens at a time. This is to ensure that multiple images do not change at different times;*
4. *There should be no message sequencing where a message is spread across more than one screen;*
5. *Phone numbers, web addresses details etc should be avoided;*
6. *It is recommended that the speed of change of image should be set to be in effect instantaneous;*
7. *Where the advert is visible in the same view as traffic signals, the timing of the signals should where possible be taken into account when calculating the message display time;*
8. *Adverts should not resemble existing traffic signs or provide directional advice;*
9. *Night time levels of luminance should be based on the luminance of other signs and surfaces in the area. Typical values in urban areas would be in the range of 75-300Cd/m²;*

10. Day time levels of luminance may need to be higher, this should be controlled by light sensors to measure the ambient brightness and dimmers to control the lighting output is within acceptable limits;

11. The City of Edinburgh Council acting as Roads Authority reserves the right under Section 93 of The Roads (Scotland) Act 1984 to disconnect and disable the sign, or take any other steps, required to ensure that any display on the sign which constitutes a danger to road users is removed or screened. The Council will seek to recover their costs for undertaking such action and the applicant should note that the display of any moving images (ref note 4 above) is likely to result in immediate action under Section 93.

Location Plan



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END

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Planning Permission 18/00408/FUL
At 43 Kilngate Brae, Edinburgh, EH17 8UU
Proposed front, side and rear extensions and alterations to
existing house.**

Item number	4.6
Report number	
Wards	B16 - Liberton/Gilmerton

Summary

The proposal complies with policy Des 12 of the adopted Local Development Plan and the Non-Statutory Guidance for Householders. The extension is of an acceptable scale, form and design appropriate within the context of the area.

Links

Policies and guidance for this application	LDPP, LDES12, NSG, NSHOU,
--	---------------------------

Report

Application for Planning Permission 18/00408/FUL At 43 Kilngate Brae, Edinburgh, EH17 8UU Proposed front, side and rear extensions and alterations to existing house.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The site is a two storey, semi-detached property, with garden ground to the front, side and rear. The surrounding area is predominantly residential.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposal is to erect a two storey extension on the side elevation, measuring 6.4m high, a single storey extension on the rear measuring 3.3m high and a porch on the front elevation. The rear extension will measure almost 3m in length into the 9m deep rear curtilage.

The materials would be red facing brick on the front elevation of the property and white render to match the existing property.

The proposed porch is permitted development with permission deemed to be granted at a national level. Accordingly, no further assessment will be made of its merits.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is of an acceptable scale, form and design and will not be detrimental to neighbourhood character;
- b) the proposal will result in an unreasonable loss of neighbouring amenity;
- c) the proposal will result in an unreasonable loss of parking;
- d) any impacts on equalities or human rights are acceptable; and
- e) any public comments raised have been addressed.

a) Scale, form and design

The proposed extension will sit comfortably within the context of the building and its neighbours. The side extension on the east elevation of the property will potentially create a terracing effect if replicated by the neighbouring property. However, terracing is a characteristic of the area and will not harm the visual amenity of the street. The staggered roof design and setting back of the extension reduces its massing and improves the overall composition of the property. The proposed materials will complement the existing materials and harmonise with the building as a whole.

The proposal is of an acceptable scale, form and design and will be an appropriate addition to the property. The two storey side extension is set sufficiently back to provide a subservient addition. Adequate garden ground will be maintained within the rear curtilage of the property, in keeping with the spatial pattern of the area. There are several examples of rear extensions in the area and this proposal would not result in over development of the plot. Overall, the proposal will provide an appropriate design finish, when assessed in the context of the area.

This accords with the Local Development Plan Policy Des 12 and the non-statutory Guidance for Householders.

b) Neighbouring amenity

In terms of privacy, there will be no overlooking caused by the side and rear extension.

There will be an impact on the level of daylighting to a neighbouring side window, which is 2.8m from the boundary of the east elevation of the property. However, the Non-Statutory Guidance for Householders states that side or gable windows will not normally be protected. In these circumstances, the proposed side and rear extension meet the standards for maintaining reasonable levels of daylight to existing buildings.

The proposal will have an acceptable impact on sunlight within the curtilage of neighbouring properties.

The proposal complies with the relevant criteria within the Non-Statutory Guidance for Householders and will have an acceptable impact on neighbouring residential amenity.

c) Parking

The proposal will result in the loss of a parking space from the property, leaving only one private parking space within the curtilage of the property. The Edinburgh Design Guidance parking standards stipulates that the maximum number of car parking spaces in this area be set at two spaces per dwelling. As there is sufficient on street parking available to provide adequate parking for the street, this ameliorates any parking concerns.

d) Equalities or human rights impacts

No impact on equalities or human rights.

e) Public comments

Material representations – Objection

- Scale; this is addressed in section 3.3a);
- Impact on character and appearance; this is addressed in section 3.3a);
- Terracing; this is addressed in section 3.3a);
- Breaching the established building line; this is addressed in section 3.3a);
- Design; this is addressed in section 3.3a);
- Daylight and sunlight; this is addressed in section 3.3b); and
- Parking; this is addressed in section 3.3c).

Non-material representations

- Boundary dispute - this is a civil matter.

Conclusion

The proposal is in accordance with Policy Des 12 of the adopted Edinburgh Local Development Plan and the Non-Statutory Guidance for Householders. The extension is of an acceptable scale, form and design appropriate within the context of the area. There are no adverse impacts on neighbouring amenity.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Seven representations were received from members of the public.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

Local Development Plan

Date registered

14 February 2018

Drawing numbers/Scheme

01 - 04,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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E-mail: declan.semple@edinburgh.gov.uk Tel: 0131 529 3968

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

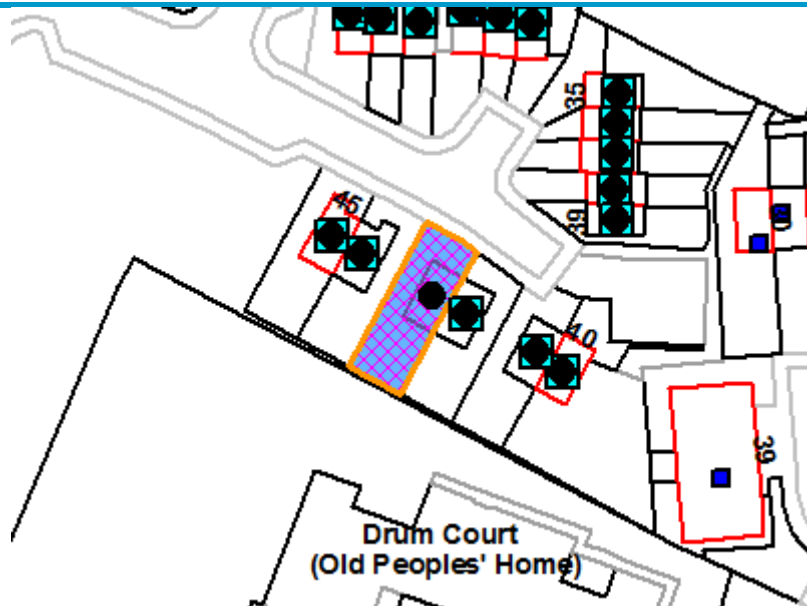
Appendix 1

**Application for Planning Permission 18/00408/FUL
At 43 Kilngate Brae, Edinburgh, EH17 8UU
Proposed front, side and rear extensions and alterations to
existing house.**

Consultations

No consultations undertaken.

Location Plan



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END

Development Management Sub Committee

Wednesday 23 May 2018

Application for Planning Permission 17/06051/FUL

At 13 Lauder Road, Edinburgh, EH9 2EN

Extension to rear of property. Extend north western wing to front. Demolish existing lean-to shed. Internal alterations (as amended).

Item number	4.7
Report number	
Wards	B15 - Southside/Newington

Summary

The proposal is acceptable in scale, form and design. It will not have an unacceptable impact on neighbouring amenity or privacy. The proposal complies with policy Des 12 and Env 6 of the Edinburgh Local Development Plan and Non-statutory Guidance in relation to Householders and Listed Buildings and Conservation Areas.

Links

Policies and guidance for this application	LEN05, LEN06, LDPP, LDES12, NSHOU, NSLBCA, CRPGRA,
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Report

**Application for Planning Permission 17/06051/FUL
At 13 Lauder Road, Edinburgh, EH9 2EN
Extension to rear of property. Extend north western wing to front. Demolish existing lean-to shed. Internal alterations (as amended).**

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application property is a two storey, stone built detached villa located on Lauder Road, Edinburgh. The property has an existing outshoot with mansard roof to the site of the property. The property has a large front, side and rear garden. The surrounding area is predominantly residential with similar villas around.

This application site is located within the Grange Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application proposes to construct a one and half storey extension to the rear and side elevation of the building. Part of the existing outshoot would be removed and replaced with the new extension. The new extension will measure 3.50 metres in height, 6.00 metres in length. The rear extension will measure 3.80 metres in length and 2 metres in height, and will be finished in natural stone and timber frame windows. The proposed new roof would have a mansard appearance to match the original one.

One window on the rear elevation of the main building is to be repositioned.

Previous Scheme

The proposal has been amended to address concerns in terms of the design, build and form.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) The proposal is of an acceptable scale, form and design and will preserve or enhance the character and appearance of the conservation area;
- b) The proposal will result in an unacceptable loss to neighbouring amenity;
- c) Any impacts on equalities and human rights are acceptable; and
- d) Any comments raised have been addressed.

a) Scale, form, design and character and appearance of the conservation area

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

The Edinburgh Local Development Plan (LDP) Policy Des 12 advises that planning permission will be granted for alterations and extensions to existing buildings which in their design and form, choice of materials and positioning are compatible with the character of the existing building, and will not be detrimental to neighbourhood amenity and character. LDP Policy Env 6 highlights the importance of preserving or enhancing the character and appearance of conservation areas and that the design and materials used are appropriate to the historic environment.

The amended scheme is of a design that will sit adequately within the side and rear elevations of the application property. The proposal, set back from the front elevation, is sympathetic in design terms and does not overwhelm or dominate the original house and its character and appearance will not be adversely changed as a result.

The proposal involves the removal of a raised wooden projection on the front elevation. Although, this is a unique feature, it is not a characteristic addition to buildings of this style, and its removal would not prejudice the architectural integrity of this building.

The proposal, by way of its scale and positioning, will maintain the existing rhythm of the street, preserving its open and spacious character and punctuation between buildings. The layout and scale of this proposal is in keeping with the spatial pattern of the surrounding area, and the proposal will have an acceptable impact on the character and appearance of the conservation area.

The window to the rear of the main part of the property would be repositioned to allow a greater degree of natural light going to the room, at the same time it would be sensitively replaced and in keeping with the character of the original building. The size and materials are appropriate and in keeping with the character of the building.

The proposed materials are natural stone and slate, and these would match the original building. Through the use of these materials, the proposal would form a sympathetic and subservient addition.

The proposal complies with Policies Des 12 and Env 6 of the Edinburgh Local Development Plan and Non-statutory Guidance for Householders and Listed Buildings and Conservation Areas.

b) Neighbouring amenity

The proposed extension would be in close proximity to the neighbouring property's side elevation windows. However, the non-statutory Guidance for Householders advises that side or gable windows are not normally protected for privacy and light.

The proposal would have no adverse effect on neighbouring daylight and sunlight. The proposal would not result in an unreasonable loss of neighbouring amenity and accords with LDP policy Des 12 and complies with the Non-statutory Guidance for Householders in respect to privacy, daylight and sunlight to neighbouring properties.

With regard to sunlight, the non-statutory Guidance for Householders states that half the area of neighbouring garden space should be capable of receiving potential sunlight during the spring equinox for more than three hours. The development does not rise slightly above the 45 degree line criterion, as set out in the non-statutory Guidance for Householders. However, any additional overshadowing is minimal and would be limited to a small portion of the overall day - less than three hours during the spring equinox. The development is in compliance with the non-statutory Guidance for Householders and will not cause unreasonable overshadowing of neighbouring properties.

The proposal will not result in an unreasonable loss of neighbouring amenity and accords with policy Des 12 and complies with the Non-statutory Guidance for Householders.

c) Equalities and human rights

This application was assessed in terms of equalities and human rights. No impact was identified. An Equalities and Human Rights Impact Assessment has been completed.

d) Public comments

Material Representations - Objection:

- The proposal harm the character and appearance of the conservation area and its setting. This has been addressed in section 3.3 (a).
- The proposal does not comply with the Edinburgh Local Development Plan and the Grange Conservation Area Character Appraisal. This has been addressed in section 3.3 (a).
- The proposal would have adverse effect on the amenity in terms of noise and privacy. This has been addressed in section 3.3 (b).
- Loss of original materials and use of materials that will fail to match the existing house. This has been addressed in section 3.3 (a).

Conclusion:

The proposal is acceptable in scale, form and design. It will not have an unacceptable impact on neighbouring amenity or privacy. The proposal complies with policy Des 12 and Env 6 of the Edinburgh Local Development Plan and Non-statutory Guidance in relation to Householders and Listed Buildings and Conservation Areas.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application attracted ten letters of representation, nine objecting to the Planning Application and one supporting.

A full assessment of the representations can be found in the main report in the Assessment section.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)

- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

Edinburgh Local Development Plan

Date registered

22 December 2017

Drawing numbers/Scheme

01, 02, 03, 04A,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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E-mail: veronika.myslowiecka@edinburgh.gov.uk Tel: 0131 529 3903

Links - Policies

Relevant Policies:

LDP Policy Env 5 (Conservation Areas - Demolition of Buildings) sets out criteria for assessing proposals involving the demolition of buildings within a conservation area.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

Relevant policies of the Local Development Plan.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

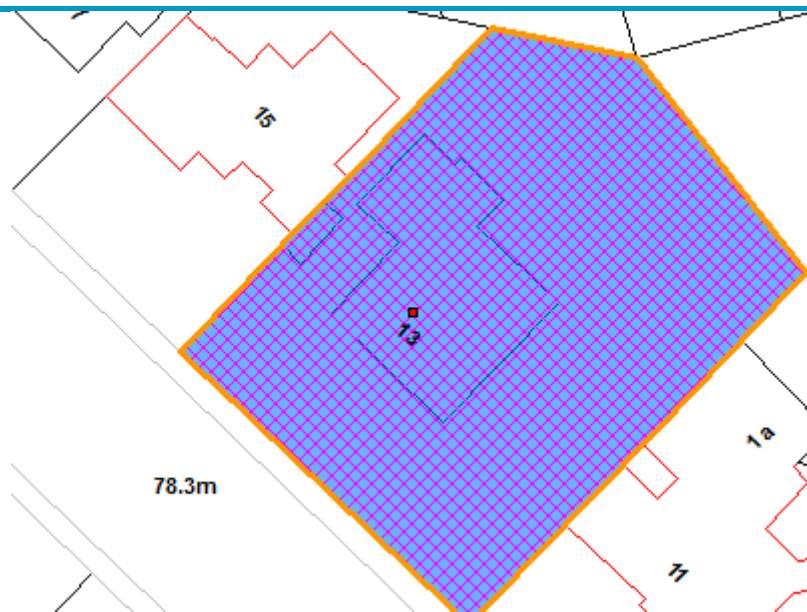
Appendix 1

**Application for Planning Permission 17/06051/FUL
At 13 Lauder Road, Edinburgh, EH9 2EN
Extension to rear of property. Extend north western wing to
front. Demolish existing lean-to shed. Internal alterations
(as amended).**

Consultations

No Consultations received.

Location Plan



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Development Management Sub Committee

Wednesday 23 May 2018

**Application for Advert Consent 18/01187/ADV
At Proposed Advertising Hoarding 30 Metres South Of 69,
Marionville Road, Edinburgh
Advertisement of the following types : Two illuminated
hoarding signs (digital)**

Item number	4.8
Report number	
Wards	B14 - Craigentinny/Duddingston

Summary

The proposal raises concerns in relation to loss of residential amenity. Therefore, the proposal does not comply with Regulation 4 (1) of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984.

Links

[Policies and guidance for this application](#) NSG, NSADSP,

Report

Application for Advert Consent 18/01187/ADV At Proposed Advertising Hoarding 30 Metres South Of 69, Marionville Road, Edinburgh Advertisement of the following types : Two illuminated hoarding signs (digital)

Recommendations

1.1 It is recommended that this application be Refused for the reasons below.

Background

2.1 Site description

The hoardings sit on a small pocket of land between an industrial-style shed (used as a Tai Chi centre) and a freight railway line (linking Powderhall to the main east coast line).

However, the area is otherwise residential in character, varying from bungalows immediately opposite, to traditional flats to the south-west, with new flats recently built on the opposite side of the railway line. A care home for the elderly lies some 50m to the north-east, beyond the Tai Chi centre. Lochend Park lies to the north.

To the immediate south lies a landscaped edge, screening the rear of the Meadowbank Sports Centre. Lochend Park lies north of the site, to the rear of the Tai Chi centre.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposal is for the erection of two internally illuminated digital advertisements in landscape orientation. The new digital advertisements will replace the existing internally illuminated 48 sheet hoardings. The proposal will use the existing supporting structure. The new screens will display static images with no movement or animation. The image will change every 10 seconds.

The replacement hoardings will measure 6.14 metres in length by 3.22 metres in height.

Supporting Statement

The applicant has submitted a supporting statement stating:

- a) This would represent a replacement matching the existing hoardings in size.
- b) Screens will display static images with no movement or animation.
- c) Luminance will be controlled by sensor connecting to the ambient light level and within the recommended levels set by the Institute of Lighting Engineers.
- d) A night-time cut-off (11.30pm until 6am) is offered.

3.2 Determining Issues

Do the proposals affect the amenity of the locality? In the determination of the suitability of the site for the display of advertisements, the Planning Authority shall have regard to the general characteristics of the locality including the presence of any feature of historical, architectural, cultural or similar interest. The authority may disregard any advertisements displayed in the locality.

Do the proposals affect public safety? The Planning Authority shall in particular consider whether any such display is likely to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal, or aid to navigation by water or air.

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposals are contrary to the interests of amenity;
- b) the proposals are contrary to the interest of public safety; and
- c) any impacts on equalities and human rights are acceptable.

a) Amenity

Regulation 4(1) of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 states that advertisement control shall be exercisable only in the interests of (a) amenity and (b) public safety.

When assessing amenity, Regulation 4(2)(a) determines the suitability of the use of the site for displaying advertisements in light of the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest; and when assessing the general characteristics of the locality the authority "may disregard any advertisements being displayed therein."

The proposal site is currently used for advertising hoardings of the same size but conventionally lit. Although there is one industrial style building to the immediate north-east, the area is otherwise residential in character. In particular, the pair of bungalows directly opposite (54/56) look obliquely onto the proposed hoarding. Regardless of offers to limit night-time operation, it is considered that a ten second changeover, opposite main livingroom windows, is likely to cause a severe loss of amenity to those residential occupants opposite. Whilst it is noted that other housing to the west would be impacted to a lesser degree, it is considered that the likely impact upon residential amenity to the closest residents would not be acceptable.

The proposal therefore fails to meet the requirements of the regulation in relation to amenity.

b) Public Safety

The advertisements do not obscure or hinder the ready interpretation of any road traffic sign or traffic light. Sight lines from the access to the Tai Chi centre are unaffected by the works. The illumination levels of the digital display are controlled by sensors and would not unduly distract drivers using Marionville Road.

There will be no adverse impact on pedestrian movement along the pavement.

The proposals do not raise any issues in respect of public safety.

c) Equalities and Human Rights

The proposal has been assessed and does not raise any issues in respect of equalities and human rights.

Conclusion

In conclusion, the proposal raises concerns in relation to loss of residential amenity. Therefore, the proposal does not comply with Regulation 4 (1) of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposals are contrary to the non-statutory guidelines on Adverts and Sponsorship as - the proposed illumination pattern is likely to cause loss of amenity to the houses opposite.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

No representations have been received.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development**Plan Provision**

The site lies within the Urban Area as shown in the local development plan.

Date registered

20 March 2018

Drawing numbers/Scheme

1-3,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Stephen Dickson, Senior Planning Officer

E-mail:stephen.dickson@edinburgh.gov.uk Tel:0131 529 3529

Links - Policies

Relevant Policies:**Relevant Non-Statutory Guidelines**

Non-statutory guidelines 'ADVERTISEMENTS, SPONSORSHIP AND CITY DRESSING' Provides guidance on proposals for advertisements, imposing restrictions on adverts on street furniture, hoardings, and at the roadside, and outlining the circumstances in which sponsorship, city dressing, banners and adverts on scaffolding should be acceptable.

Appendix 1

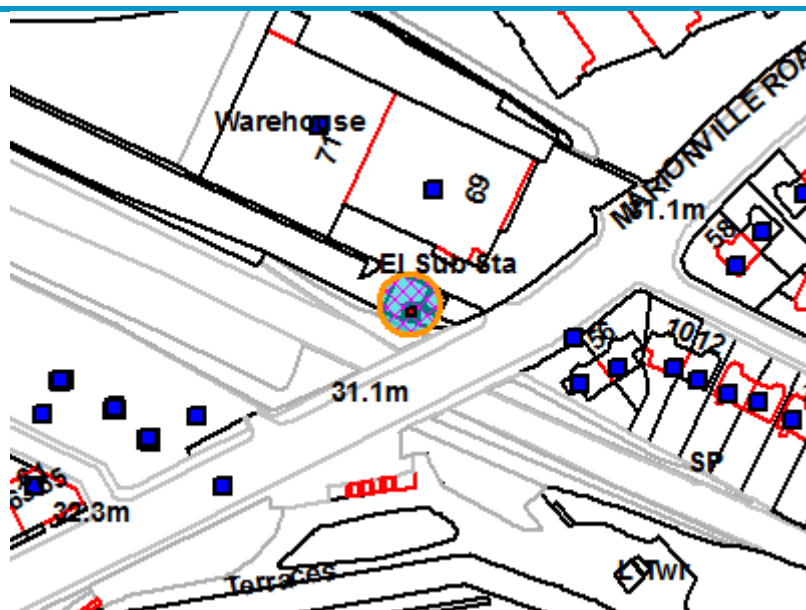
**Application for Advert Consent 18/01187/ADV
At Proposed Advertising Hoarding 30 Metres South Of 69,
Marionville Road, Edinburgh
Advertisement of the following types : Two illuminated
hoarding signs (digital)**

Consultations

Roads Authority

No objections.

Location Plan



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END

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Planning Permission 18/01100/FUL
At 597 Queensferry Road, Edinburgh, EH4 8EA
Demolition of existing house and garage and erection of six
new terraced townhouses.**

Item number	4.9
Report number	
Wards	B01 - Almond

Summary

The proposal complies with the Edinburgh Local Development Plan and relevant non-statutory Guidance. The principle of residential development on this site is acceptable. The proposal will not have a detrimental impact on the spatial character of the area and is of an appropriate design quality. There will be no adverse impact on the amenity of existing neighbours and a satisfactory level of amenity will be provided for the future occupiers of the townhouses. The proposal raises no issues in respect of transport.

Links

Policies and guidance for this application	LDPP, LDES01, LDES04, LDES05, LHOU01, LHOU02, LHOU03, LHOU04, LTRA02, LTRA03, NSG, NSGD02,
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Report

Application for Planning Permission 18/01100/FUL At 597 Queensferry Road, Edinburgh, EH4 8EA Demolition of existing house and garage and erection of six new terraced townhouses.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site covers a total area of 1380 square metres. The site is bounded by Queensferry Road to the north east and Cammo Road to the south. Queensferry Road is a busy arterial route that connects Edinburgh city centre and Queensferry.

There is an existing residential dwelling on the site, which will be demolished. The house is a large, two storey detached villa with its principal elevation fronting Queensferry Road. The property is not listed. The principal elevation is approximately 8.5 metres from Queensferry Road. There is a sizeable garden to the rear of the property with a stand-alone, detached garage in the north west corner.

The existing property has two vehicle access points, one from Cammo Road and one from Queensferry Road. The site slopes downhill slightly.

The area surrounding the application site is almost exclusively residential in nature. The properties to the east of the site on the south side of Queensferry Road are primarily detached or semi-detached, with large rear gardens and defined feu boundaries. These properties are between one and two storeys in height with pitched roofs, finished in stone, render, harling, tiles and slate.

The residential dwellings along Cammo Road and on the northern side of Queensferry Road have largely the same spatial character. However, there are existing anomalies within this. To the immediate south of the application site there are two flatted complexes. These are higher in density than the typical spatial pattern of the surrounding area. To the north west of the site at Strathalmond Park, Strathalmond Green and Strathalmond Road there are also a range of terraced properties.

2.2 Site History

07.12.2018 - Enforcement enquiry opened and closed 14.12.2017 for the removal of trees and shrubs on site (17/00685/EOPDEV).

Main report

3.1 Description Of The Proposal

The application is for the demolition of the existing detached house and garage on site. The existing fence, gate and gate posts will also be removed.

The application proposes to erect six town houses, arranged in a terrace. The dwellings will be located towards the centre of the site. Each dwelling will be three storeys in height with a mansard roof.

The principle elevation of the properties will face on to Cammo Road. Each dwelling will have one allocated parking space fronting Cammo Road and an internal garage at ground floor level. A dropped kerb is proposed in three locations for accessing the driveways.

The existing, stone boundary wall at the north east elevation of the site, fronting Queensferry Road, will be retained. There is an existing drive way opening in this wall. This will be infilled with a 1.6 metre high, close boarded timber fence and a pedestrian access gate. This gate will lead on to a concrete path that will give Plots 1 to 4 access to their rear gardens. A 1.8 metre high, close boarded timber fence is proposed to the rear, north west boundary of the site and the side, south west boundary. The south east elevation, fronting Cammo Road, will have hedging as the boundary treatment.

The rear gardens will be grassed with an area of timber decking. 1.8 metre high, close boarded timber fencing will be used to separate the back gardens of the proposed dwellings and the communal access path to Plots 1 to 4. Each townhouse will have four bedrooms. Plot 1 will have a gross internal floor area of 170.8 square metres and Plots 2 - 6 will all have a gross internal floor area of 165.4 square metres.

The dwellings will be finished in smooth, off white render with concrete tiles to the pitched parts of the mansard roof and single ply membrane to the flat parts. Each property will have dormer windows on the sloping parts of the mansard roof on both the south east and north west elevations. The dormer windows will be clad in metal. The front, south east elevations of each property will have a glass and metal balustrade at first floor level. All doors and windows will be timber.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in principle;
- b) the proposal is acceptable in regards to the spatial characteristics of the neighbourhood;
- c) the proposal is acceptable in design;
- d) the proposal will have an adverse impact on neighbouring amenity;
- e) the proposal will provide sufficient amenity for future occupiers;
- f) the proposal raises any concerns in relation to transport;
- g) there are any other material considerations; and
- h) any material comments made in representations have been addressed.

a) Principle

Policy Hou 1 in the Edinburgh Local Development Plan (LDP) supports the delivery of housing on suitable sites in the urban area, provided proposals are compatible with other policies in the Plan.

The application site is designated urban area as defined by the LDP. The principle of residential development is acceptable in this location. The proposal complies with Policy Hou 1.

b) Spatial Character

Policy Hou 2 seeks the provision of a mix of housing types and sizes to meet a range of housing needs, including for families, having regard to the characteristics of the area surrounding a site and its accessibility. Policy Hou 4 states that the Council will seek an appropriate density of development on a site having regard to its character and accessibility. There is a need to create an attractive residential environment and safeguard living conditions within the development, as stated in Policy Hou 4. The Edinburgh Design Guidance (EDG) states that in new suburban developments, the Council encourages the efficient use of land and a mix of housing types.

The proposal is for six terraced town houses within a predominantly residential area. The plot is sufficiently large enough to accommodate these townhouses and their provision is encouraged by the EDG, which recognises that having a range of different dwelling types in an area improves social sustainability.

The density of the housing proposed in this application is higher than the density of surrounding houses. However, the development is of a domestic scale and can be inserted into the site without having a detrimental impact on the wider amenity or character of the area.

The footprint of the proposed development differs from the wider established spatial character of the area. However, in the context of the sites immediate vicinity on the south side of Queensferry Road, there are existing anomalies in development density and spatial arrangement. There are two, higher density flatted complexes on Cammo Crescent, directly across from the application site and also a range of terraced properties to the north west of the site at Strathalmond Park, Strathalmond Court and Strathalmond Green. In comparison with the properties located to the east and south of the site, where there is a more rigid spatial pattern of large detached plots with defined boundaries, the application site is in an area that has developed more fluidly, which has a varied character and arrangement of properties.

As a result, the increased density of development proposed on this site is acceptable and will not have a detrimental impact on the spatial character of the immediate area, which is already diverse.

The development is located in close proximity to the existing amenities of the Whitehouse Road Local Centre as defined by the LDP and Queensferry Road, which is an arterial route to and from the city centre and Queensferry. The application site is in an accessible location and will deliver family housing, as sought in Policy Hou 2.

The proposal complies with Policy Hou 2 and Policy Hou 4 in the LDP and the EDG.

c) Design

Policy Des 1 in the LDP states that planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it. Policy Des 4 states that planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, having regard to the height and form of the development, its scale and proportions, its position on site and any materials and detailing.

– *Height, Form, Scale and Proportions*

The townhouses will be three storeys high. Despite having a third level of living accommodation, the proposed townhouses are still of a domestic scale and relate well to the existing roof ridges of neighbouring properties. The topography of the site, slopping downhill on Cammo Road, means that the townhouses are stepped down and are only marginally taller than the neighbouring properties to the west and north.

Given the location of the proposed townhouses at the corner of Cammo Road and Queensferry Road, the change in building height in relation to the more traditional two storeys is supported by the EDG. The EDG states that modest increases in building heights at nodes such as transport intersections of arterial and other significant roads will be supported.

The height, form, scale and proportions of the proposed development is acceptable.

– *Position of Building*

The proposed townhouses are stepped forward slightly when compared with the existing building line on Cammo Road. However, when looking at the position of the development in a wider context, this step forward does not have a detrimental impact on the spatial character of the area.

The front door of the existing villa on site faces on to Queensferry Road. The proposed townhouses have been positioned on site to face Cammo Road. This means that there will no longer be an active front facing Queensferry Road.

However, the design of the gable fronting Queensferry Road has incorporated a mix of window and door detailing to create more visual interest. The gable has also been designed to mimic the shape of the existing villa front by positioning the entrance door of Plot 1 on the side with a built out porch.

The position of the development on site is acceptable.

– *Materials and Detailing*

The existing buildings in the area typically have rendered finishes of varying colours, slate roofs and brick boundary walls.

The proposal utilises a palette of colours and materials in keeping with the character and appearance of the immediate area surrounding the site. This includes the use of off-white render on the walls and orange concrete roof tiles.

There are a number of other dormer windows in the vicinity and mansard roofs and as such, they are acceptable as part of this design.

Having regard to the character of the surrounding area, the proposal is of an appropriate design. The development will have a positive impact on its surroundings and is acceptable in terms of height, form, scale, proportions, position, materials and detailing. The proposal complies with Policy Des 1 and Policy Des 4 in the LDP and the EDG.

d) Neighbouring Amenity

Policy Des 5 in the LDP states that planning permission will be granted for development where it is demonstrated that the amenity of neighbouring developments is not adversely affected. Consideration must be given to neighbouring properties to ensure that there are no unreasonable noise impacts or loss of daylight, sunlight or privacy and immediate outlook.

The townhouses have been positioned so that reasonable levels of daylight and sunlight to neighbouring buildings and gardens north and west are maintained. The spacing between the townhouses and the existing buildings is acceptable.

To the streetward side of a development, privacy to some degree is already compromised by the fact that people in the street can come relatively close to the windows of dwellings. The properties on the streetward side of the application site will be, at their nearest point, approximately 32 metres away from the proposed townhouses. This is a sufficient distance, which will ensure that the privacy of neighbours living there is protected.

There are a number of windows present on the gable of the development beside 2 Cammo Road. Both daylight and privacy to gables and side windows is not protected, as stated in the EDG. However, all the gable windows proposed are all located in non-habitable rooms.

The proposal will not have an adverse impact on neighbouring amenity and complies with Policy Des 5 in the LDP and the EDG.

e) Amenity for Future Occupiers

Policy Des 5 in the LDP states that planning permission will be granted for development where it is demonstrated that future occupiers will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy and immediate outlook.

The proposed townhouses will achieve reasonable levels of daylight. The windows to the front and back of the properties are relatively large and tall and as such, will ensure that daylight can penetrate within them into all habitable rooms. The orientation of the townhouses will ensure that reasonable levels of sunlight will hit the front and back of the properties at different times throughout the day.

The EDG states that a property with three or more bedrooms must have a minimum internal floor area of 91 square metres. The six townhouses will all have up to four bedrooms. Plot 1 will have a gross internal floor area of 170.8 square metres and Plots 2 - 6 will all have a gross internal floor area of 165.4 square metres. All of the townhouses will have an internal floor area in excess of the minimum standard set by the EDG.

Each townhouse will have an individual, private garden. Policy Hou 3 in the LDP states that planning permission will be granted for development that makes adequate provision for green space to meet the needs of future residents. Each back garden is longer than 9 metres and the smallest garden has a total area of 45 square metres. Adequate green space will be provided for future occupiers.

A clear distinction has been made between the private gardens, using 1.8 metre high timber board fencing. This is an acceptable treatment to separate back gardens as stated in the EDG. The existing stone boundary wall surrounding the application site on the Queensferry Road side will also be retained.

The proposal is acceptable in terms of daylight, sunlight, privacy and outlook for future occupiers and complies with Policy Des 5 in the LDP and the EDG.

f) Transportation Issues

Policy Tra 2 in the LDP deals with private car parking and states that planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council Guidance.

Car Parking Standards are set out in the EDG. The application site is located within Zone 3 and is permitted a maximum of two car parking spaces per dwelling, inclusive of garage space. Each townhouse has both a private garage and a front driveway, giving a total of two parking spaces. Cycle storage can be provided within the private garages. The proposal complies with the maximum standard set in the EDG and Policies Tra 2 and Tra 3 in the LDP.

The Roads Authority were consulted and raised no objections to the application, provided a number of informatives were attached.

The application raises no issues in respect of transport.

g) Other Material Considerations

Children and Families

This site falls within Sub-Area W-1 of the 'West Education Contribution Zone'. The Council has assessed the impact of the proposed development on the identified education infrastructure actions and current delivery programme. The education infrastructure actions that are identified are appropriate to mitigate the cumulative impact of development that would be anticipated if this proposal progressed. The proposed development is therefore required to make a contribution towards the delivery of these actions based on the established 'per house' and 'per flat' rates for the appropriate part of the Zone.

If the appropriate infrastructure and land contribution is provided by the developer, as set out below, Communities and Families does not object to the application.

The total infrastructure contribution required is £88,815. The total land contribution required is £19,650. This gives a total contribution of £108,465.

A legal agreement is recommended to secure the required contribution.

h) Material Comments

The material comments made in the 33 objections:

- the proposal is not in keeping with the spatial character of the area; addressed in Section 3.3 b).
- the proposal is unacceptable in terms of mass, scale and height; addressed in Section 3.3 c).
- the proposal is over development of the site; address in Section 3.3 b).
- the building is positioned in front of the established building line on Cammo Road; addressed in Section 3.3 c).

- the proposal will adversely affect the amenity of neighbours in terms of privacy, lighting, overlooking; addressed in Section 3.3 d).
- the car parking provision and access taken from Cammo Road is contrary to safe road design and will cause hazard to the safety of pedestrians and drivers; the Roads Authority were consulted and raised no objections to the application, as stated in Section 3.3 f).
- a gable end facing Queensferry Road is unacceptable and the gable is featureless; addressed in Section 3.3 c).
- the terraced nature of the development is unacceptable in a villa area; addressed in Section 3.3 b).
- the proposal will have an adverse impact on traffic and pollution in the area; the Roads Authority were consulted and raised no objections to the application, as stated in Section 3.3 f).
- the roof is not in keeping with the area; addressed in Section 3.3 c).
- the style of housing is not characteristic of the area; addressed in Section 3.3 b) and 3.3 c).
- the property will be less than 9 metres from the boundary at 599 Queensferry Road; addressed in Section 3.3 d).
- the bin should not be collected from Queensferry Road; the bins will be collected from Cammo Road as per the drawings.

The non-material comments made:

- the removal of trees and shrubs along the site boundary before this application was submitted has affected the landscape; this matter has been dealt with in the Enforcement Case 17/00685/EOPDEV.
- the existing house is not in a deteriorating condition; the property is not subject to any statutory protection and therefore the condition of the property is not a material planning concern in this case.
- the development will cause existing house values to fall; this is not a material concern in planning terms.

The material comments made in the 11 representations that support the application:

- the properties will complement the area in terms of their design;
- the properties provide more family homes for the area; and
- the properties have their own parking spaces rather than relying on on-street.

The non-material comments:

- the existing property on site is in a deteriorating condition; the property is not subject to any statutory protection and therefore the condition of the property is not a material planning concern in this case.

Conclusion

The principle of residential development on this site is acceptable. The proposal will not have a detrimental impact on the spatial character of the area and is of an appropriate design quality. There will be no adverse impact on the amenity of existing neighbours and a satisfactory level of amenity will be provided for the future occupiers of the townhouses. The proposal raises no issues in respect on transport. The proposal complies with the Edinburgh Local Development Plan and relevant non-statutory Guidance.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. Consent shall not be issued until a suitable legal agreement has been concluded to make a financial contribution to Children and Families to alleviate accommodation pressures in the local catchment area.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
4. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
5.
 - 1) Car parking for the proposed development to be provided generally in accordance with the approved planning drawings;
 - 2) Off-street parking space should comply with the Council's Guidance for Householders dated 2017 (see http://www.edinburgh.gov.uk/info/20069/local_plans_and_guidelines/63/planning_guidelines including:

- a. Off-street parking should be a minimum of 6m deep and a maximum of 3m wide;
- b. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
- c. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
- d. Any gate or doors must open inwards onto the property;
- e. Any hard-standing outside should be porous;
- f. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits http://www.edinburgh.gov.uk/downloads/file/1263/apply_for_permission_to_create_or_alter_a_driveway_or_other_access_point

3) Parking provision for Electric Vehicles should be considered for this development. That is, charging facilities or the ducting and infrastructure to allow electric vehicles to be readily accommodated in the future;

Note:

1. It is noted that the proposals will affect an existing street lighting column. The applicant is advised to seek guidance in this regard with the City of Edinburgh Council's North West Locality Team.
 2. It is noted that the proposals will potentially affect existing telecoms infrastructure. The applicant is advised to liaise with the relevant telecoms provider(s) in this regard.
 3. The application has been assessed against the, "Edinburgh Design Guidance October 2017," parking standards as Zone 3. Each dwelling comprises 6 habitable rooms. Accordingly, the current standard permits a maximum of 2 parking spaces per dwelling - a total of 12 spaces (inclusive of garage space) for the development.
 4. The current parking standards require a minimum provision for 3 bicycles (per dwelling) to be stored at the development. It is considered that sufficient storage space is provided either by the integral garage or the private rear gardens associated with each dwelling.
6. The provision of a full recycling service is mandatory in Scotland, so developers must make provision for the full range of bins (either individual containers for each property, or communal bins for multiple properties). These must be stored off street at all times, except on the day of collection (in the case of individual bins).

The waste collection teams will require safe and efficient access to these from the earliest occupation, and therefore cognisance must be taken of my comments below in relation to operational viability.

It is usually most appropriate for townhouses to have individual kerbside collections. This provides each property with landfill (140 litres); mixed recycling (240 litres), glass (box), food bin and kitchen caddy. All of these must be presented on the day of collection before a specified time and removed thereafter. They must otherwise be stored off street at all times.

The application notes that, "external hard-standings will be provided for individual wheeled bins for residual and garden waste." The space provided needs to accommodate all the bins listed above, not just two, which fit in a space approximately 1085 x 2250mm.

It is acceptable for residents to present and collect containers to the kerbside on Cammo Road.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

Forty-four representations, including one from the Cramond and Barnton Community Council have been received regarding this application:

- thirty-three representations, including one from the Cramond and Barnton Community Council, object to the proposed development;
- ten comments have been received in support of the application; and
- one neutral comment has been received.

A summary of the matters raised by objectors and supporters can be found in Section 3.3 h) of the main report.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

Local Development Plan, Urban Area

Date registered

15 March 2018

Drawing numbers/Scheme

01 - 03, 04A, 05 - 18,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Rachel Mushet, Trainee Planning Officer

E-mail: rachel.mushet@edinburgh.gov.uk Tel:

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 2 (Housing Mix) requires provision of a mix of house types and sizes in new housing developments to meet a range of housing needs.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

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

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Appendix 1

Application for Planning Permission 18/01100/FUL At 597 Queensferry Road, Edinburgh, EH4 8EA Demolition of existing house and garage and erection of six new terraced townhouses.

Consultations

The Roads Authority

ROADS AUTHORITY ISSUES

No objections to the application subject to the following being included as conditions or informatives as appropriate:

- 1. Car parking for the proposed development to be provided generally in accordance with the approved planning drawings;*
- 2. Off-street parking space should comply with the Council's Guidance for Householders dated 2017 (see http://www.edinburgh.gov.uk/info/20069/local_plans_and_guidelines/63/planning_guidelines_including):*
 - a. Off-street parking should be a minimum of 6m deep and a maximum of 3m wide;*
 - b. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);*
 - c. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;*
 - d. Any gate or doors must open inwards onto the property;*
 - e. Any hard-standing outside should be porous;*
 - f. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits http://www.edinburgh.gov.uk/downloads/file/1263/apply_for_permission_to_create_or_alter_a_driveway_or_other_access_point*
- 3. Parking provision for Electric Vehicles should be considered for this development. That is, charging facilities or the ducting and infrastructure to allow electric vehicles to be readily accommodated in the future;*

Note:

- 1. It is noted that the proposals will affect an existing street lighting column. The applicant is advised to seek guidance in this regard with the City of Edinburgh Council's North West Locality Team.*

2. It is noted that the proposals will potentially affect existing telecoms infrastructure. The applicant is advised to liaise with the relevant telecoms provider(s) in this regard.
3. The application has been assessed against the, "Edinburgh Design Guidance October 2017," parking standards as Zone 3. Each dwelling comprises 6 habitable rooms. Accordingly, the current standard permits a maximum of 2 parking spaces per dwelling - a total of 12 spaces (inclusive of garage space) for the development.
4. The current parking standards require a minimum provision for 3 bicycles (per dwelling) to be stored at the development. It is considered that sufficient storage space is provided either by the integral garage or the private rear gardens associated with each dwelling.

Communities and Families

The Council has assessed the impact of the growth set out in the LDP through an Education Appraisal (January 2018), taking account of school roll projections. To do this, an assumption has been made as to the amount of new housing development which will come forward ('housing output'). This takes account of new housing sites allocated in the LDP and other land within the urban area.

In areas where additional infrastructure will be required to accommodate the cumulative number of additional pupils, education infrastructure 'actions' have been identified. The infrastructure requirements and estimated delivery dates are set out in the Council's Action Programme (January 2018).

Residential development is required to contribute towards the cost of delivering these education infrastructure actions to ensure that the cumulative impact of development can be mitigated. In order that the total delivery cost is shared proportionally and fairly between developments, Education Contribution Zones have been identified and 'per house' and 'per flat' contribution rates established. These are set out in the draft Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' (January 2018).

Assessment and Contribution Requirements

Assessment based on:

- 5 Houses (one of the proposed houses has been excluded as seen as replacement of existing house).
- This site falls within Sub-Area W-1 of the 'West Education Contribution Zone'.

The Council has assessed the impact of the proposed development on the identified education infrastructure actions and current delivery programme. The education infrastructure actions that are identified are appropriate to mitigate the cumulative impact of development that would be anticipated if this proposal progressed. The proposed development is therefore required to make a contribution towards the delivery of these actions based on the established 'per house' and 'per flat' rates for the appropriate part of the Zone.

If the appropriate infrastructure and land contribution is provided by the developer, as set out below, Communities and Families does not object to the application.

Total infrastructure contribution required:

£88,815

Note - all infrastructure contributions shall be index linked based on the increase in the BCIS Forecast All-in Tender Price Index from Q4 2017 to the date of payment.

Total land contribution required:

£19,650

Note - no indexation to be applied to land contribution.

Archaeology Officer

The site occurs within an area of archaeologically potential with prehistoric crop-marked pit-alignments and enclosures having been recorded from 1950's RAF aerial photographs to the NE under the Braehead housing estate and flats. Although within an area of archaeological potential it is considered given the likely scale of disturbance caused by the pre-war house occupying the site, in this instance for disturbing significant archaeological remains is low.

Accordingly it has been concluded that there were no known archaeological implications in regards to this scheme.

Waste and Cleansing Services

Waste Management Responsibilities

The Waste and Cleansing Services will be responsible for managing the waste from households and any Council premises only. I am assuming this would include this development.

Although there is no details of any commercial aspect, for completeness, it would be the responsibility of any third party commercial organisations using the site to source their own trade waste uplifts. Architects should however note the requirement for trade waste producers to comply with legislation, in particular the Waste (Scotland) Regulations which require the segregation of defined waste types to allow their recycling. This means there would need to be storage space off street for segregated waste streams arising from commercial activities.

Any appointed waste collection contractors, appointed to manage commercial waste, could be expected to have similar requirements to the Council in terms of their need to be able to safely access waste for collection.

Compliance with Waste Strategy (Domestic Waste Only)

The provision of a full recycling service is mandatory in Scotland, so developers must make provision for the full range of bins (either individual containers for each property, or communal bins for multiple properties). These must be stored off street at all times, except on the day of collection (in the case of individual bins).

The waste collection teams will require safe and efficient access to these from the earliest occupation, and therefore cognisance must be taken of my comments below in relation to operational viability.

It is usually most appropriate for townhouses to have individual kerbside collections. This provides each property with landfill (140 litres); mixed recycling (240 litres), glass (box), food bin and kitchen caddy. All of these must be presented on the day of collection before a specified time and removed thereafter. They must otherwise be stored off street at all times.

The application notes that, "external hard-standings will be provided for individual wheeled bins for residual and garden waste." The space provided needs to accommodate all the bins listed above, not just two, which fit in a space approximately 1085 x 2250mm.

It is acceptable for residents to present and collect containers to the kerbside on Cammo Road.

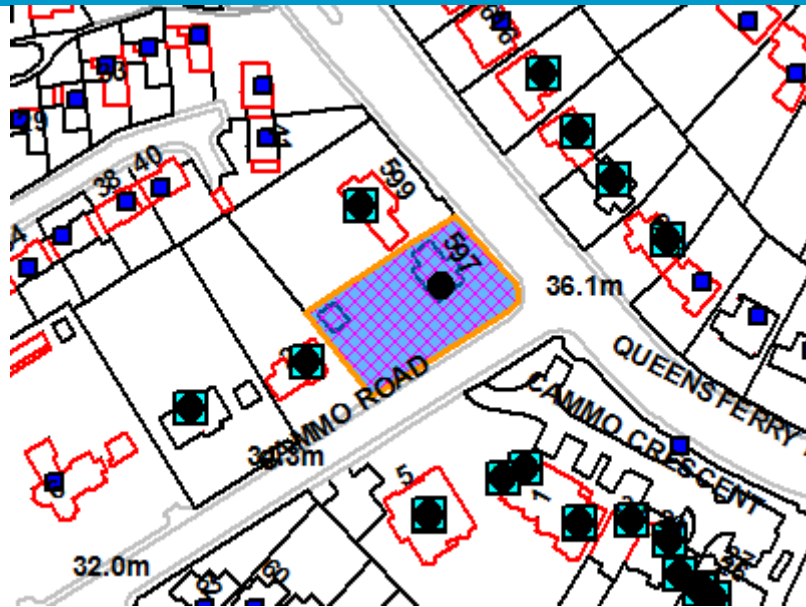
Developers can either source their own bins in line with our requirements, or can arrange for us to do so and recharge the cost - this will probably be most convenient for them.

Operational Viability

Developers need to ensure that services are accessible so that our collection crews can provide the service in a safe and efficient manner, taking account of turning circles, length and width of vehicles, distance bins must be pulled, surfaces, slopes and so on. Current plans do not show sufficient turning areas at the bin store, so this would need to be addressed at the earliest opportunity.

Obviously sufficient capacity must also be provided to allow successful collection of each segregated waste stream. Initial information on the requirements for waste services is available in the Architect's Instructions, which will be provided on request. I would recommend further contact with me to ensure adequate provision of segregated household waste bins include all of the above and suitable access for the refuse collectors is arranged.

Location Plan



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Development Management Sub Committee

Wednesday 23 May 2018

**Application for Advert Consent 18/01173/ADV
At Proposed Advertising Hoarding 28 Metres Northwest Of
90, Salamander Place, Edinburgh
Advertisement of the following types: Two illuminated
hoarding signs**

Item number	4.10
Report number	
Wards	B13 - Leith

Summary

The proposal does not raise any issues in respect of public safety and will have no adverse impact on amenity. Therefore, the proposal complies with Regulation 4 (1) of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984.

Links

[Policies and guidance for this application](#) NSG, NSADSP,

Report

Application for Advert Consent 18/01173/ADV At Proposed Advertising Hoarding 28 Metres Northwest Of 90, Salamander Place, Edinburgh Advertisement of the following types: Two illuminated hoarding signs

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The site is a strip of land separating a number of small, modern industrial units from Seafield Road (the main coast road linking Leith and Portobello), close to a minor side road (Carron Place). The site currently contains two non-digital hoardings, illuminated by conventional lighting.

The area is generally industrial in character. The closest housing is a modern block of flats over 150m to the west (Pillans Place).

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposal is for the erection of two internally illuminated advertisements in landscape orientation. The new digital advertisements will replace the existing internally illuminated 96 and 48 sheet hoardings. The proposal will use the existing supporting structure for the existing adverts, cut back to fit the new smaller digital display. The new screens will display static images with no movement or animation. The image will change every 10 seconds.

The replacement hoardings will measure 6.14 metres in length by 3.22 metres in height.

Supporting statement

The applicant has submitted a supporting statement stating:

- a) This would represent a 33% and 66% reduction in advertising display area in relation to the existing hoardings.

- b) Screens will display static images with no movement or animation.
- c) Luminance will be controlled by sensor connecting to the ambient light level and within the recommended levels set by the Institute of Lighting Engineers.

3.2 Determining Issues

Do the proposals affect the amenity of the locality? In the determination of the suitability of the site for the display of advertisements, the Planning Authority shall have regard to the general characteristics of the locality including the presence of any feature of historical, architectural, cultural or similar interest. The authority may disregard any advertisements displayed in the locality.

Do the proposals affect public safety? The Planning Authority shall in particular consider whether any such display is likely to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal, or aid to navigation by water or air.

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposals are contrary to the interests of amenity;
- b) the proposals are contrary to the interest of public safety; and
- c) any impacts on equalities and human rights are acceptable.

a) Amenity

Regulation 4(1) of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 states that advertisement control shall be exercisable only in the interests of (a) amenity and (b) public safety.

When assessing amenity, Regulation 4(2)(a) determines the suitability of the use of the site for displaying advertisements in light of the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest; and when assessing the general characteristics of the locality the authority "may disregard any advertisements being displayed therein."

The existing site is used for advertising hoardings, and hoardings are common along this section of the coast road. The surrounding area consists primarily of industrial sheds, many will large scale advertising, and the site lies on a busy road. The closest housing is over 150m to the west. Whilst some of these flats will be able to see the west-facing hoarding this is much reduced in scale in relation to the existing hoarding and luminance controls will restrict any impact upon amenity.

Set within the context of the surrounding streetscape, the advertisements form acceptable features and do not have a detrimental impact on the amenity of the surrounding area.

b) Public Safety

The advertisements do not obscure or hinder the ready interpretation of any road traffic sign or traffic light. Sight lines from Carron Place are unaffected by the works. The illumination levels of the digital display are controlled by sensors and images are not to be moving or animated, so will not unduly distract drivers using Seafield Road.

There will be no adverse impact on pedestrian movement along the pavement.

The proposals do not raise any issues in respect of public safety.

c) Equalities and Human Rights

The proposal has been assessed and does not raise any issues in respect of equalities and human rights.

Conclusion

In conclusion, the proposal does not raise any issues in respect of public safety and will have no adverse impact on amenity. Therefore, the proposal complies with Regulation 4 (1) of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. Consent is granted for a period of five years from the date of consent.
2. The intensity of illumination of the advertisement display shall be restricted to 75 candelas per square metre during night time hours, these hours being 30 minutes after sunset to 30 minutes before sunrise each day.
3. Advertisements shall be static images only.

Reasons:-

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that the level of illumination is appropriately restricted so as not to be detrimental to the amenity of the area.
3. To safeguard public safety.

Informatives

It should be noted that:

1. The City of Edinburgh Council, acting as Roads Authority, reserves the right under section 93 of the Roads (Scotland) Act 1984 to disconnect and disable the sign, or take any other steps required, to ensure that any display on the sign which constitutes a danger to road users, is removed or screened. The Council will seek to recover their costs for undertaking such action, and the applicant should note that the display of moving images is likely to result in immediate action under section 93.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

No representations have been received.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

The site lies within the Edinburgh Waterfront (Salamander Place section) as shown in the local development plan.

Date registered

20 March 2018

Drawing numbers/Scheme

1-3,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Stephen Dickson, Senior Planning Officer

E-mail: stephen.dickson@edinburgh.gov.uk Tel: 0131 529 3529

Links - Policies

Relevant Policies:

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'ADVERTISEMENTS, SPONSORSHIP AND CITY DRESSING' Provides guidance on proposals for advertisements, imposing restrictions on adverts on street furniture, hoardings, and at the roadside, and outlining the circumstances in which sponsorship, city dressing, banners and adverts on scaffolding should be acceptable.

Appendix 1

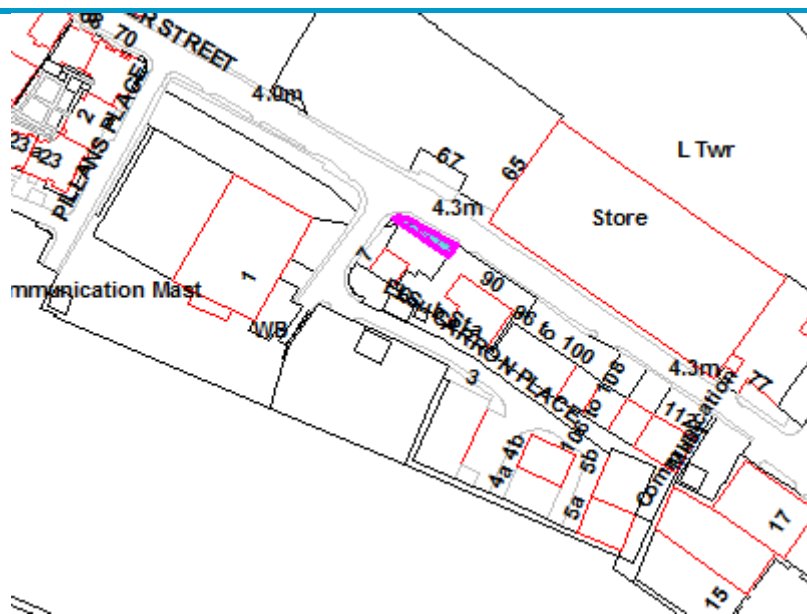
**Application for Advert Consent 18/01173/ADV
At Proposed Advertising Hoarding 28 Metres Northwest Of
90, Salamander Place, Edinburgh
Advertisement of the following types: Two illuminated
hoarding signs**

Consultations

Roads Authority

No objections.

Location Plan



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Development Management Sub Committee

Wednesday 23 May 2018

**Application for Planning Permission 17/05520/FUL
At 3F2 100 Thirlestane Road, Edinburgh, EH9 1AS
Internal alterations and creation of new dwelling at existing
attic level.**

Item number	4.11
Report number	
Wards	B10 - Morningside

Summary

The proposal complies with the adopted Edinburgh Local Development Plan and non-statutory guidance and is acceptable. There are no material considerations to outweigh this conclusion.

Links

Policies and guidance for this application	LDPP, LDES05, LDES12, LHOU03, LHOU04, NSG, NSHOU, NSLBCA, CRPMAR,
--	---

Report

Application for Planning Permission 17/05520/FUL At 3F2 100 Thirlestane Road, Edinburgh, EH9 1AS Internal alterations and creation of new dwelling at existing attic level.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The property is the top floor of a four storey traditional tenement building with associated attic space above. Six flats are within the stair. The site is located on the northern side of Thirlestane Road and the surrounding area is residential in character.

This application site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

2.2 Site History

88 Thirlestane Road

11 October 2016 - Certificate of proposed lawfulness granted to convert attic to alter existing top floor flat into seven bedroom duplex flat, including provision of new conservation rooflights front and rear at 88 3f1 Thirlestane Road (application reference 16/03922/CLP).

22 March 2017 - Planning permission granted by committee for sub-division and alterations to form new additional flat and installation of rooflights at 88 3f1 Thirlestane Road (application reference 16/04857/FUL).

Main report

3.1 Description Of The Proposal

The application proposes the subdivision of the third floor and attic flatted dwelling into two separate properties, with conversion of the attic to habitable space. The attic would be a two bedroomed flatted dwelling and the lower floor would be a four bedroomed flatted dwelling.

Physical alterations to the property include the installation of four rooflights to the front elevation roof slope, and two rooflights to the rear roof slope.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in principle;
- b) there is any adverse impact on the character and appearance of the conservation area;
- c) the proposal is of an appropriate density, layout, scale and design;
- d) the proposal will have an adverse impact on traffic, road safety and parking;
- e) the proposal will have an adverse impact on neighbouring amenity;
- f) any impacts on equalities or human rights are acceptable; and
- g) comments raised have been addressed.

a) Principle

The site is within the Urban Area as defined in the Edinburgh Local Development Plan (LDP). In these areas, residential development is acceptable in principle provided it is appropriate in scale and design, and complies with other policies in the plan. This is assessed in the following sections.

b) Character and appearance of the conservation area

In terms of architectural character within the Marchmont and Meadows area, the Conservation Area Character Appraisal states:

- *Well proportioned tenements planned in long blocks that take advantage of the gently sloping site.*

- *The distinctive Scottish Baronial style is the principal architectural form.*

The subdivision and internal alterations will have no impact on the character or appearance of the conservation area.

Four rooflights are proposed on the front elevation roofslope and two rooflights are proposed to the rear elevation roofslope. Given the height of the buildings and the location of the proposed rooflights, these would not materially affect the external appearance of the building as a whole. No external works requiring planning permission area are proposed.

The proposals would preserve the character and appearance of the conservation area.

c) The proposal is of an appropriate density, layout, scale and design

Size

The net internal area for the proposed new two bedroom flat is 72.2 square metres, leaving the original, now three bedroom, property at 120 square metres. The Non-Statutory Edinburgh Design Guidance requires dwellings with two bedrooms to measure 66 square metres and dwellings with three bedrooms or more to measure 91 square metres. Both flats exceed this minimum space. The proposal will result in an increase in the density of the building as a whole.

Daylight

The window openings will provide an adequate level of daylight and outlook to the lower flat.

The combination of roof lights will provide an adequate level of daylight to the upper flat. Each of the bedrooms will be served by two rooflights.

Open Space

The proposal includes no open space provision. However, the site forms part of a traditional, four storey and attic building and is located within 300 metres of Bruntsfield Links, therefore satisfying the open space strategy's standards. The proposed dwellings will have access to a suitable provision of public open space. Both properties will have a suitable amount of storage.

Overall, the proposal would provide a satisfactory residential environment and complies with Policy Hou 3 of the LDP and the 'Edinburgh Design Guidance'.

d) Traffic, Road Safety and Parking

The provision of no car parking spaces for the flatted dwellings accords with the minimum parking requirements within the non-statutory Parking Standards and policy Tra 4 of the LDP.

There is no existing provision for cycle parking at the property and no provision is proposed as part of the development.

e) Neighbouring Amenity

The proposal is for the formation of a new residential unit which is in keeping with the existing character of the area. It is not considered that there will be a significant increase in noise/disturbance to neighbouring properties as a result of this use.

The proposal will not result in an unreasonable loss of neighbouring amenity and complies with policy Des 5 and the Non-Statutory Guidance for Householders.

f) Equalities and Human Rights

The application has been assessed and has no adverse impact in terms of equalities or human rights.

g) Public Comments

Material representations in objection:

- Impact on the character and appearance of the existing street (addressed in 3.3b);
- Fails to comply with the Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal (addressed in 3.3b);
- Adverse impact on traffic and parking (addressed in 3.3d);
- Increase in noise and disturbance (addressed in 3.3e);
- Increase in density of the area (addressed in 3.3c); and
- Insufficient storage provision (addressed in 3.3c).

Non-material representations in objection:

- Excess of existing HMOs in the stair (the application is not for a HMO property).

Conclusion

The proposal is acceptable with respect to density, layout, scale and design and it will not have an adverse impact on amenity. The proposal complies with relevant policies in the adopted Edinburgh Local Development Plan and associated non-statutory guidance.

The proposal is acceptable. There are no material considerations which outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

A total of twenty seven letters of objection were received. One local councillor and one MP also communicated the concerns of their constituents. A full assessment of the representations can be found in the Assessment section of the report.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

The site lies within an urban area as defined within the Local Development Plan.

Date registered

9 January 2018

Drawing numbers/Scheme

01 - 09,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Steven Sinclair, Planning Officer

E-mail: steven.sinclair@edinburgh.gov.uk Tel:

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

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

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

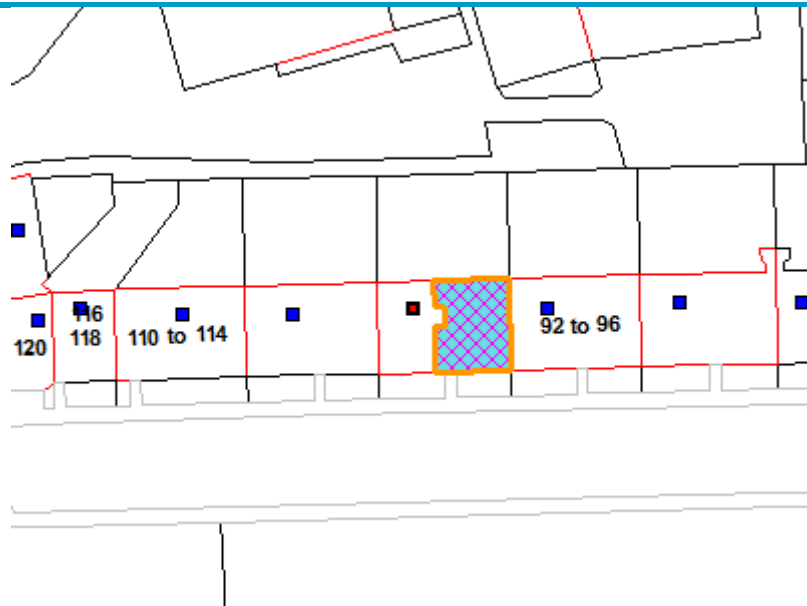
Appendix 1

**Application for Planning Permission 17/05520/FUL
At 3F2 100 Thirlestane Road, Edinburgh, EH9 1AS
Internal alterations and creation of new dwelling at existing
attic level.**

Consultations

No consultations undertaken.

Location Plan



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END

Development Management Sub Committee

Report returning to Committee - Wednesday 23 May 2018

Application for Planning Permission 17/02477/FUL At Land 80 Metres West And East Of, Saltire Street, Edinburgh Proposed residential development and associated infrastructure (as amended).

Item number	5.1
Report number	
Wards	B04 - Forth

Recommendations

It is recommended that this application be Granted subject to the details below.

Background information

This application was previously considered by Committee on the 7 March 2018.

The Committee was minded to grant planning permission subject to a legal agreement and a number of conditions and informatives. The legal agreement has not yet been signed and the decision notice has not been issued. The purpose of this report is to seek approval to amend the level of infrastructure contribution required.

The informative requiring a legal agreement currently states:

Consent shall not be issued until a suitable legal agreement, including matters requiring a financial contribution payable to the City of Edinburgh Council, has been concluded. The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

The applicant will be required to contribute:

a. The sum of £241,087 infrastructure contribution (Quarter 4 2017 value subject to indexation), and £1,330 land contribution (no indexation) towards education infrastructure within the Craigroyston/Broughton Education Contribution Zone.

b. The sum of £84,105 towards healthcare infrastructure within the Granton Healthcare Contribution Zone.

c. The sum of £ 70,292 towards transport infrastructure in the Granton Transport Contribution Zone.

The above sums are to be indexed linked using the all-in tender price index from the last date of signing the Agreement until the date of payment. The use period for the contribution should be 10 years from the last payment.

d. 25% of the units plus an additional 11 units are to be of an agreed affordable tenure.

The applicant has submitted a formal request to amend the level of contribution required from £396,814 to £201,750. The applicant has advised that it would be unable to proceed with the development if the full contribution is required.

Main report

Planning application 17/02477/FUL relates to the third phase of a four phased master plan at Waterfront Avenue. It seeks permission for the development of 89 residential units across three blocks with associated landscaping and car parking.

LDP Policy Del 1 - Developer Contributions and Infrastructure Delivery and the draft Supplementary Guidance on Developer Contributions and Infrastructure Delivery require the applicant to contribute towards infrastructure provision to mitigate any negative additional impacts of the development. The committee report presented on the 7 March 2018 provided a comprehensive overview of the contributions required and the outcome of open book viability assessment that was undertaken.

As set out in the previous committee report, the full contribution required for this application is £396,814 to be secured through a legal agreement. However, the applicant indicated that the maximum contribution that the development could support was £70,292. In undertaking a viability assessment, the Council's Property Service questioned some of the assumptions made by the applicant in terms of costs and sales values. The Committee decision on 7 March 2018 was to grant permission subject to the required developer contribution being paid in full.

In the period since 7 March 2018, the applicant has reflected on the Committee decision and is seeking to find a solution to enable the proposed development of 56 private and 31 affordable flats to progress. The applicant has advised that at the level of contribution currently required, it would not be able to proceed with the development. A supplementary report has been submitted which outlines the options that the applicant has considered in order to meet the contributions in full. These are:

- i) Reducing the quality of the development, such as removing the district heating and smart meters. This would have implications for the sustainability of the project and add alternative costs in order to comply with Building Regulations;

- ii) Increasing the projected sales value. This which would increase the applicant's financial risk in a regeneration area which has yet to witness such levels;
- iii) Discounting the land payment. This would impact on assessing the viability of future phases of development; and
- iv) Further reducing the return. The proposal is already marginal in terms of viability.

One further option which the applicant is willing to pursue is to assume higher values for the 56 private units and defer part of the land accrual to future phases. This represents an increased risk to the applicant and will require contributions to be made towards the end of the construction phase. However, this will allow a contribution of £201,750 towards infrastructure to be provided which represents an increase of £131,458 from the previous figure of £70,292.

There will still be a funding shortfall of £195,064 associated with this proposal. However this is considerably less than when the application was considered on 7 March 2018. Given the regeneration benefits of this proposal and the opportunity to address a shortfall in affordable housing from phase 2, it is recommended that the application is granted with a developer contribution of £201,750. The contribution will be divided proportionately in line with the identified education, transport and healthcare infrastructure requirements.

Conclusion

Therefore in conclusion, it is recommended that informative 1 as agreed by Committee on 7 March 2018 and set out in the minded to grant decision letter be amended as follows:

Consent shall not be issued until a suitable legal agreement, including matters requiring a financial contribution payable to the City of Edinburgh Council, has been concluded. The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

The applicant will be required to contribute:

a. The sum of £122,381.50 infrastructure contribution (Quarter 4 2017 value subject to indexation), and £686 land contribution (no indexation) towards education infrastructure within the Craigmoynton/Broughton Education Contribution Zone.

b. The sum of £42,367.50 towards healthcare infrastructure within the Granton Healthcare Contribution Zone.

c. The sum of £ 36,315 towards transport infrastructure in the Granton Transport Contribution Zone.

The above sums are to be indexed linked using the all-in tender price index from the last date of signing the Agreement until the date of payment. The use period for the contribution should be 10 years from the last payment.

d. 25% of the units plus an additional 11 units are to be of an agreed affordable tenure.

All other conditions and informatives are as agreed on 7 March 2018.

Links

Policies and guidance for this application

LDPP, LDEL01, LDEL03, LDES01, LDES02, LDES04, LDES05, LDES06, LDES07, LDES08, LEN09, LEN20, LEN21, LEN22, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LTRA02, LTRA03, LTRA04, LTRA08, LRS06, SDP, NSG, NSGD02, NSDCAH, OTH,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QQTFW4EWM8M00>

Or Council Papers online

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Development Management Sub Committee

Wednesday 23 May 2018

**Application for Planning Permission 18/00390/FUL
At 139 Craigleith Road, Edinburgh, EH4 2EH
Change of use from petrol filling station to residential.
Erection of eight 3 storey new build dwellings with private
parking on site (as amended).**

Item number	7.1
Report number	
Wards	B05 - Inverleith

Summary

The proposal is acceptable in scale, form and design and it will not have a detrimental impact on the character and appearance of the area. It will not have an unacceptable impact on residential amenity and future occupiers will have reasonable levels of amenity. A legal agreement is required to secure contributions towards education and to redetermine sections of the footway and carriageway. There are no material considerations that would outweigh this conclusion. It is recommended that the application is granted, subject to legal agreements being concluded.

Links

Policies and guidance for this application	LDPP, LDES01, LDES04, LDES05, LEN12, LEN21, LEN22, LHOU01, LHOU03, LHOU04, LTRA02, LTRA03, LTRA04, LDEL01,
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Report

Application for Planning Permission 18/00390/FUL At 139 Craigleith Road, Edinburgh, EH4 2EH Change of use from petrol filling station to residential. Erection of eight 3 storey new build dwellings with private parking on site (as amended).

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site comprises of an existing petrol filling station located on the northern side of Craigleith Road. The area is predominately residential with two-storey terraced houses to the north, east and west. Craigleith Road bounds the site immediately to the south with further residential properties beyond. Craigleith Retail Park is situated beyond the residential properties to the north west of the site. The site is surrounded on three sides by roads- Craigleith Road to the south and Craigleith Hill to the west and north.

The site is bound on its north and west side by a 1.8 metre high fence, with vegetation and a number of trees partially screening the filling station from the neighbouring properties.

2.2 Site History

21 December 2015- Planning permission in principle granted for change of use of petrol filling station to residential (application number 14/02316/PPP).

21 November 2017- Planning application for a change of use from petrol filling station to residential. Erection of ten 3 storey new build dwellings with private parking on site withdrawn (application number 17/04038/FUL).

Main report

3.1 Description Of The Proposal

The application seeks planning permission for a residential development comprising of a terrace of eight three storey units on the site of the existing filling station.

The units will have four bedrooms and provision for one private parking space to the front. The development includes front and rear balconies on the first and second floors.

The external materials proposed will include buff traditional clay facing brickwork with strips of metal cladding in a matt pearl beige colour. The windows are to be aluminium framed to match the colour of the metal cladding.

The existing garage forecourt has a separate access and egress. It is proposed that the development will retain and tighten the access/ egress and access road, thus resulting in a private road parallel to Craigleith Road. To provide a landscape buffer and physical separation, the applicant is proposing to erect an approximate 500mm high raised planter with small trees/soft landscaping behind the width of the existing island bus shelter to the front.

A private footpath is to run along the sides and rear of the development to provide individual rear access to bring waste collection to the front of the development.

The following documents were submitted in support of the application and are available to view on the Planning and Building Standards Online Services:

- Design Statement;
- Tree Survey;
- Land Quality Risk Assessment; and
- Remediation Method Statement.

Scheme One

The original drawing was revised to amend the development layout to the front and to darken the proposed cladding for the elevations.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the principle for the development is acceptable;
- b) the scale, form and design of the proposal is acceptable and whether it will have a positive impact on its surroundings;

- c) the proposal will provide a suitable living environment for future occupiers;
- d) the proposal will impact on neighbouring amenity;
- e) the proposal address issues of road safety;
- f) the proposal will impact on existing trees;
- g) the proposal will impact on school infrastructure;
- h) any other material considerations;
- i) equalities and human rights have been addressed; and
- j) any matters raised in representations have been addressed.

a) Principle

Policy Hou 1 of the Edinburgh Local Development Plan (LDP) allows new housing development on suitable sites within the urban area provided it is compatible with other policies. Planning Permission in Principle for eight housing units on the site was granted in December 2015. Therefore, the principle of residential development on this site is still acceptable, subject to compliance with other policies.

b) Development Design

Policy Des 1 (Design Quality and Context) requires development to create or contribute towards a sense of place, drawing upon the positive characteristics of the surrounding area.

The character of Craigleith Road is the mature mix of 1850's and 1940's, two storey, detached and terraced houses, with gardens to the front and rear. Craigleith Hill to the north of the site is a cul de sac of 1960s terraced houses. However, the predominant character is the Victorian terraces on the south side of Craigleith Road. The terraces have a strong visual presence of gardens and boundary walls to the front and, parking for these properties are controlled on street.

Policy Des 4 (Development Design-Impact on Setting) requires development to have a positive impact on its surroundings. The proposal, in its contemporary form seeks to replicate the terraced style of housing to the east of Craigleith Road with the inclusion of a small front garden. The layout will comprise of parking parallel to the front of the units and an access road parallel to Craigleith Road. This type of layout is uncharacteristic of the area and would result in the visual presence of a street dominated by cars. However, the development will be set back from the street to align with the neighbouring building lines and the erection of a 500mm high raised planter with soft landscaping will act as a visual buffer in order to lessen the impact of the proposal on character and appearance of the streetscene.

Policy Hou 4 (Housing Density) encourages higher densities within the City Centre and other areas, providing that a good level of public transport accessibility exists or is to be provided. In established residential areas, proposals will not be permitted if it will have an unacceptable damage to local character, environmental quality or residential amenity.

The residential density between No.155 and 133 Craigleith Road equates to 17.54 units/ha. The proposed residential density equates to 52.28 unit/ha, higher than the existing density on Craigleith Road.

Whilst the development will exceed the height of the adjacent property at 137 Craigleith Road, the proposal will largely sit below the ridgeline height of buildings immediate to the site. The development is contemporary in form and design, set back from the street frontage where it will not form as an overwhelming addition to the streetscene.

The proposal is distinctive in character and appearance due to the limited palette of materials proposed. The materials are appropriate in terms of providing a striking contrast without detriment to the character and appearance of neighbouring buildings. The quality of the materials will help to secure the proposals long term visual success.

The proposal complies with Policy Des 1, Des 4 and Hou 4 in the LDP.

c) Living Amenity

Policy Des 5 (Development Design-Amenity) requires future occupiers to have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook. In addition, Policy Hou 3 (Private Green Space in Housing Development) requires the adequate provision of green space to meet the needs of future residents.

The minimum floor space requirement for three bedrooms or more with enhanced storage designed for growing families is 91 sqm. The total footprint for the proposed houses is 147.5 sqm and this exceeds the space requirement for a four bedroom unit.

The proposed rear garden will approximately 30sqm in footprint, incorporating provision for bins and cycle storage. Given that the rear gardens will be north facing with a depth of 7 metres, the gardens and the rear balconies will be limited in its capacity to receive sunlight. Therefore, future occupiers will have limited garden amenity for a range of functions.

Future occupiers will have adequate levels of privacy as the windows on the proposal are positioned approximately 24 metres away from the neighbouring properties to the rear and 37.6 metres from the front.

The proposal broadly complies with policy Des 5 and Hou 3 in the LDP and Edinburgh Design Guidance.

d) Neighbouring Amenity

Edinburgh Design Guidance states that the pattern of a development in an area will help to define appropriate distance between buildings and consequential privacy distances.

The proposed windows will be positioned approximately 24 metres away from the neighbouring properties to the rear on Craigleith Hill and 37.6 metres to the front on Craigleith Road. The proposed balconies to the first and second floor will be set back from the building, resulting in a greater distance to neighbouring properties. The first floor balcony to the rear will align with the building line of neighbouring property at 137 Craigleith Road and the balconies will not result in overlooking.

The positioning of the development will not result in the loss of sunlight to the windows of neighbouring properties or result overshadowing to neighbouring gardens. In addition, the positioning of the proposed 1.6 metres high fence along the northern and eastern section of the site will not impact on neighbouring amenity.

The proposal will not impact on the immediate outlook of neighbouring properties.

The proposal complies with policy Des 5 Development Design- Amenity in the LDP.

e) Access, Road Safety and Parking

The proposal is to retain and tighten the existing one way access and exit layout associated with the former petrol station. Therefore, a sum of £2,000 is required to redetermine sections of footway and carriageway.

For the interests of safety, a swept-path diagram is required to demonstrate that a vehicle can enter and exit the development in a forward gear. In addition, the applicant needs to demonstrate that accesses and associated accesses are large enough, and of shape to accommodate any vehicles that are likely to use it, with particular reference to refuse collection and emergency services. A condition is therefore required.

There is no requirement to submit a traffic impact assessment for an eight bed unit in this location. The proposal will not have a significant impact on traffic levels.

The Council's parking standards requires a maximum of one parking space for a four bedroom residential bedroom within zone 3. The site is located in the extended Controlled Parking Zone and future occupiers will be eligible for one residential parking permit per property. The proposal will provide a maximum of eight parking spaces and 24 cycle parking spaces and this complies the Council's 2017 parking standards. In addition, the level of car parking is justified by the proposed developments proximity to bus stops and local facilities including Craigleith Retail Park.

Although there is no requirement to provide electric charging points or motorcycle parking, Environmental Protection has requested the charging points to be provided and this is added as an informative.

f) Trees

There are existing trees to the rear of the site which lies outwith the application boundary. The trees are not protected and the roots are constrained to an extent by the make-up of the existing footpath and the existing petrol stations concrete platform. It is proposed to retain and maintain these group of trees which will continue to provide a visual buffer to the development site.

The trees overhang the site considerably and may require to be taken back to the boundary line. However, there is nothing to prevent this operation from being carried out immediately. The development would be set back from the group of trees and this will negate any impacts on the trees.

The submitted Tree Survey advises that works to the site can be carried out without damaged to the retaining trees.

The proposal complies with policy Env 12 Trees in the LDP.

g) School Infrastructure

Policy Del 1 Developer Contributions and Infrastructure Delivery in the LDP states that where necessary and relevant to mitigate any negative additional impact on infrastructure, proposals will be required to make a contribution towards education.

The site falls within Sub-Area CB-3 of the 'Craigroyston Broughton Education Zone'. The Council has assessed the impact of the proposed eight units on the identified education infrastructure actions and current delivery programme. The education infrastructure actions identified are appropriate to mitigate the cumulative impact of development that would be anticipated if application is minded to be approved.

The proposed development is therefore required to make a contribution sum of £52,288 towards the delivery of these actions based on the established 'per house' and 'per flat' rates appropriate for this part of the Zone.

h) other material considerations

Environmental Protection

The proposed change of use is positive given the potential impact on amenity that filling stations can have on residential amenity. However, Craigleith Road is a busy city centre route and Environmental Protection has some concerns over the potential impact on amenity that traffic noise could have on the proposed dwellings; an informative is recommended. Environmental Protection also has concerns over the existing use of the site as a filling station as this may have resulted in ground contamination from underground fuel storage. A condition is recommended to ensure the site is suitable for the proposed use.

i) Equalities and Human Rights

The application has been assessed and has no impact in terms of equalities or human rights.

j) Comments

Material Representations - Objections

- Proposal is contrary to the LDP - Addressed in Section 3.3 (a-h).
- Inappropriate scale, form and design and, materials; density too high and overdevelopment of the site and too modern, solar panel will add additional height - Addressed in Section 3.3 (b).
- Will detract the visual frontage of Craigleith Road and is not compatible with the neighbourhood character and appearance - Addressed in Section 3.3 (b).
- Impact on neighbouring amenity in terms of loss of privacy, daylight, noise and overshadowing, outlook - Addressed in Section 3.3 (c).
- One parking space per four bedrooms is unrealistic and no overspill parking is provided - Addressed in Section 3.3 (e).
- Impact on traffic and congestion - Addressed in Section 3.3 (e).
- Loss/ impact on trees and tree survey is incomplete with no mention of Leylandii and other trees on the east boundary - Addressed in Section 3.3 (f).
- No need for rear access for waste if waste is to be collected at the front - waste bins are to be stored within the rear gardens and a private footpath is to provide access to the front for bin collections.

Material Representations - Support

- Complies with LDP;
- Complies with Edinburgh Design Guidance;
- High quality development, improvement to area and will be in-keeping with the adjacent Victorian terraces;
- Will not impact on neighbouring amenity;
- Need for housing; and
- Appropriate redevelopment of a brownfield site.

Non-Material Representations

- The Craigleith Hill side along the boundary fence was landscaped by Miller in 1964 and is on the original site plan belonging to and is part of Craigleith hill. It enhances residential amenity and is maintained by the council - Landownership is a civil matter and planning does not resolve maintenance issues.
- Reference to the previous Planning Permission in Principle where the two storey and 8 units was more appropriate - Each applications are assessed on their own merits.
- Oversubscription of schools and doctors in the area - The proposal is for a small scale housing development and this does not carry significant material weight.
- Loss of parking - Planning does not control the rights to parking on the street.
- Letters of support do not appear to come from those who were neighbourly notified and are not directly affected by the proposal - Neighbours were notified and the application was advertised on the weekly list in accordance with the statutory publicity requirements. This does not preclude members of the public from commenting on a planning application.
- The proposal does not accord with the principles of permission 14/02316/PPP- The current proposal is separate application for planning permission.

- Referral to objections relating to previous planning application that was withdrawn (17/04038/FUL) - comments to current applications should be submitted in full.
- Landownership issues/incorrect boundary markers - This is a civil matter that is not resolved through the planning system.
- No mention of a security fence along the full extent of east boundary, adjacent to 137 Craigleith road. This would prevent potential intruders entering rear gardens of homes on Craigleith Road.
- Greed of the developers - Not relevant.

Community Council

The Craigleith/ Blackhall Community Council did not request to be a statutory consultee but it objected on the follow grounds:

- Reference to the Planning Permission in Principle;
- Proposed three storey and the design will not sit comfortable with its surroundings and adjacent semi-detached properties;
- Flat roof design is uncharacteristic of properties on Craigleith Road;
- Will impact on neighbouring amenity in terms of daylight and privacy;
- Balconies on the first and second floor impractical and of no amenity value due to being located on the shaded side of the building; and
- Individual rear access to Craigleith Hill- this is incorrect, the proposal is for a single shared access.

Conclusion

In conclusion, the proposal is acceptable in scale, form and design and it will not have a detrimental impact on the character and appearance of the area. The proposal will not have an unacceptable impact on residential amenity and future occupiers will have reasonable levels of amenity. A legal agreement is required to secure contributions towards education and to redetermine sections of the footway and carriageway. There are no material considerations that would outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. Prior to occupation of the development, the 500mm high raised planter and the planting of small trees to the front of the development, facing Craigleith Road shall be implemented.
2. Prior to the commencement of construction works on site:
 - (a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

(b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

3. Prior to works commencing on the site, details of swept path analysis shall be submitted to and approved in writing by the Planning Authority. The layout detail and evidence of how vehicles will navigate the altered junctions shall be provided.
4. Sample/s of the proposed brickwork and zinc cladding shall be submitted to and approved in writing by the Planning Authority before work commences on site.

Reasons:-

1. In order to provide a visual buffer and to safeguard the residential character of Craigleith Road.
2. In order to ensure that the site is suitable for the proposed use.
3. In order to assess these matters in more detail and to ensure pedestrian movements as priority.
4. In order to enable the Head of Planning to consider this/these matter/s in detail.

Informatives

It should be noted that:

1. Consent shall not be issued until a suitable legal agreement has been concluded to make a financial contribution to the following:
 - a) Children and Families to alleviate accommodation pressures in the local catchment area.
 - b) The sum of £2,000 made payable to the City of Edinburgh Council, in order to redetermine sections of footway and carriageway as necessary for the development.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

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

3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
4. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
5. All car parking spaces shall be served by an operational 7KW (type 2) electric vehicle charging point prior to the occupation of the site.
6. No development should take place until a scheme for protecting all bedrooms and living rooms of the residential development against road traffic noise has been developed. The scheme should be designed in accordance with BS8233:2014 'Sound Insulation and Noise Reduction for Buildings - Code of Practice' to attain the following internal noise levels:

Bedrooms - 30dB LAeq, T and 45dB LAfmax
Living Rooms - 30 dB LAeq, D

T - Night-time 8 hours between 2300 - 0700
D - Daytime 16 hours between 0700 - 2300

The agreed scheme should be implemented in full, prior to use being taken up.

7. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Neighbours were notified of the application on 15 February 2018 and the proposal attracted 32 letters of representations, which twenty three were letters of objections and eight were support. One general letter of comment was also received.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

The site is an urban area as designated in the Edinburgh Local Development Plan.

Date registered

29 January 2018

Drawing numbers/Scheme

01A-11A, 12, 13A-19A and 20.,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Laura Marshall, Planning Officer

E-mail:laura.marshall@edinburgh.gov.uk Tel:

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

LDP Policy Env 22 (Pollution and Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

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

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Tra 4 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

LDP Policy Del 1 (Developer Contributions and Infrastructure Delivery) identifies the circumstances in which developer contributions will be required.

Appendix 1

Application for Planning Permission 18/00390/FUL At 139 Craigleith Road, Edinburgh, EH4 2EH Change of use from petrol filling station to residential. Erection of eight 3 storey new build dwellings with private parking on site (as amended).

Consultations

Flood Prevention

This information addresses our concerns and we have no further comment on this application.

Trees

The trees overhang the site considerably and will require to be taken back to the boundary line. While this is unfortunate and will leave the crowns with an imbalance there is nothing to prevent them from carrying this operation out immediately if they chose to do so. It would also not be reasonable to refuse the application for this reason. The roots are constrained to a certain extent by the makeup of the adjacent foot path and the make-up of the petrol stations concrete platform so this is not so much of a concern. The main concern is the symbiosis between the new owners of the property and the trees. Given the trees are north westerly there will be little in the way of overshadowing. The trees are a group formed a perfectly reasonable boundary screen to the fuel station. The set back and usage of the site now negates this. Would the loss of this group of trees (if they were to be lost, indications is that they are to remain now impact the character of the area and I would say no. Given what is proposed is compliant with ENV 12 so I can offer no material reasons to object to this submission.

Transport

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. The application proposes retaining the existing layout of the vehicular accesses. These accesses were designed to accommodate turning manoeuvres of large vehicle that are associated with the existing use of a petrol filling station. With the change of use to residential these accesses require alteration, which will need to consider pedestrian movements as the priority. Further layout detail and evidence of how vehicles will navigate the altered junctions will need to be provided for review and subject to further approval;
2. The applicant will be required to:
 - a. Contribute the sum of £2,000 to progress a suitable order to redetermine sections of footway and carriageway as necessary for the development;

3. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved;

4. Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future;

5. The applicant should be advised that:

as the development is located in the extended Controlled Parking Zone, they will be eligible for one residential parking permit per property in accordance with the Transport and Environment Committee decision of 4 June 2013.

See http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7 (Category D - New Build);

Note:

1. The application has been assessed under the 2017 parking standards. These permit the following:

a. A maximum of 8 car parking spaces (level of car parking justified by the proposed developments proximity to bus stops and local facilities including Craigeleith Retail Park)

b. A minimum of 24 cycle parking spaces

c. Proposed development doesn't meet the minimum requirement for EV and accessible spaces (10+ dwellings)

d. No motorcycle parking required

Waste and Cleansing Services

I have been asked to provide my comments as a consultee to this application on behalf of the Waste and Cleansing Services.

I have provided below some general information in relation to this development, but the detailed arrangements need to be agreed with myself at later stage. The architects or developers should liaise directly with me at earliest point via email at anna.napiorkowska@edinburgh.gov.uk .

Waste Management Responsibilities

The Waste and Cleansing Services will be responsible for managing the waste from households and any Council premises only. I am assuming this would include this development.

Compliance with Waste Strategy (Domestic Waste Only)

The provision of a full recycling service is mandatory in Scotland, so that developers must make provision for the full range of bins (either individual Containers for each property, or communal bins for multiple properties). These must be stored off street at all times, except on the day of collection (in the case of individual bins).

The waste collection teams will require safe and efficient access to these from the earliest occupation, and therefore cognisance must be taken of my comments below in relation to operational viability.

For low density properties, we would recommend individual kerbside collections. This provides each property with landfill (140 litres); mixed recycling (240 litres), glass (box), food box and internal caddy; and optionally garden waste bin (240 litres). All of these must be presented on the day of collection before a specified time and removed thereafter. They must otherwise be stored off street at all times.

Developers can either source their own bins in line with our requirements, or can arrange for us to do so and recharge the cost- this will probably be most convenient for them.

Operational Viability

Developers need to ensure that services are accessible so that our collection crews can provide the service in a safe and efficient manner, taking account of turning circles, length and width of vehicles, distance bins must be pulled, surfaces, slopes and so on. Obviously sufficient capacity must also be provided to allow successful collection of each segregated waste stream.

Children and Families

The Council has assessed the impact of the growth set out in the LDP through an Education Appraisal (January 2018), taking account of school roll projections. To do this, an assumption has been made as to the amount of new housing development which will come forward ('housing output'). This takes account of new housing sites allocated in the LDP and other land within the urban area.

In areas where additional infrastructure will be required to accommodate the cumulative number of additional pupils, education infrastructure 'actions' have been identified. The infrastructure requirements and estimated delivery dates are set out in the Council's Action Programme (January 2018).

Residential development is required to contribute towards the cost of delivering these education infrastructure actions to ensure that the cumulative impact of development can be mitigated. In order that the total delivery cost is shared proportionally and fairly between developments, Education Contribution Zones have been identified and 'per house' and 'per flat' contribution rates established. These are set out in the draft Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' (January 2018).

Assessment and Contribution Requirements

Assessment based on:

8 Houses

This site falls within Sub-Area CB-3 of the 'Craigroyston Broughton Education Contribution Zone'.

The Council has assessed the impact of the proposed development on the identified education infrastructure actions and current delivery programme.

The education infrastructure actions that are identified are appropriate to mitigate the cumulative impact of development that would be anticipated if this proposal progressed.

The proposed development is therefore required to make a contribution towards the delivery of these actions based on the established 'per house' and 'per flat' rates for the appropriate part of the Zone.

If the appropriate infrastructure contribution is provided by the developer, as set out below, Communities and Families does not object to the application.

Total infrastructure contribution required:

£52,288

Note - all infrastructure contributions shall be index linked based on the increase in the BCIS Forecast All-in Tender Price Index from Q4 2017 to the date of payment.

Environmental Protection

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

18/00390/FUL | Change of use from petrol filling station to residential. Erection of eight 3 storey new build dwellings with private parking on site. | 139 Craigleith Road

The applicant proposes the change of use of a petrol filling station to residential dwellings at 139 Craigleith Road. The site is bordered by other residential dwellings to the north, east and west with the Craigleith Road to the south. Environmental Protection has provided on a similar proposal for this site previously however that application (17/04038/FUL) was withdrawn.

The proposed change of use is positive given the potential impact on amenity that filling stations can have on residential amenity. However, Craigleith Road is a busy city centre route and Environmental Protection has some concerns over the potential impact on amenity that traffic noise could have on the proposed dwellings; an informative is recommended. Environmental Protection also has concerns over the existing use of the site as a filling station as this may have resulted in ground contamination from underground fuel storage. A condition is recommended to ensure the site is suitable for the proposed use.

The applicant has submitted a Ground Investigation Report which is currently being assessed by Environmental Protection. Until this has been completed Environmental Protection recommends that a condition is attached to ensure that contaminated land is fully addressed.

Reducing the need to travel and promoting the use of sustainable modes of transport are key principles as identified in the LPD. The LDP also states growth of the city based on car dependency for travel would have serious consequences in terms of congestion and air quality. An improved transport system, based on sustainable alternatives to the car is therefore a high priority for the Council and continued investment in public transport, walking and cycling is a central tenet of the Council's revised Local Transport Strategy 2014-19.

The site is well-situated in relation to the existing transport network. A series of footpaths, footways and usable cycle links exist in the surrounding area offering connections with the wider network. The site is well-located for access to public transport services with local bus routes serving the site well.

Environmental Protection encourage the developer to work with this department to produce an up-to-date Green Travel Plan which should incorporate the following measures to help mitigate traffic related air quality impacts;

1. Keep Car Parking levels to minimum.
2. Car Club facilities (electric and/or low emission vehicles).
3. Provision of rapid electric vehicle charging facilities.
4. Public transport incentives for residents.
5. Improved cycle/pedestrian facilities and links.

The Scottish Government in the 'Government's Programme for Scotland 2017-18 has a new ambition on ultra-low emission vehicles, including electric cars and vans, with a target to phase out the need for petrol and diesel vehicles by 2032. This is underpinned by a range of actions to expand the charging network, support innovative approaches, and encourage the public sector to lead the way, with developers incorporating charging points in new developments.

The applicant must be aware that there are now requirements stipulated in the Edinburgh Design Guidance must be achieved. Edinburgh has made progress in encouraging the adoption of electric/hybrid plug-in vehicles, through deployment of extensive charging infrastructure. As plug-in vehicles make up an increasing percentage of the vehicles on our roads, their lack of emissions will contribute to improving air quality especially as this site is located in a city centre location furthermore their quieter operation will mean that a major source of noise will decrease. The Sustainable Energy Action Plan is the main policy supporting the Council's Electric Vehicle Framework. Increasing the number of plug-in vehicles and charging infrastructure in Edinburgh will provide substantial reductions in road transport emissions.

Environmental Protection would recommend that 7Kw electric vehicle charging provision will be required for all residential properties with rapid chargers located at some communal parking spaces. Information on chargers is detailed in the Edinburgh Design Standards Technical Information Design Standards.

Environmental Protection are satisfied that the impacts of this proposed development will be limited. The applicant must keep the numbers of car parking spaces to a minimum, committed to good cycle provisions, electric vehicle charging facilities and supported with a travel pack.

Environmental Protection has no objections to this proposed development, subject to the following condition:

Condition

- Prior to the commencement of construction works on site:

(a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

(b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

Informative

- All car parking spaces shall be served by an operational 7Kw (type 2) Electric Vehicle charging point prior to the occupation of the site.

• No development should take place until a scheme for protecting all bedrooms and living rooms of the residential development against road traffic noise has been developed. The scheme should be designed in accordance with BS8233:2014 'Sound Insulation and Noise Reduction for Buildings - Code of Practice' to attain the following internal noise levels:

Bedrooms - 30dB LAeq, T and 45dB LAfmax

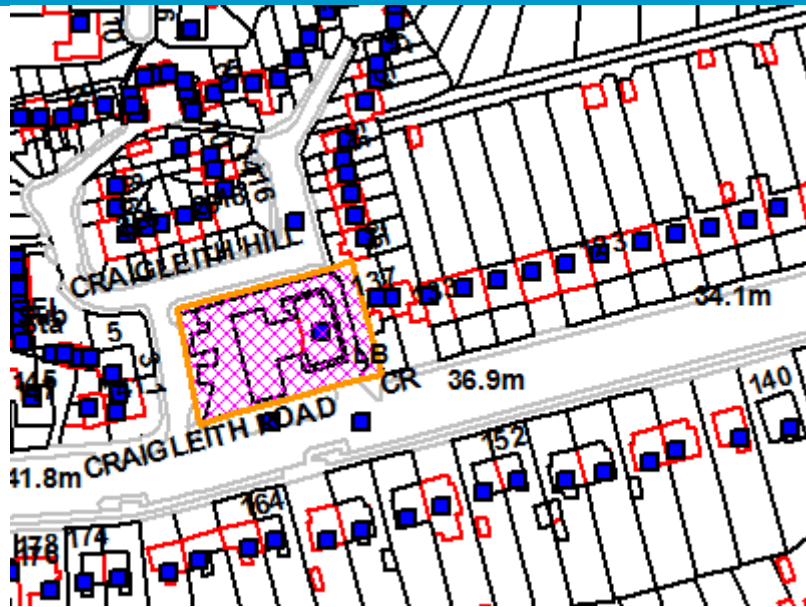
Living Rooms - 30 dB LAeq, D

T - Night-time 8 hours between 2300 - 0700

D - Daytime 16 hours between 0700 - 2300

The agreed scheme should be implemented in full, prior to use being taken up.

Location Plan



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END

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Planning Permission 18/00563/FUL
At 42 Henderson Row, Edinburgh, EH3 5BL
Extensions to existing science centre and library buildings
to provide linked additional teaching and learning space and
a multi-purpose hall.**

Item number	7.2(a)
Report number	
Wards	B05 - Inverleith

Summary

The proposal is acceptable in scale, form and design and will not adversely affect the character or setting of the listed buildings or the character of the conservation area. It will not have a detrimental impact on residential amenity. The proposal complies with the policies in the Edinburgh Local Development Plan and the Edinburgh Design Guidance. There are no material considerations that would outweigh this conclusion.

Links

<u>Policies and guidance for this application</u>	LDPP, LDES01, LDES04, LDES05, LDES12, LEN03, LEN04, LEN06, LEN12, LEN21, LEN22, LTRA02, LTRA03, NSG, NSGD02, OTH, CRPNEW,
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Report

Application for Planning Permission 18/00563/FUL At 42 Henderson Row, Edinburgh, EH3 5BL Extensions to existing science centre and library buildings to provide linked additional teaching and learning space and a multi-purpose hall.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site is the school grounds of Edinburgh Academy, located on the north side of Henderson Row. The main hall building to the centre of the site is category A listed (date of listing: 14/12/1970, reference: LB27973). The site is enclosed by a number of historic buildings to the north, east and west. A contemporary, two storey addition, comprising the Maxwell science building and science garden was opened in 2006 and is situated north east of the site.

The area to the east wing of the site comprises staff parking, a redundant area of garden space with access to a disused wash house and an area of garden/decking. The redundant garden space was formerly communal to the corner pavilion block of flats at the corner of Henderson Row and Perth Street, and the space is enclosed by category B listed walls (listed 14/12/1970, reference LB29022). The east section of the site is bounded by the rear gardens of the four storey tenement buildings on Perth Street which are not listed.

Number 32-42A Henderson Row and 1-1A Perth Street are category B listed tenement buildings (listed on 14/12/1970, reference: LB29022) with commercial uses located on the ground floor and residential uses above.

This application site is located within the New Town Conservation Area.

2.2 Site History

16 May 2014- Planning permission refused to remove a wall bounding land to rear of library building (application reference, 14/00803/FUL).

16 June 2017 - Temporary planning permission granted for the erection and installation of new modular upper classroom (application reference, 17/00500/FUL).

07 February 2018 - Planning application submitted for external alterations to existing science centre building (application reference, 18/00564/FUL).

07 February 2018 - Application for Listed Building Consent submitted for alterations to north garden boundary wall (application reference, 18/00569/LBC).

07 February 2018 - Application for Listed Building Consent submitted for external alterations to the existing library and east perimeter wall (application reference, 18/00568/LBC).

Main report

3.1 Description Of The Proposal

Proposal

The application seeks to extend and link the existing school library and science building to the east of the site by infilling the space to the rear. The ground floor footprint of the extension will be approximately 638 square metres (sqm) and it will include new library space, science laboratories, lecture theatre facilities, a maker studio and a breakout space. The extension is to comprise three roof sections, situated on a stone plinth with an approximate roof height between 6.2 m to 6.6 m high. The ground is to be excavated to install an underfloor vent (plenum).

Proposals at the south section of the existing library involve the removal of a section of existing wall to form a new garden gateway and fire escape. The existing decking/paving is to be removed and replaced with soft landscaping to the rear of Henderson Row.

The proposal will involve the removal of 10 trees and two listed walls within the redundant garden. The stone from the wall is to be retained and reused to incorporate the new plenum air intake louvres. The existing staff parking and science garden are also to be removed. The existing wash house is to be made secure to facilitate the development.

Materials include standing seam zinc for the roof with a number of rooflights, sandstone for the walls and aluminium louvre for the chimney extract and plenum. The main fire escape and area of glazing will be located on the south and east elevation of the proposal. The proposal includes a two metre high flue, terminated via the new chemistry lab.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of consent.

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the 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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the principle of the development is acceptable;
- b) the proposal will affect the setting and character of the listed buildings;
- c) the proposal will detract from the character or appearance of the conservation area;
- d) the proposal will impact on neighbouring amenity;
- e) the proposal will impact on traffic or road safety issues;
- f) the proposal will impact on existing trees;
- g) the proposal will impact on flooding issues;
- h) any impacts of equalities and human rights have been addressed;
- i) any other material considerations; and
- j) any comments raised have been addressed.

a) Principle

The proposal is to extend the accommodation of an existing school. The principle of this use in this area is already established by the existing school. The school currently offers venues for hire and this is incidental to the operational use of the school. The proposal does not involve a material change of use and any hire of the new multi-purpose hall would be incidental to the use of the school. The proposal is to enhance the existing facilities and, as the site is in the 'urban area' the principle of an additional school building is acceptable, subject to compliance with other policies in the plan.

b) Setting and Listed Buildings

Policy Env 3 Listed Buildings- Setting in the LDP states that development within the curtilage or affecting the setting of a listed building will be permitted if not detrimental to the architectural character, appearance or historic interests of the building, or to its setting.

Policy Env 4 Listed buildings- Alterations and Extensions states that proposals to alter or to extend listed buildings will be permitted where those alterations are justified; would not result unnecessary damage to historic structures or diminution of its interests; and where any additions would be in keeping with other parts of the building.

The scale and positioning of the proposal within the east wing section of the site will not have an unacceptable impact on the character or setting of the listed school buildings.

Drawing No. 02 is clear on the extent of the proposed downtakings. The proposed alterations to the east elevation of the existing library is for a justifiable alteration to facilitate the proposed extension and will not result in diminution of the buildings interest.

The urbanised setting of the listed buildings on Henderson Row and Perth Street does not significantly relate to the topography or designed vistas to any significant effect from views within and out of the site.

The walls proposed for removal were originally built as a garden wall delineating the northern and southern boundary of a communal garden area belonging to the corner pavilion block of flats at the corner of Henderson Row and Perth Street. The garden was previously accessed from the flatted properties via a long and narrow path leading from the communal stairwell. The garden is redundant and is no longer communal. The removal of the north wall was refused planning permission (reference, 14/00803/FUL) on grounds that the wall represented a formal component of the original design and its removal would impact on the character and setting of the listed buildings. However, each planning applications are assessed on their own merits and the current proposal is to extend the existing school.

The proposal to remove sections of the wall in connection to the former communal garden is required to facilitate the proposed school extension which is to occupy an underutilised part of the site. Edinburgh Design Guidance does not preclude the introduction of new buildings within sensitive sites. The stone from the southern section of the wall is to be reused to incorporate the new plenum air intake louvres and this is acceptable. The development will occupy half of the former communal garden and it will be set back from the existing wash house and, it will be subordinate in scale against the four storey and basement tenement on Henderson Row/Perth Street. In these circumstances, it would be unreasonable to refuse the removal of the walls when the proposal in replacement is for a justifiable alteration. The proposal will not adversely impact on the character or setting of the listed buildings on Henderson Row and Perth Street.

The existing wash house is to be retained and made secure with minor alterations.

The proposal complies with Policy Env 3 and Env 4 in the LDP.

c) Development Design and Conservation Area

Policy Des 1 Design Quality and Context requires development proposals to create or contribute towards a sense of place.

Policy Des 12 Alterations and Extensions states that planning permission will be granted for alterations and extensions to existing buildings which in their design and form, choice of materials and positioning are compatible with the character of the existing building and will not be detrimental to neighbourhood amenity and character.

Policy Env 6 Conservation Areas- Development states that development within a conservation area will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant character appraisal.

The site is located within the New Town Conservation Area and the character appraisal states the following:

The development of the New Town has resulted in a building stock of extraordinary quality which has proved to be both durable and capable of adaptation, both to the needs of changing residential standards and to different uses... The Conservation Area is typified by formal plan layouts, spacious stone built terraces, broad streets and an overall classical elegance. The majority of buildings are of a standard type that expresses Georgian ideals of urban living... The standard building form is three main storeys over a sunken basement, normally three bays wide and three to four storeys high, including steps from street to basement and cellars under the pavement with a slate covered pitched roof... the street elevations of the majority of buildings were built of finely dressed squared ashlar of the durable local Craigleith sandstone....

The existing redundant garden contributes to the character of the conservation area. However, it would be unreasonable to exclude the development of the site in what is already an underutilised part of the conservation area.

The extension of the existing educational use will be in-keeping with the character in this part of the conservation area.

The proposal comprises of three roof sections and will sit on a linear stone plinth. The height of the extension will relate to the eaves of the existing library and the proposal has been designed to read as a single storey extension with an occupied attic. The roof ridgeline height of the southernmost section of the extension is to match the height of the library wings. The northernmost section of the extension will closely relate to the ridgeline height of the existing science building. The flat roof central section of the extension, housing the proposed multi-purpose hall, helps the transition in scale between the smaller southern and the larger northern section of the extension. The proposed scale is appropriate for its immediate site context and the occupation of the space will not represent an inappropriate infill or result in an overdevelopment of the school campus.

The proposed 2m high flue will be concealed behind the existing science building and it will not be visible from public views. The visibility of the flue will not affect the ability of nearby residents to look out from their windows. The design of the aluminium louvre for the chimney and plenum relates to the proposed natural ventilation system and it will have a neutral impact on the visual amenity of the area. It is intended that planting will be arranged in shallow terraces leading down from, and to partially screen the proposed vent to the southernmost section of the extension.

The proposal is distinctive in character and appearance due to the limited palette of materials proposed. The materials are appropriate in terms of contrasting and complementing the historic setting of the site and its quality will help to secure long term visual success. A condition, requiring details of the sandstone to match the existing library is required. This is to safeguard the visual amenity and character of the site.

The proposal will have limited impact on the appearance of the conservation area when publicly viewed from Henderson Row and it will not result in unreasonable harm to the character of the conservation area.

d) Neighbouring Amenity

Policy Des 12 Alterations and Extensions states that planning permission will be granted for alterations and extensions to existing buildings which will not be detrimental to neighbourhood amenity.

The south facing glazed elevation of the proposal will face directly towards the rear of the lower and ground floor windows of premises belonging to Edinburgh Academy on Henderson Row and will have an approximate privacy distance of 18.5m. Commercial businesses on Henderson Row are not protected for privacy. The windows, together with the break out garden space will not look directly into residential properties and will not result in overlooking.

The positioning of the development will not result in adverse overshadowing.

The applicant has included drawings of the ground floor additions to the rear of Perth Street, which extends approximately 3.5m in depth. The proposal will not result in loss of sunlight to the residential windows on Perth Street.

Residents of the nearby tenements currently face onto the school campus and will be able to view the proposed buildings. However, there are no rights to a particular view and the proposal will not affect residents' ability to look outside their windows.

The proposal will not result in adverse noise, air quality and odour issues. Environmental Protection has no objection to the proposal, subject to a condition requiring the extract flue and ventilation system to be capable of a minimum of 15m/s velocity as shown on Drawing No. 18 to be implemented. The proposal is ancillary to the operational use of the existing school and does not involve a material change of use or a building operation. Therefore, emissions and the introduction of plant machinery cannot be controlled or regulated through planning. However, it is appropriate to require the flue to be erected prior to occupation of the development.

The proposal will not impact on the amenity of neighbouring residents in terms of loss of privacy, sunlight or result in overshadowing.

The proposal complies with Policy Des 12 in the LDP.

e) Traffic and Road Safety

Given the scale and nature of the proposal, there is no requirement to submit a traffic impact assessment for the proposal. The proposal does not include the formation of a new access road and the proposal will not have an impact on traffic levels. In addition, there is no requirement to replace the loss of staff parking on the site. The school is encouraging staff to travel by alternative means.

f) Trees

Policy Env 12 Trees in the LDP states that development will not be permitted if likely to have a damaging impact on a tree that is worthy of retention unless necessary for good arboriculture reasons. Where such permission is granted, replacement planting of appropriate species and number will be required to offset the loss to amenity.

The submitted tree survey was carried out on 8 December 2017 and was found to be an accurate reflection of the conditions of the site. The proposal will result in the loss of trees and whilst having some impact on the immediate character and visual amenity of this site, the net effect on the wider area is negligible.

The submitted Design and Access Statement outlines intentions to revitalise the existing garden area to the rear of Henderson Row to be full of verdant shrubs and small trees. The scale of the replacement trees in this location will be less significant than the existing tree cover, however the replacement of six trees as indicated in the statement would be acceptable to offset the loss to amenity. Therefore, a condition requiring a landscaping scheme, indicating the siting, numbers, species and heights of all trees and shrubs and hedges to be planted is required.

The root ball of the existing neighbouring Ash tree, adjacent to the existing wash house is to be protected during the works. A condition, requiring details and specifications of the protective measures for neighbouring trees is therefore required. This is to safeguard the trees on the site during the works.

The proposal accords with Policy Env 12 in the LDP.

g) Flooding issues

A Surface Water Management Plan was submitted. The proposal will not increase flood risk or be at risk of flooding itself.

The proposal complies with Policy Env 21 in the LDP.

h) Equalities and Human Rights

This application has been assessed and has no impact in terms of equalities or human rights.

i) Additional Material Considerations

Environmental Impact Assessment

Given the scale and nature of the proposal, there is no requirement to submit an Environmental Impact Assessment.

Impact on Wildlife

The existing science garden opened in 2006. The site is not a designated area for species protection in the LDP. Therefore, policies relating to the protection of species is not applicable to the assessment of the proposal.

j) Comments raised in representation

Material Representations- Objection

- The proposal is contrary to the policies in the Edinburgh Local Development Plan - Des 4, Des 5, Des 12, Env 4, Env 6 - Addressed in Section 3.3 (b) and (c).
- The proposal is contrary to Edinburgh Design Guidance - Addressed in Section 3.3 (a-i).
- The principle of the proposal- the chemistry lab and the creation of a new 200 person hall/venue for hire within a residential context - Addressed in Section 3.3 (a), (d) and (i).
- The proposal will impact on the setting and outlook of the listed buildings - Addressed in Section 3.3 (b).
- Reference to the previous refused 14/00803/FUL application to demolish the listed walls - Addressed in Section 3.3 (b).
- The removal of listed walls will result unnecessary damage to historic structures and is integral to the visual amenity of the area - Addressed in Section 3.3 (b).
- The proposal will detract from the character and appearance of the conservation area - Addressed in Section 3.3 (c).
- The existing washhouse is a key feature of the conservation area and is part of the architectural heritage - Addressed in Section 3.3 (b).
- The proposal is inappropriate in scale, form, design, positioning and choice of materials and is for an overdevelopment and encroachment of the site and does not respect the urban grain/spatial pattern - Addressed in Section 3.3 (c).
- The proposal is industrial in appearance - the aluminium louvre and the 2m high steel flue will impact on visual amenity in terms of being direct line of sight of second and third floor properties of Perth Street - Addressed in Section 3.3 (c).
- The proposal will impact on neighbouring amenity in terms of outlook, noise, loss of privacy, daylight and will result in overshadowing - Addressed in Section 3.3 (d) and (i).
- Vertical sky component not demonstrated for the ground floor additions to 15, 19 and 23 Perth Street - Addressed in Section 3.3 (d).
- Impact on traffic and parking - Addressed in Section 3.3 (e).
- Loss of trees and inadequate replacement, and impacts on adjacent trees - Addressed in Section 3.3 (f).

- Two mature trees within 12 metres of the site was not included in the Tree Survey - Addressed in Section 3.3 (f).
- Loss of the science garden as a visual buffer and removal of rich wildlife habitat not compensated for - Addressed in Section 3.3 (i).
- Air quality- emissions from the chemistry lab and additional vehicle emissions from social events held - Addressed in Section 3.3 (d) and (i).
- Acoustic impact of proposed naturally ventilated, large-occupancy and multi-purpose hall both in educational and commercial use, noise from the new terraced area and noise from the new condensers - Addressed in Section 3.3 (d) and (i).
- No Environmental Impact Assessment submitted - Addressed in Section 3.3 (i).

Non Material Representations- Objection

- The proposed 6m x 2m air intake that is to replace the southernmost boundary wall should be covered by a separate application for Listed Building Consent - Does not preclude assessment of the current application.
- Reference to 18/00564/FUL, 18/00569/LBC and 18/00568/LBC - Does not preclude assessment of the current application.
- The removal of the walls require Listed Building Consent - Applications submitted.
- Visual impact assessment from Perth Street and Henderson Row properties is essential - Not required. A three dimensional drawing was submitted with the proposal.
- Ownership issue of the wash house- Issue of landownership is a civil matter not resolved through the planning system.
- Construction will result in the eventual collapse of the wash house- Structural issues are not resolved through planning.
- Construction nuisance and impact on health - privacy, noise, dust, and unable to hang washing - does not prevent assessment of planning proposals or prohibit new developments.
- Parking in front of the A listed main hall inappropriate - Not relevant to the current proposal.
- Would set a precedent for other developments in New Town Conservation Area - Each applications are assessed on their own merits.
- Little precedent for infilling to the full depth of a plot within a defined urban block in this part of city, especially in conservation area- Issue of precedent is not material and each applications are assessed on their own merits.
- Community engagement- feedback to agents not taken into account or addressed - There is no requirement to carry out a pre-application consultation with communities for a local development and the submitted Design and Access Statement demonstrates how the proposal has evolved.
- Reference to fire regulations - Not relevant to the assessment of the proposal.
- Vulnerability of properties to opportunistic thieves- Planning cannot control every eventually or future events.
- Value of properties will be affected- Planning does not control or regulate the property market.

- Requests to view Edinburgh Academy 2014 Masterplan and reference to intentions of previous applications and masterplans- Masterplans are only indicative of future proposals and are subject to change. There is no requirement to provide a copy of the masterplan.
- Loss of view preference- Whilst unfortunate, there is no right to a private view.
- No records of consent for the existing flues found - Does not preclude assessment of the current proposal and planning cannot regulate plant machinery.
- Health and safety of pupils as a result of the premises becoming more congested - Not resolved through planning.
- The interests of staff at school supporting the school extension are different from those affected by the development - Not relevant to the assessment.
- Requests that a public plenary and a site visit to the properties residing at Perth Street and Henderson Row is carried out - A site visit was carried out and this does not preclude assessment of the proposal.
- The new open terraced area will allow smoking for staff and public and this will drift through neighbouring windows - Not controlled or relevant to planning.
- Reference to Environmental Protection Act 1990 - Different legislative regime to planning.
- Daylight and shadowing calculations not provided - This was provided on the drawings submitted.
- Impact on cycle safety as a result of congested roads - Not relevant for the scale and nature of the proposal.
- Edinburgh Academy does not own 40 Perth Street as indicated in the boundary markers - Issues of landownership is a civil matter and number 40 Perth Street was not found.

Material Representations- Support

- The proposal will enhance the school and the area - Addressed in Section 3.3 (a-c).
- The proposal is sympathetic in scale, form, design and choice of materials and will relate to existing historic buildings - Addressed in Section 3.3 (b) and (c).
- The proposal will not impact on neighbouring amenity - minimal impact on immediate surroundings - Addressed in Section 3.3 (d).

Non Material Representations- Support

- Critical to the educational needs of the school;
- Will provide community uses and additional income for business communities;
- Reference to an article in the Edinburgh Evening News; and
- Would hinder the quality of education if permission is not granted.

Community Council

The New Town and Broughton Community Council did not request to be a statutory consultee but it objected on the follow grounds:

Material

- Contrary to policy Des 4, Des 12, Env 3 and Env 6 in the Edinburgh Local Development Plan - Addressed in Section 3.3 (a-c).
- Contrary to Edinburgh Design Guidance - Addressed in Section 3.3 (b-f).
- Impact on the setting of listed buildings - Addressed in Section 3.3 (b).
- Deconstructing listed boundary wall to install a large aluminium louvre air intake will not preserve the existing wall - Addressed in Section 3.3 (b) and (c).
- Reference to the previous refused 14/00803/FUL application to demolish the listed walls - Addressed in Section 3.3 (b).
- Impact on the New Town Conservation Area - Addressed in Section 3.3 (c).
- Inappropriate scale and density and will overdevelop the site - Addressed in Section 3.3 (c).
- The aluminium louvre is industrial in appearance, inappropriate design and materials for setting of listed buildings and conservation area and visual amenity - Addressed in Section (b) and (c).
- Loss of trees and inadequate replacement, and impacts on adjacent trees - Addressed in Section 3.3 (f).
- Impact on residential amenity - air and noise - Addressed in Section (d).

Non material

- Reference to Edinburgh Academy masterplan;
- Queried whether the proposed 6m x 2m air intake that is to replace the southernmost boundary wall should be covered by a separate application for Listed Building Consent;
- Impact on residential views;
- No visual assessment from residential properties on Henderson Row and Perth Street; and
- The development would result in the eventual collapse of existing washhouse.

The Stockbridge and Inverleith Community Council also objected to the proposal and the grounds of objections has been summarised in the public representation sections above.

Conclusion

In conclusion, the proposal is acceptable in scale, form and design and will not adversely affect the character or setting of the listed buildings or the conservation area. It will not have a detrimental impact on residential amenity and it will not have significant implications for traffic or road safety. The proposal complies with the policies in the Edinburgh Local Development Plan and the Edinburgh Design Guidance. There are no material considerations that would outweigh this conclusion. It is recommended that the application is approved.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. Before any works start on site, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of level changes, shall be submitted for approval in writing by the Planning Authority. The scheme as approved shall be implemented within the first planting season following the date of this consent.
2. All trees existing on site at the date of this report (except those identified for felling as outlined in the submitted Tree Survey Report) shall be retained and no trees shall have roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing with the Planning Authority.
3. Before any works start on site, the developer shall submit details and specifications of the protective measures necessary to safeguard the trees on the site during (demolition) (development) operations. The developer shall notify the Planning Authority in writing on the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
4. The specification of the stone on the proposed extension shall match the stonework of the existing library. Prior to the commencement of the development, details and material samples of the stone specification shall be submitted to and approved in writing by the Planning Authority.
5. Before development hereby approved is occupied, the extract flue and ventilation system shown on Drawing No. 18 shall be erected.

Reasons:-

1. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
2. In the interests of visual amenity; to ensure that all trees to be retained are satisfactorily protected before and during construction works.
3. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
4. In order to safeguard the visual amenity and character of the site.
5. In order to safeguard residential amenity.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. All planting carried out on site shall be maintained by the developer for a period of 5-years from the date of planting. Within that period any plants, which are dead, damaged, missing, diseased or fail to establish shall be replaced annually. This is to safeguard the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
5. No tree works or scrub clearance shall occur on site from 1st March through to 31st August each year. In order to avoid disturbance during bird breeding seasons.
6. Noise from all plant complies with NR25 within the nearest residential property (with window partially open for ventilation purposes).

Construction Mitigation

a) All mobile plant introduced onto the site shall comply with the emission limits for off road vehicles as specified by EC Directive 97/68/EC. All mobile plant shall be maintained to prevent or minimise the release of dark smoke from vehicle exhausts. Details of vehicle maintenance shall be recorded.

b) The developer shall ensure that risk of dust annoyance from the operations is assessed throughout the working day, taking account of wind speed, direction, and surface moisture levels. The developer shall ensure that the level of dust suppression implemented on site is adequate for the prevailing conditions. The assessment shall be recorded as part of documented site management procedures.

c) Internal un-surfaced temporary roadways shall be sprayed with water at regular intervals as conditions require. The frequency of road spraying shall be recorded as part of documented site management procedures.

d) Surfaced roads and the public road during all ground works shall be kept clean and swept at regular intervals using a road sweeper as conditions require. The frequency of road sweeping shall be recorded as part of documented site management procedures.

e) All vehicles operating within the site on un-surfaced roads shall not exceed 15mph to minimise the re-suspension of dust.

f) Where dust from the operations are likely to cause significant adverse impacts at sensitive receptors, then the operation(s) shall be suspended until the dust emissions have been abated. The time and duration of suspension of working and the reason shall be recorded.

g) This dust management plan shall be reviewed monthly during the construction project and the outcome of the review shall be recorded as part of the documented site management procedures.

h) No bonfires shall be permitted.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 2 March 2018 and the proposal attracted 157 letters of representations. A hundred and eight were valid letters of objections and twenty-one were valid letters of support. The comments made are addressed in the Assessment section of the report.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

The site is an urban area as designated in the Edinburgh Local Development Plan and New Town Conservation Area.

Date registered

7 February 2018

Drawing numbers/Scheme

01-20,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Laura Marshall, Planning Officer

E-mail:laura.marshall@edinburgh.gov.uk Tel:

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

LDP Policy Env 22 (Pollution and Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Other Relevant policy guidance

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

Appendix 1

Application for Planning Permission 18/00563/FUL At 42 Henderson Row, Edinburgh, EH3 5BL Extensions to existing science centre and library buildings to provide linked additional teaching and learning space and a multi-purpose hall.

Consultations

Historic Environment Scotland

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Our Advice

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Environmental Protection

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

18/00563/FUL | Extensions to existing science centre and library buildings to provide linked additional teaching and learning space and a multi-purpose hall. | 42 Henderson Row

The applicant proposes erecting an extension to the school's science and library buildings.

The proposed site is located to the rear of the Edinburgh Academy library and is currently used as the staff car park. The eastern boundary to the site is delineated by a garden wall, fencing and dense planting. An existing brick wash house forms the boundary to the east of the wooded area. The school science garden currently occupies the northern part of the extension site. Beyond the boundary line to the east is a 4-storey tenement block with private & shared gardens. Beyond the northern boundary wall is a staff carpark belonging to Standard Life.

The applicant has submitted a supporting 'Screening for Potential Noise and Air Quality Impacts' report which has been fully considered by Environmental Protection.

Noise

The building has been designed so there are no openable windows located on the façade facing the neighbouring residential properties. It is therefore unlikely that there will be any noise breakout from within the building.

The design proposes maximising the use of natural ventilation within the new extension using passive stack ventilation principles. Exhaust louvres at high level will allow vitiated air out of the building. Wind and temperature effects will force air to circulate by entering through the low-level route and exhausting via the high-level louvres. This ventilation strategy reduces the requirements for plant and any required motors are located internally. The applicant has advised that only one piece of plant will be located externally (Air sourced heat pump). The applicants noise impact assessment has provided calculations demonstrating that this unit will meet the required noise criteria at the nearest residential property. Therefore, Environmental Protection would offer no objections with regards noise, however it is recommended an informative is attached.

Local Air Quality

The applicant has screened out any potential local air quality impacts during the operational phase due to the net decrease in parking numbers the applicant has also confirmed that two small gas boilers will be installed and served by a single flue. There may be adverse impacts during the construction phase mainly in the form of dust emissions, therefore an informative is recommended to ensure these impacts are minimised. Environmental Protection has no concerns regarding any potential local air quality impacts due to the fume cupboard operations.

Odours

The applicant has provided detail on the proposed fume extraction cupboard with flue in the new laboratory. The existing fume cupboard is used infrequently (less than once per week for 5-15 minutes). The flue extract point is located over 20m from the nearest residential property and will have a higher extract velocity than the existing 3-5 m/s. The applicant has advised that if the velocity is increased then the operating time of the flue can be reduced. To ensure residential amenity is protected with regards possible odours a condition shall be recommended to ensure a minimum of 15m/s upwards velocity is achieved.

Environmental Protection would not offer comments on the safety of a proposed system Building Standards would address this.

Environmental Protection has no objections to this proposed development, subject to the following condition:

Condition

Prior to the use being taken up, the extract flue and ventilation system, capable of a minimum 15m/s velocity, as show on drawing no. 1645 L(PL) 111 (proposed sections A-A and B-B) dated 25 August 2017 shall be implemented.

Informative

Noise from all plant complies with NR25 within the nearest residential property (with window partially open for ventilation purposes).

Construction Mitigation

a) All mobile plant introduced onto the site shall comply with the emission limits for off road vehicles as specified by EC Directive 97/68/EC. All mobile plant shall be maintained to prevent or minimise the release of dark smoke from vehicle exhausts. Details of vehicle maintenance shall be recorded.

b) The developer shall ensure that risk of dust annoyance from the operations is assessed throughout the working day, taking account of wind speed, direction, and surface moisture levels. The developer shall ensure that the level of dust suppression implemented on site is adequate for the prevailing conditions. The assessment shall be recorded as part of documented site management procedures.

c) Internal un-surfaced temporary roadways shall be sprayed with water at regular intervals as conditions require. The frequency of road spraying shall be recorded as part of documented site management procedures.

d) Surfaced roads and the public road during all ground works shall be kept clean and swept at regular intervals using a road sweeper as conditions require. The frequency of road sweeping shall be recorded as part of documented site management procedures.

e) All vehicles operating within the site on un-surfaced roads shall not exceed 15mph to minimise the re-suspension of dust.

f) Where dust from the operations are likely to cause significant adverse impacts at sensitive receptors, then the operation(s) shall be suspended until the dust emissions have been abated. The time and duration of suspension of working and the reason shall be recorded.

g) This dust management plan shall be reviewed monthly during the construction project and the outcome of the review shall be recorded as part of the documented site management procedures.

h) No bonfires shall be permitted.

Trees

The proposal will result in the loss of a number of trees, there is a comprehensive tree survey relating to the tree stock on the site. When inspected it was found to be an accurate reflection of conditions found on site. The loss of these trees, while having some impact on the immediate character or amenity of this corner of the site, the effect on the wider area is negligible so is acceptable. An expectation of planting in mitigation and positive tree management on the trees remaining on the estate should be accepted by the applicant and that would more than compensate for the losses.

If this is considered acceptable then the following conditions relating to tree protection and landscaping should be applied.

Conditions:

1. Before any works start on site, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of level changes, shall be submitted for approval in writing by the Planning Authority. The scheme as approved shall be implemented within the first planting season following the date of this consent

Reason: In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

2. All planting carried out on site shall be maintained by the developer to the satisfaction of this Planning Authority for a period of 5-years from the date of planting. Within that period any plants, which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

Reason: In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

3. All trees existing on site at the date of this report (except those identified for felling as outlined in the submitted Tree Survey Report produced by Donald Rodger) shall be retained and no trees shall have roots cut or be lopped, topped, felled, uprooted or removed, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of visual amenity; to ensure that all trees to be retained are satisfactorily protected before and during construction works.

4. No tree works or scrub clearance shall occur on site from 1st March through to 31st August each year.

Reason: In order to avoid disturbance during bird breeding seasons.

5. Before any works start on site, the developer shall submit details and specifications of the protective measures necessary to safeguard the trees on the site during (demolition) (development) operations. The developer shall notify the Planning Authority in writing on the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

Reason: In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.

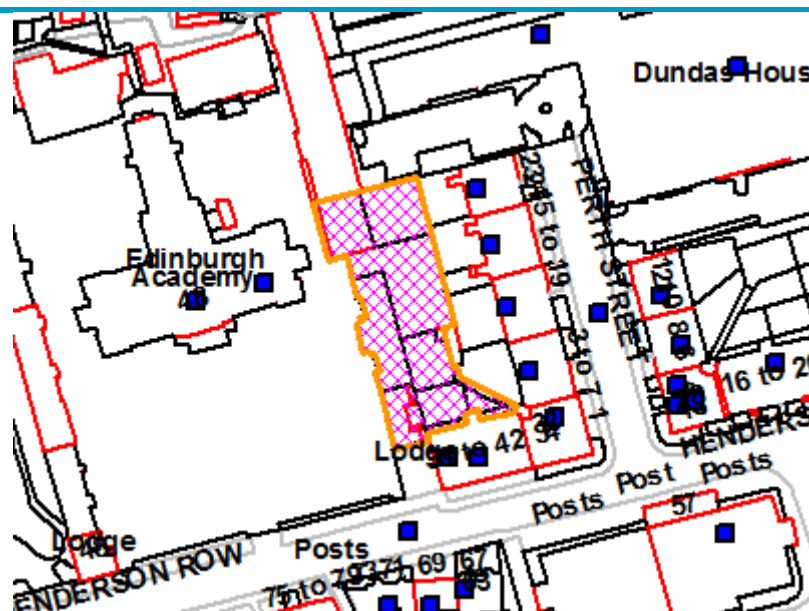
Flood

This address all of flood prevention's comments on this application and it can proceed to determination with no further comment from our department.

Transport Planning

No objections to the application.

Location Plan



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END

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Listed Building Consent 18/00568/LBC
At 42 Henderson Row, Edinburgh, EH3 5BL
External alterations to the existing library and east perimeter wall.**

Item number	7.2(b)
Report number	
Wards	B05 - Inverleith

Summary

The proposal will not adversely affect the character or setting of the listed buildings or the character of the conservation area. It is recommended that Listed Building Consent is granted.

Links

Policies and guidance for this application	LDPP, LEN03, LEN04, LEN06, NSG, NSLBCA, OTH, CRPNEW,
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Report

Application for Listed Building Consent 18/00568/LBC At 42 Henderson Row, Edinburgh, EH3 5BL External alterations to the existing library and east perimeter wall.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site is the school grounds of Edinburgh Academy, located on the north side of Henderson Row. The main hall building to the centre of the site is category A listed (date of listing: 14/12/1970, reference: LB27973). The site is enclosed by a number of historic buildings to the north, east and west. A contemporary, two storey addition, comprising the Maxwell science building and science garden was opened in 2006 and is situated north east of the site.

The area to the east wing of the site comprises staff parking, a redundant area of garden space with access to a disused wash house and an area of garden/decking. The redundant garden space was formerly communal to the corner pavilion block of flats at the corner of Henderson Row and Perth Street, and the space is enclosed by category B listed walls (listed 14/12/1970, reference LB29022). The east section of the site is bounded by the rear gardens of the four storey tenement buildings on Perth Street which are not listed.

Number 32-42A Henderson Row and 1-1A Perth Street are category B listed tenement buildings (listed on 14/12/1970, reference: LB29022) with commercial uses located on the ground floor and residential uses above.

This application site is located within the New Town Conservation Area.

2.2 Site History

16 May 2014- Planning permission refused to remove a wall bounding land to rear of library building (application reference, 14/00803/FUL).

16 Jun 2017 - Temporary planning permission granted for the erection and installation of new modular upper classroom (application reference, 17/00500/FUL).

07 February 2018 - Planning application submitted for external alterations to existing science centre building (application reference, 18/00564/FUL).

07 February 2018 - Application for planning permission submitted for extensions to existing science centre and library buildings to provide linked additional teaching and learning space and a multi-purpose hall. (application reference, 18/00563/FUL).

07 February 2018 - Application for Listed Building Consent submitted for alteration to north garden boundary wall (application reference, 18/00569/LBC).

Main report

3.1 Description Of The Proposal

The application is to alter the east elevation of the existing library. The proposal is to extend and link the existing school library and science building to the east of the site by infilling the space to the rear. The ground floor footprint of the extension will be approximately 638 square metres (sqm) and it will include new library space, science laboratories, lecture theatre facilities, a maker studio and a breakout space. The extension is to comprise three roof sections, situated on a stone plinth with an approximate roof height between 6.2 m to 6.6 m high. The ground is to be excavated to install an underfloor vent (plenum).

Proposals at the south section of the existing library involve the removal of a section of existing wall to form a new garden gateway and fire escape. The existing decking/paving is to be removed and replaced with soft landscaping to the rear of Henderson Row.

The proposal will involve the removal of 10 trees and two listed walls within the redundant garden. The stone from the wall is to be retained and reused to incorporate the new plenum air intake louvres. The existing staff parking and science garden are also to be removed. The existing wash house is to be made secure to facilitate the development.

Materials include standing seam zinc for the roof with a number of rooflights, sandstone for the walls and aluminium louvre for the chimney extract and plenum. The main fire escape and area of glazing will be located on the south and east elevation of the proposal. The proposal includes a two metre high flue, terminated via the new chemistry lab.

3.2 Determining Issues

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the 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 harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposals will have an adverse impact on the character of the listed building;
- b) the proposals will have an adverse impact on the character of the conservation area; and
- c) any comments raised have been addressed.

a) Listed building

Policy Env 3 Listed Buildings- Setting in the LDP states that development within the curtilage or affecting the setting of a listed building will be permitted if not detrimental to the architectural character, appearance or historic interests of the building, or to its setting.

Policy Env 4 Listed buildings- Alterations and Extensions states that proposals to alter or to extend listed buildings will be permitted where those alterations are justified; would not result unnecessary damage to historic structures or diminution of its interests; and where any additions would be in keeping with other parts of the building.

The scale and positioning of the proposal within the east wing section of the site will not have an unacceptable impact on the character or setting of the listed school buildings.

Drawing No. 02 is clear on the extent of the proposed downtakings. The proposed alterations to the east elevation of the existing library is for a justifiable alteration to facilitate the proposed extension and will not result in diminution of the buildings interest.

The urbanised setting of the listed buildings on Henderson Row and Perth Street does not significantly relate to the topography or designed vistas to any significant effect from views within and out of the site.

The walls proposed for removal were originally built as a garden wall delineating the northern and southern boundary of a communal garden area belonging to the corner pavilion block of flats at the corner of Henderson Row and Perth Street. The garden was previously accessed from the flatted properties via a long and narrow path leading from the communal stairwell. The garden is redundant and is no longer communal.

The proposal to remove sections of the wall in connection to the former communal garden is required to facilitate the proposed school extension which is to occupy an underutilised part of the site. Edinburgh Design Guidance does not preclude the introduction of new buildings within sensitive sites. The stone from the southern section of the wall is to be reused to incorporate the new plenum air intake louvres and this is acceptable. The development will occupy half of the former communal garden and it will be set back from the existing wash house and, it will be subordinate in scale against the four storey and basement tenement on Henderson Row/Perth Street. In these circumstances, it would be unreasonable to refuse the removal of the walls when the proposal in replacement is for a justifiable alteration. The proposal will not adversely impact on the character or setting of the listed buildings on Henderson Row and Perth Street.

The existing wash house is to be retained and made secure with minor alterations.

The proposal complies with Policy Env 3 and Env 4 in the LDP.

b) Conservation Area

Policy Env 6 Conservation Areas- Development states that development within a conservation area will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant character appraisal.

The site is located within the New Town Conservation Area and the character appraisal states the following:

The development of the New Town has resulted in a building stock of extraordinary quality which has proved to be both durable and capable of adaptation, both to the needs of changing residential standards and to different uses... The Conservation Area is typified by formal plan layouts, spacious stone built terraces, broad streets and an overall classical elegance. The majority of buildings are of a standard type that expresses Georgian ideals of urban living... The standard building form is three main storeys over a sunken basement, normally three bays wide and three to four storeys high, including steps from street to basement and cellars under the pavement with a slate covered pitched roof... the street elevations of the majority of buildings were built of finely dressed squared ashlar of the durable local Craighleith sandstone....

The existing redundant garden contributes to the character of the conservation area. However, it would be unreasonable to exclude the development of the site in what is already an underutilised part of the conservation area.

The extension of the existing educational use will be in-keeping with the character in this part of the conservation area.

The proposal comprises of three roof sections and will sit on a linear stone plinth. The height of the extension will relate to the eaves of the existing library and the proposal has been designed to read as a single storey extension with an occupied attic. The roof ridgeline height of the southernmost section of the extension is to match the height of the library wings. The northernmost section of the extension will closely relate to the ridgeline height of the existing science building. The flat roof central section of the extension, housing the proposed multi-purpose hall, helps the transition in scale between the smaller southern and the larger northern section of the extension. The proposed scale is appropriate for its immediate site context and the occupation of the space will not represent as an inappropriate infill or result in an overdevelopment of the school campus.

The proposed 2m high flue will be concealed behind the existing science building and will not be visible from public views. The visibility of the flue will not affect the ability of nearby residents to look out from their windows. The design of the aluminium louvre for the chimney and plenum relates to the proposed natural ventilation system and it will have a neutral impact on the visual amenity of the area. It is intended that planting will be arranged in shallow terraces leading down from, and to partially screen the proposed vent to the southernmost section of the extension.

The proposal is distinctive in character and appearance due to the limited palette of materials proposed. The materials are appropriate in terms of contrasting and complementing the historic setting of the site and its quality will help to secure long term visual success. A condition, requiring details of the standstone to match the existing library is required. This is to safeguard the visual amenity and character of the site.

The proposal will have limited impact on the appearance of the conservation area when publicly viewing from Henderson Row and it will not result unreasonable harm to the character of the conservation area.

c) Comments

The following comments are material to this application only and are addressed above.

- The proposal will result unnecessary damage to the historic structures or diminution of the buildings interest - Addressed in Section 3.3 (a).
- The proposal will detract from the character and appearance of the conservation area - Addressed in Section 3.3 (b).
- The proposal is for an inappropriate to facilitate the extension - Addressed in Section (a) and (b).

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 2 March 2018 and the proposal attracted 61 letters of representations. Sixty were letters of objections and one letter of support. The relevant material comments made are addressed in the Assessment section of the report.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

Date registered 7 February 2018

Drawing numbers/Scheme 01-20,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Laura Marshall, Planning Officer

E-mail:laura.marshall@edinburgh.gov.uk Tel:

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Other Relevant policy guidance

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

Appendix 1

Application for Listed Building Consent 18/00568/LBC At 42 Henderson Row, Edinburgh, EH3 5BL External alterations to the existing library and east perimeter wall.

Consultations

Historic Environment Scotland

Our Advice

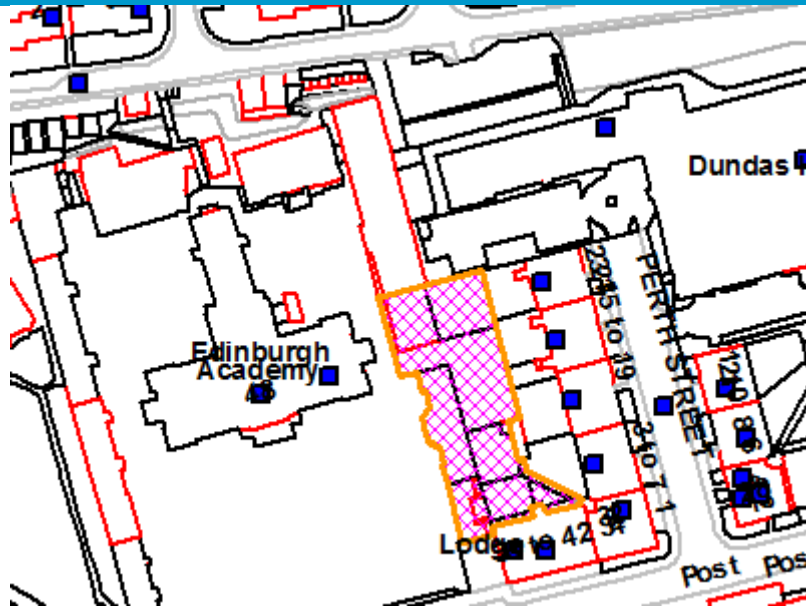
We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building consent, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Location Plan



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END

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Listed Building Consent 18/00569/LBC
At 42 Henderson Row, Edinburgh, EH3 5BL
Alteration to north garden boundary wall.**

Item number	7.2(c)
Report number	
Wards	B05 - Inverleith

Summary

The proposal will not adversely affect the character or setting of the listed buildings or the character of the conservation area. It is recommended that Listed Building Consent is granted.

Links

Policies and guidance for this application	LDPP, LEN04, LEN06, NSG, NSLBCA, NSGD02, OTH, CRPNEW,
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Report

Application for Listed Building Consent 18/00569/LBC At 42 Henderson Row, Edinburgh, EH3 5BL Alteration to north garden boundary wall.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application site is the school grounds of Edinburgh Academy, located on the north side of Henderson Row. The main hall building to the centre of the site is category A listed (date of listing: 14/12/1970, reference: LB27973). The site is enclosed by a number of historic buildings to the north, east and west. A contemporary, two storey addition, comprising the Maxwell science building and science garden was opened in 2006 and is situated north east of the site.

The area to the east wing of the site comprises staff parking, a redundant area of garden space with access to a disused wash house and an area of garden/decking. The redundant garden space was formerly communal to the corner pavilion block of flats at the corner of Henderson Row and Perth Street, and the space is enclosed by category B listed walls (listed 14/12/1970, reference LB29022). The east section of the site is bounded by the rear gardens of the four storey tenement buildings on Perth Street which are not listed.

Number 32-42A Henderson Row and 1-1A Perth Street are category B listed tenement buildings (listed on 14/12/1970, reference: LB29022) with commercial uses located on the ground floor and residential uses above.

This application site is located within the New Town Conservation Area.

2.2 Site History

16 May 2014- Planning permission refused to remove a wall bounding land to rear of library building (application reference, 14/00803/FUL).

16 Jun 2017 - Temporary planning permission granted for the erection and installation of new modular upper classroom (application reference, 17/00500/FUL).

07 February 2018 - Planning application submitted for external alterations to existing science centre building (application reference, 18/00564/FUL).

07 February 2018 - Application for planning permission submitted for extensions to existing science centre and library buildings to provide linked additional teaching and learning space and a multi-purpose hall. (application reference, 18/00563/FUL).

07 February 2018 - Application for Listed Building Consent submitted for external alterations to the existing library and east perimeter wall (application reference, 18/00568/LBC).

Main report

3.1 Description Of The Proposal

The application is to remove sections of a wall in connection to a redundant garden on the site. The proposal seeks to extend and link the existing school library and science building to the east of the site by infilling the space to the rear. The ground floor footprint of the extension will be approximately 638 square metres (sqm) and it will include new library space, science laboratories, lecture theatre facilities, a maker studio and a breakout space. The extension is to comprise three roof sections, situated on a stone plinth with an approximate roof height between 6.2 m to 6.6 m high. The ground is to be excavated to install an underfloor vent (plenum).

Proposals at the south section of the existing library involve the removal of a section of existing wall to form a new garden gateway and fire escape. The existing decking/paving is to be removed and replaced with soft landscaping to the rear of Henderson Row.

The proposal will involve the removal of 10 trees and two listed walls within the redundant garden. The stone from the wall is to be retained and reused to incorporate the new plenum air intake louvres. The existing staff parking and science garden are also to be removed. The existing wash house is to be made secure to facilitate the development.

Materials include standing seam zinc for the roof with a number of rooflights, sandstone for the walls and aluminium louvre for the chimney extract and plenum. The main fire escape and area of glazing will be located on the south and east elevation of the proposal. The proposal includes a two metre high flue, terminated via the new chemistry lab.

3.2 Determining Issues

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the 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 harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposals will have an adverse impact on the character of the listed building;
- b) the proposals will have an adverse impact on the character of the conservation area; and
- c) any comments raised have been addressed.

a) Listed building

Policy Env 3 Listed Buildings- Setting in the LDP states that development within the curtilage or affecting the setting of a listed building will be permitted if not detrimental to the architectural character, appearance or historic interests of the building, or to its setting.

Policy Env 4 Listed buildings- Alterations and Extensions states that proposals to alter or to extend listed buildings will be permitted where those alterations are justified; would not result unnecessary damage to historic structures or diminution of its interests; and where any additions would be in keeping with other parts of the building.

The scale and positioning of the proposal within the east wing section of the site will not have an unacceptable impact on the character or setting of the listed school buildings.

Drawing No. 02 is clear on the extent of the proposed downtakings. The proposed alterations to the east elevation of the existing library is for a justifiable alteration to facilitate the proposed extension and will not result in diminution of the buildings interest.

The urbanised setting of the listed buildings on Henderson Row and Perth Street does not significantly relate to the topography or designed vistas to any significant effect from views within and out of the site.

The walls proposed for removal were originally built as a garden wall delineating the northern and southern boundary of a communal garden area belonging to the corner pavilion block of flats at the corner of Henderson Row and Perth Street. The garden was previously accessed from the flatted properties via a long and narrow path leading from the communal stairwell. The garden is redundant and is no longer communal.

The proposal to remove sections of the wall in connection to the former communal garden is required to facilitate the proposed school extension which is to occupy an underutilised part of the site. Edinburgh Design Guidance does not preclude the introduction of new buildings within sensitive sites. The stone from the southern section of the wall is to be reused to incorporate the new plenum air intake louvres and this is acceptable. The development will occupy half of the former communal garden and it will be set back from the existing wash house and, it will be subordinate in scale against the four storey and basement tenement on Henderson Row/Perth Street. In these circumstances, it would be unreasonable to refuse the removal of the walls when the proposal in replacement is for a justifiable alteration. The proposal will not adversely impact on the character or setting of the listed buildings on Henderson Row and Perth Street.

The existing wash house is to be retained and made secure with minor alterations.

The proposal complies with Policy Env 3 and Env 4 in the LDP.

b) Conservation Area

Policy Env 6 Conservation Areas- Development states that development within a conservation area will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant character appraisal.

The site is located within the New Town Conservation Area and the character appraisal states the following:

The development of the New Town has resulted in a building stock of extraordinary quality which has proved to be both durable and capable of adaptation, both to the needs of changing residential standards and to different uses... The Conservation Area is typified by formal plan layouts, spacious stone built terraces, broad streets and an overall classical elegance. The majority of buildings are of a standard type that expresses Georgian ideals of urban living... The standard building form is three main storeys over a sunken basement, normally three bays wide and three to four storeys high, including steps from street to basement and cellars under the pavement with a slate covered pitched roof... the street elevations of the majority of buildings were built of finely dressed squared ashlar of the durable local Craighleith sandstone....

The existing redundant garden contributes to the character of the conservation area. However, it would be unreasonable to exclude the development of the site in what is already an underutilised part of the conservation area.

The extension of the existing educational use will be in-keeping with the character in this part of the conservation area.

The proposal comprises of three roof sections and will sit on a linear stone plinth. The height of the extension will relate to the eaves of the existing library and the proposal has been designed to read as a single storey extension with an occupied attic. The roof ridgeline height of the southernmost section of the extension is to match the height of the library wings. The northernmost section of the extension will closely relate to the ridgeline height of the existing science building. The flat roof central section of the extension, housing the proposed multi-purpose hall, helps the transition in scale between the smaller southern and the larger northern section of the extension. The proposed scale is appropriate for its immediate site context and the occupation of the space will not represent as an inappropriate infill or result in an overdevelopment of the school campus.

The proposed 2m high flue will be concealed behind the existing science building and will not be visible from public views. The visibility of the flue will not affect the ability of nearby residents to look out from their windows. The design of the aluminium louvre for the chimney and plenum relates to the proposed natural ventilation system and it will have a neutral impact on the visual amenity of the area. It is intended that planting will be arranged in shallow terraces leading down from, and to partially screen the proposed vent to the southernmost section of the extension.

The proposal is distinctive in character and appearance due to the limited palette of materials proposed. The materials are appropriate in terms of contrasting and complementing the historic setting of the site and its quality will help to secure long term visual success. A condition, requiring details of the standstone to match the existing library is required. This is to safeguard the visual amenity and character of the site.

The proposal will have limited impact on the appearance of the conservation area when publicly viewing from Henderson Row and it will not result unreasonable harm to the character of the conservation area.

c) Comments

The following comments are material to this application only and are addressed above.

- The removal of listed walls will result unnecessary damage to historic structures and is integral to the visual amenity of the area - Addressed in Section 3.3 (a).
- Impact on the setting of listed buildings - Addressed in Section 3.3 (a).
- The proposal will detract from the character and appearance of the conservation area - Addressed in Section 3.3 (b).
- The proposal is for an inappropriate replacement of the wall - Addressed in Section (a) and (b).

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 2 March 2018 and the proposal attracted 56 letters of representations. Fifty-five were letters of objections and one letter of support. The relevant material comments made are addressed in the Assessment section of the report.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

Date registered 7 February 2018

Drawing numbers/Scheme 01-20,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Laura Marshall, Planning Officer

E-mail:laura.marshall@edinburgh.gov.uk Tel:

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Other Relevant policy guidance

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

Appendix 1

Application for Listed Building Consent 18/00569/LBC At 42 Henderson Row, Edinburgh, EH3 5BL Alteration to north garden boundary wall.

Consultations

Historic Environment Scotland

Our Advice

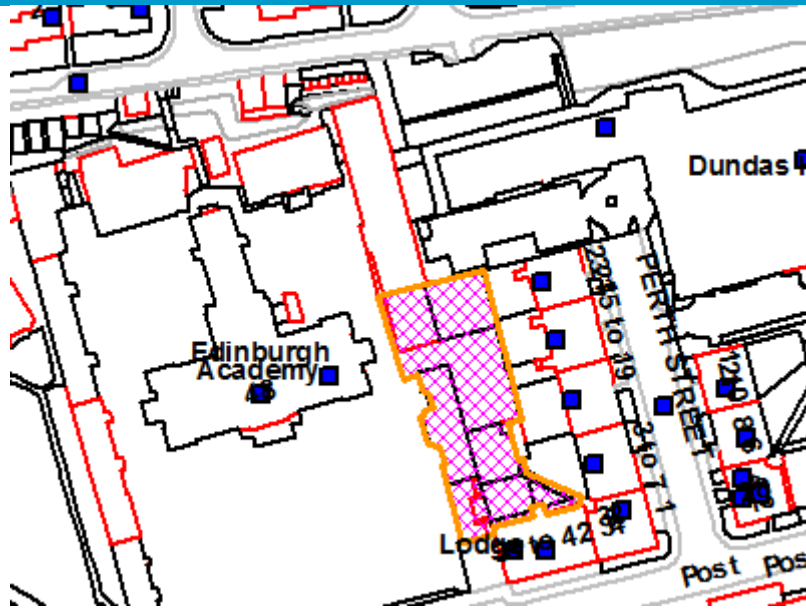
We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building consent, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.englished.org.

Location Plan



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END

Development Management Sub Committee

Wednesday 23 May 2018

**Application for Planning Permission 17/03433/FUL
At 33 Pinkhill, Edinburgh, EH12 7BF
Demolition of existing office building and development of
51 apartments (scheme 2)**

Item number	8.1
Report number	
Wards	B06 - Corstorphine/Murrayfield

Summary

The proposed residential development on the site is acceptable and complies with LDP policies Hou 1 and Emp 9. The density, layout, scale, form and design are appropriate within this sustainable location. The proposal will achieve an acceptable environment for future occupiers and will not have an unacceptable adverse impact on the amenity of neighbouring properties.

Affordable housing will be delivered on and off site through a legal agreement. Other matters relating to transport, drainage, trees and landscape are considered acceptable.

The proposal is acceptable and there are no material considerations which outweigh this conclusion.

Outcome of previous Committee

This application was previously considered by Committee on 9 May 2018.

Links

[Policies and guidance for this application](#)

LDEL01, LDES01, LDES03, LDES04, LDES05, LDES06, LDES07, LDES08, LDES11, LEN09, LEN12, LEN16, LEN21, LEN22, LEMP09, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LTRA02, LTRA03, LTRA08, LRS01, LRS06, NSG, NSGD02, NSHAFF,

Report

Application for Planning Permission 17/03433/FUL At 33 Pinkhill, Edinburgh, EH12 7BF Demolition of existing office building and development of 51 apartments (scheme 2)

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The site, covering an area of approximately 0.43 hectares, lies to the south of Pinkhill and its current use is an office with an associated parking area. The site is linear and slopes from its northern end at Pinkhill, with a drop in height to the south, into its parking area and Pinkhill Park.

The existing office building has a net internal area of 1,935 sqm, is three storeys in height and is currently vacant. Its main pedestrian entrance is from Pinkhill with a further entrance point at the south from Pinkhill Park. It is a steel frame building consisting of brick, cladding and glazed windows. Trees, landscape planting and grass areas surround the office building. The south section of the site comprises surface car parking.

The site lies within a predominantly residential area which has a variety of housing styles and is suburban in character. The adjacent Pinkhill Park consists of four storey apartments with ground level parking, four storey apartments and three storey town houses, and is located immediately to the east and south of the site. Housing at Traquair Park East and Carrick Knowe Avenue is located immediately to the west. Carrick Knowe Golf Course lies immediately to the south. The north boundary faces on to Pinkhill.

Pedestrian and vehicular access to the site is gained from Pinkhill and Pinkhill Park and there is a disused railway line to the north of the site that is now used as a Core Path (CEC 13 Sighthill to Carrick Knowe) and cycle route.

Corstorphine Road and a number of prominent local features including Edinburgh Zoo, Silvan House and Murrayfield Hospital are all in close proximity to the north of the site.

2.2 Site History

There is no recent relevant planning history for this site. Previous applications at the site relate to the existing office use.

Main report

3.1 Description Of The Proposal

The amended proposal comprises demolition of the existing office building and the development of 51 apartments, including:

- 4 studio apartments measuring 37 sqm;
- 15 one bed apartments measuring 52 sqm;
- 21 two bed apartments measuring from 71 - 79 sqm; and
- 11 three bed apartments measuring from 91 - 96 sqm.

A single building is proposed in a similar location to the existing office. Vehicular access to private car parking is maintained.

The proposed building is five storeys, with the fifth storey set back from the main building line. There is a stepped reduction to four and three storeys at the north elevation and a more pronounced stepped reduction to four and three storeys at the south elevation. The building footprint is similar to the existing office building, but will be located approximately 0.5m further to the east. The southern elevation will be situated approximately 4.7 m further away from apartments at no. 14 Pinkhill Park than the existing office building.

Proposed materials include acid etch sandstone panels, grey timber cladding, natural timber cladding, dark grey zinc like roof, mid-grey coloured energy efficient PVC windows and balconies/terraces with timber decking and structural glass balustrading.

Each of the apartments will have approximately 4 sqm of balcony space or access to terrace space. Ground floor apartments and fourth floor apartments will have access to terrace areas. Large windows are a feature in each of the apartments. Affordable housing will be provided on site.

The south of the site accommodates 43 car parking spaces, including three disabled spaces. Of the 43 car parking spaces, three electric vehicle parking spaces are provided. Within the car park area, 3 motorbike spaces with secure anchor points are provided. The car parking will be controlled with an entrance barrier and spaces will not be allocated. The existing car park barrier will be moved further west to allow for movement of larger vehicles and refuse collection.

A secure bicycle store with capacity for 86 bicycles is integrated within the building at the main access at the south of building. Eight visitor cycle parking spaces are provided externally at the main entrance.

A 438 sqm landscaped formal amenity space is provided at the south of the building in close proximity to the main entrance. A further informal landscaped area measuring 1,068 sqm surround the building and beech hedging at the east of the site will be retained. Two seating areas are proposed: one at the north east boundary and another at the south of the site beside Carrick Knowe golf course.

Four trees and a small group of young trees located at the east and north of the site will be removed, with four replacement trees proposed.

Scheme 1

The proposal comprised 75 apartments including a mixture of apartment types comprising:

- 19 studio apartments measuring 36 sqm;
- 18 one bed apartments measuring 53 sqm;
- 36 two bed apartments measuring 71 sqm; and
- 2 three bed apartments each measuring 116 sqm.

Scheme 1 was taller at six storeys and had a larger footprint. The proposal was amended to allow for an increase in dual aspect apartments, provision of a new amenity space, a better mix of apartment sizes, increased building distance from TPO trees at the west facade and an overall reduction in height, mass and density.

Supporting Statement

The applicant submitted a suite of supporting documents and studies in support of the application and these are available on the Planning and Building Standards Public Access facility:

- Design and access statement;
- Planning supporting statement;
- Pre-application consultation report;
- Transport statement and information;
- Daylighting report and sections plan;
- Residential travel pack;
- Drainage information and checklists;
- Flood risk information;
- Air quality statement;
- Sustainability Form S1 and a Low and zero carbon energy report;
- Landscape plan and amenity space plan;
- Landscape and Visual Assessment and view cone assessment;
- Arboricultural impact assessment;
- Arboricultural method statement;
- Construction method statement;
- Target market research report and Executive Summary;
- Bat survey; and
- Refuse plan & swept path analysis.

Supporting information was updated to reflect Scheme 2.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the principle of development is acceptable in this location;
- b) the layout, design and density are acceptable at this site;
- c) whether the proposal provides adequate amenity for future residents or will impact adversely upon amenity of neighbours;
- d) landscape proposals are acceptable;
- e) the proposal raises issues in terms of traffic or road safety;
- f) the proposal has any equalities or human rights impacts;
- g) the proposal is acceptable in relation to other relevant material considerations;
- h) there are any developer contribution requirements;
- i) the proposal meets sustainability criteria; and
- j) material representations or community council comments raise issues to be addressed.

a) Principle

The site is located within the Urban Area as identified in the Local Development Plan (LDP). The site is the subject of a Tree Preservation Order (TPO) as well.

Criterion d), in part 1 of LDP policy Hou 1, gives priority to the delivery of housing at sites in the Urban Area, subject to compatibility with other policies in the LDP. Housing at this site is consistent with LDP policy Hou 1.

Introducing housing at the site in place of the existing vacant office building will not prejudice or inhibit the activities of any nearby employment uses and will contribute to regeneration and improvement in the wider area which meets the requirements of LDP policy Emp 9 a) and b). The site is not greater than one hectare and the proposal is not required to include floorspace for a range of business users; this meets the requirements of LDP policy Emp 9 c). The loss of office space is acceptable.

The principle of residential development at this location is acceptable subject to compliance with other LDP policies.

b) Layout, design and density

Layout & Design

The existing office building is constructed of a mixture of steel, dark brick and dark glazing. Its appearance does not reflect the predominant character of the majority of surrounding buildings.

The proposal's design and appearance is modern, with the top floor set back and the building stepped down from five storeys to four and three storeys at the north and south facades. The colour and mix of materials proposed will complement the adjacent apartments at Pinkhill Park.

The building is designed to create principal elevations to the public roads to the north and east as well as the redesigned entrance incorporating shared amenity space.

The proposed footprint respects the established layout of buildings in the area. Compared to the existing office, the building line of the proposal has been pulled back at the south façade by 4.7 m to create a dedicated amenity space. This assists in creating a sense of place.

Access to the site is taken from Pinkhill Park and maintains the existing arrangements. The presence of an underground sewer in the proposed parking area constrains any development in this area and this is a logical location for parking provision and vehicle access.

The proposal will be five storeys in height and approximately 6 m taller at its highest point than the existing office building. This is 0.2m taller than the ridge height of neighbouring five storey apartments at 1 - 3 Pinkhill Park which consist of undercroft parking at the ground level and four storeys of flats. The proposal's increased height facilitates higher density at the site.

The proposal's stepped reduction in height reflects the varying heights of buildings in the area taking reference from Pinkhill Park. The variation in the proposal's height also creates a transition to lower density housing to the west at Traquair Park East and Carrick Knowe Avenue by reducing height and massing. The topography of the site means that the north of the building which faces on to Pinkhill will appear to be two storeys from the street level which is a suitable scale of development for this part of the site.

By maintaining a similar footprint to the existing office building, the proposal's distance from neighbouring apartments at Pinkhill Park and houses at Traquair Park East is appropriate. This respects the existing urban form and established character of the area. Maintaining the existing urban grain helps to facilitate the proposal's change of use from office to residential and accommodate any effects relating to overlooking and privacy; this matter is further assessed below in Section 3.3 c).

The proposal will retain beech hedging at the east of the site and the majority of TPO trees will be retained to ensure the area's natural environment is retained. Four trees and a small group of young trees at the north of the site will be removed. However, this will not adversely affect the character of the area. The landscaped area surrounding the existing office building will be retained and forms part of the applicant's informal amenity space. Retention of these features will create an attractive residential environment.

The Edinburgh Urban Design Panel (EUDP) considered an early iteration of the proposal at the pre-application stage. Based on the EUDP's comments, the applicant has sought to implement advice provided in relation to the proposal's built form, massing, layout and height.

The layout and design of the proposal are acceptable and will be a positive contribution to the wider townscape.

Mix and size of apartments

Through LDP policy Hou 2, the Council seeks provision of a mix of house types and sizes to meet a range of housing needs. The proposal comprises a mix of studio, one bed, two bed and three bed apartments. Site constraints including its dimensions, area and presence of a sewer mean it would be difficult to deliver a different type housing. The provision of apartments of varying sizes designed with a range of users is acceptable in this instance. Floorspace requirements for each of the proposed apartment sizes meet the EDG standards.

The EDG states that in developments over 12 units, 20% of proposed units should have a minimum floor space of 91 sqm and be designed for families. The proposal meets this requirement by providing 11 three bedroom apartments measuring 91 sqm or more, equating to 21% of proposed units.

The mix of units proposed is acceptable.

Amenity space

The proposal includes 438 sqm of formal open space which has been introduced to the site by amending the building line of the south façade. This constitutes approximately 10% of the site. The retention and enhancement of the landscape space surrounding the building provides additional informal amenity space measuring approximately 1,068 sqm which is 25% of the development site. The introduction of south facing amenity space as part of the proposal introduces an area that will receive a good level of sunlight, creating an attractive new space. In addition to the amenity space provided, each apartment will have a dedicated terrace or balcony space to complement external amenity areas.

The proposal incorporates a small area of landscaping with a small bench features at the south of the car park beside Carrick Knowe Golf Course. Objections raise concern that this area will encourage anti-social behaviour. However, there is no evidence to suggest this will occur.

The provision of these private, formal and informal amenity spaces meet the requirement of LDP policy Hou 3 and will create an attractive development with well designed and useable amenity space.

Density

The area surrounding the proposal contains a mixture of high and low densities and varying building footprints. The proposal's footprint is broadly similar to the existing office and apartments in Pinkhill Park and maintains the urban grain in the area.

The proposal for 51 apartments on a site measuring 0.43 hectares equates to approximately 118 dwellings per hectare; this is similar to tenemental densities seen elsewhere in suburban Edinburgh which can be up to approximately 150 dwellings per hectare. Neighbouring dwellings at Pinkhill Park which is a larger site have a density of approximately 70 dwellings per hectare and a broader mix of house types including flats and townhouses. Housing to the west of the site at Traquair Park and Carrick Knowe Avenue consists mostly of two storey detached and semi-detached housing with garden spaces and is more suburban in nature.

The increased height is most noticeable in comparison to neighbouring housing to the west. The proposal would signify a natural transition of higher density at the end of Pinkhill leading in to Traquair Park East and Carrick Knowe Avenue. Stepped reductions at the north and south ends of the proposal ensure it sits appropriately within its context. Although the proposal is higher in part than some properties in the area, it is similar to its immediate surrounding area at Pinkhill Park. The proposal will not damage local character, residential amenity or environmental quality by virtue of its density. The proposal draws on positive characteristics of the area to deliver a density that is suitable for this site.

The proposal's higher density is further justified due to its sustainable location close to a key arterial route to the city (Corstorphine Road) and the surrounding core path and cycle network.

The density of the proposal is acceptable and will not have a detrimental impact on the spatial character of the area or lead to adverse impact on local character. This is consistent with LDP policies Des 1, Des 4, Hou 4 and the Edinburgh Design Guidance (EDG).

Conclusion

The proposal is acceptable in terms of its density, layout and design. It respects the established urban form in the area, its height is similar to neighbouring apartments and town houses with stepped reductions included to provide a suitable transition to lower density housing at Traquair Park East and Carrick Knowe Avenue.

The proposal complies with LDP policies Des 1 Design Quality and Context, Des 4 Development Design - Impact on Setting, Des 7 Layout Design, Des 8 Public Realm and Landscape Design, Hou 2 Housing Mix, Hou 3 Private Green Space in Housing Development, Hou 4 Housing Density and the Council's associated Edinburgh Design Guidance.

c) Amenity

Neighbouring amenity

The proposed residential development is compatible with the surrounding area which is residential in character.

The proposal's building line and location is similar to the existing office. The proposal's south façade will be approximately 4.7 m further away from apartments at no. 14 Pinkhill Park. The proposal's west façade is moved 0.5 m to the east compared to the existing office. These changes facilitate increased height in places and reduce any effects on neighbours at no. 14 Pinkhill Park and Traquair Park East in terms of overshadowing and daylight levels.

The applicant provided information to support the proposal against criteria in the EDG relating to sunlight, overshadowing and vertical sky. The proposal will be located at sufficient distances from site boundaries and existing residential properties to ensure that requirements regarding privacy, daylighting, outlook and overshadowing, as set out in the Edinburgh Design Guidance, are met. The shadow plan provided by the applicant shows that there will be negligible effects on gardens of properties at Traquair Park East in comparison to the existing situation.

The change of use from office to residential at the site has most potential to adversely affect privacy and overlooking in gardens at 1 and 1b Traquair Park East. The proposal maintains an acceptable window to window distance from apartments at 1 - 3 Pinkhill (approx. 21 m), apartments at no. 14 Pinkhill Park (approx. 17 m) and houses at Traquair Park East (approx. 12 m). The applicant has sought to minimise any impact on privacy and overlooking by reducing the number of balconies at the west façade of the proposal to five. The floorplan shows that bedrooms are mostly located at the west side of the proposal as well and principal living areas mostly face east. When these design measures are considered in combination with the presence of TPO trees along the west boundary and the existing building, the effects on privacy and overlooking for properties at Traquair Park East is acceptable and neighbours are still afforded a good level of amenity. Neighbouring amenity will not be affected by parking or traffic.

Amenity of future residents

The internal and external amenity is addressed in Section 3.3 b). In addition the layout of the proposal ensures there is adequate amenity for future residents in relation to privacy, daylight, outlook and overshadowing.

The presence of TPO trees around the site presents a constraint on the site at the west façade in particular. To address this constraint, the applicant has included a number of dual aspect apartments with balcony or terrace spaces. The building line has been moved 0.5m to the east and further away from the semi-mature TPO trees as well. Of the 51 apartments, 27 are dual aspect. This complies with the standards in the EDG which require at least 50% of proposed dwellings to be dual aspect.

The applicant submitted a vertical sky component and average daylight analysis in support of the application which established that all but three of the proposed apartments meet the EDG requirements. The impact of trees on one apartment to the west also has a limited impact on meeting EDG daylighting standards. These four apartments are all located on the ground floor. Despite these four apartments not meeting the EDG requirement, the applicant's assessment states that adequate lux levels are provided in excess of the Chartered Institution of Building Services Engineers standards. This minor non-compliance with EDG standards of four apartments is acceptable given the constraint of retaining trees and that the majority of apartments meet requirements.

The provision of dedicated formal amenity space at the south of the building, informal amenity space around the building and private external space in the form of balcony or terrace space affords a good level of amenity.

The proposal is acceptable in terms of providing a suitable level of amenity for future residents in the context of LDP policy Des 5 Development Design - Amenity and the minor infringement of the EDG is acceptable.

Summary

The proposal affords a good level of amenity to future residents and does not adversely affect the amenity of neighbouring residents.

The proposal accords with LDP policies Des 5 Development Design - Amenity and is acceptable in terms of the EDG.

d) Landscape & Trees

Landscape

An analysis of key views and a landscape and visual impact appraisal (LVIA) were submitted by the applicant. There will be a negligible effect on key views W06A and W07A identified in the EDG from locations at Carrick Knowe tram overbridge and the nearby Holiday Inn Express on Corstorphine Road from where the proposal will be partially visible. Despite this minor potential to impact on key views, the proposal sits comfortably in the wider context of the area in terms of visibility.

The LVIA concludes that the greatest change and visual impact will be in the immediate area surrounding the site by virtue of its lighter appearance and height in comparison to the current office building. The applicant has sought to mitigate the effects of the proposal on landscape and visual receptors through design measures, for example by reducing the height to match the neighbouring building to the east, stepping the building at the north and south elevations, setting back the fifth storey, moving the western and southern building line and largely following the existing building's footprint. Although the proposal does impact on the immediate views in the surrounding area by virtue of increased height, the proposal draws on the characteristics of the surrounding area and it is considered acceptable in its townscape and landscape context.

Sections 3.3 b) and c) of this report address the proposal's height, design and neighbouring amenity and these features of the proposal are acceptable in terms of the local landscape impact.

The landscape plan and planting schedule identify formal and informal areas for future occupants. These areas make up approximately 35% of the site and provide a good level of landscaping to create a sense of place. Retention of beech hedging to the east of the site and the hard and soft landscape proposals contribute to a good level of amenity. Full hard and soft landscape details and an accompanying planting plan will be secured by condition.

The proposal is acceptable in terms of its visual impact and landscape design and complies with LDP policies Des 1 Design Quality and Context, Des 4 Development Design - Impact on Setting, Des 8 Public Realm and Landscape Design and Des 11 Tall Buildings - Skyline and Key Views.

Trees

The site is covered by a Tree Preservation Order which contains a mixture of nine young, early-mature and mature trees and four groups of trees largely on the site's west boundary. The applicant proposes to remove four trees and a small group of young trees which vary in physical condition. The removal of these trees will not be detrimental the character or amenity value of the site or its surrounding area. Replacement tree planting is proposed in the landscape plan and planting schedule which is acceptable mitigation to offset the loss of trees.

An arboricultural impact assessment and accompanying method statement detailing mitigation measures to protect remaining trees and root protection areas are acceptable. In order to ensure that semi-mature trees have space to grow in future, the applicant has moved the building line of the west façade 0.5 m to the east as well. A number of conditions are recommended to ensure trees are adequately protected.

Whilst the loss of TPO trees is not supported by LDP policy Env 12, the proposed replacement planting and mitigation measures are considered acceptable.

e) Traffic & road safety

The re-use of the existing car park for residents is a suitable design solution as it is visually unobtrusive and does not compromise pedestrian access to the site. The Council's parking standards for this area (Zone 2) allow for a maximum of 51 parking spaces at this site and require a minimum of three accessible spaces, two motorcycle spaces and seven spaces for electric vehicle charging. Forty three car parking spaces are proposed, including three accessible spaces, three electric vehicle charging spaces and three secure motorcycle spaces. The Roads Authority advises that this vehicle parking provision is acceptable due to the site's proximity to public transport. There is a shortfall of four electric charging spaces. An informative has been added indicating that an additional four spaces should include ducting to allow electric charging capability if required in future. Parking at the proposal would be controlled by use of a barrier, similar to the system in place for the existing office building. Parking will not be allocated.

Two integrated secure bicycle storage areas with capacity for 86 bicycles are located in the building's ground floor. The main storage area is close to the main entrance with a second small store located to the north of the building. Eight visitor bicycle parking spaces are provided at the proposal's main entrance. The Council's parking standards require 99 spaces in total and the proposal is five spaces below this requirement. The Roads Authority is satisfied that the proposed cycle parking is acceptable and represents only a minor departure from the EDG.

The applicant has provided a travel plan for the proposal and this promotes sustainable travel. Environmental Protection advises that the travel plan should be updated when future residents occupy the building and this is covered by an informative. LDP policy Hou 4 c) supports development proposals that are located at sites with good access to public transport. The site is well situated in this regard.

Many objections raise concern with regard to the proposal's potential to impact on parking capacity at Pinkhill as well as associated safety implications. It appears that this issue arises due to a combination of the availability of on-street unallocated parking on Pinkhill and the street's proximity to Edinburgh Zoo, Murrayfield Stadium and Silvan House which can generate parking demand in the area. The Roads Authority raises no concern with regard to parking provision or road safety in the area that would arise as a result of the proposal.

The proposal complies with LDP policies Tra 2 and Tra 3.

f) Other material considerations

Flood risk and drainage

Flood Prevention has reviewed supporting information for the proposals against the Council's self-certification forms and is satisfied that the proposal meets all requirements. SEPA was consulted on the proposals and raises no objection. The applicant should note best practice advice provided by SEPA with regard to flood risk and drainage.

The proposal complies with LDP policy Env 21 Flood Protection.

Ecology

The applicant submitted a bat survey report in order to establish if any adverse effects would be likely from demolishing the existing office building. The findings of the survey confirm that no evidence for the presence of bats or suitable roosting spaces were at the property. The proposal complies with the requirements of LDP policy Env 16 Species Protection.

Air Quality & Noise

The applicant submitted an Air Quality Statement in support of the application. This statement confirms the site location is outwith the St. John's Road Air Quality Management Area (AQMA) and there will be no impact in terms of air quality. Environmental Protection and SEPA are satisfied that the proposal is unlikely lead to adverse effects on air quality. Environmental Protection advises the applicant to produce an up-to-date green travel plan and follow best practice measures by providing adequate infrastructure for electric vehicles.

Environmental Protection advises that construction noise is regulated by Environmental Health Officers and no construction noise is permitted outwith Monday to Saturday 07:00 - 19:00. The applicant's Construction Method Statement further notes that working hours will comply with relevant regulations.

The proposal complies with the requirements of LDP policy Env 22.

Ground conditions and contamination

The proposal involves demolition of the existing office building. Environmental Protection recommends that a survey is undertaken to establish any risk to human health from contaminants. It is recommended that this information is secured through a planning condition.

Waste Storage

An external bin store is provided at the west boundary of the site. Waste Services have confirmed that the layout and provision meets the Council's standards.

g) Equalities

The proposal has been considered in terms of equalities and no adverse effects are identified. The applicant will be required to comply with the provisions of the Equality Act 2010 and building regulation standards. Three accessible parking spaces are included to comply with parking standards.

h) Developer Contributions

Affordable Housing

LDP Policy Hou 6 Affordable Housing requires that residential development consisting of 12 or more units should include provision for affordable housing amounting to 25% of the total number of units proposed. For proposals of 20 or more dwellings, the provision should normally be on-site. The Council's non-statutory Guidance on Developer Contributions and Infrastructure Delivery states that where affordable housing cannot be delivered on-site, the payment of a commuted sum may be acceptable. For this application, the 25% contribution on-site equates to 12.75 units.

The applicant has confirmed that the affordable housing contribution of 25% will be secured by providing nine units on site and a commuted sum for the remaining balance of 3.75 units. Affordable Housing is in agreement with this approach.

The amended proposal incorporates a redesigned plan form to provide nine units off a single stair core in a configuration which is acceptable to a Registered Social Landlord (RSL) in terms of future management. The applicant sought to deliver the remaining 3.75 units on site via the Council's Golden Share scheme. However, Affordable Housing confirmed a commuted sum would be preferable in this case as the units did not meet affordability criteria.

The nine RSL apartments are accessed from the north stair core at the building's west façade. This includes three x 3 bed apartments, three x 2 bed apartments and three x 1 bed apartments. The applicant is in advanced discussion with a RSL.

The commuted sum for 3.75 units will be secured through a legal agreement and the contribution value will be calculated using land values in an independent report prepared by the District Valuer which the applicant must provide.

The majority of affordable housing will be provided on site and the proposal complies with LDP Policy Hou 6 and the associated non-statutory guidance subject to a legal agreement.

Education and Services

A number of representations have raised concern about potential overburdening of local services such as schools and medical services.

With regard to medical services, the site is not located within any of the health care contribution zones identified in the Council's draft supplementary guidance for Developer Contributions and Infrastructure Delivery. Therefore, no financial contribution towards medical services is required.

Children and Families confirms that the development will not result in the need to expand local primary or secondary schools based on a calculation of 32 Flats (19 one bedroom and studio flats are excluded) and against criteria in the Council's Developer Contributions and Infrastructure Delivery guidance. On this basis, no financial contribution towards education is required.

i) Sustainability

The applicant submitted the Council's Sustainability Form S1 and a Low/Zero Carbon Energy Statement with the application. The proposal will utilise a brownfield site within the urban area. The existing office building will be demolished and the applicant has advised that re-use of the building is not feasible for conversion to apartments. The LDP does not require or give priority to the re-use of buildings and the applicant has provided relevant sustainability information.

The proposal is a major development and is assessed against Part B of the standards. The points achieved against the essential criteria are set out in the table below:

Essential Criteria	Available	Achieved
Section 1: Energy Needs	20	20
Section 2: Water conservation	10	10
Section 3: Surface Water run-off	10	10
Section 4: Recycling	10	10
Section 5: Materials	30	20
Total Points	80	70

The points where the application does not meet the full score for the essential criteria relates to the use of uPVC windows in the scheme. The applicant has included sustainability features such as passive solar design and desirable features such waste water heat recovery or utilisation of low and zero carbon technologies will be explored in compliance with relevant building standards regulations.

The sustainability measures are acceptable.

j) Representations

Material Comment

- Concern was expressed with regard to the proposal's height, impact on the surrounding area's character, parking and traffic, and infrastructure in the area - addressed in Sections 3.3 b), d), e) and g).

Material Representations - Objection:

- The proposal's height is considered inappropriate and not in-keeping with the local area - addressed in Section 3 b);
- Overdevelopment of the site and inappropriate density in comparison to surrounding buildings - addressed in Section 3 b);
- Traffic generation and congestion that the development would cause and associated safety and noise effects - addressed in Section 3 e);
- Increased pressure on parking in the surrounding area and inadequate provision of parking for the proposals - addressed in Section 3 e);
- Loss of amenity through increased traffic, construction noise and the possibility of antisocial behaviour - addressed in Section 3 c);
- Loss of sunlight, daylighting and overshadowing from the development due to its proximity to existing dwelling houses - addressed in Section 3 c);
- Overlooking and loss of privacy - addressed in Section 3 c);
- Capacity of local services and social infrastructure to accommodate the proposals including schools and GPs - addressed in Section 3 g);
- Flood risk and drainage concerns at the site resulting from the development - addressed in Section 3 f);
- Inadequate ratio of open space on the site for future residents and as well as its partial location at the south of the site - addressed in Sections 3 b), c) and d);
- Loss of employment in the area due to a change of use from business to residential - addressed in Section 3a); and

- The size of the apartments appearing to be too small - addressed in Section 3 b).

Non-material objections:

- Dissatisfaction expressed with the pre-application consultation process and its outcome(s) - the applicant completed pre-application consultation (PAC) in line with legislative requirements as detailed in their PAC Report;
- Construction traffic impact on local roads - this is not a planning issue;
- Impact on the nearby Corstorphine Conservation Area - the application site is outwith this area and immediate environs;
- Requests for the existing building to be retained rather than demolished and the use changed to residential - this is a matter for the applicant;
- Alleged inaccuracies in the applicant's supporting information relating to a transport assessment, the developer's transport pack, target market analysis and artists impressions - the information has been assessed by the Council as part of the application determination; and
- The developer seeking to maximise profit - this is not a planning issue.

Community Council

The Community Council objects to the proposals on the following grounds:

- The height of the development is out of keeping with the area and is contrary to policies Des 4, Des 11 and Hou 1 - addressed in Sections 3 b) and d);
- Impact on car parking in the area - addressed in Section 3 e);
- Impact on privacy from overlooking due to the proposal's height - addressed in Section 3 c);
- The proposal being out of character with the surrounding area - addressed in Sections 3 b), c) and d);
- Residents request the removal of the set-back fifth storey in the proposals - this is a matter for the applicant to decide upon in their proposals;
- Concern expressed about increase in housing density within the City - each planning application is assessed on its own merits with regard to density. Accordingly, density is addressed in Section 3 b) of this report;
- Impact on air pollution at St. John's Road and Queensferry road - addressed in Section 3 f);
- Impact on overshadowing and privacy - addressed in Section 3 b);
- Density proposed considerably exceeding the level in the area and associated impacts on character, traffic and infrastructure - addressed in Sections 3 b), e) and g); and
- Development should be scaled back to ideally three or four stories to reflect surrounding density - addressed in Section 3 b).

Conclusion

The proposed residential development on the site is acceptable and complies with LDP policies Hou 1 and Emp 9. The density, layout, scale, form and design is appropriate within this sustainable location. The proposal will achieve a good environment for future occupiers and will not have an unacceptable adverse impact on the amenity of neighbouring properties.

Affordable housing will be delivered on and off-site through a legal agreement and other matters relating to transport, drainage, trees and landscape is considered acceptable.

The proposal is acceptable subject to a number of conditions and the conclusion of a suitable legal agreement. There are no material considerations which outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
2. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction".
3. Prior to the commencement of development the approved tree protection plan must be implemented in full. Works must be carried out in accordance with the Arboricultural Impact Assessment report number 10787_R01b_GB_HM (27 July 2017) and the Arboricultural Method Statement report number 10787_R02c_HT_JW (July 2017).
4. Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out by the applicant to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.
 - ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.

5. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

Reasons:-

1. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
2. In order to safeguard protected trees.
3. In order to safeguard protected trees.
4. In order to protect the development's occupants and human health.
5. In order to enable the planning authority to consider this/these matter/s in detail.

Informatives

It should be noted that:

1. Permission should not be issued until the applicant has entered into a suitable legal agreement to ensure affordable housing is provided.

The affordable housing contribution shall comprise 9 units on-site. An additional off-site contribution for 3.75 units is also required. The value of the commuted sum for the 3.75 off-site units shall be informed by an independent land valuation set by the District Valuer which shall be provided at the developer's own cost.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
3. In accordance with the Council's LTS Travplan3 policy, the applicant should submit an updated Travel Plan within 6 months of the development being occupied.
4. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs.

Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved.

5. The Council's 2017 Parking Standards indicate that seven of the proposed 43 parking spaces should have electric charging capability. In addition to the three electric vehicle charging spaces proposed, an additional four spaces should be ducted to allow electric vehicles to be readily accommodated in the future.
6. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
7. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been considered and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was publicised on the weekly list of applications on 31st July 2017. Neighbours were notified of the application on 1 August 2017 and 21 days were allowed for comments. The proposals that formed Scheme 1 received 147 objections, one comment in support, and no general comments.

Neighbours and other interested parties who previously commented on Scheme 1 were re-notified on 20 March 2018 to allow for comments to be submitted on revised plans for Scheme 2. Neighbours were allowed 21 days to comment and other interested parties were allowed 14 days. A total of 150 representations were received for Scheme 2; 149 objections and one general comment.

Corstorphine Community Council submitted representations objecting to Schemes 1 and 2.

A full assessment of the representations can be found in the main report in the Assessment section.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development Plan Provision	The application site is shown to be in the Urban Area in the adopted Edinburgh Local Development Plan (LDP).
Date registered	24 July 2017
Drawing numbers/Scheme	1,2B,3B,4D,5B,6B,7B,8A,9A,10,11B,12C,13,14,15A,16,17A,18A,19A,20,21A,22-24,

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 The City of Edinburgh Council

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Links - Policies

Relevant Policies:

LDP Policy Del 1 (Developer Contributions and Infrastructure Delivery) identifies the circumstances in which developer contributions will be required.

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

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Des 6 (Sustainable Buildings) sets criteria for assessing the sustainability of new development.

LDP Policy Des 7 (Layout design) sets criteria for assessing layout design.

LDP Policy Des 8 (Public Realm and Landscape Design) sets criteria for assessing public realm and landscape design.

LDP Policy Des 11 (Tall Buildings - Skyline and Key Views) sets out criteria for assessing proposals for tall buildings.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

LDP Policy Env 22 (Pollution and Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

LDP Policy Emp 9 (Employment Sites and Premises) sets out criteria for development proposals affecting business and industrial sites and premises.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 2 (Housing Mix) requires provision of a mix of house types and sizes in new housing developments to meet a range of housing needs.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

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

LDP Policy Hou 6 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Tra 8 (Provision of Transport Infrastructure) sets out requirements for assessment and mitigation of transport impacts of new development.

LDP Policy RS 1 (Sustainable Energy) sets criteria for assessing proposals for environmentally sustainable forms of energy systems.

LDP Policy RS 6 (Water and Drainage) sets a presumption against development where the water supply and sewerage is inadequate.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Non-statutory guidelines - on affordable housing gives guidance on the situations where developers will be required to provide affordable housing.

Appendix 1

Application for Planning Permission 17/03433/FUL At 33 Pinkhill, Edinburgh, EH12 7BF Demolition of existing office building and development of 51 apartments (scheme 2)

Consultations

Archaeology comment - 2 July 2017

The application site has been significantly affected by recent 20th century development. Given location of the site and the nature and scale of this development, it is considered unlikely that significant archaeological remains will have survived insitu on this site.

Accordingly, it has been concluded that there are no known archaeological implications in regards to this application.

Archaeology further comment - 21 March 2018

As stated in response to the original scheme, the application site has been significantly affected by recent 20th century development. As such it was considered unlikely that significant archaeological remains will have survived insitu on this site. These views have not altered since then and therefore it is concluded that there are no known archaeological implications in regards to this second scheme.

Environmental Assessment comment - 4 August 2017

The application site currently houses a 3-storey office block. It was used as an office by ST Microelectronics and has capacity to accommodate circa 200 members of staff. The application site is near the St Johns Road and City Centre Air Quality Management Areas. The proposal is for the demolition of the existing office building and the development of 75 residential apartments with 43 car parking spaces.

Local Air Quality

The car parking provision including 3 electric vehicles charging spaces and a space for a car club are delivered as part of the development. The proposed 43 car parking spaces is five spaces short of complying with the Parking Standards for Development Management. Environmental Protection considers that a five-space shortfall is acceptable. As a car club space is proposed to the east of the entrance barrier and there will be provision for 119 secure bicycle spaces including 8 visitor cycle spaces at the entrance of the development. The applicant has also included a residential travel pack which is good but it is out of date. The eco driving advice is not current as there is no mention of plug-in electric provisions, also the phone numbers for the taxi firm's and car share facilitators are incorrect. The travel pack should provide future tenants with guidance on concepts that may be new to them such as how to operate an electric vehicle charger and how to use car clubs. It is also recommended that free public travel passes are provided to new tenants along with the travel pack.

Environmental Protection are satisfied that the impacts of this proposed development will be limited when compared to the current consented use. The applicant has kept the numbers of car parking spaces to a minimum, committed to good cycle provisions, electric vehicle charging facilities and supported with a travel pack. It is recommended that the travel pack is refreshed. Due to the proximity of the air quality management areas Environmental Protection will recommend the electric vehicle charging points are fully installed and operational prior to occupation.

Noise

Environmental Protection have no concerns regarding noise during the operation phase. However, the construction phase of the development may have an adverse impact on neighbouring residential properties. It should be noted that any construction noise is regulated by Environmental Health Officers with no construction noise permitted outwith the falling periods; Monday to Saturday 07:00- 19:00.

Contaminated Land

Ground conditions relating to potential contaminants in, on or under the soil as affecting the site will require investigation and evaluation, in line with current technical guidance such that the site is (or can be made) suitable for its intended new use/s. Any remediation requirements require to be approved by the Planning & Building Standards service. The investigation, characterisation and remediation of land can normally be addressed through attachment of appropriate conditions to a planning consent (except where it is inappropriate to do so, for example where remediation of severe contamination might not be achievable).

Therefore, in conclusion Environmental Protection do not object to the application subject to the following conditions;

Conditions

1. *Prior to the commencement of construction works on site:*

a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.

ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.

2. Electric Vehicle charging outlet (wall or ground mounted) shall be located as per drawing number PIN_APL_30 dated July 2017 and be of the following standard:

Type 2 (EN62196-2), Mode 3 (EN61851-1) compliant and be twin outlet. With the ability to supply 22 kW (32 Amps) AC - Three Phase power and have the ability to be de rated to supply 11 kW to each outlet when both are in use. Where this is not possible then 7 kW (32 Amps) AC - Single Phase chargers that have the ability to deliver power of 7 kW capacity to each outlet simultaneously.

Environmental Assessment comment updated - 20 April 2018

The applicant has amended the proposed plans. The application site currently houses a 3-storey office block. It was used as an office by ST Microelectronics and has capacity to accommodate circa 200 members of staff. The application site is near the St Johns Road and City Centre Air Quality Management Areas. The proposal is for the demolition of the existing office building and the development of 52 apartments instead of the previously proposed 75 residential apartments with 43 car parking spaces.

Local Air Quality

The car parking provision originally included 3 electric vehicles charging spaces and a space for a car club vehicle delivered as part of the development. The amended application no longer included a car club space which is disappointing. The applicant does has also included a residential travel pack which is good but it is out of date. The eco driving advice is not current as there is no mention of plug-in electric provisions, also the phone numbers for the taxi firm's and car share facilitators are incorrect. The travel pack should provide future tenants with guidance on concepts that may be new to them such as how to operate an electric vehicle charger and how to use car clubs. It is also recommended that free public travel passes are provided to new tenants along with the travel pack.

The applicant had submitted a supporting air quality impact assessment due to the site proximity to the St Johns Road and City Centre Air Quality Management Area. It is noted that the amended air quality impact assessment has not been accurately updated. However, as the parking numbers have not changed then Environmental Protection are satisfied if the applicant commits to installing Electric Vehicle charging point.

Air quality mitigation for the operational phase can be limited however the applicant must ensure that as a minimum they install electric vehicle charging points in accordance with the Edinburgh Design Standards and install low NOX boiler to the residential properties.

Environmental Protection encourage the developer to work with this department to produce an up-to-date Green Travel Plan which should incorporate the following measures to help mitigate traffic related air quality impacts;

- 1. Keep Car Parking levels to minimum.*
- 2. Car Club facilities (electric and/or low emission vehicles).*
- 3. Provision of rapid electric vehicle charging facilities.*
- 4. Provision of rapid electric vehicle charging facilities.*
- 5. Public transport incentives for residents.*
- 6. Improved cycle/pedestrian facilities and links.*

The Scottish Government in the 'Government's Programme for Scotland 2017-18 has a new ambition on ultra-low emission vehicles, including electric cars and vans, with a target to phase out the need for petrol and diesel vehicles by 2032. This is underpinned by a range of actions to expand the charging network, support innovative approaches, and encourage the public sector to lead the way, with developers incorporating charging points in new developments.

The applicant must be aware that there are now requirements stipulated in the Edinburgh Design Guidance must be achieved. Edinburgh has made progress in encouraging the adoption of electric/hybrid plug-in vehicles, through deployment of extensive charging infrastructure. As plug-in vehicles make up an increasing percentage of the vehicles on our roads, their lack of emissions will contribute to improving air quality especially as this site is located near an AQMA, furthermore their quieter operation will mean that a major source of noise will decrease.

The Sustainable Energy Action Plan is the main policy supporting the Council's Electric Vehicle Framework. Increasing the number of plug-in vehicles and charging infrastructure in Edinburgh will provide substantial reductions in road transport emissions.

To ensure that the infrastructure required by the growing number of electric vehicles users is delivered, one of every six spaces should include a fully connected and ready to use electric vehicle charging point, in developments where ten or more car parking spaces are proposed. Electric vehicle parking spaces should be counted as part of the overall car parking provision and not in addition to it.

Due to the proximity to the AQMA as a minimum Environmental Protection would recommend that 7Kw charging provision will be required for all residential properties. Information on chargers is detailed in the Edinburgh Design Standards Technical Information Design Standards.

Environmental Protection are satisfied that the impacts of this proposed development will be limited when compared to the current consented use. The applicant has kept the numbers of car parking spaces to a minimum, committed to good cycle provisions, electric vehicle charging facilities and supported with a travel pack. It is recommended that the travel pack is refreshed. Due to the proximity of the air quality management areas Environmental Protection will recommend the electric vehicle charging points are fully installed and operational prior to occupation serving 100% of the spaces.

Noise

Environmental Protection have no concerns regarding noise during the operation phase. However, the construction phase of the development may have an adverse impact on neighbouring residential properties. It should be noted that any construction noise is regulated by Environmental Health Officers with no construction noise permitted outwith the falling periods; Monday to Saturday 07:00- 19:00.

Contaminated Land

Ground conditions relating to potential contaminants in, on or under the soil as affecting the site will require investigation and evaluation, in line with current technical guidance such that the site is (or can be made) suitable for its intended new use/s. Any remediation requirements require to be approved by the Planning & Building Standards service. The investigation, characterisation and remediation of land can normally be addressed through attachment of appropriate conditions to a planning consent (except where it is inappropriate to do so, for example where remediation of severe contamination might not be achievable).

Therefore, in conclusion Environmental Protection do not object to the application subject to the following conditions;

Conditions

1. Prior to the commencement of construction works on site:

a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.

ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.

2. All residential parking spaces shall be served by 7Kw electric vehicle charging sockets and shall be installed and operational in full prior to the development being occupied.

SEPA comment - 14 August 2017

We have no objection to the proposed development. Notwithstanding this we would expect Edinburgh Council to undertake their responsibilities as the Flood Prevention Authority.

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, which may take account of factors not considered at the planning application stage.

Advice for the planning authority

1. Flood Risk

Technical Report

1.1 We have reviewed the information provided in this consultation and it is noted that the application site (or parts thereof) lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of surface water flooding.

The proposed finished floor levels are quoted at 97.2 m. The footprint of the development is located between the 40 mAOD and 50 mAOD contours therefore this proposed FFL refers to a temporary bench mark. We also note that drainage calculations refer to manhole covers set at 97.05 m which again must be related to a temporary bench mark. To ensure that the development is constructed according to its intended design we strongly recommend that all critical design levels are quoted in metres above Ordnance Datum.

1.3 As the general area appears to be vulnerable to surface water flooding we advise that minimum FFL's should be set above surrounding ground levels to reduce the risk of flooding from ponding surface water. We advise that drawings show the car park to slope towards the development with the lowest part at the southern side of the development. We would strongly recommend that drainage measures are put at the front of the building to mitigate any surface water ponding. We note that drainage calculations have been submitted. However we would advise that the rainfall depth duration frequency data used in these calculations has been superseded by FEH13. The M5-60 (mm) index rainfall used in these calculations is 12% lower than the updated figure for this location. We strongly recommend that the most up to date FEH13 rainfall data is applied in a review of these calculations.

2. Surface Water Drainage

2.1 In accordance with the requirements of The Water Environment (Controlled Activities) (Scotland) Regulations 2011, also known as The Controlled Activity Regulations (CAR) surface water runoff arising from the hardstanding areas, inclusive of roads and roofs will require to be collected, treated and disposed of using sustainable drainage techniques.

2.2 We have reviewed the relevant information provided in relation to the provision of SUDS on site. Based on the design details provided within the report we are satisfied that the applicant is proposing to provide the required level of treatment as required. The applicant will be required to ensure compliance with General Binding Rule 10 & 11 as outlined in the SUDS Manual (C697).

2.3 We have not considered the water quantity aspect of this scheme. Comments from Scottish Water, where appropriate, the Local Authority Roads Department and the Local Authority Flood Prevention Unit should be sought on any water quantity issues including the acceptability of post-development runoff rates for flood control.

Detailed advice for the applicant

3. Flood Risk Caveats & Additional Information for the applicant

3.1 The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess flood risk at the community level and to support planning policy and flood risk management in Scotland. For further information please visit <http://www.sepa.org.uk/environment/water/flooding/flood-maps/>

3.2 Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

3.3 The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Edinburgh Council as Planning Authority in terms of the said Section 72 (1). Our briefing note entitled: "Flood Risk Management (Scotland) Act 2009: Flood risk advice to planning authorities" outlines the transitional changes to the basis of our advice in line with the phases of this legislation and can be downloaded from <http://www.sepa.org.uk/environment/land/planning/guidance-and-advice-notes/>

SEPA comment - 04 April 2018

We have no objection to this planning application, but please note the advice provided below.

We were consulted on this proposal last year. In our response of 14 August 2017 (our reference PCS/154344). The application has been amended to reduce the proposed number of flats from 75 to 51. A revised Air Quality Statement has also been submitted.

1. Air Quality

1.1 We are in agreement with the City of Edinburgh Council: an air quality impact assessment has not been submitted. It is not possible, therefore, to quantify the potential impacts of the proposed development on the St John's Road Air Quality Management Area (AQMA).

1.2 We note, however, that the Air Quality Statement outlines some commitment to good practice for air quality mitigation in the operational phase of development. This includes a secure cycle store and a car club parking space which we support. We would also encourage the planning authority to request that the applicant installs electric vehicle 7Kw chargers in addition to measures already proposed.

Corstorphine Community Council - 01/04/2018

We have had representations from residents local to this development whose main concern is the limited amount of car parking provision and impact on surrounding streets etc. should the development go ahead with the proposed numbers of flatted accommodation.

The developers have submitted a lengthy traffic report in which they admit that the provision of car parking spaces falls short by 7 places of the minimum number suggested in Design standards but stress the proximity to modes of public transport and provision for cycle and motorcycles etc.

Given the relatively restricted types of accommodation proposed most of the flats offered are likely to be for rent to a relatively young and 'floating' population rather than settled families or elderly - those most likely to wish access to motorised transport.

The developers have indicated that in their 'Welcome Packs' notification will be given of the limitation of parking spaces but I would ask if there likely to be a possibility of legal restrictions within the deeds of conditions in the sale or renting of these dwellings limiting or prohibiting car ownership?

Corstorphine Community Council further comment - 2 April 2018

Since the launch of the Planning Application Notification and the application itself we have had discussions with the developer; agents acting on their behalf and received various representations from local resident groups wishing to express objections to the proposal.

We have held several informal meetings with representatives of these groups and a formal presentation at our scheduled public meeting held on Wednesday 16th August 2017.

The objections presented by local residents can perhaps be summarised as follows -

Height of the development with implications for over shading and privacy issues - the height of existing flatted properties in the locality and elsewhere in most of the outer City suburban area is four stories whereas this development is for six and would tend to dominate the immediate vicinity and surroundings with negative effect on its general character and be considered inappropriate. They also consider that the proposed large window sizes on the development would have adverse privacy effects on existing residential properties.

The density of housing on the proposed footprint exceeds considerably that of the surrounding residential area and the Corstorphine locality - there is an ongoing general objection to increasing developmental density on grounds of impact on area character & general environment, car parking, traffic flows, infrastructure etc. which is well documented.

The other major concern is the impact on the existing car parking situation given the development of 75 additional housing units. The developers themselves admit that the proposed car parking provision falls short of the City Design Guidance requirements by some 7/8 places and have attempted mitigation by posting on the Planning portal website a lengthy transport document extolling the location with its propinquity to public transport, cycle and motorcycle parking facilities, walkways and general nodal interconnectivity.

The residents complain that present car parking provision is problematical with competition for daytime spaces on the nearby adopted public roads and disputes within the existing flatted area.

There is thus a justified perception of a likely adverse change in parking pattern from one with a considerable daytime element to a larger evening / overnight with the demise of local employment and replacement with a residential requirement. It is noted that the proposed accommodation is marginally above minimum living space and internal storage requirements and thus less suitable for long - stay family usage but more attractive to a short term renting and leasing population of which a considerable proportion are likely to be possessed of four wheeled vehicles.

The developers themselves acknowledge this problem by highlighting the limited car parking but extolling the cycle / motorcycle provision in their advertising literature and 'Welcome Packs' but it seems doubtful that any legal constraint could be imposed on car ownership and Edinburgh City Council themselves admit that the 'Car Habit' is difficult to break.

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The considered view of Corstorphine Community Council is that -

o The Community Council do not oppose the proposed housing development per se but request that the scale be modified to accord with present surrounding density; ideally three stories and no more than four stories in height. We are conscious that we will shortly be asked for views on another proposed development of three stories in Pinkhill. While we accept that each development requires to be accessed on its individual merits we are looking to the City Council for consistency in approval of the height of buildings in our area;

o The Community Council continually receive complaints from residents concerning parking issues. These include recent allowed developments where the impact of additional parking demands was a material objection. Therefore we request that car parking provision for the proposed development be within at least the technical guide lines. The reduction in the height of the building (and consequent reduction in the number of flats) should help facilitate this;

o The Community Council welcomes the developer's decision to provide facilities for residents who are cyclists. We are committed to supporting changes in behaviours that encourage the use of the abundant public transport; cycling and walking.

Transport comment - 26 September 2017

No objections to the application subject to the following being included as conditions or informatives as appropriate:

- 1. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), secure cycle parking, public transport travel passes, a Welcome Pack, a high quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;*
- 2. In support of the Council's LTS Cars1 policy, the applicant should contribute the sum £7,000 towards the provision of car club vehicles in the area;*
- 3. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved.*

Note:

The applicant proposes 42 parking spaces in addition to a car club space which is 5 spaces short of the 47 spaces required based on the Council's parking provision for zone 3. The 42 parking provision for the development is considered acceptable due to the site's accessibility by public transport; and also the provision of car club space is considered to reduce the level of car ownership. The applicant proposes 119 secure cycle storage with 8 visitor spaces which complies with the Council's parking standards for cycle storage.

Transport updated comment - 20 April 2018

No objections to the application subject to the following being included as conditions or informatives as appropriate:

- a. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), secure cycle parking, public transport travel passes, a Welcome Pack, a high quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;*

b. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved.

c. The Council's 2017 Parking Standards requires 7 of the proposed 43 parking spaces to have electric charging capability. The 7 parking spaces should at least be ducted to allow electric vehicles to be readily accommodated in the future, which is not the case as part of the applicant's current proposals;

Note:

The applicant proposes 43 car parking spaces and 3 motorcycle spaces and complies with the Council's 2017 Parking Standards in Zone 2 which sets a maximum provision permissible of 51 parking spaces and a minimum of 2 spaces respectively for car and motorcycle parking. The applicant proposed 3 accessible parking provision. The 43 car parking spaces proposed for the development is considered acceptable due to the site's accessibility by public transport. The applicant proposed 86 internal secure cycle parking provision and 8 visitor cycle parking and is 5 spaces short of the minimum provision required by the Council's 2017 parking standards in Zone 2 but is considered acceptable.

Affordable Housing comment - 27 September 2017

1. Introduction

Housing and Regulatory Services have developed a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.

o The AHP makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at 25% (of total units) for all proposals of 12 units or more.

o This is consistent with Policy Hou 7 Affordable Housing in the Edinburgh City Local Plan.

2. Affordable Housing Provision

This application is for a development consisting of 75 homes and as such the AHP will apply. There will be an AHP requirement for a minimum of 25% (18) homes of approved affordable tenures. We request that the developer enters an early dialogue with the Council:

o The tenure of the affordable housing must be agreed by the Council and;

o The Council will identify the Registered Social Landlord(s) (RSLs) to take forward the affordable homes, and deliver a well integrated and representative mix of affordable housing on site.

The applicant has stated that the affordable housing will account for 25% of the new homes. This is welcomed by the department. The applicant has not identified the location and mix of affordable homes. The applicant has proposed to deliver a mix of studio, one, two and three bedroom flats. As studio apartments are not suitable for affordable housing we ask the applicant to discuss the provision of the onsite housing for this development. We also ask the applicant to provide the location and design standards proposed for the affordable housing as affordable homes are required to be tenure blind, fully compliant with latest building regulations and further informed by guidance such as Housing for Varying Needs and the relevant Housing Association Design Guides. An equitable and fair share of parking for affordable housing, consistent with the parking requirements set out in the Edinburgh Design Guidance, is provided.

In terms of accessibility, the affordable homes must be situated within close proximity (within 400 metres) of regular public transport links and are located next to local amenities. It is important that an equitable and fair share of parking for affordable housing, consistent with the parking requirements set out in the Edinburgh Design Guidance, is provided.

3. Summary

The applicant has made a commitment to provide 25% on site affordable housing and this is welcomed by the department. These will be secured by a Section 75 Legal Agreement. This department welcomes this approach which will assist in the delivery of a mixed sustainable community.

- o The applicant is requested to enter into an early dialogue with the Council who will identify Registered Social Landlord(s) (RSLs) to deliver the affordable housing.*
- o The location and tenure of the affordable housing must be agreed with the Council.*
- o The affordable housing must include a variety of house types and sizes to reflect the provision of homes across the wider site and must be agreed with the council.*
- o All the affordable homes must meet the Edinburgh Design Guidance and also meet the relevant Housing Association Design Guidance size and space standards.*
- o In the interests of delivering mixed, sustainable communities, the affordable housing policy units will be expected to be identical in appearance to the market housing units, an approach often described as "tenure blind".*
- o An equitable and fair share of the parking for affordable housing, consistent with the parking requirements set out in the Edinburgh Design Guidance, is provided.*
- o The applicant will be required to enter into a Section 75 legal agreement to secure the affordable housing element of this proposal.*

Affordable Housing further comment - 11 April 2018

1. Introduction

I refer to the consultation request from the Planning Department about this planning application.

Housing and Regulatory Services have developed a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.

o The AHP makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at 25% (of total units) for all proposals of 12 units or more.

o This is consistent with Policy Hou 7 Affordable Housing in the Edinburgh City Local Plan.

2. Affordable Housing Provision

This application is for a development consisting of 51 homes and as such the AHP will apply. There will be an AHP requirement for a minimum of 25% (12.75) homes of approved affordable tenure.

The applicant has stated that the affordable housing will account for 25% of the new homes, which will consist of 9 homes for the Lars Housing trust (a RSL) and a commuted sum of 3.75. This is welcomed by the department. The applicant has proposed to deliver the on-site housing as a mix of one and two bedroom flats for Mid-Market rent, this is welcomed by the department. We ask the applicant to ensure that the affordable housing to be tenure blind, fully compliant with latest building regulations and further informed by guidance such as Housing for Varying Needs and the relevant Housing Association Design Guides.

In terms of accessibility, the affordable homes must be situated within close proximity (within 400 metres) of regular public transport links and are located next to local amenities. It is important that an equitable and fair share of parking for affordable housing, consistent with the parking requirements set out in the Edinburgh Design Guidance, is provided and we would ask the applicant to reach an agreement with the RSL regarding the parking provision for the affordable housing.

3. Summary

The applicant has made a commitment to provide 25% affordable housing with a mix of on-site housing and a commuted sum, and this is welcomed by the department. These will be secured by a Section 75 Legal Agreement. This department welcomes this approach which will assist in the delivery of a mixed sustainable community.

o The applicant has identified the Registered Social Landlord (RSLs) as who will deliver the 12.75 affordable housing requirement as follows;

- 9 homes for mid-market rent
- Commuted sum for 3.75 homes

o The on-site affordable housing will a mix of one and two bedroom flats.

o All the on-site affordable homes must meet the Edinburgh Design Guidance and also meet the relevant Housing Association Design Guidance size and space standards.

o In the interests of delivering mixed, sustainable communities, the affordable housing policy units will be expected to be identical in appearance to the market housing units, an approach often described as "tenure blind".

o An equitable and fair share of the parking for affordable housing, consistent with the parking requirements set out in the Edinburgh Design Guidance, is provided.

o The Commuted sum amount for the 3.75 homes is to be based on independent valuation as provided by a District Valuer.

o *The applicant will be required to enter into a Section 75 legal agreement to secure the affordable housing element of this proposal.*

Flood Prevention comment - 17 November 2017

Flood Planning have reviewed the information supplied by the developer. We are satisfied that Flood Planning requirements have been met and we have no objections to the proposals.

Flood Prevention further comment - 10 April 2018

Flood Prevention have no further comment for determination.

Communities and Families comment - 22 March 2018

The Council has assessed the impact of the growth set out in the LDP through an Education Appraisal (January 2018), taking account of school roll projections. To do this, an assumption has been made as to the amount of new housing development which will come forward ('housing output'). This takes account of new housing sites allocated in the LDP and other land within the urban area.

In areas where additional infrastructure will be required to accommodate the cumulative number of additional pupils, education infrastructure 'actions' have been identified. The infrastructure requirements and estimated delivery dates are set out in the Council's Action Programme (January 2018).

Residential development is required to contribute towards the cost of delivering these education infrastructure actions to ensure that the cumulative impact of development can be mitigated. In order that the total delivery cost is shared proportionally and fairly between developments, Education Contribution Zones have been identified and 'per house' and 'per flat' contribution rates established. These are set out in the draft Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' (January 2018).

Assessment and Contribution Requirements

Assessment based on:

32 Flats (19 one bedroom and studio flats excluded)

This site falls within Sub-Area W-4 of the 'West Edinburgh Education Contribution Zone'.

Using the pupil generation rates set out in the Supplementary Guidance, the development of 32 flats is expected to accommodate one additional primary school pupil but is not expected to generate at least one additional secondary school pupil.

The Council's Action Programme does not identify a need for additional primary school infrastructure within this Sub-Area. Although the Appraisal did not take account of the proposed development, no additional education infrastructure will be required to mitigate the impact of the additional primary school pupil.

No contribution towards education infrastructure will therefore be required.

Waste Services comment - 20 April 2018

Provision and collection of waste containers

Bin store - 51 properties

*7 x 1280 litre Residual
5 x 1280 litre Mixed Recycling
2 x 660 litre Glass
2 x 500 litre FW*

However, it should be noted that due to changes within the service over the next three years, the bin requirements will change, and you should review these with us prior to starting work.

Access and servicing the bins

- o All roads requiring access by waste collection vehicles will be built to an adoptable standard.*
- o Standard yellow line marking should be provided where vehicle access to bin storage areas will be required. It will be the architect's responsibility to contact city development if line markings are required.*
- o The maximum distance a vehicle will reverse along an access road is 15 metres where a turning area is not provided and this should be evidenced on the swept path analysis.
As the reversing distance along the access road is almost the maximum allowed, the double yellow lines must be provided along the access road leading to bin store to prevent car parking and to allow safe access to the bin store.*
- o The distance for the transportation of communal waste containers from the collection point to the vehicle should be kept to a minimum, a straight pull of 10 metres is the maximum acceptable distance.*
- o Drop kerbs should be provided for any route from the bin store to the collection vehicle.*
- o Budget locks should be fitted on all doors to bin stores.*
- o Temporary street signage should be installed if permanent signage will be unavailable at the time of delivery/servicing.*

Edinburgh Urban Design Panel - 22 February 2017

Summary

The Panel welcomes the opportunity to review the proposal.

1 Recommendations

1.1 In developing the design, the Panel supports the following aspects and therefore advocates that these should remain in the proposals:

- o The loss of the existing office building*
- o The proposed residential use*

1.2 In developing the proposals the Panel suggests the following matters should be addressed:

- o *Comprehensive urban analysis*
- o *Reduction in the built form and density*
- o *Reconsider the proposed unit mix and tenure*
- o *Re-design of the siting, height, mass and form of the development*
- o *Reduction in carparking and redesign of parking areas*
- o *Usable and sunlit open /private space to be provided*

Main Report

2 Introduction

2.1 The proposal is to demolish the existing office building and replace with a five/six storey residential development. The site, covering an area of approximately 0.49 hectares, lies to the south of Pinkhill. There is a three-storey office building on the site. Pinkhill Park is to the east of the site. Houses on Traquair Park East and Carrick Knowe Avenue back on to the west of the site. Carrick Knowe Golf Course lies to the south. There are trees subject to a tree preservation order on site.

2.2 This is the first time that the proposals have been reviewed.

2.3 No declarations of interest were made by any Panel members in relation to this scheme.

2.4 This report should be read in conjunction with the following pre meeting papers; Planning Issues Paper prepared by City of Edinburgh Council and presentation material prepared by the presenting team.

2.5 This report is the view of the Panel and is not attributable to any one individual. The report does not prejudice any of the organisations who are represented at the Panel forming a differing view about the proposals at a later stage.

3 Use

3.1 The Panel supported the proposed residential use for the site. However, they were of the view that the proposed unit mix is not appropriate for this part of the city and that that given the context more family and affordable units should be provided.

3.2 The Panel supported the loss of the office use and existing building as it did not make a positive contribution to the character of the local area.

4 Layout, Height and Mass

4.1 The Panel considered that this proposal represented an overdevelopment of the site.

4.2 The Panel noted that a detailed urban analysis is required to be carried out to support a design for the site. This analysis should take account of the site constraints which includes the mature and TPO trees some of which are not on the application site. Also, the site is very constrained given its orientation and width. With respect to this analysis it was acknowledged by the Panel that there is variety and fragmentation in the existing urban context. This in itself presents a challenge with a proposal looking to repair the urban grain.

4.3 It was also noted in the discussions, that the provision of east / west sections would assist understanding of the level changes across the site and the relationship of the existing built form of neighbouring properties and resultant open space with respect to these edges and the mature trees.

4.4 The proposed six/five storey option was not supported by the majority of the Panel. The Panel were of the view that six/five storey design is too high for the site and therefore should be reduced to reflect the prevailing height in the area. However, the Panel noted that taking reference from the context of the adjacent mature trees it may be possible for some parts of the development to be six storeys high however not in the current mass and form.

4.5 The Panel considered the design to be monolithic in form and was not supported. It was suggested that a more broken form and or two buildings should be considered for the site. This form of development could allow dual aspect units, more units with a south facing aspect and open/green social space for the residents.

4.6 Single aspect dwellings are generally not encouraged by the Panel. They noted that even if designed with large areas of glazing they still do not provide the quality of accommodation afforded by dual aspect properties.

4.7 The Panel encouraged the presenting team to consider the provision of on-site affordable units.

4.8 The Panel encouraged the presenting team to consider moving the building footprint to the east which could result in the loss of some trees. However, this may assist to resolve access to the building and provide more usable open space to the west with better amenity.

4.9 The Panel referred the presenting team to a development in Ravelston which has limited open /private space and has provided well-designed usable open space.

5 Transport and Movement

5.1 The site is well connected and in close proximity to public transport routes.

5.2 The Panel recommended that a traffic survey should be carried out. The data from this survey should help inform a car parking strategy for the site.

5.3 The Panel were split with respect to how parking if any should be provided on the site. Some Panel members were of the view that given how well connected this site is it could be a car free development while other panel members were of the view that this approach was impractical given its location and potential attraction to families.

5.4 *Given the site constraints the Panel encouraged the presenting team to consider underground or under-croft parking which could release areas of the site for open space. If parking is to be provided at below the Council's minimum requirements, then some contributions to sustainable transport via a S75 agreement would be expected, and necessary.*

6 *Open/Green Space*

6.1 *The Panel noted that a tree survey should be carried out as soon as possible and will inform the design for the site.*

6.2 *The Panel noted their disappointment at the lack of usable open space/social areas on the site. The site layout provides very little usable open space for residents with carparking taking up the majority of the south facing part of the site. The Panel noted that the proposed location for the car parking could potentially be designed as south facing open space for the development while also forming a link to the wider network and golf course.*

7 *Materials*

7.1 *To assist with integrating the proposal with the context the Panel noted that the materials should take reference from this context.*

8 *Sustainability*

8.1 *The Panel encouraged the use of renewable on the site but noted the difficulties in their use due to the orientation of the site.*

Location Plan



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