

Development Management Sub Committee

Wednesday 9 January 2019

**Application for Planning Permission 17/05071/FUL
At 30 Corstorphine Road, Edinburgh, EH12 6HP
Conversion of the former nursing home, gate lodge and
stable block to residential use, erection of two residential
blocks comprising 27 residential units, associated
landscaping and ancillary works.**

Item number	7.1(a)
Report number	
Wards	B06 - Corstorphine/Murrayfield

Summary

The proposal complies with the development plan and is acceptable. The character and appearance of the conservation area and the setting of the listed buildings will be preserved. There will be no significant impact on residential amenity and road safety will not be affected by the proposal. There are no material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDES01, LDES03, LDES04, LDES05, LEN03, LEN04, LEN05, LEN06, LEN12, LEN16, LHOU03, LEN21, LHOU01, LHOU02, LHOU05, LHOU06, LTRA02, LTRA03, NSG, NSLBCA, NSGD02, NSP, CRPWMU, LDPP, LDES05, LDES01, LDES03, LDES04, LEN03, LEN04, LEN05, LEN06, LEN12, LEN16, LEN21, LHOU01, LHOU02, LHOU03, LHOU05, LHOU06, LTRA02, LTRA03, NSG, NSLBCA, NSGD02, NSP, CRPWMU,

Report

Application for Planning Permission 17/05071/FUL At 30 Corstorphine Road, Edinburgh, EH12 6HP Conversion of the former nursing home, gate lodge and stable block to residential use, erection of two residential blocks comprising 27 residential units, associated landscaping and ancillary works.

Recommendations

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

Background

2.1 Site description

The site extends to approximately 0.77 hectares and is located on the north side of Western Terrace. The site contains a number of buildings, Tor House, a Category B listed building (Date of listing 15.04.1991; LB ref: 30256) which has significant later additions, a stable block located to the north of the site and a lodge house located to the south. The site was previously used as a care home.

The surrounding area is mainly residential. To the north of the site is the recently completed flatted development within the grounds of Westerlea on Ellersly Road. Large detached villas sit to the east and west of the site. Further west towards Ellersley Road, sites have been redeveloped with modern developments.

The site is bounded by a high stone wall. Landscaped gardens sit to the front of the site with a variety of trees and shrubs. The ground gradually slopes upwards towards the rear of the site where the main buildings are located.

Vehicular and pedestrian access is taken from Corstorphine Road adjacent to the lodge house.

This application site is located within the West Murrayfield Conservation Area.

2.2 Site History

November 2017 - Listed building consent pending consideration for alterations to the stable block and removal of non original extensions to Tor House (application number 17/05073/LBC).

November 2017 - Conservation area consent pending consideration for demolition of non original extensions (application number 17/05074/CON).

Main report

3.1 Description Of The Proposal

The proposal is to for a change of use of the existing buildings and the erection of two flatted residential blocks in the grounds of the listed building. The total number of residential units is 32, comprising 27 units in the two new build blocks, 2 units in Tor House, 2 units in the stable block and 1 unit in the lodge house.

Conversions

The main listed building will have the non-original extensions removed and will be converted into two, three bedroom residential dwellings.

The stable block will have an increase to its roof height to accommodate two, two bedroom apartments.

The lodge house will be retained in residential use.

New Construction

North block

It is proposed to build a new five storey residential block to the east of the main house, containing fourteen flats: nine, two bed and five, three bed. Thirteen of the apartments will have private terraces.

This new building is contemporary in style with a flat-roof, large windows and balconies. Materials proposed are natural stone on the principal elevations and sides with brick proposed on the rear elevation and zinc cladding to the roof.

South Block

To the south of this block, it is proposed to erect a five storey block containing thirteen flats: five, two bed flats and eight, three bed flats. Twelve of the apartments will have private terraces.

This building mirrors the north block with its contemporary style, flat roof, large windows and balconies. Materials proposed are natural stone on the principal elevations and sides with brick proposed on the rear elevation and zinc cladding to the roof.

Access and Car Parking

The existing vehicular access will be widened by 1.8 metres and a new separate pedestrian access will be created adjacent to this.

Thirty two parking spaces will be provided throughout the site and include four spaces for disabled people and four with electric charging. Seventy three cycle spaces are provided in secure cycle parking located in the south east and north west of the site.

Landscaping

Open space will be provided throughout the site with the north and south blocks positioned around landscaped gardens. A number of trees and shrubs will be required to be removed in the south east and south west of the site. The mature planting running along the boundary to the south will be retained.

Scheme 1

This proposed the demolition of the stable block. The new residential block has been reduced in height.

Applicant's Supporting Statement

The following documents are available on the Planning and Building Standards Online Services:

- Design and Access Statement;
- Planning Statement;
- Tree Survey;
- Landscape Strategy and Visual Appraisal;
- Flood Risk Assessment;
- Transport Statement; and
- Daylighting Assessment.

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 development is acceptable in principle in this location;
- b) the development will impact on the character and appearance of the conservation area;
- c) the character and setting of the listed buildings is safeguarded;
- d) the scale, form, design and materials are acceptable;
- e) the development will impact on residential amenity;
- f) the proposal raises any issues in terms of residential amenity for the future occupiers of the development;
- g) transport, parking and access are satisfactory;
- h) there will be any significant loss of tree cover;
- i) there is an Affordable Housing contribution required;
- j) the proposal is acceptable in relation to other relevant material considerations; and
- k) the representations have been addressed.

a) Principle

The site is allocated as Urban Area in the Edinburgh Local Development Plan (LDP) where housing development in principle is acceptable. Housing is supported within the urban area by Policy Hou1 where it is compatible with other policies in the local plan.

The development is acceptable in principle in this location subject to the consideration of other matters below.

b) Conservation Area

Policy Env 6 of the Edinburgh Local Development Plan permits development which preserves or enhances the character and appearance of the conservation area, preserves trees, hedges and boundary walls and demonstrates high standards of design.

The site sits within the Country House Sub Area of the main West Murrayfield Conservation Area. The essential characteristics are:

- The area is bound together by high stone boundary walls with houses less concerned with their relationship to each other, but more with their own design and layout within their grounds.

- The underlying spatial structure of the area is one of large 'country houses' in generous grounds close to main city access routes.
- Despite a gradual process of subdivision of the grounds, houses remain either free standing in generous plots or more uniformly laid out in smaller plots.
- Imposing gates set into boundary walls mark a transition from public to private, and retain an effect of privacy.
- A continuing interest and concern for landscaped gardens and woodland trees is clearly indicated by a high degree of maintenance.

These characteristics place emphasis on the retention of high boundary walls, creating a sense of privacy between private and public spaces, and concern for areas of landscaping.

The conservation area has seen some significant changes in recent years with new developments particularly in Ellersly Road and Kinellan Road bringing contemporary styled buildings closer to street boundaries. Such developments include flats at 33 Ellersly Road (Wallace Gardens), townhouses at 4 Ellersly Road (former Ellersly Hotel opposite the site) and the development at Westerlea. The proposed two new residential blocks within the grounds of Tor House are similar in style, massing and density to those in the surrounding area and will not adversely affect the character of the conservation area.

The proposal retains the boundary wall and mature landscaping to the south, an important characteristic of this site. Contemporary development is evident within the wider area and modifies the appearance of this conservation area. This proposal is set behind the stone wall and will be substantially screened from public view within the generous landscaped grounds. There will therefore be little impact on the appearance of the conservation area.

The proposal represents an acceptable balance between the restoration of the listed building and the new development. Their design and materials will not detrimentally impact on the character and appearance of the conservation area and accords with LDP policy Env 6.

c) Setting of Listed Buildings

Policy ENV3 of the Edinburgh Local Development Plan states that development within the curtilage or affecting the setting of a listed building will be permitted if it is not detrimental to the character, appearance or historic interest of the building, or its setting. Policy Env 4 of the LDP states that alterations or extensions of a listed building is permitted where they will not cause any unnecessary damage to historic structures or diminish its interest.

Historic Environment Scotland's document, "Managing Change in the Historic Environment: Setting" defines setting as "...the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced". Contributory factors can include views to, from and across or beyond the historic asset and key vistas that give the historic asset a context.

Tor House

The demolitions of the non-original extensions will allow the main listed building to sit once again in its own space and is a gain in terms of the setting of this original building. The new block to the north of the site will be positioned between the stable block and the main house. The site is currently flanked by the large flatted block at Westerlea sitting at a height of 71.6m AOD. The new block will sit 6.45m lower than this building but will sit higher than the existing Tor House by 5.4 metres. Whilst the new building is not subservient to the listed building, the height of the building has been reduced by a storey and the massing of the block reduced by stepping in the upper level. The building is located 19.4 metres from Tor House and 7.6 metres from the stable block and is set away from the main frontage of the listed building ensuring there will be no significant impact to its setting.

Stable Block

The retention of this block is welcomed as part of the proposals and the alterations are for minor works to this building including the removal of non-original additions. The marginal increase in height to the roof and change to zinc will not adversely impact on the setting of the listed building or its character.

The wall located to the south is not included in the listing description and appears to be a later addition. Its removal will allow the full elevation of the stable block to be visible again.

The proposal accords with LDP policy ENV 3 and Env 4.

d) Scale, Form, Design and Materials

New Build

Edinburgh Local Development Plan policy Des 1, Des 3 and Des 4 states that planning permission will not be granted for poor quality or inappropriate design that would be damaging to the character of the area and that development should demonstrate that the existing characteristics have been incorporated and enhanced through its design and will have a positive impact on its surroundings. Policy Hou 4 seeks appropriate density on each site.

The Edinburgh Design Guidance sets out key aims for new development to have a positive impact on the immediate surroundings, through its height and form; scale and proportions; positioning of the buildings on site and materials and detailing.

The surrounding area is mainly residential in character encompassing a wide range of dwellings in terms of age, type, scale and style, including a modern flatted development on the site to the immediate north of the application site. The proposed type and density of the development is appropriate within this area.

The new build elements of the development adopt a contemporary feel to their design. The solid to void ratio, verticality of window openings and recessed terraces within the design of the building create a strong frontage that sits comfortably within the site. The combination of natural stone and brick fit with the context of the surrounding area and are materials that have been utilised on developments within the immediate surroundings.

The block to the north is a five storey building with recessed top floor positioned between the main house and the stable block. The height of this block will sit 6.45 metres lower than the flatted block at Westerlea and provides a natural stepping down of heights between the two sites allowing the building to sit comfortably within its immediate context. The front and rear elevation will be natural stone and is appropriate in this context ensuring the proposal does not affect the setting of the listed buildings.

The linear block located to the south is five storeys in height with a recessed top floor similar in design to the north block. This sits 2 metres lower in height than the block to the north, is set back in excess of 25 metres from the frontage of the site and is surrounded by landscaped gardens. This building is confined to the east side of the site ensuring the views of Tor House is not affected. The style, height and massing of this building has similar characteristics to the surrounding buildings and urban grain found within the immediate area and the density is comparable with new development in the area. This complies with policy Hou 4.

The design and materials of the development are of a high quality and the development accords with policies Des 1 and Des 3 of the LDP. A condition has been attached requesting a sample panel of materials to be produced to ensure the quality of the proposed external materials is assessed.

e) Residential Amenity

Policy Des 5 states that development will be permitted where the amenity of neighbouring development is not adversely affected.

The south block is orientated so that its main windows are facing north and south taking advantage of the open aspect over the gardens. The windows in the east elevation look onto the blank gable of the neighbouring property.

The north block is orientated so that the majority of windows are to the south, east and west with kitchen windows located on the north elevation. This block is positioned between 5.8 metres to 6.9 metres off the boundary to the north and is located an appropriate distance to the neighbouring development at Westerlea, which sits between 5.6 and 4.6 metres off the boundary.

A detailed assessment of daylighting has been prepared by the applicant. This can be viewed on the online services.

Daylighting: The detailed study tests show that the windows on the south elevation of the neighbouring north block will have reduced daylighting to the windows with five of these bedroom windows failing the vertical sky component (VCS); three of these windows are on the ground floor and two at the first floor. A further assessment using the Average Daylight Factor (ADF) has been undertaken and this demonstrates that the bedroom windows meet the criteria set out in the Edinburgh Design Guidance.

Sunlight: The block to the north does not comply with the 45 degree/2 metre height on the boundary. The area of garden is positioned on the gable end of the Westerlea site and does not form the main garden area for this development. A shadow will already be cast by the existing building at Westerlea and stone boundary wall and this proposal will not result in a significant further loss of sunlight to this space.

The proposal meets amenity tests under Des 5.

f) Amenity of future occupiers

Environmental Protection has raised concerns regarding the noise from Western Terrace Road and may require mitigation measure to be carried out to the internal and external spaces. The positioning of this development will not sit closer to the road than the existing neighbouring residential properties that are affected by traffic noise and disturbance similar to the application property and it would be unreasonable to attach a condition requiring this and would not be a justifiable reason to refuse planning permission.

The proposal will not have a detrimental impact on residential amenity and accords with policy Des 5 of the LDP.

The proposal comprises a mix of two and three bed units all of which exceed the minimum internal floor area requirements set out in the Edinburgh Design Guidance. The proposal complies with Hou 2 of the LDP.

In terms of open space the proposal will reduce the level of hardstanding currently on the site by returning these to usable landscaped areas. Each of the new blocks are arranged around a landscaped area so that many of the apartments have an aspect looking onto it and can benefit from its amenity. Open space provision complies with policy Hou 3 of the LDP and is acceptable.

g) Transport

Policy Tra 2 and Tra 3 states permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels and cycle parking and storage complies with the standards.

The development is providing 32 parking spaces for the residential units including 4 spaces for disabled people and four with electric charging points. A new pedestrian access will be provided from Corstorphine Road. The distribution of parking around the site, access routes to them and the provision meets levels required in the Council's guidance and is satisfactory. Two secure cycle stores are to be located to the south of the site and to the east of the Tor House to provide secure cycle parking.

Transport, parking and access are satisfactory and accords with policy Tra 2 and Tra 3 of the LDP.

h) Landscape

Policy Env 12 states that permission will not be granted for development if likely to have a damaging impact on a tree protected by a Tree Preservation Order or any other tree unless for good arboricultural reasons.

The proposed development will result in the loss of twenty four trees within the site to facilitate the development. The trees along the southern boundary form part of the established character of the conservation area and it is accepted that the removal of a few trees is required as part of good tree management. A condition will be attached to ensure the remaining trees are protected during construction work.

Nine trees will be removed in the eastern part of the site to accommodate the new south block. These trees are a variety of species including a Sycamore, Tulip Tree, Cedar of Lebanon and Weeping Ash. It has been identified that some of these have limited life expectancies due to age, and significant defects. The loss of these trees needs to be balanced against the impact the proposal will have on the landscape character of the site. The removal of these trees will have a short term impact on the landscape character of the site but any impacts will be mitigated in the longer term by the new tree planting proposed ensuring the landscape character of the site is not significantly impacted.

The proposal accords with Env 12 of the LDP.

i) Affordable Housing

Policy Hou 6 Affordable Housing of the local plan states that sites consisting of 12 or more units should include provision for affordable housing amounting to 25% of the total number of units. For proposals above 20 or more units, the provision should be on site. Whenever practical, the affordable housing should be integrated with market housing.

The policy does recognise that some projects will be expensive to deliver if the affordable housing is to be delivered in a way that blends in with the rest of the development. It states that where a development is in a conservation area or involves the conversion of a listed building, the Council may consider receiving off-site land or a commuted sum payment in lieu of on-site affordable housing where there are exceptional reasons to avoid on-site provision, such as the site being poorly located for affordable provision, where conversions do not lend themselves to affordable provision, or there are other advantages to the Council in accepting a commuted sum such as achieving more, higher quality or better-located affordable units elsewhere.

The applicant has stated that the affordable housing will be supplied via a transfer of serviced land to LARS Housing Trust due to high costs of delivering affordable housing on site. This site at 45 Ford's Road, Edinburgh was granted planning permission in June 2017 (application reference 16/05524/FUL) and will provide nine affordable homes in total. This will provide an additional two affordable homes which will be 6% above the 25% requirement and is accepted by the service. It is therefore recommended that a legal agreement be entered into. An informative to this effect will be attached to the consent.

j) Other relevant material considerations

Flooding

No objection has been raised by the flood team in respect of the proposed development.

Archaeology

No significant archaeological remains are expected on this site. However, it is recommended that a condition be appended to the consent requiring a standard programme of archaeological work to be undertaken given the significance of the buildings and the house's Victorian interior. This is to provide a permanent record of Torwood House and its Gate-house and to record significant fabric affected and exposed by these works.

Education

Policy Del 1 requires proposals to contribute towards education provision.

This site falls within Sub-Area W-2 of the 'West Edinburgh Education Contribution Zone'. The Council has assessed the impact of the proposed development on the identified education infrastructure actions and current delivery programme. Appropriate education infrastructure actions to mitigate the cumulative impact of development now anticipated are identified. The required contribution will therefore be based on the established 'per house' 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 is £76,092 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 is £17,081, no indexation to be applied to land contribution.

A legal agreement is recommended to secure the required contribution.

k) Representations

Material Representations - Objection

- inappropriate density - assessed in section 3.3 (d).
- impact on character and appearance of the conservation area - assessed in section 3.3 (b).
- loss of stable block - assessed in section 3.3 (c).
- setting of the listed building - assessed in section 3.3 (c).
- quality of design - assessed in section 3.3 (d).
- height of the development - assessed in section 3.3 (d).
- loss of daylight, sunlight and overshadowing - assessed in section 3.3 (e).
- inadequate parking - assessed in section 3.3 (f).

Murrayfield Community Council

The Murrayfield Community Council did not request to be a statutory consultee but it objected on the following grounds:

Listed Building - the demolition of the stable block - addressed in paragraph 3.3 (c) above and is now being retained as part of the revised proposals.

Loss of mature trees - they are an essential part of the character of the conservation area - addressed in section 3.3 (h) above.

North block restricts daylighting to adjacent properties - addressed in section 3.3 (e) above.

Conclusion

The proposal complies with the development plan and is acceptable. The character and appearance of the conservation area and the setting of the listed buildings will be preserved. There will be no significant impact on residential amenity and road safety will not be affected by the proposal. 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. No development shall take place within until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority.
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. Only the tree/s shown for removal on the approved drawing/s shall be removed, and no work shall be carried out on the remaining trees at any time without the approval of the Planning Authority.
4. Prior to the commencement of works on site, sample panels, to be no less than 1.5m x 1.5m, shall be produced, demonstrating each proposed external material and accurately indicating the quality and consistency of future workmanship, and submitted for written approval by the Council as planning authority.

Reasons:-

1. In order to safeguard the interests of archaeological heritage.
2. In order to safeguard protected trees.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
4. In order to enable the planning authority to consider this/these matter/s in detail.

Informatives

It should be noted that:

1. Planning permission shall not be issued until a suitable legal agreement has been concluded for the following developer contributions:

Children and Families

A total infrastructure contribution of £76,093 (indexed linked) and a land contribution of £17,081 to alleviate accommodation pressures in the local catchment area.

Affordable Housing

Affordable Housing will be supplied via a transfer of serviced land to LARS Housing Trust due to high costs of delivering affordable housing on site. This site at 45 Ford's Road, Edinburgh was granted planning permission in June 2017 (application reference 16/05524/FUL) and will provide nine affordable homes in total.

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.

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:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

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

A total of 36 letters of representation has been received. Ten of these were received when the neighbour notification was first undertaken in November 2017 objecting to the proposal, a further 26 objections were submitted when further notification was undertaken on the 15 May 2018 after amended information was submitted.

An objection was received from Murrayfield Community Council.

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 - The site is designated as an Urban Area.

Date registered

2 November 2017

Drawing numbers/Scheme

01A-13A,14,15A-16A,17-31,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

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 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 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.

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

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

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 5 (Conversion to Housing) sets out the criteria for change of use of existing buildings to housing.

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.

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.

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

The West Murrayfield Conservation Area Character Appraisal emphasises the range of high quality villas of restricted height enclosed by stone boundary walls, and the predominance of residential uses within the area.

Relevant policies of the Local Development Plan.

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

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.

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Appendix 1

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Consultations

Affordable Housing

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 6 Affordable Housing in the Edinburgh Local Development Plan.*

2. Affordable Housing Provision

This application is for a development consisting of 29 homes and as such the AHP will apply. There will be an AHP requirement for a minimum of 25% (7) homes of approved affordable tenures.

The applicant has stated that the affordable housing will be supplied via a transfer of serviced land to LARS Housing Trust due to high costs of delivering affordable housing on site. This site at 45 Ford's Road, Edinburgh was granted planning permission in June 2017 (ref: 16/05524/FUL) and will provide nine affordable homes in total. This is welcomed by the department as this will provide additional two affordable homes which will be 6% above the 25% requirement.

The applicant will need to ensure that the offsite provision is a viable option for affordable housing. The 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.

3. Summary

The applicant has made a commitment to provide 31% off 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 affordable housing in City.

- o The offsite provision must provide a viable site for the delivery of affordable housing*
- o The tenure of the affordable housing 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 The applicant will be required to enter into a Section 75 legal agreement to secure the affordable housing element of this proposal.*

Roads Authority

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

- 1. The applicant proposes 2 cycle stores with capacity 73 cycle parking spaces and 4 cycle spaces in the garages and complies with the Council's 2017 Parking Standards which requires the applicant to provide a minimum of 77 secure cycle parking for the proposed development in Zone 2;*
- 2. The applicant has demonstrated by swept path analysis that refuse collection could be accommodated within the proposed development;*
- 3. The proposed 32 parking provision of which 4 are disabled bays and complies with the Council's 2017 parking standards which allows a maximum of 32 parking provision for the proposed development in Zone 2. The proposed 2 motorcycle parking provision complies with the Council's 2017 Parking Standards which requires a minimum of 1 motorcycle parking space.*
- 4. The applicant proposes raised tables on the shared surface to promote slow vehicular speed whilst maintaining 1.5m wide flush shared surface for disabled access.*
- 5. The applicant proposes 3m wide pedestrian access from Corstorphine Road.*
- 6. All doors should be opened inwards and not outwards onto adopted road.*
- 7. A road serving 6 or more residential units is considered public road and has to be built to adoptable standards under road construction consent.*
- 8. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification. Particular attention must be paid to ensuring that refuse collection vehicles are able to service the site.*
- 9. The applicant proposes 4 electric vehicle charging infrastructure including dedicated parking spaces with charging facilities at least ducted to allow electric vehicles to be readily accommodated in the future and complies with the 2017 parking standards.*

Children and Families

Updated response July 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:

27 Flats

5 Houses

This site falls within Sub-Area W-2 of the 'West Edinburgh 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:

£76,092

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:

£17,081

Note - no indexation to be applied to land contribution.

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Assessment and Contribution Requirements

Assessment based on:

29 Flats

3 Houses

This site falls within Sub-Area W-2 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:

£62,116

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:

£13,871

Note - no indexation to be applied to land contribution.

Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning these linked applications for the conversion of the former nursing home and gate-lodge to residential use (including demolition of non-original extensions and stable block), erection of two residential pavilions comprising 29 residential units, associated landscaping and ancillary works.

The application affects the former Torwood Nursing Home built around and incorporating the B-listed Torwood House and Gate-house constructed in 1866. Although these regionally important buildings have been surrounded by 20th century addition, the interior of the the former Victorian Villa has remained relatively untouched, with the rooms within the house containing significant late Victorian decor. This application must therefore be considered therefore under terms the Historic Environment Scotland Policy Statement (HESPS) 2016, Scottish Planning Policy (SPP), PAN 02/2011 and CEC Edinburgh Local Development Plan (2016) policies ENV4, & ENV9.

It is welcomed that proposals will see both the removal of later buildings and the retention of the house's significant Victorian décor which will enhance and preserve the significant character of these buildings.

However, the scheme will require significant alterations and down-takings. In archaeological terms, these works are considered to have a low impact. However, given the significance of the buildings and the house's Victorian interior it is considered important that that a programme of historic building recording (annotated plans and elevations, photographic and written description and analysis) is undertaken prior to and during any alterations and development. This is to provide a permanent record of Torwood House and its Gate-house and to record significant fabric affected and exposed by these works.

Therefore, it is recommended that the following condition be applied to any consent, if granted, to secure this programme of archaeological works;

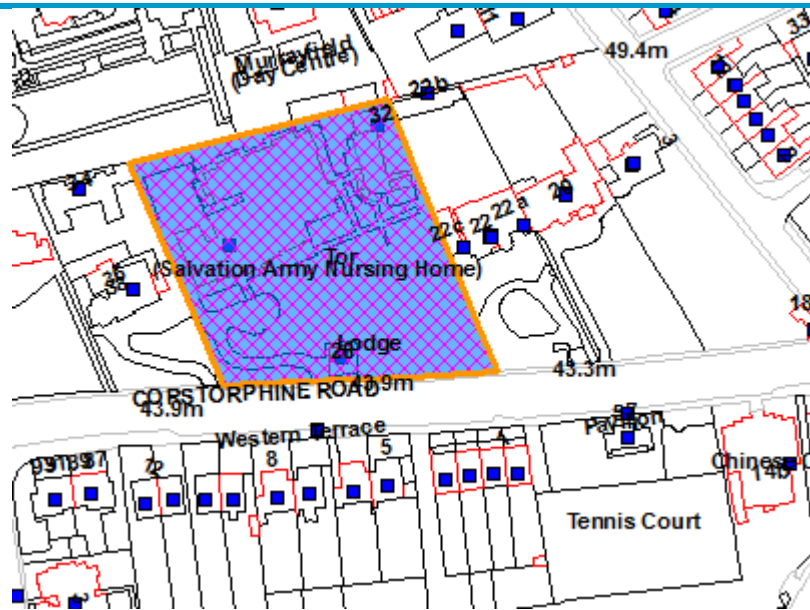
'No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (Historic building recording, analysis, reporting and publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Flood Planning

I have reviewed the documents available on the planning portal. I can confirm that the submission has been accepted by Flood Prevention with no comments.

Location Plan



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