

Response to 21/02591/FUL Local Review Body objection comments

This is a short statement prepared on behalf of the applicant in response to the further representations received on the 6th January 2022 in relation to the local review body for the New flatted residential development with 10 units and associated works to replace existing dwelling, at 30 Corbiehill Road, Edinburgh, EH4 5DZ.

The issue of vehicular traffic to and from the site from the existing site entrance, particularly during school start and finishing times has already been considered and has correctly been deemed as having an overall negligible effect in terms of safety and air pollution by both the applicants and the council.

There are a variety of reasons for this. Schools are generally located in residential areas, with many more densely populated areas. In addition, working hours are now more flexible, allowing people to work from home more often and/or start and finish work outwith a prescribed time.

At the last Scottish census in 2011, car ownership for people living in flats was 49% compared to 81% living in houses or bungalows.

In terms of clean air, emerging Government policies mean that by the end of this decade, no new petrol and diesel cars will be sold as the country transcends towards electric vehicles, and the phasing out of polluting vehicles. This combined with different travel and work patterns, largely brought on by the COVID pandemic mean more people are working from home, and will continue to do so. Increased emphasis is being given to active travel to and from places of work and education, such as walking and cycling, and the infrastructure to support this (segregated cycle lanes, wider paths, safer crossing points, upgraded junctions, etc) are being implemented across the city.

Finally, we believe that some consulted parties have not correctly interpreted the proposed plans, as the proposed development design and layout would not lead to any direct overlooking of neighbouring properties especially into bedrooms, due to the distances involved, existing site perimeter mature hedges and trees, and window placement and orientation on the proposed development. In the report of handling the planning officer stated that only number 1 Vivian Terrace would be impacted by overlooking from one window - although we do not share this interpretation, as we this 'overlooking' would not be direct, however as previously stated in the appeal statement submitted we would accept the removal of this window as part of any planning conditions.

We hope that the above are taken into consideration at the Planning Local Review Body panel hearing this coming Wednesday (19/01/2022).

Nicolas Whitelaw MRTPI on behalf of Rupinder Bal