

Development Management Sub Committee

Wednesday 19 June 2019

**Application for Planning Permission 18/10330/FUL
At 2 Belmont Drive, Edinburgh, EH12 6JN
Form new accommodation within garden (as amended).**

Item number	4.2
Report number	
Wards	B06 - Corstorphine/Murrayfield

Summary

The proposals comply with the development plan and non-statutory guidelines, have no adverse effect on the character or appearance of the conservation area and have no detrimental impact on residential amenity or road safety. There are no identified impacts on equalities or human rights and no material considerations that outweigh this conclusion.

Links

Policies and guidance for this application	LDPP, LHOU01, LEN06, LEN12, LTRA02, LTRA03, NSG, NSLBCA, NSGD02, CRPWMU,
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Report

Application for Planning Permission 18/10330/FUL At 2 Belmont Drive, Edinburgh, EH12 6JN Form new accommodation within garden (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 relates to the garden ground of a recently built, contemporary style, white and grey rendered, two/three storey dwelling house with a similar style detached double garage on the west side of Belmont Drive.

The site extends northwards on an upwards slope behind 10 -12 Belmont Gardens and 3 and 4 Belmont View and contains mature trees in its southern and eastern sections. The site is enclosed by timber fencing with a stone boundary wall on the eastern boundary and access off Belmont Drive.

The surrounding area is predominantly residential.
This application site is located within the West Murrayfield Conservation Area.

2.2 Site History

28 October 2016 - planning permission granted to erect dwelling house and garage (application number 16/04237/FUL).

14 September 2015 - planning permission granted to erect dwelling house and garage (application number 15/02300/FUL).

08 February 2016 - planning permission granted to erect dwelling house with integrated garage (application number 15/05787/FUL)

Main report

3.1 Description of the Proposal

The application is to erect a single-storey, one-bedroom annex (gross internal floor area of 53.5 square metres) to the main house to the immediate south of the garage.

The proposed structure is contemporary style with timber-clad elevations, dark-grey aluminium-clad windows and a dark-grey coloured single-ply membrane covered flat-roof.

Scheme 1

The original scheme proposed a larger footprint and external decking.

Supporting Documents

The following document has been submitted in support of the application and is available to view on the Planning and Building Standards Online Services:

- Tree Survey.

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.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

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
- b) the proposals will adversely affect the character or appearance of the conservation area
- c) the proposals will have an adverse impact on residential amenity
- d) the proposals will have a detrimental impact on road safety or infrastructure
- e) any impacts on equalities or human rights are acceptable
- f) public comments raised have been addressed.

a) Principle

Notwithstanding the description of the development, the details of the proposal constitute a building capable of being used as a separate dwelling, so it must be assessed as such.

Edinburgh Local Development Plan (LDP) Policy Hou 1 states that priority will be given to the delivery of the housing land supply on suitable sites. Whilst small in scale, the development will respect the characteristics of the surrounding area and create an attractive residential environment with access to public transport and local facilities.

b) Character and Appearance of Conservation Area

LDP Policy Env 6 permits development within a conservation area which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal.

The Murrayfield Conservation Area Character Appraisal is summarised as follows:

A cohesive inner suburb characterised by a range of high quality villas dating from the early 19th to the mid-20th century with high quality, largely stone-built architecture of restricted height enclosed by stone boundary walls, which define the visual and physical seclusion of the villas. Belmont House is a focal point in the Conservation Area and significant in terms of its historical development, setting and topographical position. There is no dominant architectural style and buildings are individually designed and influenced by popular styles of the time or period. There is a predominantly private and enclosed feel to the area due to high enclosures; either of distinctive high stone walls or hedges. Mature trees in large gardens make a significant contribution to the landscape framework and leafy character of area.

The proposed building is a low-lying structure which will sit within the garden of a contemporary style house. This house sits within the wider context of West Murrayfield in which the existing houses are mainly detached or semi-detached structures of two and three storeys and various architectural style, including flat-roofed earlier 20th century villas and contemporary style recent developments with a range of external finishes including sandstone, timber and render. The proposed structure will be in keeping with this range of styles and materials.

The footprint has been reduced slightly in the revised scheme and the building will not encroach on the garden ground to a significant extent. The use of timber cladding on each elevation will help to integrate the structure with the natural landscape.

The group of mature trees in the eastern and southern areas of the site will remain. The most significant tree in close proximity to the development is a mature sycamore and there will be slight encroachment on the root protection zone. However, any affected roots will be protected through the use of pad foundations. A condition has been applied to ensure that trees are adequately protected during construction works.

The retention of these trees and majority of the site as green garden ground will ensure that the development has no negative impact on wildlife.

The proposals will therefore preserve the character and appearance of the conservation area, in compliance with LDP Policy Env 6.

c) Residential Amenity

The gross internal floor area of the proposed unit (53.5 square metres) complies with the minimal floor area requirements as set out in the Edinburgh Design Guidance. Future occupants will have ample daylighting due to the large south-facing windows and a good level of amenity as the site is within a mature garden setting.

The development complies with the privacy, daylighting and overshadowing standards set out in the Edinburgh Design Guidance. No windows will directly face the existing houses on Belmont Gardens and Belmont View. The proposed decking has been omitted in the revised scheme.

The proposals will therefore have no detrimental impact on neighbouring residential amenity.

d) Road Safety and Infrastructure

There is no minimum car parking requirement in this location (Zone 2 in the Council's Parking Standards) and there is ample space within the unit for one bicycle.

This is a small-scale residential unit which will not generate any significant additional traffic.

The development is not expected to generate any additional primary school pupils, so no financial contribution towards education infrastructure is required.

The proposed development will therefore have no detrimental impact on road safety or infrastructure.

e) Impact on Equalities and Human Rights

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

f) Public Comments

Material Objections

- overdevelopment - this has been addressed in section 3.3b;
- out of character with the conservation area in style and materials - this has been addressed in section 3.3b;
- negative impact on the natural environment - this has been addressed in section 3.3b;
- overshadowing and loss of privacy - this has been addressed in section 3.3b;
- exacerbation of existing parking problems and traffic congestion - this has been addressed in section 3.3c.

Non-material Objections

The objections on the grounds of the previous planning permission, future possible uses, noise and disruption during construction and the behaviour of construction workers are non-material in planning terms.

Conclusion

The proposals comply with the development plan and non-statutory guidelines, have no adverse effect on the character or appearance of the conservation area and have no detrimental impact on residential amenity or road safety. There are no identified impacts on equalities or human rights and 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. 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". Details of the proposed foundations system shall be submitted to and approved in writing by the planning authority before work is commenced on site.

Reasons:-

1. In order to safeguard protected trees.

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 15 February 2019. A total of 25 representations were received objecting to the proposals, including one from the Ward Councillor.

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 site is located within the Urban Area as defined in the Edinburgh Local Development Plan.

Date registered

7 January 2019

Drawing numbers/Scheme

01, 02A, 03A, 04A, 06A, 07A, 08, 09 + 10,

Scheme 2

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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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 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 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.

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.

Appendix 1

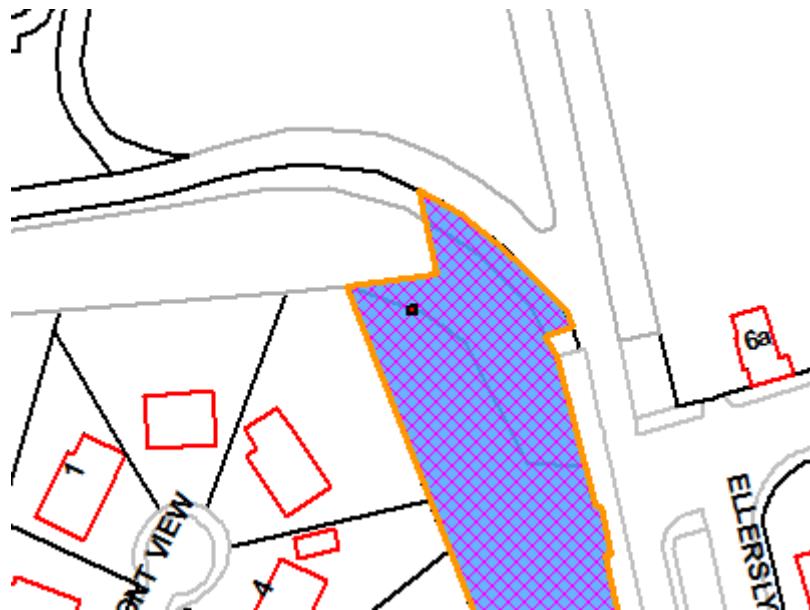
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amended).

Consultations

No consultations undertaken.

Location Plan



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