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Decision date: 23 November 2021

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

New flatted residential development with 10 units and associated works to replace existing dwelling.
At 30 Corbiehill Road Edinburgh EH4 5DZ

Application No: 21/02591/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 11 May 2021, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Reasons:-

1. The proposal is contrary to Edinburgh Local Development Plan Policy Des 4 - Development Design - Impact on Setting, as the scale and proportions of the proposed development will have an unacceptable impact on the character of the wider townscape.
2. The proposal is contrary to Edinburgh Local Development Plan Policy Hou 4 - Housing Density, as scale, form and layout of the proposal has an unacceptable impact on the established low-density characteristics of the site and the surrounding area.

3. The proposal will have an adverse impact on the amenity of neighbouring property 1 Vivian Terrace as the position of the upper floor lounge window on the south-east elevation will create potential for overlooking of this neighbour's garden to the detriment of their privacy.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-12, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Lewis McWilliam directly at lewis.mcwilliam@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

**Application for Planning Permission
30 Corbiehill Road, Edinburgh, EH4 5DZ**

Proposal: New flatted residential development with 10 units and associated works to replace existing dwelling.

**Item – Local Delegated Decision
Application Number – 21/02591/FUL
Ward – B01 - Almond**

Recommendation

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

Summary

The proposal is contrary to the Edinburgh Local Development Plan.

The scale, form and layout of the proposal is not in keeping with the established low-density characteristics of the site and surrounding area. It will have an unacceptable detrimental impact on the quality and character of the local residential environment.

It will have an adverse affect on the amenity of a neighbouring development in relation to privacy.

SECTION A – Application Background

Site Description

This application relates to an existing detached house on Corbiehill Road. The surrounding area is primarily residential in character with several community and commercial uses in the wider area. Davidson's Mains Primary School lies directly across the road from the site.

The existing house dates from the 1970s and is two storeys in height with angled sloping roofs. The lower floor is below street level and accessed via a ramp and the upper floor is accessed via steps up from the pavement. The property has a double garage with space in the driveway for a further 3 to 4 cars. The dwelling has a large area of garden ground which lies predominantly to the north and north east of the house and is bounded by a timber fence approximately 1 metre in height. The garden is shielded by trees and hedging.

Description Of The Proposal

This application seeks planning permission for a new residential flatted development to replace an existing dwelling house consisting of ten units in total. A range of flat sizes are proposed including a one bedroomed unit, 7 two bedroomed units and 2 three bedroomed units.

The residential development is of a contemporary design. The external materials include sandstone walls, zinc clad upper floor roof, dark grey aluminium windows / doors and glass balustrades with steel balconies.

Ten car parking spaces are proposed to the rear of the site and cycle parking is located on the lower floor below the pavement level and accessed via a rear door. The bin store internally near the main entrance. A communal garden would be located to the north of the site.

Relevant Site History

98/11090/OUT
Erect flats
Granted
26 August 1998

05/02698/FUL
Change of use to meeting room for Christian religious worship - class 10
Granted
7 December 2005

19/03387/FUL
Alterations and roof extension to existing detached house to form 5 flats.
Granted
25 May 2020

Consultation Engagement

Edinburgh Airport Ltd

Environmental Protection

Transportation Planning

Archaeologist

East Of Scotland Water

Publicity and Public Engagement

Date of Neighbour Notification: 19 May 2021

Date of Advertisement: Not Applicable

Date of Site Notice: Not Applicable
Number of Contributors: 107

Section B - Assessment

Determining Issues

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

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

Assessment

To address these determining issues, it needs to be considered whether:

- a) The proposal is acceptable in principle;
- b) The proposal is of an appropriate scale, form and design
- c) The proposal will result in the creation of a satisfactory residential environment;
- d) The proposal will not have a detrimental impact on the amenity of neighbouring residents;
- e) The proposal raises any issues in respect of parking provision or road safety
- f) The proposal raises issues in respect of ecology or trees
- g) Other matters have been addressed;
- h) The proposal raises any issues in respect of equalities and human rights
- i) Any material comments have been addressed

a) Principle of the Proposal

The proposal site is located in the urban area as designated in the Edinburgh Local Development Plan (LDP). Supporting paragraph 15 of the LDP refers to promoting reuse of previously developed land and reliance on windfall sites to contribute to meeting the city's housing requirement.

The objectives of LDP housing policies are to meet the requirement for additional housing in Edinburgh whilst protecting environmental quality in housing areas, promote sustainable, better balanced communities and ensure provision is made for necessary community facilities.

LDP Policy Hou 1 (Housing Development) prioritises the delivery of housing land supply and the relevant infrastructure and identifies four criteria (a-d) on where this can be achieved.

Criteria d) prioritises the delivery of housing on other suitable sites in the urban area in recognition that windfall sites can contribute to land supply. To comply with Hou 1 d), proposals must be compatible with other policies in the plan.

The site is located adjacent to existing residential development and is served by bus services nearby including on Corbiehill Road and Main Street. These services are accessible via existing public footways. The residential use will help to sustain local facilities nearby.

The proposal has the potential to contribute to a requirement in the LDP for additional housing within the city on a small scale.

The site is located in proximity to sustainable modes of transport and there is established residential development in the surrounding area.

In light of the above, the site is therefore a suitable location for new housing, subject to compliance with all other relevant policies. These are outlined below.

b) Scale, form, design and neighbourhood character

LDP policy Des 1 (Design Quality and Context) states that new development should contribute towards a sense of place and design should draw from positive aspects of the surrounding area.

LDP policy Des 4 (Design - Setting) states development will be granted that has a positive impact on its surroundings including the character of the wider townscape having regard to height and form; scale and proportions, including space between buildings; position of buildings and other features on site; materials and detailing.

LDP policy Hou 3 (Private Green Space in Housing Development) states permission will be granted for development which makes adequate provision for greenspace to meet needs of future occupiers. This is based on provision of 10 m² per flat and 20 % of the total site area.

LDP policy Hou 4 (Density) states, amongst other criteria, that an appropriate density will be sought having regard to site characteristics and its surroundings.

Edinburgh Design Guidance states that new development should achieve a density that is appropriate to the immediate site conditions and to the neighbourhood. The appropriateness of high-density housing to a particular site will depend on site context and on issues including open space, design, and site layout.

The surrounding area is of a primarily residential character consisting mainly of detached and semi-detached bungalow properties set within generous garden plots.

The site is located on the north side of Corbiehill Road where there is a low density form of residential development. The site is characterised as within a low density residential street in the Edinburgh Design Guidance. This is defined as including :

-2 storey and less densely spaced family dwellings such as semi-detached houses or bungalows. Houses usually have their own private frontage/ gardens and off-street car parking.

The west side of the street defines a differing spatial pattern and range of uses. Buildings of greater scale are evident including the primary school and larger flatted properties evident along Corbiehill Road to the west. The proposal site however is not read in this immediate context. It sits among mainly low-level traditional 1930's bungalow properties. Its existing modern design is therefore not typical of the area however its general scale and layout is. The existing dwelling sits at a low-level in relation to the street and benefits from large garden grounds which is in keeping with the surrounding urban form.

The replacement building would be of significantly greater mass than the existing building. The existing building is setback from the street to varying degrees due to its unusual stepped form. This reduces its level of prominence from Corbiehill Road. Existing elevation plans were requested however none have been received.

The new building would be over 16 m in width, 21m in depth and be located in close proximity to the street edge. The footprint of the new building covers an additional 50 square metres and in tandem with the extent of additional hardstanding proposed covers a large proportion of the site. The existing site has a large garden space to the rear which would in the main be replaced by a car park.

The proposed greenspace provision exceeds 20 % of the site, therefore complies with LDP policy Hou 3. However, as per policy Hou 4 and relevant design policies there is also a requirement for an appropriate density to be achieved taking account of site characteristics and location. A positive characteristic of the site is its generous garden space and trees emphasised by its low density. This is characteristic of the immediate residential environment.

Planning permission (reference 19/03387/FUL) was granted for alterations to the existing building to form five new flats. Each planning application is assessed on its own merits having regard to relevant policy and guidance. This notwithstanding it is noted this previous scheme retained the existing building footprint and proposed fewer residential units. Therefore, this current scheme may raise additional considerations in regard to the density, scale and layout proposed.

A modern design is proposed which is considered of high-quality in regard to its use of materials, form and detailing. However with regard to the above, the coverage of the new residential development is out of character with the existing site and is at odds with the low-density urban form of the surrounding area.

The proposal therefore fails to respect the established low-density residential environment of the surrounding area and its townscape character in terms of scale, proportions and layout.

The proposal is therefore contrary to LDP policies Des 4 and Hou 4.

c) Creation of a Satisfactory Residential Environment

LDP policy Des 5 states that planning permission will be granted for developments where it is demonstrated that future occupants will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

LDP policy Hou 3 (Private Green Space in Housing Development) states permission will be granted for development which makes adequate provision for greenspace to meet needs of future occupiers. This is based on provision of 10 m² per flat and 20 % of the total site area.

The Edinburgh Design Guidance (EDG) outlines that new build residential properties of one bedroom should have an internal floor space of 52 m², two-bedrooms ; 66 m² and three-bedrooms ; 81m².

The proposal provides a range of unit sizes and complies with the above minimum standards.

All habitable rooms will achieve acceptable levels of outlook and daylight by virtue of windows on all elevations.

Adequate provision of amenity space will be achieved for future occupiers as the size of greenspace exceeds the requirements of Hou 3 and will achieve adequate levels of sunlight. A number of flats also benefit from upper floor balconies and some patio space at ground floor.

The proposal will result in the creation of a satisfactory residential environment and in this regard complies with LDP Des 5 and Hou 3.

d) Amenity of Neighbouring Residents

LDP policy Des 5 also states that planning permission will be granted for development where it is demonstrated that the amenity of neighbouring residents is not adversely affected.

In regard to privacy, EDG states that the rearward side provides better opportunity for privacy than the streetward side. Further, the pattern of development in an area will help define appropriate distances.

On the principal elevation, windows will face onto the street and school grounds beyond therefore will not impact on the privacy of residential properties. The school grounds occupy a visible position as existing from the street and it is not considered that any outlook from new windows will raise any specific security or privacy implications.

Gable windows on the north-west have been designed to face onto the applicant's garden and street therefore will not result in direct view into adjacent gardens. Some of these openings access upper floor balconies, however, the space retained to the boundary and extent of existing vegetation will adequately prevent any material loss of privacy from overlooking. Similarly, the space retained from new windows on the north-east to the boundary of over 10 m to 20 m is not at odds with the spatial pattern of the area. The additional scale of the building will result in views from a higher level than existing on some upper floors. However, the spacing retained and screening from trees will prevent an unreasonable loss of privacy to gardens or neighbouring properties.

To the south-east, gable windows will serve living rooms. These openings will be located just over 4 m from the boundary with residential property 1 Vivian Terrace and adjacent to its main garden space. This garden is located near the street. However, the

space benefits from an existing level of privacy as a result of the high, dense hedging and trees bordering its front and side. A degree of screening would occur from existing vegetation here. However, there is concern that the position of the building would create potential for new downward views into this private garden space from the upper floor living room window. This will be to the detriment of these occupier's privacy as a result of perceived overlooking. Furthermore, given the immediate proximity of this window any views to the garden will be exacerbated by alterations to this vegetation or its reduced density in certain months. Other openings to this side do not serve habitable rooms and are sufficiently setback to prevent any material impact on neighbour's privacy.

A sun path analysis has been submitted in support of the proposals. This analysis shows existing and proposed levels of shade cast for each hour on the spring equinox on neighbour's gardens. The diagrams show that there will be a level of additional shade cast from the proposed development on adjacent gardens at various stages during the day. However, the amount of shade will be modest in relation to these garden sizes and adequate levels of sunlight will be retained. Therefore, no unreasonable impact on the amenity of these occupiers will occur as a result.

In addition, the scale of the proposal in tandem with the space retained to neighbouring properties will prevent any unreasonable impact on daylight or immediate outlook for neighbour's windows.

The residential use of the site is in keeping with the predominantly residential character of the area. The proposed use is not likely to give rise to any unacceptable levels of noise or disturbance to neighbouring residents. Should a nuisance or noise disturbance be reported from the site then there are statutory provisions in order to mitigate these concerns under the Environmental Protection Act 1990.

In light of the above, the proposal will result in an adverse impact on the privacy of neighbouring occupiers at 1 Vivian Terrace. In regard to neighbour's amenity, it is therefore contrary to LDP policy Des 5.

e) Transport

LDP policy Tra 2 states that car parking provision should comply with and not exceed the levels set out in Council guidance.

LDP policy Tra 3 states cycle parking and storage provision should comply with the standards set out in Council guidance.

LDP policy Tra 4 states the design considerations that will be taken into account for car and cycle parking.

The premises is identified within the Edinburgh Design Guidance Parking Standards as being within Zone 2. The EDG identifies that residential properties within this zone should have a maximum parking provision of 1 space per unit.

Representation has raised concern in regard to transport issues including parking provision, traffic congestion, road and pedestrian safety issues. In addition, implications of these aspects in relation to the site's proximity to St Davidson's Mains Primary School.

The proposal includes provision of ten spaces for ten flats and one of these would be an accessible parking bay. This provision complies with the car parking standards of the EDG and Tra 2 and is therefore acceptable. A further increase to the car parking provision would not be pursued as this would exceed the maximum standards.

Furthermore, a wider strategy of LDP Transport policies is to encourage sustainable modes of transport and reduce reliance on car usage where appropriate. The site is served by sustainable modes of transport nearby and is connected to a range of commercial and other services.

No provision has been detailed on the plans for an EV charging point which is required under the standards for the capacity of car parking spaces proposed. Should the proposal have been acceptable on all other aspects the submission of this detail could be controlled by condition or informative.

In regard to design, the car park covers a significant proportion of existing greenspace with hardstanding. However, it is located to the rear of the site therefore avoids a car-park dominated frontage generally in compliance with Tra 4. Some shrub planting is proposed which will further soften its appearance.

In regard to road and pedestrian safety, the Roads Authority has been consulted and no objection has been made on these grounds. No transport assessment has been requested by this consultee therefore further information on this aspect has not been sought from the applicant.

Informatives or conditions have been recommended including that the disabled parking bay should comply with the Disabled Persons Parking Places (Scotland) Act 2009. This matter would have been included as an informative should the proposal have been acceptable overall.

The EDG standards state properties in this zone should have a minimum cycle parking provision of 2 spaces for a residential unit with 2 or 3 habitable rooms. 3 spaces is required for units with 4 habitable rooms.

In total this provision equates to 24 cycle spaces for the residential units proposed. It is noted only 11 spaces have been detailed on the plans however these would be located in a large, enclosed bike store of 57 m² in total at basement level. It is considered there is adequate space within this designated cycle storage to accommodate the cycle spaces required under the standards. Therefore, whilst the provision detailed falls below requirements adequate space has been included within the internal design that it is not deemed reasonable to refuse the development on the grounds of Tra 3. The enclosed, secure and weather protected location is also appropriate for long-term use of future occupiers in compliance with Tra 4.

The car parking provision meets the required standard. Its dimensions and position are appropriate in this location. Adequate internal space has been included for cycle provision of an appropriate design.

The proposal generally complies with LDP policies Tra 2 and Tra 4. A departure from the requirements of Tra 3 is acceptable given the size of designated internal space for cycle provision.

f) Trees and Ecology

LDP policy Env 12 (Trees) states that development will not be permitted if likely to have a damaging impact upon a trees or woodland worthy of retention, unless necessary for good arboricultural reasons.

LDP Policy Env 16 (Species Protection) aims to ensure development will not be to the detriment to the maintenance of a protected species and suitable mitigation is proposed. European Protected Species found in the Edinburgh area are bats, otters and great crested newts.

There are trees on and near the site boundaries with the adjacent gardens of residential properties. No tree survey has been submitted, as per the requirements of the Edinburgh Design Guidance therefore further information in regard to their species, age or condition is unknown.

This notwithstanding as a grouping they contribute positively to the character of the area therefore there would be a presumption for these specimens to be retained. It is not anticipated that the proposals would have adverse impacts upon the trees given the distances that would be retained.

However should the proposal have been acceptable overall, a tree protection plan would have been recommended in order to safeguard trees during construction works.

Furthermore, it is not anticipated that the proposals would be to the detriment of protected species.

There may however be the potential for hazards to some species during construction activity. Should the proposal have been acceptable an informative would have been recommended for checks of certain species to be undertaken on site by a suitably qualified ecologist, in order to minimise ecological impacts from the proposal.

In light of the above, the proposal complies with LDP policy Env 12 (Trees) and LDP Policy Env 16 (Species Protection).

g) Other Matters

Flooding

LDP Policy Env 21 (Flood Protection) states that planning permission will not be granted for development that would increase flood risk or be at risk of flooding itself.

The Planning Committee on 30 March 2017 approved the implementation of a certificate procedure in relation to assessing potential flood impacts as a result of new development proposals during the application process.

Accordingly, a Surface Water Management plan is required to assess the impact of the proposal on surface water on the site. Should the proposal have been acceptable on all other aspects, a condition would have been recommended that before development on site can begin, the submission of a surface water management plan be provided to and approved in writing by the Local Planning Authority.

Archaeology

LDP Policy Env 9 (Development Sites of Archaeological Significance) aims to protect archaeological remains.

Accordingly, the aim should be to preserve archaeological remains in situ as a first option.

The City Archaeologist has been consulted on the proposal and has raised no objections. The following comments were raised.

The existing house appears to have constructed on this site during the mid-20th century. Given this modern development history and its location away from the historic core of Davidson's Mains (Mutton Hole) it has been assessed that it is unlikely that significant archaeological remains will have survived insitu. Accordingly, it has been concluded that there are no known archaeological implications in relation to this application.

It is therefore not anticipated that the proposal will have any adverse archaeological implications and complies with LDP policy Env 9.

Sustainability

No specific detail has been included with the submission of the proposal in regard to any sustainable features or technologies incorporated. Further information in regard to environmental considerations was requested from Environmental Protection. Additional detail on these matters has not been sought from the applicant due to principle concerns in regard to the scale and density proposed.

Scottish Water

Scottish Water has confirmed that there is sufficient capacity to accommodate the development. However, the applicant would be required to submit a pre-development enquiry for full appraisal of the proposals.

Waste

The applicant would be required to agree a Waste Strategy with the Council's Waste Management team.

Aerodrome Safeguarding

Edinburgh Airport have been consulted on the proposal and have raised no objection. The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria.

j) Equalities and Human Rights

Representation has been received in regard to whether the provision and design of proposed accessible car parking is compatible with the Equalities Act 2010.

The Local Planning Authority has a legal obligation to have due regard to persons with protected characteristics under Section 149 - Public Sector Equality Duty of the Equality Act 2010. In this instance the group is covered by the category of disability.

Under Section 149 - Public Sector Equality Duty of the Equality Act 2010, a public authority must have due regard to the need to advance equality of opportunity between persons who share a protected characteristic and persons who do not. The Council in determining planning applications under Section 25 of the Town and Country Planning (Scotland) Act 1997, must consider whether any material consideration outweighs compliance with Edinburgh Local Development Plan policies.

In regard to the identified protected characteristic outlined above the proposed provision and design of accessible car parking has been fully considered in terms of the relevant policies of the Edinburgh Local Development Plan. It is not considered that there will be any specific considerations to the requirements of this protected group from the proposals beyond those that have already been assessed in terms of the Local Development Plan.

Due regard has been had to the Public Sector Equality Duty prescribed by the Equalities Act 2010. The provisions of the Equalities Act 2010 have been complied with through the assessment of the relevant policies of the Edinburgh Local Development Plan as detailed in the above report.

i) Representations

Material Comments- Objections

- Principle - Addressed in section 3.3 a);
- Design and appearance - Addressed in section 3.3 b);
- Amenity - Addressed in section 3.3 d);
- Transport issues - Addressed in sections 3.3 e);
- Trees and Ecology : This matter is addressed in Section 3.3 f);
- Flooding : This matter is addressed in Section 3.3 g);
- Sustainability and environmental matters : Addressed in section 3.3 g);

Non-material-Comments

- Comments in relation to previous planning permission : Each application is assessed on its own merits having regard to relevant policy and guidance);
- Adverse impacts from construction activities : Not a material planning consideration);
- Impact on property value : Not a material planning consideration);
- Proposal contrary to LDP policy Des 12 - Alterations and Extensions : As a new residential building is proposed this policy is not considered applicable to the assessment of this proposal ;

Material Comments- Support

- Shortage of housing in city : Addressed in section 3.3 a);

Conclusion

The proposal is contrary to the Edinburgh Local Development Plan.

The scale, form and layout of the proposal is not in keeping with the established low-density characteristics of the site and surrounding area. It will have an unacceptable detrimental impact on the quality and character of the local residential environment.

It will have an adverse affect on the amenity of a neighbouring development in relation to privacy.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reasons

1. The proposal is contrary to Edinburgh Local Development Plan Policy Des 4 - Development Design - Impact on Setting, as the scale and proportions of the proposed development will have an unacceptable impact on the character of the wider townscape.
2. The proposal is contrary to Edinburgh Local Development Plan Policy Hou 4 - Housing Density, as scale, form and layout of the proposal has an unacceptable impact on the established low-density characteristics of the site and the surrounding area.
3. The proposal will have an adverse impact on the amenity of neighbouring property 1 Vivian Terrace as the position of the upper floor lounge window on the south-east elevation will create potential for overlooking of this neighbour's garden to the detriment of their privacy.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 11 May 2021

Drawing Numbers/Scheme

01-12

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lewis McWilliam, Planning Officer
E-mail: lewis.mcwilliam@edinburgh.gov.uk

Appendix 1

Consultations

NAME: Edinburgh Airport

COMMENT: The proposed development has been fully examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria.

NAME: Environmental Protection

COMMENT: 1. 10 car parking spaces are proposed which is 100% parking. This appears excessive and does not support the Council's principles for reduced car use, City Mobility Plan or City Plan 2030.

2. What are the proposals for electric vehicle charging points? These should be shown on referenced and dated drawing.
3. What sustainable features (e.g. PV, solar, air/ground source heat pumps etc) are proposed for the development?
4. What is the energy source for the water and spatial heating? Gas is not supported by Environmental Protection.

NAME: Transport

COMMENT: No objections subject to the following being included as conditions and informatives as appropriate:

1. The applicant will be required to provide a minimum of 10 cycle parking stands in a secure and undercover location;
2. The applicant should consider developing a Travel Plan including provision of cycles, public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;
3. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved;
4. Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future;

Note:

The proposed 10 car parking spaces for the 10 units is considered acceptable.

NAME: Archaeology

COMMENT: The existing house appears to have been constructed on this site during the mid-20th century. Given this modern development history and its location away from the historic core of Davidson's Mains (Mutton Hole) it has been assessed that it is unlikely that significant archaeological remains will have survived in situ. Accordingly, it has been concluded that there are no known archaeological implications in relation to this application.

NAME: Waste Services

COMMENT: I have looked at the drawings available in the planning portal file, we would require further input to the points raised below in conjunction with our current instruction for architects and developers guidance, available at <https://www.edinburgh.gov.uk/wasteplanning>, to ensure waste and recycling requirements have been fully considered.

1. Confirmation on the waste strategy, this is for 10 Units so below is what bins are required, we need to see this allocation in the site plans, with access etc to bin store with pulling distance.

2x1280 Domestic

2x1280 Dry Mixed Recycling

1x360 Glass bin

1x240 Food bin

2. A swept path analysis for a 12m vehicle in line with our guidance. Please note there can be no overhang from the road surface, over grass or shared surfaces/pathways.

3. Confirmation that all the points raised in our guidance have been adhered to.

NAME: Scottish Water

COMMENT: Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Scottish Water has carried out a Capacity review and we can confirm the following:

There is currently sufficient capacity in the Glencorse Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via our Customer Portal prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Catriona Steedman

Address: 58 Silverknowes View Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's too close to an already busy school. The traffic is busy. Where will 10 more cars park, right outside a school's pedestrian crossing? The building works itself will be dangerous. The area does not benefit from flats. The school is already over subscribed.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Harriet Leslie

Address: 94 Main Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed development is directly opposite a primary school on what is already a busy road. The increase in traffic during the construction and after the flats are completed will make it much more dangerous for children to walk to school and make it much more difficult to socially distance.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Ms Emily Orr

Address: 30 Vivian terrace Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We live very near and I do object to a block of flats being built here. It will look out of place and so close to a school feels unnecessary. It's already so hard to park around there and, if something has to be built, I would prefer something smaller like a house rather than 10 flats.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Arthur Lawson

Address: 6 silverknowes midway Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This project must be stopped. Not only will it make the area very unsafe especially as it's next to a School. It will also add more traffic to an area that's meant to be car free as it's next to a school. It will also damage the local wildlife including the Foxes and rare species of insects that are potentially living there. It will also add to the pollution and put a strain on our water supply and sewage. This must not be built if the developer bought this house he must keep it as such or sell it onto someone who will use it as a house. I can't tell you how angry I am that this is even proposed. We must keep our local children and wildlife safe and the only way to do this is to stop it at once.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Ms Fiona Taylor-Burns

Address: 48B Main Street Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Would cause obstruction, not enough room for parking etc

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Lesley Martin

Address: 50 Corbiehill Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our streets are already impacted by mass parking for visitors the play cafe, dance studio and school runs, as a resident it is hugely frustrating to not be able to park near our home, or to be blocked in by visiting cars and further housing with potential for more vehicles on the road is incredibly frustrating.

Not to mention more traffic outside a busy school which is a safety hazard on an already busy road.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Ross McElhinney

Address: 45 Silverknowes Drive Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is no positive outcome from this plan. Creating a block of flats right opposite a school and beside the crossing will be idiotic as it will increase the traffic at a crucial area.

Even more foolish - if allowed to proceed - as this surely goes against the council plans to make school areas safer for all.

This is an already busy road with traffic often ignoring the speed limit - bringing more traffic cannot be a good idea.

And the disruption to the safety of the school crossing whilst demolition and building occurs is unthinkable!

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Geraldine Forsyth

Address: 17 silverknowes Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Intrusive and out of character with surrounding buildings. Increased traffic in proximity to primary school.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Jennifer Foley

Address: 8 Vivian Terrace Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Far too big and imposing a building and very unsuitable being directly opposite a school. Also not inkeeping with surrounding style of housing. The existing building isn't either but at least is set back from the road and not high.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Ms Colleen Patterson

Address: 26 Silverknowes Green Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of this neighbourhood and a parent at Davidsons Mains Primary School, I object to this application. I think the increased traffic from a block of flats directly across from the primary school would be dangerous and seems foolish when the council has been trying to decrease vehicle traffic in this area. An application to replace a single family home with a new block of flats is completely unnecessary and out of keeping for the character and appearance of this neighbourhood.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Dean Guy

Address: 84 Barnton Park Avenue Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Adding more traffic and parking issues near a school with 650+ children.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Leigh Etienne

Address: 54 Silverknowes Eastway Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposed development for several reasons.

Firstly, a 4-storey block of flats will not be in keeping with the properties around this location and this will be an eyesore.

Secondly, there are only 10 parking spaces for 10 flats but, in reality, households have multiple vehicles, leading to inadequate parking and residents using spaces nearby. There is no capacity for additional cars in the neighbouring streets.

Thirdly, and most importantly, this proposed development is directly opposite a primary school. Multiple vehicles coming and going will add to traffic, which adds danger to children. The school are actively encouraging parents to keep cars out of range of the school and yet this development proposes to add more. Also, vehicles will exit right into a pedestrian crossing used by schoolchildren, adding further risk and danger. I also assume that during building work this area will be very busy with heavy plant vehicles which adds further unacceptable risk and danger. This development must not go ahead.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Charis Wilson

Address: 9 Silverknowes Grove Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Terrible idea opposite the local primary. Congestion is already a problem there

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Iain Morrison

Address: 28 Corbiehill Place Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Plans for such a building raise a number of concerning issues that need to be addressed before approval is considered.

- Vicinity of local school and the disruption/dangers caused by
- extensive building work
- increased traffic
- proximity to only nearby safe crossing

- Devaluation of local properties

- Unnecessary building in such a location

- Availability of parking

- Building not in keeping with surroundings/height of building not appropriate for area

- Line of sight into neighbouring properties

Should planning be approved, I hope to find the reasoning as to why to all these points have been put aside or what steps have been taken to mitigate them.

Many thanks

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Claire Steele

Address: 49 Barnton Park gardens Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Area not suitable for that number of flats with associated traffic/parking. It is directly opposite primary school next to school crossing. There is already difficulty keeping the area around school clear of parked cars to keep the children safe, with the existing housing/residents along with poor choices of parents dropping off and collecting children.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr David Keable

Address: 5 Corbiehill Gardens Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is a case of maximising profit at the expense of the community. 10 flats is disproportionate to the road which comprises of single dwellings. It will be visually imposing and not in keeping with the area. Though the inclusion of a bike store is in keeping with the sustainable future that we want to strive towards there doesn't appear to be any provision for PV panels nor EV charging points in the car parks. Provision for 10 parking spaces for 10 flats is simply not enough. Parking in Davidson Mains is already an issue without sufficient parking provision from an excessive number of flats. Chosen building materials are also cheap and uninspiring. Again this would not be in keeping with the area. This is not to say anything of architectural merit would not be welcome but in this instance it is entirely lacking and in its current form devoid of inspiration. On this basis I object to the proposals.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Dr Lisa Brown

Address: 62B Corbiehill Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a terrible idea. The road is busy enough as it is and already quite dangerous for the children getting to and from school. Add 10 more households will make this worse.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Andrew Morrison

Address: 62b Corbiehill Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Corbiehill Road is already a very busy street with very limited parking for residence as it is. The addition of 10 extra residences will compound on an existing problem and make the area around the school more unsafe than it already is.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Lesley Day

Address: 17 Corbiehill Grove Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To have a 4 story building opposite a school, accommodating 10 flats is ridiculous. Firstly as a parent my first objection is to the overlooking of the school and playground where young children are playing. Secondly the traffic on Corbiehill Road is already a death trap at certain times of the day, any additional traffic is going to cause accidents. All in all a bad idea, for locals, school children, traffic and the environment.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Katy McMahon

Address: 53 Barnton Park Avenue Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Risk of children's safety due to the location directly across from the primary school and the additional road congestion this development will create

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Miss Lyndee Wilson

Address: 16 Silverknowes Court Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The build would create problems being next to school and the main crossing point for the children. There are major issues with parking in the area and regardless of spaces allocated within flats this will lead to additional parking on side streets which councilors and locals have already been trying to get on top of for years. The flats currently on this road look very out of place and don't fit with surrounding area and these would be an eyesore in this street.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Anna Stevens

Address: 65 Corbiehill Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Extra traffic right opposite a primary school would not be a good idea. Not the right location for flats in what is a pleasant residential street if detached/semi-detached houses.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Shairron Murray

Address: 6 Vivian terrace Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not enough parking spaces to accommodate 10 flats.

Also will be overlooking a very private residential area in Vivian Terrace.

There is no street parking on Corbiehill Road which means the cars will overspill into Vivian Terrace which is already completely congested due to all the school traffic.

As it stands already a nightmare to get in & out of my driveway.

The size of this building doesn't fit in with all the low height existing houses in the area.

Corbiehill Road is very busy due to the school & adding 10 flats directly across the road is

dangerous for all the children if they are trying to commute to & from work at school drop off times.

This is actually a dangerous proposal

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Nick Banbury

Address: 4a Barnton Park Wood Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a terrible place for the construction of a block of flats. It's right opposite a school so the disruption caused during building would be immense. Corbiehill Road is already very busy, and the addition of 10 flats with 1 or 2 cars each will have a terrible impact on the area.

Also, 4 storeys high? What the heck are they thinking. The last thing the area needs is a tower looming over all the other houses.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Hewson Maxwell

Address: 30 Vivian Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application seems extremely out of character with the neighbourhood. The size of it will dominate the immediate surroundings and the density will put additional pressure on local roads which are already regularly under pressure because of the school and cafe. Something of lower height and density would be much more appropriate for this location.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Ms amy li

Address: 1 Vivian Terrace Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning proposal not only affects nearby residents but anyone with kids attending Davidson's Mains school or driving around Corbiehill Road.

It is so scandalous that i can't even believe the audacity of the owners for even submitting it in the first place!

The proposals put forward by the owners is to demolish the existing house and to erect 10 flats along with creating 10+ car parking spaces directly opposite the the school is completely outrageous!. All the extra traffic will inevitably pose a HUGE RISK for the safety for all children attending the school as well as nearby residents, anyone using the traffic lights and people using the nearby bus stop.

They clearly have absolutely no respect or consideration for any residents and if this planning application is not purely about profit then i don't know what is!

In fact, the owners of the property who have a business registered to their address, put forward their first proposal in July 2019 to erect 5 flats and even though the application received 19+

objections from households from all Vivian Terrace as well as various councillors, the planning officer in charge controversially decided to approve it in May 2020!.

They have now decided that 5 flats isn't enough so their latest planning proposal is to demolish the existing house and to erect 10 FLATS with 10 PARKING SPACES

There is little doubt that all these 1 and 2 bedroom flats will be rented out as holiday lets on Airbnb and students etc which will lead to excessive noise for all nearby residents.

The property is located directly opposite the school gates of Davidson's Mains primary school and is right next to the traffic lights that have zig zag lines located right next to it.

It is well known that the primary school actively discourages cars being parked near the school gates and actively promotes safety for all pupils and parents.

Clearly the development is far too big for the residential area, and will negatively impact all residents on Vivian Terrace in a dramatic way.

Having so many cars driving in and out the driveway-especially during school times will be harmful to the environment and lead to increased congestion too.

I strongly encourage that we object to this development for the safety of our kids that go to Davidson's mains primary School, nearby residents and anyone living in the EH4 postcode!

The link is to the planning proposals on the Edinburgh Council website.

Please login to the website and keep the objections and comments coming we need as much objections as possible to get this proposal refused and blocked no matter what it takes

Thanks

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Winnie BUCKIE

Address: 28 Corbiehill rd 28 Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I completely object to this proposal as it completely ticks every box mentioned in the suggested objection reasons:

traffic and parking - although there is proposed private parking this will still cause issues to a main road/emergency priority rd and key rd to a primary school. Potential buys may also have more than 1 car etc plus they may have visitors all of this once again dilutes a beautiful, peaceful and politically sensitive area seeing as it next to a nursery and primary school! In fact the land is right next to traffic signals and the school lollypop crossing.

appearance of the area - this is pretty self explanatory as we have had the blessing of Davidsons mains being seen as a beautiful urban area this completely adds to its ruin.

noise and disturbance - it's right opposite a primary school! 10 flats = how many more people, cars etc

loss of sunlight or daylight - all connected neighbours will potentially suffer from this

overshadowing privacy - its exactly opposite the primary school and nursery!

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Dr Alexander Weir

Address: 15 Vivian Terrace Davidson's Mains Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: There are a number of reasons why I strongly object to the proposal as submitted:

1. The property will create 10 flats where there is currently a single detached house, raising issues of traffic access at a sensitive part of the Corbiehill road where there already exists a bus stop, a pedestrian crossing and a primary school, creating additional risk to both school children and pedestrians.

2. The 10 flats proposed will increase the overall volume of residential traffic in the neighbourhood and add to pressures on uncontrolled on-street parking in the areas surrounding. The trend in the number of cars per household in North Edinburgh indicates that neighbours can expect more cars at the proposed development than the car spaces planned, adding to the existing pressures on uncontrolled parking on Vivian Terrace and other surrounding streets. This problem is of major concern, particularly in Vivian Terrace where there have been documented instances of access problems for emergency vehicles on some occasions.

3. This proposal would create aspects which will directly overlook existing gardens, destroying the privacy of those properties adjacent the proposed development.

4. The height and scale of the proposal will reduce the light and create shadow over existing gardens. This is demonstrated by the sun path analysis submitted with the application. This analysis concludes that there would be some changes resulting from the proposed development. Further, the analysis presented in the report is limited to the spring equinox and fails to consider the winter equinox, when the sun is much lower in the sky, and when shadowing due to the proposal will be proportionally more extensive. The commentary in the report as presented also

fails to consider the positive effect of winter leaf fall from the mature trees in the vicinity of the proposal. The report should therefore not assert that trees already cast significant shadow to the grounds as this is a seasonal variation.

Finally, in my personal opinion, it is clear from the 17 objections submitted from the neighbourhood against a previous proposal at this site for 5 flats (19/03387/FUL), the council planning process is failing to listen to the legitimate fears and concerns of local people. One should not forget that the first role of a community council is to serve the community. The extent to which a planning sub-committee might over-rule the local community in such aspects of the Town and Country Planning (Scotland) Act 1997 as the 'contribution towards a sense of place', 'damage to the character or appearance of the area', and 'detrimentally to neighbourhood amenity and character' are extremely questionable in cases where there is such a clear and unequivocal response that a proposal is unwelcome. I would therefore remind the development management sub-committee that it is their duty to act fairly for both the applicant and the neighbourhood at all times.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Ms Zoe Davis

Address: 26 Vivian terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposed plans will increase traffic and associated risk near the primary school and pedestrian crossing.

Parking off street is already difficult locally and this proposal is likely to produce roughly 20 extra cars.

Height of building will change the appearance of Davidson mains and not for the better. It does not fit in with the local buildings.

Proposal will cause disruption and destruction of local wildlife habitat and increased flood risk in the Vivian terrace 'dip'.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Bill McNie

Address: 10 Vivian Terrace Davidson's Mains Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think I am correct in saying that this development involves 21 beds split across 10 flats. That means that this proposal is the equivalent of building a small hotel across the road from the local primary school.

As such, I think it is wholly inappropriate, as there's already a lot going on in that stretch of Corbiehill Road - the school, the crossing, the bus stop, the bike lanes and the new Spaces For People street furniture.

The traffic associated with the proposed development would have to interact with all of the above, and could cause chaos (or danger), particularly when the school run is taking place.

I would also suggest that the residents in the 10 flats would have more than 10 cars between them. As there would only be 10 parking spaces on site, the extra cars would then park either in Corbiehill Road or on the south end of Vivian Terrace.

Vivian Terrace already suffers from parking problems, and adding in extra overflow parking from the proposed development would just make things even worse (particularly when delivery vans or emergency vehicles are trying to navigate the street). Despite a bike store being included in the proposed development, there's no guarantee that it would be used by the residents.

Overall, I feel that the size of the development is wholly inappropriate for the footprint of the site.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Julianna Rourke

Address: 60 Silverknowes Terrace Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The number of flats in a small area may create unacceptable volumes of traffic and parking issues right next to a primary school.

Most households have more than one car so residents will end up parking on a street already busy at peak school times. It may also lead to the cycle lanes being blocked by cars

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr James Gardiner

Address: 51 Silverknowes Drive Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have just been made aware of the plans to build 10 flats exactly across the road from Davidsons Mains primary school.

I wish to object to this plan.

Both of my grandchildren are pupils at that school and considerable work has just been done on the road involved to widen pavements etc. to make them safer and this is already a very busy road throughout the day.

There are 2 aspects to this objection.

1 During the building phase there is bound to be a lot of traffic including heavy lorries entering the proposed site. This must present dangers to the pupils entering and leaving the school

2 On completion with 10 flats there will be an increase in traffic levels around that area which is already a very busy road.

When I consider the amount of work being done by the council around schools to make them safer for pupils and the number of Spaces for People projects I cannot see any way where this plan would be acceptable if any consistency is to be followed.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr RJ McC

Address: Silverknowes Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The site entrance to the car park is too close to the pedestrian crossing outside one of Edinburgh's busiest Primary Schools, posing a risk to children waiting at the crossing (which can have long lines of kids and parents queuing).

The trees, which are indicated to be kept, will suffer from significant damage when cut back to erect scaffolding etc. To show these are retained is misleading in the practical sense. The change in water table may lead to damage or death of the trees, which are owned by others.

Current council policy is maximum 25% car parking provision, this is indicating 100%.

The flats at 4-storey can be considered as overdevelopment of the site given the immediate context is 1.5 and 2-storey.

The site is overdevelopment in terms of plan size, distance to Corbiehill Road, this will be overly dominant in its location.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Alexander Thomas

Address: 23 Silverknowes Terrace Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will make an already busy stretch of road outside the local primary school even more busy and an immediate danger and risk to children attending the school. To try and build 10 homes on a site that would normally be one home is just ridiculous.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Luke Caudrey

Address: 6 silverknowes place Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increased traffic and footfall outside of primary school with more cars, deliveries etc. The area is already built up and a danger to young children increasing the number of properties here will only exacerbate the situation. Not to mention the increased congestion and pollution next to the school

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Peter Laird

Address: 82 Corbiehill Crescent Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposed plan is out of keeping with the appearance of the area. Surrounding residential property is no more than 2 storeys and new build would be out of setting creating loss of light and over-shadowing for neighbouring properties.

The addition of a 4 storey apartment block would also create lack of privacy for neighbours as well as creating buildings with an overview into adjoining school property buildings.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Anne Wilkinson

Address: 11 Vivian Terrace Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Vivian Terrace who's garden backs on to this development. I object on the grounds of

- . Development too large for plot.
- . Volume of cars for the development excessive for the road access and school.
- . Rear carpark will be of noise disturbance.
- . Height of construction will overlook Vivian Terrace.
- . There is a flood issue due to gradient of lower numbered Vivian Terrace leading to 11 & 21 - 31 Vivian Terrace. Increasing the impermeable surfaces will only exacerbate this.
- . Infrastructure services in the area are already at their limits.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr bERNARD Flanagan

Address: 29,Vivian Terrace Davidson's Mains Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have read the various documents relating to this outrageous planning application.The existing plan which was approved by the council despite many objections was bad enough but this emlarged proposal is all about greed.More flats more money.

The proposal admits somewhat glibly that we will lose sunlight at the bottom of our gardens.The height is far too high,the numerous balconies leads to less privacy for many of the neighbours. Indeed,balconies overlooking a primary school makes a mockery of duty of care.The suggested car park looks somewhat tight and there may be more that 10 cars anyway--more congestion for Vivian Terrace.The prosed house does not fit with the other houses in Vivian Terrace.The already permitted plan had some conditions---a proper investigation into flooding--our garden flood on occasion has not been completed.

10 flats is at least one floor too many.The driveway is opposite the school and very near a green crossing----lots of children come down that way.Given the Council seem to do what they like but on this occasion I can only hope to support the numerous objections.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Mhairi Halcrow

Address: 4 Silverknowes Brae Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is directly opposite the primary school my children attend and right next to a pedestrian crossing predominantly used by those school children. Any additional traffic entering and leaving this site will mean extra risks for the kids while crossing the road when arriving and leaving school. Also potentially inadequate parking spaces on site which will put additional pressure on already busy surrounding streets. Just too dangerous a location for this a development of this size.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Jane Flanagan

Address: 29 Vivian Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. As this property already has planning permission, despite numerous complaints, and which was decided under Covid rules, I feel this is like harassment of our neighbourhood.

2. This previous planning permission has not been noted on the present application, neither has the need for a surface water and drain management report which was a condition of the previous application.

3. I object strongly to the height of this new development and the fact that it will cause a shadow over the bottom of our garden. This is the vegetable growing area and for ecological reasons I contest the height of this new building.

4. The plans show space of 10 cars. Is this, in fact, enough space of these are the spaces are very small. Also as per the previous planning permission should there not be charging points for eco reasons.

5. This building is opposite a primary school. I would comment that the access for the cars is very close to the school crossing/pedestrian crossing. How can this be acceptable in light of all the Spaces of People initiative.

6. There are numerous balconies for the flats. Some of these overlook the existing properties, which are all bungalows, and would be voyeuristic in their outlook. The balconies at the front overlook the primary school/nursery which is unacceptable. There must be a duty of care issue for children at the school.

Finally there are a number of inhabited bat boxes in the trees on the boundary with this property.

Again for ecological reasons this endangered species should not be disturbed by this development.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs C Rawlinson-Watkins

Address: 31 Vivian Terrace Edinburgh, Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly urge that this application be rejected on the grounds of safety.

Access to the building is already dangerous. The only point of access to this building directly cuts across the zigzag 'safety lines' of the pedestrian crossing. The pedestrian crossing, and the street outside is heavily congested every morning and evening because it is the one crossing point for the largest primary school in City of Edinburgh, plus it's attached nursery.

The pavement is so congested that the pedestrians (aged 2-12 years old!) are on the road and the pavement constantly. The zone falls under the 'spaces for people' initiative, but the road on this side is not wide enough for a cycle path.

To consider adding construction traffic to this area is an open invitation to a serious accident, involving a minor. Only someone who does not use this road would consider it.

Once the construction has completed, the building itself is then set to hold 10 properties. This would put ten more vehicles exiting and entering a space which is inside a school crossing safety zone! This would occur several times each day. Please come and stand by the entrance to this property any morning or evening, Monday-Friday and see the 600 children standing and crossing at this very point. It is simply not safe.

Assuming also that there will be additional vehicles associated with the property that will not be able to park there (UK average of 1.2 cars per household), the additional cars will then be moved onto the already busy nearby roads, which are also part of the 'Spaces for People' and 'Safer Routes to School' initiative. This application is contradictory to every road safety planning initiative and sane common sense.

The property itself seeks permission to have balconies and windows that look directly into other people's private gardens, other children's bedroom windows and a school playground. This is ridiculous.

I am happy to supply photographs to demonstrate all of the above. I encourage the committee to see just how dangerous this proposal is and fully reject this application.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Sarah Grant

Address: 7A Quality Street Lane Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Seriously, are you really thinking of putting one person's greed before schoolchildren's safety? 10 units to be built, which means 10-15 cars or more coming in and out of the opening...right in front of a PRIMARY school! I would trust that the Council see sense and do not allow this to go ahead.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Ruth Bartram

Address: 135 Main Street Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Opposite school - too much traffic / too many cars in the area already.

Look after our children.

Why is the building to be demolished?

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Carmen Cecen

Address: 7 Davidson Gardens Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Worried about the disturbance and traffic which the property will bring to the area next to school.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Miss Jessica Gillespie

Address: Flat 2, 73b Main Street Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will be very disruptive and potentially dangerous for the school children during construction, and after, with more cars on the road.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Clare Edgar

Address: 54 Lauriston Farm Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is very high density housing on a site for one house. The road is exceptionally busy already with pedestrians and vehicles for the primary school.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Ms Catherine Scheib

Address: 4 Silverknowes Dell Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is far too high and is dangerous to squeeze so many new properties and car parking opposite a primary school! A four story building is not in keeping with the neighbouring residential area with mainly low housing.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Ms Cath Porterfield

Address: 32 corbiehill place Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: Noise

Increased traffic

Parking issues

AOSB issues

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Susan Grieve

Address: 8 Davidson Gardens Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A build of this size is not appropriate for the site. Potential danger as opposite a primary school. Increase traffic, not enough space for pedestrians. Just no

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Rosalind Wong

Address: Silverknowes Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment:What is the point of closing paths and roads to have safer routes to school if we allow this sort of planning for housing near the school!

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Ms A Sibbald

Address: 55 silvetknowes gardens Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too close to primary school & will add to already congested roads/pavements. Will be dangerous

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Timothy Hammond

Address: 28 quality street Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too much traffic around that area as it is with it being so close to local primary school and creating additional issues around parking and congestion causing likely Safety concerns

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Cheryl Watson

Address: 33 Silverknowes Hill Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Putting already strained services (doctor's, school etc) under more pressure.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Gillian Crosby

Address: 7 Marchfield Park Lane Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development.

It is out of character for the area,

It has too many stories for the area. Despite a lower ground the 4th floor is one too many

This will add to traffic around the school and add risk to the local children.

Too many units in the building. Very cramped on the site for the number of bedrooms in the flats

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Mariella Martin

Address: 17 Silverknowes Midway Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fear for the safety of the primary school children with the proposed plans and amount of people it will bring to that road. That part of the road is already very heavy on footfall with very narrow pavements.

A few years ago there was a serious accident there which involved a school child. A block of flats means a driveway with cars coming in and out again posing a danger to young children walking to and from school unsupervised.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Felicity Neyme

Address: 26 Barnton Park Crescent Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a member of the D Mains Primary Parent Council and of the sub-group Clean Air and |Active Travel, I have serious concerns about the level of increased traffic at the school which is already very busy.

The new junction and number of cars coming in and out poses a huge safety hazard both from a safety perspective and with idea engines, from an air pollution perspective.

I strongly oppose

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Aileen Gardiner

Address: 18 Silverknowes Brae Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have some considerable concerns about the prospect of a 10 unit development being sited at 30 Corbiehill Road, EH4 5DS. Aside the loss of light and privacy of neighbours to the site I am deeply worried about the impact on traffic, parking, road safety and traffic pollution at Davidson's Mains Primary School:

- The area is already incredibly congested in the mornings and at drop off.
- The pavement is very narrow outside the development which means the community already have to walk on the road to pass each other - adding an access/egress road to the area will further congest the pavement and negatively impact on the safety of children.
- The bus stop opposite the school already restricts the ability to use the pavement outside the development - how will cars entering/exiting the site be able to access/egress safely?
- Adding another 10 to 20 cars to the area will cause further road safety issues. Cars coming and going to the site will undoubtedly impact on the safety of pupils.
- The additional cars entering/exiting the site will further pollute, and already polluted area.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Roxanna Hunter

Address: 28 Silverknowes Road Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Every week day, I walk my children into the primary school directly across the street from this site. It's already very busy with cars, buses, foot traffic, bikes and scooters. The pavements are packed and even prior to Covid I often had to step into the street to allow space for others. In addition to 10 cars entering and leaving the parking area, there will be other cars if some properties have 2 cars, plus visitors, deliveries, vans from workmen's, etc. It's too much traffic and parking congestion for that location. It will make the school run for 500+ children far more dangerous.

Additionally, there has already been concern expressed about the levels of pollution from cars settling within the school grounds as it sits below street level. We certainly don't need more pollution for our children to be inhaling. I have queried our neighbourhood group to see if I can find out who took the pollution readings.

Lastly, the community does not need more flats, nor would the building be in keeping with the other other properties adjacent to it.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Moira Scott

Address: 21 Silverknowes Brae Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The infrastructure is not there but mainly the danger to children at school with many more cars and people!

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Fiona Christie

Address: 21 Corbiehill Crescent Davidsons Mains Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having looked at the planning application I would like to object to the granting of this application partly due to the proximity to the Primary School just across the road as I believe the potential of added danger to the Pupils from not only the building traffic and the disruption that would cause but the additional proposed 10 parking spaces for the flats and the volume of traffic increase exiting the proposed building on what is already very busy road.

I wonder if consideration has been given to the likelihood of there only being 10 cars when the majority of households are not single car users. I feel this application is not in keeping with the Council's Safer Routes to Schools policy.

I also have concerns about the additional car parking pressures on the surrounding streets of these flats, as a resident I have first hand experience of this with the 2 businesses on the corner of Corbiehill Crescent with patron parking on double yellow lines, on corners and over residents drives.

The Council must take into consideration the safety of the residents in this area and the impact on our quality of life.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Sarah Howorth

Address: 19 Silverknowes Crescent Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The property is directly opposite primary school where there are already huge concerns regarding pollution and the resultant impact on child health. The addition of another potential 10 cars will only add to this. The entrance/exit is also extremely close to the pedestrian crossing that is used by schoolchildren - again having traffic coming across pavement next to a crossing is dangerous.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Val McGarry

Address: 29 Corbiehill Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This property is across from a school and traffic is already a problem. It will increase congestion and pollution for local residence. It will impact on crossing lights for the school and the bus stop.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Donna Cunningham

Address: 9 Corbiehill Crescent Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is opposite a school on a busy road. On these grounds I object.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Connor Murdoch

Address: 36 The Green edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Judith Barron

Address: 43 Drylaw Crescent Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As local commuter in this area (on foot by bike and by bus & car I object on safety grounds. This is already a busy stretch of road. Especially during rush hour when children arrive and leave school. Given the school site houses a nursery and after-school facilities the area immediate to 30 Corbiehill Rd is busy from before 8am until around 6pm and pre pandemic until 9pm with community activities.

Secondly I'm astonished after the years of hard work cooperation and campaigning the area around the school has greatly improved to encourage confidence in safe commuting to school. Not parking near the entrance. To change a single occupancy driveway (possibly 2 households sharing driveway, as a separate flat may be in the basement) But for consideration for 10 households to share this site in a busy residential area opposite one of Edinburgh's largest primary schools is reckless. Or at least insensitive to locals who have worked hard along with school staff to make the area safer for children and residents.

The impact on the local community from a safety aspect cannot be ignored.

Surely too from an environmental impact. Granting permission to remove a mature garden habitat replacing it with hard construction extra runoff water and waste water demands is detrimental to the drainage of the existing housing on Vivien Terrace and the already wet school playing fields I urge the council to consider carefully the impact of this proposal in 2021 for the health and well being of the school community and the local residents

Thank you.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Peter Rawlinson-Watkins

Address: 31 Vivian Terrace Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am urging that this application be rejected on the following grounds.

Safety - the property is opposite a busy primary school and the proposal to have 10 flats, with a minimum of ten cars turning into and out of a single driveway, added into the chaos of school start and stop times is a recipe for near misses with school children.

The driveway is already on the zigzag lines by the main school pedestrian crossing and is where parents and children congregate while waiting to cross over to school.

Traffic congestion - adding 10 additional cars into such a small space will add to the traffic congestion issues that Davidson's Mains already has.

Parking - while the properties will each have a car parking space it is quite normal for properties to have more than one car and for people visiting them to drive - this will mean additional cars parking on the already busy nearby roads. The side roads that these cars will be parking on are currently being road calmed by the 'Spaces for People' and 'Safer Routes to School' initiatives, having additional cars added onto these roads does not fit well with these initiatives.

Privacy - 4 of the properties will have balconies that look straight into the gardens of house numbers 31, 29, 27, 25 & 23 and into the bedroom windows of those houses. This will cause a loss of privacy and future friction and tension between neighbours.

This proposal will not enhance the local area, it will make it less safe for children going to/from school and will negatively affect the privacy of local residents. Please reject this application.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Fiona King

Address: 42 Silverknowes Terrace Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal would create a busier road, directly in front of the local school- where there is already a busy road for school children to deal with.

The need for this number of flats at this junction is in my opinion unnecessary and out of keeping with the existing houses and community.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Org Davidson's Mains & Silverknowes Association Cowe

Address: 151 Main Street Davidson's Mains EDINBURGH

Comment Details

Commenter Type: Residents Association

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Application: 30 Corbiehill Road, Edinburgh, EH4 5DZ. Ref: 21/02591/FUL

The Davidson's Mains and Silverknowes Association wishes to object to the proposal to demolish the existing single property at 30 Corbiehill Road to replace it with a new four storey flatted block with ten individual units and provision on the site for ten car parking spaces.

Our reasons for objecting are as follows:

1. The density and massing of the proposed building amounts to gross over development of a relatively small congested site. The proposed building is four storeys in height compared with the two storeys of the present one and the new building occupies a larger footprint. With its height and mass, the new building would be completely out of character with the appearance of other properties in the locality which tend to be pre war single and two storey bungalows and semi detached family houses. All this is in conflict with Policy DES12.
2. The construction of the proposed new building to a height of four storeys with windows which overlook the neighbouring properties to the north, east, and south will result in an unreasonable loss of privacy to residents in the neighbouring properties. This is also contrary to Policy DES 12.
3. The Sun Path Analysis submitted as part of the application indicates that property numbers 5, 25, 27, 29 and 31, would suffer from overshadowing to the bottom of their gardens at various times of the day. This is an unacceptable direct consequence of the proposal to construct the new building to a height of four storeys and it is concerning that the submission is contemptuously dismissive of the impact on the residents who are affected.

4. It is particularly concerning that provision is intended for ten parking spaces on the site, for which the entrance/exit is very close to the pedestrian crossing at Davidson's Mains Primary School. Measures have recently been put in place under the Safer Routes to School initiative to widen the footpaths outside the school to provide more space to increase safety for the school community and encourage active travel. The additional vehicle movements immediately adjacent to the school would be completely at odds with these objectives and present unacceptable risks for pupils. The Association understands that the Parent Council are strongly opposed to the development for safety reasons and we fully agree with their position.

In summary this application should be refused. It represents over development of the site, is incompatible with other housing in the locality, is detrimental to the amenity of the neighbours and the associated vehicle movements would present serious risks to pupils and be contrary to the safer routes to school objectives.

Please record this as being from the Davidson's Mains & Silverknowes Association

Charlotte Cowe
Honorary Secretary

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Jim Duncan

Address: 23 Vivian Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The impact of 10 flats in the site seems excessive. The loss of privacy is something I am extremely worried about and do not want any of my trees cut in any way. The street I live in is a road used by children going to the local Primary School and the flats could potentially bring more cars into the street and cause problems. The fact the building is opposite the entrance to the School is another hazard with traffic going in and out.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Ms Katie Smith

Address: 19 Telford Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too much pressure on primary school catchment area.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Ms Alison Powell

Address: 7 House O'Hill Grove, House O'Hill Grove Davidsons Mains Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Car safety around primary school will be compromised. There is too much traffic already, with crazy parking and it is already very dangerous for pedestrians and cyclists at certain times of the day. That large number of dwellings is going to significantly increase the traffic and parked cars on neighbouring streets and there isn't room. Surely it is not a good site for so many more households with cars.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Grant Ramsay

Address: 11 Silverknowes Southway Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Development will bring extra traffic and parking issues around the school. This will in an increased risk to school children.

The development is out of keeping with area.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Ann Rob

Address: 32 Silverknowes Southway Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This does not seem in keeping with the housing around it.

The traffic increase right outside the school seems inappropriate.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Tania Fairbairn

Address: 45 Silverknowes Road Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed redevelopment of this plot is immediately opposite the primary school.

This area is already busy and an extra 9 residences with the associated vehicles that will use this plot, will further endanger the local children accessing the pelican crossing.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Miss Josephine O'Donnell

Address: 60 Parkgrove Drive Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: There is a housing shortage, please build more accommodation.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Sally Mair

Address: 10 Hillhouse Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose this development as I do not think it is appropriate for several reasons.

1. Road Safety - it is immediately opposite a primary school entrance. The entrance to the development is on the zigzags of a pedestrian crossing.
2. During building works there will be disruption to the school both noise and vehicle which will cause dust, noise and safety issues.
3. Delivery vehicles and cars will park on the road to access the completed development. It has parking, but I do not believe there is sufficient.
4. Additional parking will cause an additional sight hazard for those crossing the road.
5. There is heavy parking on this road already, not just during school pick up and drop off.
6. The development is out of proportion to the size of the site. It will overshadow the existing homes which are mainly bungalows.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Christina Tulloch

Address: 27 Vivian Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the application for 10 flats at 30 Corbiehill Road.

1. Imposing a high building out of keeping with others in the area. One or two flats on the plot would be more than enough, this is overcrowding in such a small space. In this age of Corona virus we should have afforded more space (overcrowding kills).
2. Traffic: 10 plus cars going in and out onto a busy main road in front of the school is high level dangerous.
3. The drainage is old and a number of the houses have had trouble with blocked flooding drains at the border of 30 Corbiehill Rd and 23-29 Vivian Terrace.
4. Houses on Vivian Terrace homes are already overlooked by the existing building and flat block on Corbiehill Rd making privacy an issue, this application would add to that.
5. Such a site would destroy a large, established green space.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Miss Julie Daubenspeck

Address: 11 Silverknowes Dell Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is too close to the school, we have too much traffic as it is! It will cause too much disruption. Absolutely horrible idea!

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Christine Armstrong

Address: 25 Vivian Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I profoundly object to the plans within this application. Any such development would have a significant, dangerous impact on the road safety for the adjacent school and surrounding residents and would cause irreversible damage to this well-established 'green' area.

Although this property sits on Corbiehill Road, it is positioned to the rear and at an elevated advantage over the residential properties on Vivian Terrace, the gardens of which have been grown to provide well established, private, mature 'green' areas for residents and wildlife (which the neighbours of Vivian Terrace have worked tirelessly to encourage). The last 18 months have proven that green areas in suburban areas are needed more than ever to ensure that residents, old and young, can maintain good health both mentally and physically. The granting of the plans in question would be catastrophic to this area and as a result I submit my objections on the following basis:

1. This area has only just had traffic management measures implemented under the "Spaces for People" initiative. This application goes heavily against its purpose where the safety of the school users and nearby residents is concerned. The property is adjacent to a primary school and a site of this magnitude raises serious road safety concerns in an already problematic area of the city. As the intensification of use of the site increases, this will cause much more traffic movement and set a precedent for development along an already busy road. Corbiehill Road, and in particular, Vivian Terrace, already have worrying traffic issues. The area is used as a 'park and ride' for commuters and Silverknowes Road South, Vivian Terrace and Corbiehill Road, are already used for rat running and speeding. City of Edinburgh Council are well versed on the ongoing issues which have been intensifying over the last 12 years.

2. The addition of raised terraces and the significant increase in windows around the property,

would result in a significant loss of privacy for Vivian Terrace residents, not only in the garden areas but directly within the homes positioned at numbers 1-29, with No.30 Corbiehill Road having a direct view into all of these properties.

3. Vivian Terrace is a convex street in shape which dips in the centre, meaning that any rainwater is ingested by the surrounding grass areas. The suggestion of tarmacking, slabbing or concreting to create a car park of significant square meterage, all of which will undoubtedly create a large volume of surface water on this development that descends into the adjoining gardens. As per Planning Authority requirements, there must be a water management plan produced for all new residential developments. Plans submitted thus far make no reference to previous flooding, this is completely unacceptable. Any surface water generated by a new development must be managed within the application site, including plans to secure containment of water run off.

In addition, the creation of a car park would destroy what is a 'green' area and would produce significant noise and air pollution directly in the centre of the rear gardens of Vivian Terrace. City of Edinburgh Council have detailed in their own 'Edinburgh Design Guidance Document' stating that whilst taking into account the impact on green space / wildlife, new developments should reduce exposure to pollution and seek to reduce emissions. The suggestion that a carpark for 10 cars will suitably accommodate a building that could have anything up to double that amount, is unrealistic.

City of Edinburgh Council also state that sites which are within highly accessible locations close to amenities, should be considered to have zero parking provision. Corbiehill Road is without a doubt, served by one of the best bus routes in the city. It also has quick and easy access to Davidson's Mains Village and Queensferry Road where in both areas there is an abundance of various bus routes in and out of the city, with the main bus stop within 20 meters of the property.

They also state that developers should retain and incorporate existing natural features including landscape character. Destroying this peaceful garden area does not fall in line with this. It is also stated that car parking should not visually dominate the street scene. The question therefore exists, surely it should also be deemed unreasonable to expect residents to accept the addition of the dominating feature of a noise and air polluting car park being placed in the centre of their garden area where children play and residents relax.

3. There are a number of mature trees at the boundary of the fences of No. 30 Corbiehill Road and Vivian Terrace, which add significantly to the visual amenity of the area. Any thinning of these trees would impact adversely on the 'green' image of the location. Moreover, as detailed in point 2, the absence of an acceptable water management plan would result in a degree of flooding at the foot of the gardens of properties on Vivian Terrace, this would undoubtedly have an adverse impact, affecting the row of mature trees and increase maintenance costs for the adjacent green area.

Kind regards

Mrs Christine Armstrong

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Hayley Mcdougal

Address: 6 Silverknowes Hill Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object close proximity to primary school

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Pat Chapple

Address: 13 Silverknowes Dell Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not suitable for the area. Too close to school and seems one hand Spaces for people and safe routes to schools so let's increase the amount of traffic. Good thinking!

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Lee Mcpherson

Address: 35 Silverknowes Hill Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too busy and too close to the school.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Ms Jennifer Grundy

Address: 2 Silverknowes hill Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live local to this proposal and also am aware of how close this is to the school. I cannot understand why this would be considered for two reasons. One the height of the building. This will impact on the houses around it in terms of light, noise and privacy.

Secondly this house is placed at a busy junction where there are children and cars and will cause a safety issue due to increased traffic.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Francesca Snitjer

Address: 61 Silverknowes Grove Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is right opposite a large primary school which already has issues with traffic and parking. Adding to the traffic on this road and creating an additional drive for cars will only lead to a potentially dangerous situation for the children walking to and from school.

The schools in the catchment are already at capacity and building even more new houses will only add to this.

There will also be an increase to pollution outside the primary school.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Ewan Pitcairn

Address: 20 Braehead Road Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a parent of a child at Davidsons Mains Primary School, I am concerned that having ten cars using an entrance and exit to the flats directly opposite the school and right next to a pedestrian crossing will present a danger to the children and exacerbate already busy use of Corbiehill Road at peak times. It will also increase air pollution around the school.

There is little to no room for residential parking on the surrounding streets so any overspill could also present dangers to children and conflict with the recent, positive changes to provide more Spaces for People.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Lorraine PARDOE

Address: 123 Silverknowes Gardens Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This doesn't fit in with the surrounding neighbourhood and would cause too much congestion around the primary school.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Michael Ponton

Address: 5 Silverknowes Southway Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object as building so many flats in such a small space would make the row of houses seem odd. The aesthetics of the village would look stupid with a block of flats in the middle of the row.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Lesley Baillie

Address: 44 Silverknowes Gardens Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned about the impact on traffic as this development is immediately across from Davidsons Mains Primary school. The entrance to the development appears to be right beside the pedestrian crossing used by the children and families accessing the school. Cars coming in and out of the development are going to increase the risk of accidents. There is already a demand for parking on the main street and this will increase with visitors to the flats. The increase in traffic will be detrimental to safety.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Martyn Armstrong

Address: 25 Vivian Terrace Edinburgh Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the proposed development above and strongly reject this application.

1. Located opposite Davidson's Mains Primary School, the access to the property is in very close proximity of the main pedestrian crossing for Corbiehill Road, having seen a massive increase in children walking to school due to the success from the 'spaces for people' scheme on Silverknowes Road South, this part of the pavement has a heavy footfall compare to pre covid, having cars existing the drive way, even idling to allow the children / parents to clear creates it's own pollution issues.
2. Noise, Vivian Terrace has a 'valley like' layout this in turn causes the sound to travel between back gardens, having the balcony layout on the proposed building esp at a elevated hight will cause even the lowest of db to travel around the gardens. Having the car park located to the rear of the property has the potential for new nuisance noise at all hours.
3. Wildlife impact, the residents of Vivian Terrace have invested much time, effort and money to ensure the green space has the maximum wildlife possible and have great concerns the proposed building may have on the efforts to ensure foxes, badgers, hedgehogs, bats and various breeds of wild birds are regular visitors to the green spaces.
4. Parking, the proposed development has spaces for 10 cars, with the size of the development I have concerns the new residents will own more than one vehicle, the nearest on street parking available is Vivian Terrace, which has a history of traffic issues, Edinburgh Council are well informed of these, with the spaces for people success and increase of children walking to school the issue here is quite self explanatory.

5. This development's appearance is significantly different to other properties in the area, it will have give a massive change to the character of Corbiehill Road and Davidson's Mains.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr S Younger

Address: 35 corbiehill road Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Wildly inappropriate location for that number of flats. Just because you can, doesn't mean you should...

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Dr Alasdair McDonald

Address: 24 East Barnton Gardens Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I will comment on the following material considerations, with respect to the Edinburgh Design Guidance (January 2020):

-Parking and access

The plans do not meet the expectation that the quantity of planting within car parks corresponds to the number of parking spaces e.g, 25m² of planting for every 10 car parking spaces.

The drive way is approximately 1:5 gradient (as drawn and constrained by property boundary and parking layouts). The NHBC standards say that a drive should "have a have a maximum gradient of 1:6" (<https://nhbc-standards.co.uk/10-external-works/10-2-drives-paths-and-landscaping/10-2-6-drives-paths-and-landscaping/>) and "where the gradient is more than 1:10 and the gradient changes, have suitable transition lengths".

There are a number of issues with the driveway:

- (a) steep gradients are dangerous for bikes in icy conditions (bike storage is shown as underground; best practice would be street level ingress/egress). Indeed the gradient would discourage the use of bikes for commuting, contrary to the Council's Active Travel Action Plan.
- (b) there is risk of grounding of vehicles.
- (c) there are safety issues around a motor vehicle transitioning from a steep gradient, across a pavement onto a road, where that pavement/road is a school area/ near a pedestrian crossing and a cycle lane. Steep gradients require motor vehicles to apply large torques to wheels, which when the gradient flattens out leads to significant 'jerky' acceleration. This is an issue for pavement and cycle lane users who do not have visibility of the vehicle.

Further parking comments include:

(a) a lack of visitor and loading spaces for vehicles. It would appear that the designs would only allow one car parking space for those with mobility issues. (That one place is boxed in by two further car parking spaces). Is this compatible with Equality Act 2010?

(b) car parking maneuverability. There is significantly less room for maneuver compared to the previously submitted plans for a 5 pace dwelling.

(c) lack of motor cycle parking. "If the demand for motorcycle parking is unmet, it may disincentivise motorcycling and will potentially result in informal motorcycle parking." according your guidance.

(d) lack of detail on cycle storage. The number of cycle spaces should be at least the number of people that could occupy the dwellings. Based on suggested/indicative plans that should be 24 spaces; 11 spaces are shown. Even with double layer racks, this is insufficient.

(e) lack of charging infrastructure. No charging infrastructure is shown or details provided.

-Green infrastructure

There is a lack of details about the sustainable design of these buildings. According to the design guidance, developments should "Minimise energy needs through a combination of energy efficiency and incorporate low or zero carbon equipment;

Ensure low and zero carbon equipment is sensitively integrated into the design; Support appropriate energy generation to help meet national targets." There are no plans for either (a) solar panels on the roof, (b) use of heat pumps for low carbon heat generation or (c) a plant room for sharing low/zero carbon electricity and heating arrangements. Given this is directly placed opposite to a Primary School, a lack of ambition and adherence to the planning guidance in this area in the build up to COP26 is a crying shame.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Paul Millar

Address: 3 east Barnton Gardens Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This part of the road is already busy and adding more traffic is likely to cause chaos and risk of accidents. There has recently been spaces for people added and this seems to contradict the logic to this. It's already contested this will make it worse. Not to mention the short term disruption. I oppose this development.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Deirdre Mcpherson

Address: 35 Silverknowes Hill Midlothian EDINBURGH

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello there, my daughter attends Davidson's Mains Primary so I have a few issues with this build.

- 1) Safety for the kids during construction and afterwards when we have all these flat owners with their cars creating more exhaust fumes and traffic hazards.
- 2) Potential traffic accident with the entrance to this build so close to a bus stop and lollypop lady as cars pull out or into the drive and across the traffic.
- 3) More cars on this already busy road causing more traffic congestion on an already busy road.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Deborah Pearce

Address: 4 Corbiehill Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This property's access would cut across the Zigzag road markings at the pedestrian lights at D Mains Primary School at a point where the road is narrowed for that crossing and Spaces for People. The extra traffic generated at that access would negatively impact saFety of all road and pavement users especially school start and finish times, bearing in mind that there is a nursery on the school site with hours different from the primary school.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Dr Niall Anderson

Address: 49 Quality Street Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am submitting this comment on behalf of the Parent Council of Davidson's Mains Primary School. The school is, of course, directly opposite this property and the property's entrance is within the zig-zag lines for the pedestrian crossing outside the school's main gate. The Parent Council has developed a school Travel Plan that aims to increase pavement space and segregated cycling infrastructure around the school entrance in order to improve the safety of the school community, encourage increased active travel to school and reduce pollution.

All of these aims would be in accord with the environmental, pollution and transport policies within the Edinburgh Local Development Plan. The proposed development seems to conflict with these and, in particular, with point 4 of paragraph 269 ("To ensure that development does not prejudice the implementation of future road, public transport and cycle and footpath proposals."). As per paragraph 270, a full Transport Assessment would seem to be justified by the location immediately adjacent to a primary school as a "traffic-sensitive location". We would also see Policy Tra 2 as being relevant here, in that there is likely to be negative impact from on-street parking near the school and that the location near amenities (not least the school itself) and public transport links would justify a reduction in provision of car parking spaces within the development.

Having a multiple occupancy dwelling at that location, with the possibility of large numbers of vehicle movements (particularly in the morning), would make the goals within the School Travel Plan substantially harder to achieve and would be extremely undesirable. Indeed, with substantial school-related foot traffic at this location, there would seem to be a substantial safety risk for the school community from this development.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr C Templeton

Address: 2 Vivian Terrace EDINBURGH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The size of the proposed dwelling is totally out of step with the surrounding area, in particular with its extremely close proximity to Davidsons Mains Primary School. Having potentially 10 cars trying to leave the proposed dwelling at the same time as hundreds of children, as young as 5, are arriving in the morning is very worrying.

Looking to the future and the banning of the sale of petrol/diesel cars in 2030 there is absolutely no provision for electric charging within the dwellings footprint.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Annette Gilchrist

Address: 6 Corbiehill Gardens Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Inappropriate for area - Surrounded by suburban housing. Will dominate surroundings, overlook bungalow housing.

Safety concerns. Opposite school, at school crossing, no parking, dangerous area for parking. At school road safety area.

The idea of plumping a modern multi storey block of flats in the middle of a suburban street, overlooking existing bungalows is absurd. It is an anathema to the area, will stick out like a sore thumb. It will overlook neighbours, block light and further congest an already sticky area for traffic. You have a school, it's crossing and apparently an new safe area to allow kids into the school. It's just an awful fit. It would change the landscape and feel of the area, devalue surrounding property and add to an already overly busy / congested area.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Grant Hodgson

Address: 90 main st Davidsons mains Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We need more accommodation in Edinburgh but the scale of this, particularly the height, is inappropriate for the site. Additionally any works need to take account of the proximity to the school.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Ruth Alexander

Address: 28 Vivian Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposed Plans will increase traffic and associated risk near the primary school and pedestrian crossing. There is already congestion in this area and efforts are being made to reduce this.

Parking off street is already difficult locally and this proposal is likely to produce a number of extra cars.

Height of the building will change the appearance of the area in and not for the better. It does not fit in with local buildings.

Proposal will cause disruption and destruction of local wildlife habitat and increased flood risk in the Vivian Terrace 'dip'.

Privacy of neighbouring properties will be compromised hugely.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Peter Barclay

Address: 17 vivian terrace Edinburgh edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Number of multi-room flats on site means there is likely to be more residents cars than car parking spaces as parking is restricted on Corbiehill Road, this is likely to lead to residents trying to park on nearby streets, particularly Vivian Terrace which already has issues around parking and congestion.

Cars will also need to join Corbiehill road very close to school crossing and bus stop, this will increase traffic during times when children enter primary school and represents extra risk for children attempting to walk to school

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Fiona Young

Address: 1 Corbiehill Park Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Inappropriate number of flats for area right opposite primary school. Planning already agreed for 5 flats - why now up to 10? Access to flats dangerous!

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Thomas Flanagan

Address: 29 Vivian Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this application for a number of reasons.

1. There are clear privacy issues with this development. The majority of the neighbouring properties are bungalows which will be overlooked by the flats. In some cases, there will be balconies overlooking them.
2. The properties will overlook the primary school which is a clear safeguarding issue.
3. There would be a loss of sunlight to neighbouring gardens and this would not be negligible. A quarter of the garden is a significant amount.
4. In the past, there have been issues with flooding after heavy rain in the area near to the substation. There has been no surface water management plan to deal with the impact of this development.
4. On the application form, the question "if this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect" has been answered as not applicable. However, there was an application for this property granted last year to convert it into 5 flats despite numerous objections by residents. The conditions on the decision were to have 10 cycle parking spaces, a surface water management plan submitted and EV charging points provided. None of these have fully been addressed. There is no surface water management plan. There are no EV charging points on the drawings and while there will be cycle store it is not clear if there are enough spaces for the increased number of flats.
5. The application says there are currently 6 parking spaces, however these are not included on the drawings when they should be. The proposal is to have 10 spaces which will lead to increased traffic next to the primary school. The property is close to the pedestrian crossing and this would clearly be a safety issue. Also, given that most of the flats will have more than one bedroom it's likely there will be more than 10 cars associated with this property which will lead to further parking issues in neighbouring streets as well as noise pollution. More traffic will also lead to more pollution.

6. The development is out of character for the area.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Patricia Macleod

Address: Corbiehill crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ten flats will generate excess exit traffic within 50 meters of a controlled crossing to and from the primary school where the dropping off of pupils is done in a dangerous way at the moment.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mrs Tanya Ramsay

Address: 5 Corbiehill Grove Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object as this is far too dangerous a site in proximity to a school and a pedestrian crossing for you to build so many flats. I cross here with my toddler daily and my nine year old son cycles across as well as past there alone regularly. The dangers of so many cars going in and out are really high: it's already a fast road despite the traffic calming measures.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Ms L g Lawson

Address: 6 Silverknowes midway Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think the proposed development is not suited to the surrounding area and may well lead to increased traffic which would not be ideal so close to a school.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Mr Kevin Lang

Address: City Chambers High Street Edinburgh

Comment Details

Commenter Type: Ward Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application represents over development of the existing site.

Corbiehill Road is a busy road next to the local primary school with on street parking controls. There is insufficient parking and access for so many flats within this constrained site.

I am also concerned about the visual amenity impact for adjacent properties.

Comments for Planning Application 21/02591/FUL

Application Summary

Application Number: 21/02591/FUL

Address: 30 Corbiehill Road Edinburgh EH4 5DZ

Proposal: Demolish existing house and erect new flatted development with 10 units

Case Officer: Lewis McWilliam

Customer Details

Name: Dr Catherine Anderson

Address: 31/1 Silverknowes Hill Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My son goes to D Mains Primary, and from a road safety perspective, I think this is a terrible idea. The road in front is already incredibly crowded at the start and end of the day, the last thing it needs is a large block of flats with all the additional cars involved.