

# Development Management Sub Committee

Wednesday 20 May 2020

**Application for Planning Permission 20/00549/FUL at Headstart Nursery 64 - 68 Morningside Drive Edinburgh. Planning application for demolition of existing nursery school and construction of 3 No. townhouses with landscaping, cycle and bin stores, and ancillary infrastructure (as amended).**

**Item number**

**Report number**

**Wards**

B10 - Morningside

## Summary

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With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposals preserve the character and appearance of the conservation area. The proposals comply with the policies in the adopted Edinburgh Local Development Plan and the Edinburgh Design Guidance. While the proposed development layout does not conform to the established spatial pattern in the area, the proposal is for a high-quality and contemporary designed townhouses. The proposal will not result in adverse harm to the character and appearance of the conservation area. Future occupiers will have an acceptable level of living amenity within the development and the proposal will not result in an unreasonable loss of neighbouring amenity. There are no material considerations that outweigh this conclusion.

## Links

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[Policies and guidance for this application](#)

LDPP, LDES01, LDES03, LDES04, LDES05, LEN06, LEN09, LEN12, LEN21, LHOU01, LHOU02, LHOU03, LHOU04, LTRA02, LTRA03, LTRA04, NSG, NSGD02, OTH, CRPLEW,

# Report

## **Application for Planning Permission 20/00549/FUL at Headstart Nursery 64 - 68 Morningside Drive Edinburgh. Planning application for demolition of existing nursery school and construction of 3 No. townhouses with landscaping, cycle and bin stores, and ancillary infrastructure (as amended).**

### **Recommendations**

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

### **Background**

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#### **2.1 Site description**

The site currently forms the premises of the existing Headstart Nursery which is a single storey flat roof building and is located on the north side of Morningside Drive. It is a single unit that was previously amalgamated from three shop units. The building projects in front of the neighbouring two storey and an attic Victorian terrace to the west of the site. The site to the north is immediately bordered by an electric substation and Morningside Park beyond. Access to the park is on the east side of the site with Morningside Cemetery located nearby to the north east of the site.

The building has operated as the Headstart nursery since the early 1990s before the area was designated as a conservation area in 2010. Historical maps suggest that the building was constructed some 20 years after the construction of its neighbouring Victorian terraces to the west of the site.

The surrounding area is predominately residential with a mix of detached, semi-detached villas and terraces from the Edwardian and Victorian period. To the east of the site, within Morningside Court is a 1960's flatted development where the architecture is at odds with the character of the surrounding area.

This application site is located within the Plewlands Conservation Area.

#### **2.2 Site History**

10 October 2019 - Application for planning permission withdrawn for the demolition of existing nursery school and construction of 3 (three) new townhouses (Application reference: 19/03853/FUL).

10 October 2019 - Application for conservation area consent withdrawn for the complete demolition in a conservation area of a nursery school (Application reference: 19/03856/CON).

5 February 2020 - Application for conservation area consent submitted for the complete demolition of existing nursery school, this lodged in parallel to this application (Application reference: 20/00550/CON).

## **Main report**

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### **3.1 Description of the Proposal**

The proposal is to demolish the existing single storey nursery building and to erect three townhouses in its place. The townhouses will be four storeys in height with a basement level and set back top floor. Each of the units will have similar layouts with five-bedrooms.

The treatment finish is to include slate cladding to the front and rear of the proposed flat roof on the top floor with slate grey stained timber on its sides. All lower elevations are to be finished in buff grey sandstone. Other materials will include frameless glass balustrade, decorative slate grey timber louvres and aluminium clad window frames.

Garden space will be located to the front of the building, with provision for cycle and bin stores included. No car parking is proposed.

The boundary treatment is to include low stone walling with hedges to match those of the existing terraces and it will include the insertion of contemporary steel gates to the front.

#### Scheme One

The original scheme was amended to reduce the height of the proposed cycle/bin store.

### **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 residential development is acceptable in this location;
- b) the development design will preserve or enhance the character or appearance of the conservation area;
- c) the proposal will impact on neighbouring amenity;
- d) future occupiers of the new buildings will have acceptable levels of living amenity;
- e) the proposal addresses transport issues;
- f) any other material considerations and
- g) any matters raised in representations have been addressed.

#### a) Principle

Policy Hou 1 (Housing Development) 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.

The LDP designates the site is an urban area and is located within an established residential neighbourhood. Therefore, the principle of residential development on this site is acceptable, subject to compliance with other policies in the LDP.

The proposal complies with LDP policy Hou 1.

#### b) Development Design and Conservation Area

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

*In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

LPD Policy Des 1 (Design Quality and Context) of the LDP requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area. Permission will not be granted for proposals that are inappropriate in design or for proposals that would be damaging to the character or appearance of the area.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) of the LDP states that planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

LDP Policy Des 4 (Development Design - Impact on Setting) of the LDP also requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regards to its height and form; scale and proportions, including the spaces between the buildings, position of buildings and other features on the site; and the materials and detailing.

LDP 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 Plewlands Conservation area and the character appraisal states the following:

*The urban fabric of the area can be divided into a number of distinct zones defined in terms of their building types, heights and density... To the North lie a mixture of detached/semi-detached villas, tenements and terraces contrasted with the open space of Morningside Park and Morningside Cemetery.*

*Building periods are predominantly late 19th century. The area is mainly composed of Victorian/Edwardian Terraced housing. Building types in the area range from 4-storey Victorian tenement blocks, to 2 and a half storey terraces to 2-storey detached/semi-detached houses. Tenement blocks occupy corner plots throughout the area as building rows continue from Comiston Road. These tenements generally contain shops at ground level, a few with the original frontages remaining...*

*There is an overall architectural coherence with the houses being built of grey or red sandstone and roofed with slate. However, there is a wide range of difference in character mirroring the eclectic stylistic influences prevalent in Victorian and Edwardian architecture. There are also small pockets of Arts and Crafts cottages and a sprinkling of thirties design properties. Further unity is derived from the terraced form of most development...*

The building is not listed as a building of architectural or historic interest under the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997. The proportions of the shop frontage on the south and east elevation are traditional in appearance. However, the shop front does not include any distinctive/decorative detailing on its stallriser and pilasters and there is no external corncicing. Only one pilaster detailing remains. The upper astragal patterns on the windows of unit 68 do not match the windows on unit 66 and 64. The vertical rhythm of the shop front is largely disrupted by its elongated fascia board which is not traditional in appearance. The main entrance on the corner is the only entrance that has a recessed doorway. The building has been garishly painted in bright blue with bright yellow paint on the windows and doors. It does not make a positive contribution to the character or appearance of the conservation area.

When assessed against the Plewlands Conservation Area Character Appraisal which highlights the essential characteristics of the area, the building is atypical. The building is a 20th Century infill development of a corner site that has been the subject of various ad hoc adaptations throughout its life. The scale and the lack of distinctive detailing is not consistent with the stylistic influences of Victorian/Edwardian architecture throughout the area. In addition, the scale, form and design of the building is not consistent with commercial uses found on the ground floor of tenement buildings. The siting of the building in front of the neighbouring terraces exaggerates the oddity of the building in terms of its scale and form as it does not reflect the traditional linear arrangements of buildings in this area

Whilst atypical buildings can make a positive contribution to conservation areas, in this case the building and its detailing are not of sufficient quality to merit retention on this basis. It should be noted that, planning permission is not required to demolish a non-residential building. The merits of the demolition within a conservation area are addressed in the concurrent application for conservation area consent.

The current application is a resubmission of a previous withdrawal under application 19/03853/FUL. The withdrawal scheme was for three townhouses that projected above the existing eaves and ridgeline height of the neighbouring terrace and the arrangement of the windows was at odds with its surroundings. It also had a staggered building line to the front.

The design statement outlines how alternative design options were considered for this site. The Edinburgh Design Guidance does not preclude the introduction of contemporary developments within sensitive sites, providing that it is for a high-quality scheme and would not result in adverse harm to the area.

The proposal, as currently submitted, is for the introduction of three contemporary designed townhouses. The proposed ridgeline height and plot ratio of the development is largely consistent with the neighbouring terrace to the front. The flat roof on the third floor will be set back from the eaves and this will reduce the bulkiness of the roof form. The building line will project one metre in front of the neighbouring terrace, but it would align with the building line of the existing bay windows on the terrace. This visual step back from the street would read as an improvement to the existing situation and would not obscure any important views through the area. With the absence of a rear garden space, the size and layout of the site do not conform to the development pattern of the surrounding area. However, greater emphasis has been placed on the development design to the front of the building to respond to the positive characteristics of the area, including consistent plot width, front garden depth, scale and massing and the matching boundary treatments. While the absence of a garden space to the rear of the building is not characteristic of the area, it will not result in harm to the amenity of the area and it would be unreasonable to refuse the application on this basis.

The proposed limited palette of the materials and their colours are largely consistent with the traditional grey sandstone and grey slates found in the area. Whilst grey aluminium clad windows are not consistent with the white sash and case windows which are prevalent in the area, its use is appropriate as part of this contemporary designed townhouse. The proposed deployment of the materials will provide an assertive contrast to the surrounding area where it will not result in unreasonable harm to the amenity of the area.

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposals preserve and enhance the character and appearance of the conservation area. The proposal is for an acceptable development design for this site where it will not result in adverse harm to the character and appearance of the conservation area. The proposal complies with policy Env 6, Des 1, Des 3 and Des 4.

#### c) Neighbouring Amenity

Policy Des 5 (Development Design - Amenity) requires development proposals to demonstrate that neighbouring amenity will not be adversely affected as a result of a development and will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

The proposal will not result in overshadowing into neighbouring gardens and this is acceptable.

The positioning of the development will not result in loss of daylight to the front windows on the neighbouring Victorian terrace building.

Comments were received regarding the loss of privacy and daylight to windows on the gable elevation of Victorian terrace. The Edinburgh Design Guidance states that daylight to bathrooms, stores and hallways will not be protected. In addition, daylight to gables and side windows is generally not protected. In terms of privacy, there are no windows proposed on the west elevation of the new development. The position of the balconies on the third floor will not result in direct overlooking into the gable windows on the neighbouring terraced building.

The Edinburgh Design Guidance states that the pattern of development in an area will help to define appropriate distances between buildings and consequential privacy distances. The siting of the new development will be in-keeping with the established privacy distance between buildings in this area and is acceptable.

The proposed residential use is compatible with the surrounding residential use and it will not impact on neighbouring amenity in terms of noise. In addition, the siting and distance of the proposal from neighbouring buildings will not result in adverse light pollution.

The proposals will not result in unreasonable loss of neighbouring amenity and complies with LDP policy Des 5.

#### d) Living Amenity- Future Occupiers

LDP Policy Des 5 (Development Design - Amenity) requires development proposals to demonstrate that future occupiers will have an acceptable level of living amenity within the development in terms of noise, daylight, sunlight, privacy or immediate outlook. It also seeks to ensure that the design of a development can adapt to the future needs of different occupiers.

LDP Policy Hou 4 (Housing Density) states that the density of a development on a site will be dependent on its characteristics and those of the surrounding area; the need to create an attractive residential environment within the development; the accessibility of the site to public transport; and the need to encourage and support the provision of local facilities necessary to high quality urban living. It goes on to explain that in established residential areas, proposals will not be permitted which would result in unacceptable damage to local character, environmental quality or residential amenity.

LDP Policy Hou 3 (Private Green Space in Housing Development) requires developments to provide adequate provision for green space to meet the needs of future residents.

### *Floorspace*

Edinburgh Design Guidance requires a minimum internal floor area of 91 sqm for a three-bed unit or more with enhanced storage designed for growing families. The proposed internal floor space for five bedrooms over four floors, including the basement, will exceed the minimum standard and this is acceptable

### *Daylight*

The proposed living spaces to the front will benefit from the buildings south facing elevation and this is acceptable. The bedrooms facing north on the first and second floor will have tall, opaque fixed windows and this will maximise the limitations of a north facing bedroom in terms of its capacity to receive sunlight and this is acceptable.

### *Privacy*

Future occupiers within the development will have acceptable levels of privacy.

### *Open Space*

The proposed gardens to the front of the building measures approximately 36 sqm and will have a south facing aspect. Each unit on the basement level will have a small courtyard area, measuring approximately 3.5 sqm. The balcony space to the front and rear of the building on the third floor will measure approximately 5 sqm each. Unlike its counterparts in the area, the proposal does not include private garden space to the rear of the buildings. However, the proposal has been designed in such a way to overcome the constraints of the site, including the presence of the existing substation to the north of the site and the need to broadly respect the prevailing building line and massing. While the garden to the front of the building would afford less privacy compared to a rear garden, future occupiers will have alternative spaces for outdoor amenity including a small courtyard area and the balconies on the third floor. The site is within walking distance to a public park to the north of the site and future occupiers will have an acceptable level of amenity within the development. In these circumstances, it would be unreasonable to refuse the application on the basis of a private garden space not being provided to the rear of the building.

## *Density*

The proposed residential density equates to 100 units/ha. In comparative to its surroundings, the proposal is for a higher density of development due to the absence of a garden space to the rear of the building. However, the proposal would create an attractive residential environment and is highly accessible to public transport and nearby amenities. The proposal will respond positively to the character of the conservation area and would not result in loss of environmental quality or be detrimental to residential amenity. In these circumstances, the proposal will not result in an overdevelopment of the site and the proposed level of density on the site is acceptable.

Future occupiers within the development will have acceptable levels of living amenity. The proposal complies with LDP policy Des 5, Hou 3 and Hou 4.

### f) Transport

LPD Policies Tra 2- Tra 4 sets out the requirement for private car and cycle parking. The Council's Parking Standards for developments are contained in the Edinburgh Design Guidance.

The proposal does not include dedicated provision car parking, and this complies with requirements of the Edinburgh Design Guidance. In terms of on-street parking, Transport has advised that future residents will be eligible for residential parking permits in accordance with the Transport and Environment Committee decision of 4 June 2013.

Three cycle parking spaces are proposed for each of the dwelling units and this complies with the standards. The revised cycle store is to be located in the front gardens and it will sit below the overall height of the proposed boundary to the front. The cycle store will not read as a prominent addition to the street.

The proposal complies with LDP Policies Tra 2- Tra 4.

### g) Material Considerations

#### *Impact on nearby trees*

The applicants have demonstrated that nearby trees within Morningside Park will not be affected by the proposal and the proposal will not result in future pressures for the trees to be cut back.

The proposal complies with LDP policy Env 12 Trees.

#### *Impact on school infrastructure*

The proposed scale of development is not expected to generate additional school pupils. Therefore, a contribution towards education infrastructure is not required.

### *Impacts on archaeology*

No archaeological features will be affected by the proposed development. The proposal complies with LDP policy Env 9.

### *Flooding issues*

Policy Env 21 (Flood Protection) seeks to ensure development does not result in increased flood risk or be at risk of flooding by demonstrating sustainable drainage measures.

A surface water management plan was submitted, and flood prevention raised no issues.

The proposal complies with LDP policy Env 21.

### *Waste*

The plans show the location of the bin stores within the front gardens and would be capable of being placed for kerbside collection. However, any domestic collection of waste would need to be agreed in advance with Waste and Cleansing Services before developing the site.

### *Sustainability*

Policy Des 6 (Sustainable Buildings) of the LDP seeks to promote the ways that new developments can reduce its impact on the environment.

With regards to meeting reductions in carbon dioxide emissions, the building regulations will be applied to ensure compliance with statutory requirements.

### h) Public Comments

#### **Material Comments - Objections:**

- Reference to para 40 of Scottish Planning Policy in terms of promoting sustainable pattern of development appropriate to the area - Addressed in Section 3.3 (a) and (b).
- Overdevelopment of the site - Addressed in Section 3.3 (b) and (d).
- Proposals are not an improvement from application 19/03853/FUL which was withdrawn - Addressed in Section 3.3 (b).
- Inappropriate development design and materials - Addressed in Section 3.3 (b).
- Existing building is part of the heritage of the area - Addressed in Section 3.3 (b).
- Will harm the character and appearance of the conservation area - Addressed in Section 3.3 (b).
- Loss of neighbouring amenity in terms of privacy, natural light, outlook and noise - Addressed in Section 3.3 (c).
- No parking provision included - Addressed in Section 3.3 (f).

## Non-Material Comments - Objections

- Demolition of the building - planning permission not required.
- Loss of views - there is no right to a particular view.
- Construction impact/practicalities and safety concerns due to its location adjacent to a public park entrance - not a planning matter.
- Comments made in the previous application still apply - comments should be submitted in full without reference to other applications.
- Will set a precedent if given the go-ahead - each application is assessed on own merits and against the relevant policies in the Edinburgh Local Development Plan and planning guidance.
- Impact on on-street car parking - planning cannot control the allocation of on-street parking.
- Morningside Drive has become a speed problem and more traffic should be curtailed - cannot be resolved within the scope of the current application.
- There is a need to increase pre-school facilities and the existing use deserves protection - there are no policies in the Edinburgh Local Development Plan to address this request.
- No more new builds are needed in the area - does not preclude assessment of the proposal.
- Contrary to LDP policy Hou 5 Conversion to Housing - this policy is not applicable to the assessment to demolish an existing building and to erect a new development in its place.
- Reference to the proposed City Choice Plan 2030 in terms of the need for big and small business spaces and the existing premises could be adapted for other uses without requiring its demolition - Consultation on the Main Issue Report for the City Choice Plan 2030 is currently underway. Therefore, it would be premature to formally attach any significant weight to this document. The application is assessed against the policies in the adopted Edinburgh Local Development Plan 2016.
- 18 Morningside Court was not informed of the application - Neighbour notifications are sent to land/buildings within 20 metres of the site. The garages within Morningside Court are within 20 metres but do not qualify for the neighbour notification as they do not have statutory addresses on which notification can be served. In addition, the garages are not within the curtilage of a building as there is a road between the garages and the existing flats within Morningside Court.

## Conclusion

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposals preserve the character and appearance of the conservation area. The proposals comply with the policies in the adopted Edinburgh Local Development Plan and the Edinburgh Design Guidance. While the proposed development layout does not conform to the established spatial pattern in the area, the proposal is for a high-quality and contemporary designed townhouse. The proposal will not result in adverse harm to the character and appearance of the conservation area. Future occupiers will have an acceptable level of living amenity within the development and the proposal will not result in an unreasonable loss of neighbouring amenity.

There are no material considerations that outweigh this conclusion. It is recommended that the application be granted.

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

### **3.4 Conditions/reasons/informatives**

#### **Conditions:-**

1. The landscaping scheme as shown on Drawing 04 and 05 shall be fully implemented within six months of the completion of the development.
2. Notwithstanding the approved drawings, sample/s of all the proposed materials for the new townhouses, including details of the contemporary steel gates shall be submitted to and approved in writing by the Planning Authority before commencing work on the site. The materials, as approved, shall be implemented before work on the site is completed.

#### **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 enable the planning authority to consider this/these matter/s in detail.

#### **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. The applicants are advised that any domestic collection of waste would need to be agreed in advance with Waste and Cleansing Services before developing the site.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

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

## **Equalities impact**

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### **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**

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### **7.1 The sustainability impact has been assessed as follows:**

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

## **Consultation and engagement**

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### **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 21 February 2020 and the proposal attracted 29 objection comments. The comments raised are addressed in the assessment section of the report.

## **Background reading/external references**

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- 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 the Pewlands Conservation Area.

**Date registered**

5 February 2020

**Drawing numbers/Scheme**

01-09, 10A and 11,

Scheme 2

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PLACE

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**Links - Policies**

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

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 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 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.

### **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 Plewlands Conservation Area is mainly comprised of two storey residential terraced development. The predominant height is two storeys with a small number of flatted elements of mainly three and four storeys. The buildings are complemented by mature trees, extensive garden settings, shallow stone boundary walls and spacious roads.

# Appendix 1

## **Application for Planning Permission 20/00549/FUL at Headstart Nursery 64 - 68 Morningside Drive Edinburgh. Planning application for demolition of existing nursery school and construction of 3 No. townhouses with landscaping, cycle and bin stores, and ancillary infrastructure (as amended).**

### **Consultations**

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#### **Children and Families Services**

*The Council's Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' states that no contribution towards education infrastructure is required from developments that are not expected to generate at least one additional primary school pupil.*

*Using the pupil generation rates set out in the Supplementary Guidance, a development of three houses is not expected to generate at least one additional pupil. A contribution towards education infrastructure is therefore not required.*

#### **Transport Planning**

*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 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. The applicant should be advised that as the development is located in Zones 1 to 8, they will be eligible for residential parking permits in accordance with the Transport and Environment Committee decision of 4 June 2013 (Properties being constructed on a narrow 'gap' site which makes provision of on-site parking either impractical or undesirable. In this case Residents would be entitled to 1 permit per household). See [https://democracy.edinburgh.gov.uk/Data/Transport%20and%20Environment%20Committee/20130604/Agenda/item\\_77\\_-\\_controlled\\_parking\\_zone\\_amendments\\_to\\_residents\\_permits\\_eligibility.pdf](https://democracy.edinburgh.gov.uk/Data/Transport%20and%20Environment%20Committee/20130604/Agenda/item_77_-_controlled_parking_zone_amendments_to_residents_permits_eligibility.pdf) (Category A - New Build);*

*Note:*

*a) The applicant proposes zero parking provision and complies with the Council's parking standards which could permit a maximum of 3 parking spaces for the proposed development in Zone 2;*

*b) 3 cycle parking spaces proposed for each dwelling and complies with the Council's standards.*

### **Flood Prevention**

*Thank you for the update. The comments satisfy CEC Flood Prevention's comments. This application can proceed to determination, with no further comments from our department.*

### **Archaeology**

*The site concerns the demolition of a 1920's shop. This building was historically located adjacent to the medieval farm of Plewlands first recorded in the 15th century. Although occurring within an area of archaeological interest, however the construction of the property has likely removed any insitu deposits. It has therefore been concluded that there are no, known, archaeological implications regarding this application.*

### **Environmental Protection**

*The application proposes the construction of 3 townhouses on the site of an existing nursery school building.*

*The applicant has provided a noise impact assessment in support of the application which advises that the substation to the north is the main source of noise impacting upon the amenity of the properties. However, the assessment confirms that recommended internal noise levels will be achieved.*

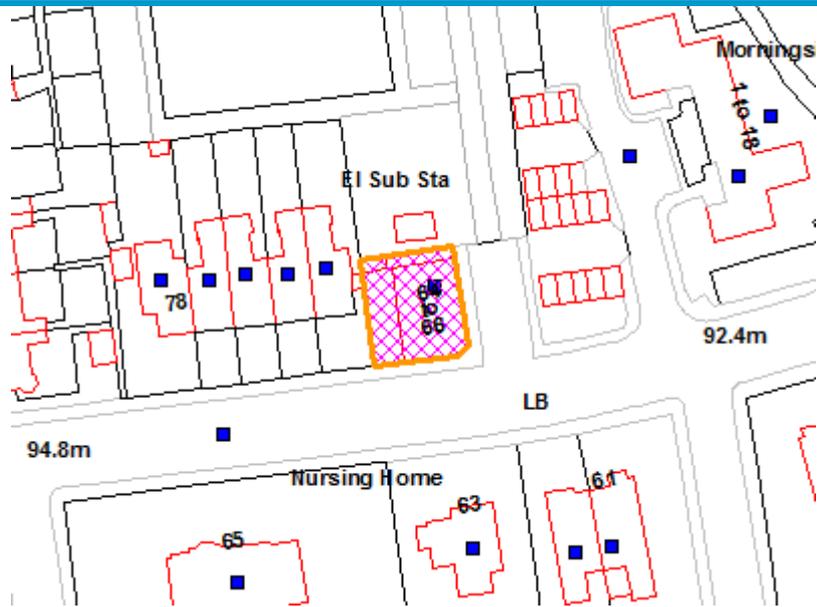
*Therefore, Environmental Protection offers no objection to this development.*

### **Waste and Cleansing Services**

*No objections on the waste collection side.*

## Location Plan

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**END**