

Development Management Sub-Committee Report

Wednesday 10 May 2023

**Application for Planning Permission
16 Ravelston Dykes Road, Edinburgh, EH4 3PB.**

Proposal: Demolition/replacement of existing house.

**Item – Committee Decision
Application Number – 22/04322/FUL
Ward – B05 - Inverleith**

Reasons for Referral to Committee

In accordance with the statutory scheme of delegation, the application has been referred for determination by the Development Management Sub-committee as it has received 16 material representations in objection and the recommendation is to grant planning permission.

Recommendation

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

Summary

The application for development is acceptable in relation to the relevant policies within National Planning Framework 4 and the Edinburgh Local Development Plan. The proposal would not have an unacceptable impact on the character of the area or on neighbouring residential amenity. There are no material planning considerations which outweigh this conclusion.

SECTION A – Application Background

Site Description

The application site is the curtilage of 16 Ravelston Dykes Road, Edinburgh. It is a residential property, located on the north side of Ravelston Dykes Road. The site is spacious, with a number of mature trees and large areas of soft landscaping. The site slopes down from south to north and has residential properties bounding it on the north, east and west sides. Ravelston Golf Course is located to the south.

Description of the Proposal

It is proposed to demolish the existing house and erect a replacement house. The new building would be created in a contemporary style, with a mixture of single pitched and flat roofs. It would use a varied palette of materials, including walls formed of random rubble stone, polished concrete and stained timber. It would be two storeys in height and would step down to the north, using the contours of the site as part of the design.

Supporting Information

Flood Risk Assessment
Asbestos Survey
SUDS Assessment
Design and Access Statement
Structural Survey
Tree Survey

Relevant Site History

21/02551/FUL
16 Ravelston Dykes Road
Edinburgh
EH4 3PB
Demolition and replacement of existing house.
withdrawn
21 June 2022

Other Relevant Site History

No other relevant site history.

Pre-Application process

Pre-application discussions took place on this application.

Consultation Engagement

Flood Prevention

Refer to Appendix 1 for a summary of the consultation response.

Publicity and Public Engagement

Date of Neighbour Notification: 12 September 2022
Date of Renotification of Neighbour Notification: Not Applicable
Press Publication Date(s): Not Applicable
Site Notices Date(s): Not Applicable
Number of Contributors: 19

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations and
- any other identified material considerations.

Assessment

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

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- LDP Design Policies 1, 4, 5 and 12
- LDP Housing Policies Hou 1, Hou 3, Hou 4 and Hou 7
- LDP Environment Policy Env 12
- NPF 4 Sustainable Places Policies 1, 2, 3, 4 and 6
- NPF 4 Liveable Places Policy 22

Principle

The site is an existing residential use, and the principle of housing is established.

The proposal complies with LDP Policy Hou 1, subject to compliance with other relevant policies.

Design

The existing structure sits within the northern portion of the site, some distance from the access road. Its form and the sloping nature of the site results in a relatively unobtrusive building, when viewed from the lane. However, whilst including some historical elements, it is of an overall poor quality, and has been subject to unsympathetic alterations and extensions. It has resulted in a building of low design, that adds little to the visual character of the area.

The proposed building would sit closer to the lane and would be a more obvious addition when viewed from that road. However, there would still be a significant area of garden ground to the front, providing an appropriate relationship between the building and its curtilage when viewed from the lane. There would be a large area of private garden space to the north. Whilst the development would have a large footprint, the size of the plot would accommodate such a building. It would not create a development that would be significantly different in terms of ratio between buildings and open space from many of its neighbours and it would reflect the broad spatial pattern of built development within the area.

It would create two distinct accommodation areas, linked by a central courtyard. The proposed design is innovative and contemporary, and it would create a visually stimulating building. The use of a broad palette of finishing materials would complement and embrace the design, providing a building of high-quality appearance. The proposal would use the site's contours to create a striking development, which would avoid an over-dominant or oppressive form.

Whilst the new development would be significantly larger than the existing property, the combination of the design, its positioning and size of the plot would ensure that the building would not dominate its curtilage or its surroundings.

The proposal would comply with NPF4 Policies 14, 16 and LDP Policies Des 1, Des 4, Hou 3 and Hou 4.

Neighbouring Amenity/Amenity for Future Occupiers

The proposed western-facing terrace would be situated approximately 8.6m from the boundary. This would represent a very minor departure from the Edinburgh Design Guidance and would not be a reason for refusal. In addition, additional planting may be implemented as part of the conditioned landscaping scheme to provide additional screening. Taking this into consideration, the proposal would not have an unacceptable impact in terms of privacy.

The proposal would have no adverse effect on daylight or sunlight levels enjoyed by neighbouring properties.

The proposed dwelling would provide a high-quality development for future occupiers. It would exceed the criteria within the Edinburgh Design Guidance in relation to internal space and external amenity space.

This complies with NPF4 Policy 14 and LDP Policies Des 5 and Hou 3.

Trees and Biodiversity

The site has a number of trees on it, two of which are subject to a tree preservation order. The remaining trees, bushes and undergrowth have no protection under planning legislation and could be removed without the need for permission from the Council, as planning authority. Whilst an indicative landscaping scheme has been supported by the applicant, given the nature and size of the plot, it would be necessary to require details to be submitted for further consideration. The agreement of a planting scheme, and its implementation, would be subject to a suspensive condition.

Notwithstanding the above statutory position, it is desirable to protect the trees that are not identified for removal, and this will be subject to a condition.

The proposal complies with NPF4 Policy 6 and LDP Policy Env 12.

Flooding

A flood risk assessment and SUDS report were submitted with the application. The proposal was assessed by the Council's Flood Prevention Team and no concerns were raised by that team.

The proposal is in compliance with NPF 4 Policy 22 and LDP Policies Env 21 and Des 7.

Sustainability

The existing building has been empty for some years, it is showing signs of decay and it would require significant measures to bring it to a habitable condition. The proposed development would embrace modern energy standards and would form a more sustainable living accommodation for future occupiers than the existing building. Whilst it is recognised that the new development would require the use of resources in its construction, on balance, the proposal would not have an unacceptable effect on the need to provide sustainable developments.

The proposal accords with NPF 4 Policies 1 and 2.

Conclusion in relation to the Development Plan

The proposal would introduce a dwelling house of high architectural quality, providing future occupants with an excellent level of amenity. The development would respect the character of the site and the surrounding area. Whilst the building would be considerable in scale, it would avoid creating an over-dominant building through the use of the site's contours to inform the design. It would not have an unacceptable effect on protected trees and the implementation of the landscaping scheme would contribute the appearance of the immediate vicinity. The proposal would represent an acceptable minor departure from the non-statutory Guidance for Householders in terms of privacy.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

Nineteen public represents were received (16 in objection and 3 in support).

A summary of the objecting representations are provided below:

material considerations

- Impact on trees and wildlife - this is assessed in section a) above;
- Inappropriate design - this is assessed in section a) above;
- Impact on neighbouring amenity - this is assessed in section a) above; and
- Loss of historic building - this is assessed in section a) above.

non-material considerations

None

Conclusion in relation to identified material considerations

The issues raised in the representations have been fully addressed in the report of handling.

Overall conclusion

The application for development is acceptable in relation to the relevant policies within National Planning Framework 4 and the Edinburgh Local Development Plan. The proposal would not have an unacceptable impact on the character of the area or on neighbouring residential amenity. There are no material planning considerations which outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.
 2. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
 3. All works to trees shall be in accordance with the recommendations set out in the Arboricultural Survey, prepared by AV Arboriculture.
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1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.
 2. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
 3. In order to safeguard protected trees.

Informatives

It should be noted that:

1. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Background Reading/External References

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

Further Information - [Local Development Plan](#)

Date Registered: 29 August 2022

Drawing Numbers/Scheme

01-09

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

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Appendix 1

Summary of Consultation Responses

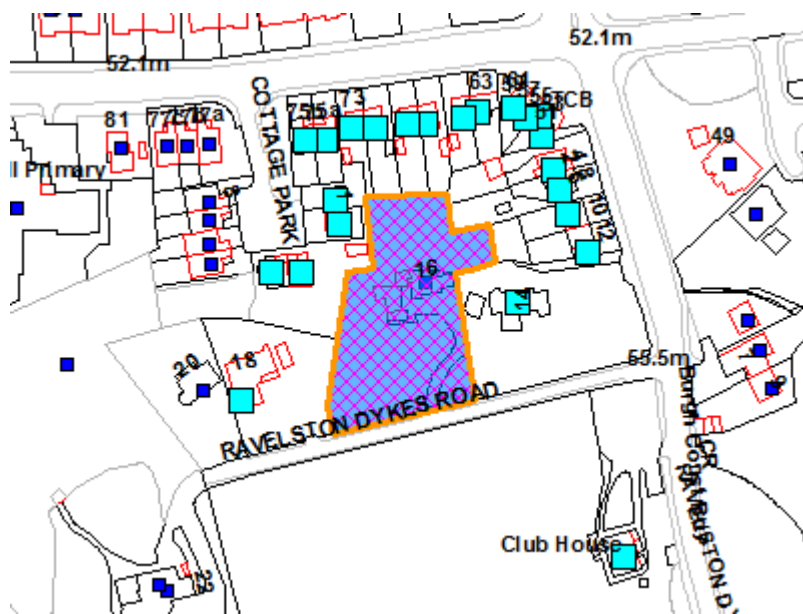
NAME: Flood Prevention

COMMENT: No comments.

DATE: 24 February 2023

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

Location Plan



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