

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100654086-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Sorrell Associates		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Jim	Building Name:	The Green House
Last Name: *	Sorrell	Building Number:	41
Telephone Number: *	0131 343 3643	Address 1 (Street): *	St Bernard's Crescent
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH4 1NR
Email Address: *	jimsorrell@sorrellassociates.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text" value="14"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Lampacre Road"/>
Company/Organisation	<input type="text" value="The Owners Group"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH12 7HX"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="Land adjacent to No14-16 Lampacre Road, Edinburgh"/>
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Northing	<input type="text" value="672443"/>	Easting	<input type="text" value="320381"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed Construction of a New House

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See Planning Appeal Statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Flood Risk and Surface Water Management Plan

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Listed in Planning Appeal Statement

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/02897/FUL

What date was the application submitted to the planning authority? *

03/07/2023

What date was the decision issued by the planning authority? *

08/09/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To appreciate the character of the area and the context of the proposed house relative to neighbours

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Jim Sorrell

Declaration Date: 07/12/2023



Proposed Construction of New House

14 Lampacre Road, Edinburgh

Flood Risk and Surface Water Management Plan

312453-HAH-XX-XX-RP-C-00001

December 2023

Document Revision Control

Revisions	Date	Reason for Issue	By	Approved
00	Dec-23	1 st Issue	CB	BL

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1.0 Introduction

Harley Haddow Ltd were appointed to act as civil engineers for the proposed development of an existing brownfield site in Carrick Knowe, Edinburgh. The scope of the project comprises the demolition of an existing garage and the construction of a new single house.

This report will assess the impact of the development on the surrounding properties and area with regard to LDP Policy Env 21 (Flood Protection). It shall provide surface water design recommendations to address any risk that remains.

It will also assess, through the calculations provided, the existing surface water runoff against the proposed discharge rates and state what attenuation is required.

The site is located in Carrick Knowe, Edinburgh. It is bounded to the north east by Lampacre Road and in all other directions by residential properties.

2.0 Site Information

2.1 Existing Site

The red line boundary area is approximately 260m² and comprises an existing garage and garden space. Site levels appear relatively flat across the area.

Review of the Scottish Water asset map shows 2no. combined sewers running south along Lampacre Road. These are 225mm VC and 915mm CO. The asset map also notes the presence of a 610mm brick culvert.

A drainage survey of the site has not been carried out, however, review of the CEC building drainage records show that the drainage from the adjacent property appears to be a combined system which takes the rainwater downpipe from the existing garage. It is assumed this then discharges to the existing public combined network.

2.2 Proposed Works

As noted previously, the proposals comprise the demolition of the existing garage and the construction of a new house with associated garden space and driveway.

3.0 Flood Risk Assessment

3.1 Flooding Requirements

In accordance with Scottish Planning Policy and City of Edinburgh Council Flood Authority policy LDP Env 21, this report has been assessed against the following:

- Ensure that there is no detriment to downstream properties caused by the development affecting existing overland flow paths.
- Ensure that there is no detriment to downstream properties from rainwater on the development site.
- Ensure that the proposed property is not at risk from all possible sources of flooding.

3.2 Coastal Flooding

The elevation of the site is approximately +45m above sea level and is located around 5km from the nearest coastline, which is the Firth of Forth.

Review of the SEPA interactive flood map indicates that the site is not within the 1 in 200-year flood area for coastal flooding.

3.3 Pluvial Flooding

3.3.1 Flood Risk from Offsite

As aforementioned, the site is bounded by existing residential properties and Lampacre Road to the front and is relatively flat. There is a dropped kerb located at the interface to the adjacent road, however, the pavement has a crossfall towards the road and therefore should prevent any surface water from entering the site boundary.

Any potential overflows from the existing sewers on Lampacre Road would be assumed to be contained within the road boundary and accommodated by existing road drainage.

Review of the SEPA flood map indicates that a small area within the site boundary and a larger area to the north west appears to have a medium likelihood of surface water flooding. This appears to be part of a larger area of flooding which extends from Meadowhouse Road to Tyler's Acre Road and the existing properties in between.

This is noted by SEPA has having a 0.5% chance of flooding each year, and appears to have been caused by a slight low point on Tyler's Acre Road which may then flow down the driveway into the garden of the adjacent property (no. 50).

The flooding from the SEPA map looks like it would be contained within the rear garden of the proposed house, therefore the development would have negligible impact on any existing flooding issues.

The pre and post development overland flow paths can be found in Appendix A.

3.3.2 Risk to Properties Downstream of Development

The proposals shall be designed to capture and accommodate rainfall for the 1 in 200-year event plus a 40% allowance for climate change. This will ensure that there is no detriment to the existing drainage network, and in turn, ensure that there is no increased risk to the properties downstream.

In addition, the proposals shall incorporate SuDS in terms of a filter drain with a 75mm orifice in the front garden which shall treat and attenuate the flow.

3.3.3 Overland Flood Routes

It is proposed that all surface water flows be directed away from the building. In addition, existing flood routes shall be maintained which, as mentioned previously, appear to be from Tyler's Acre Road then down along the rear of the adjacent property (no. 50). Any remaining flood routes shall be unimpeded as they will pass through the garden of the proposed house.

3.4 Fluvial Flooding

As mentioned, the site is approximately +45m above sea level with no watercourses in the vicinity of the site. Review of the SEPA flood maps indicate that the site is not at risk from fluvial flooding for the 1 in 200-year event, therefore no further action is required.

3.5 Groundwater

Review of the SEPA 200-year groundwater map indicates that the site is not at risk from groundwater flooding, therefore no further action is required.

4.0 Drainage Strategy

4.1 Surface Water Drainage

As per the CEC building records, the rainwater from the existing garage is captured by a downpipe and discharges to the combined network of the adjacent property. The predevelopment discharge rate from the garage was calculated to be 0.3 litres per second for the 1 in 2-year event, with the calculations found in Appendix B.

The proposal for capturing the surface water drainage from roof areas is a conventional system of guttering and rainwater downpipes. The post development discharge rate for this was calculated as 0.8 litres per second for the 1 in 2-year event.

SuDS shall be introduced in the form of a filter drain, with a 75mm orifice used to restrict the flow in accordance with CEC policy. In addition, the proposed discharge volume shall be reduced through the inclusion of suitable SuDS and/or water butts. This shall be confirmed at the next design stage.

The surface water network was modelled using the MicroDrainage software package and complies with the 1 in 200-year event + a 40% allowance for climate change, with the calculations found in Appendix B.

5.0 Conclusion

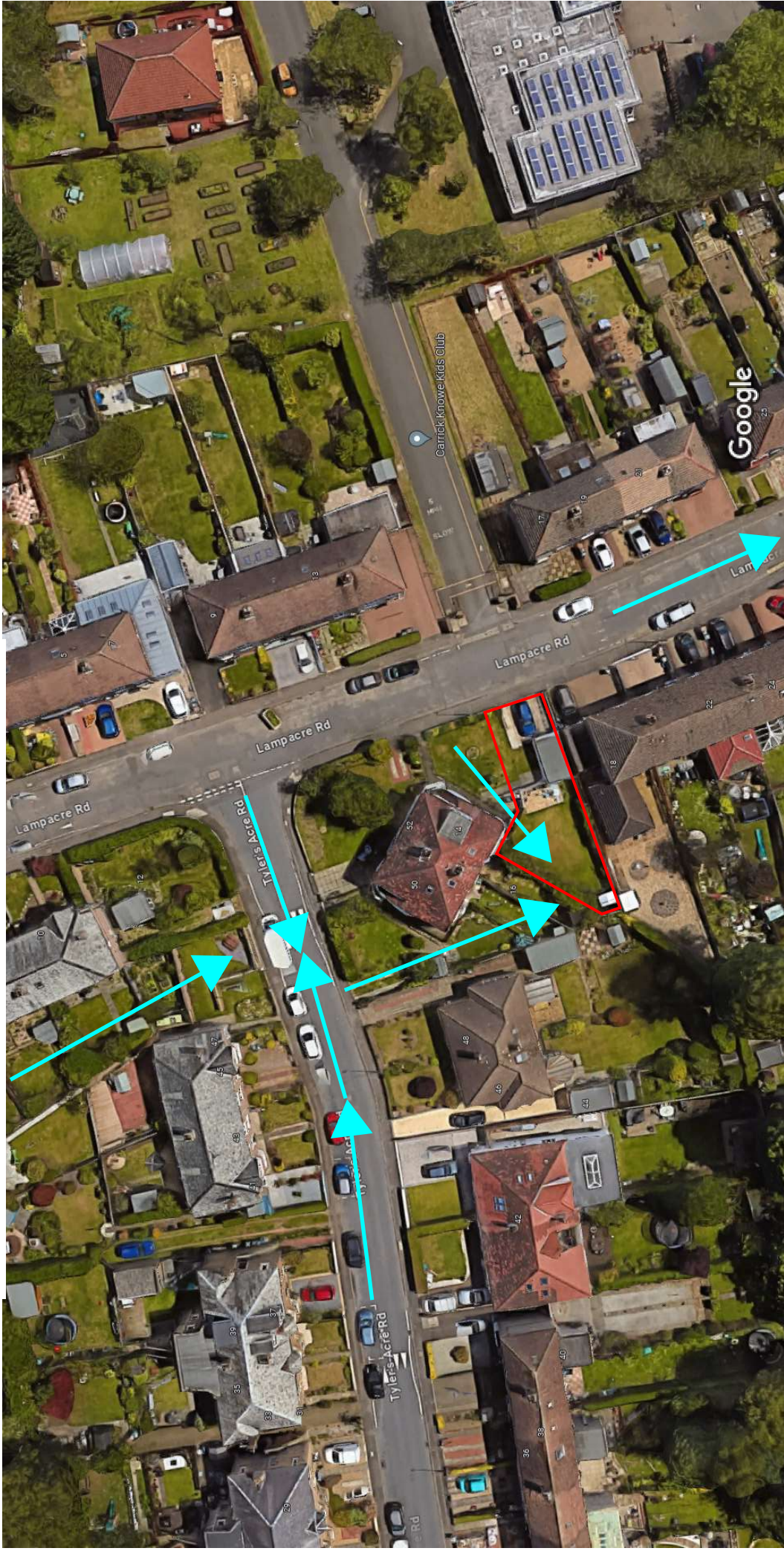
Following review of all available information at time of writing, this report concludes that the proposed construction of a single house would not adversely affect the local flooding issues. Furthermore, it would have no impact on the existing flood route as noted on the SEPA map as this would appear to be contained to the rear garden of the proposed property.

It should be noted that this report is purely a desktop exercise, and no topographical survey or flood modelling was undertaken as part of this. These should be carried out at the next design stage to confirm its findings.

Appendix A

Pre & Post Development Overland Flow Paths

Google Maps 14 Lampacre Road - Pre Development Overland Flow Paths



Imagery ©2023 Google, Imagery ©2023 Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, The GeoInformation Group, Map data ©2023 10 m

↑ - Flow Path

HH markup 07/12/2023

PROPOSED NEW HOUSE AT 14 LAMPACRE ROAD
EDINBURGH EH12 7HX. FOR THE OWNERS GROUP
OF 14 LAMPACRE ROAD.

BLOCK PLAN & DRAWING REGISTER

JTA DRAWING No 1
Associates
ARCHITECTS
EDINBURGH

June, 2023

JOHN A TOD Dip Arch
Registered Architect

59 Edinburgh Road
Musselburgh
East Lothian EH21 8EE
Tel: 0131 665 8147
Email: todyoung@btinternet.com

DRAWING REGISTER

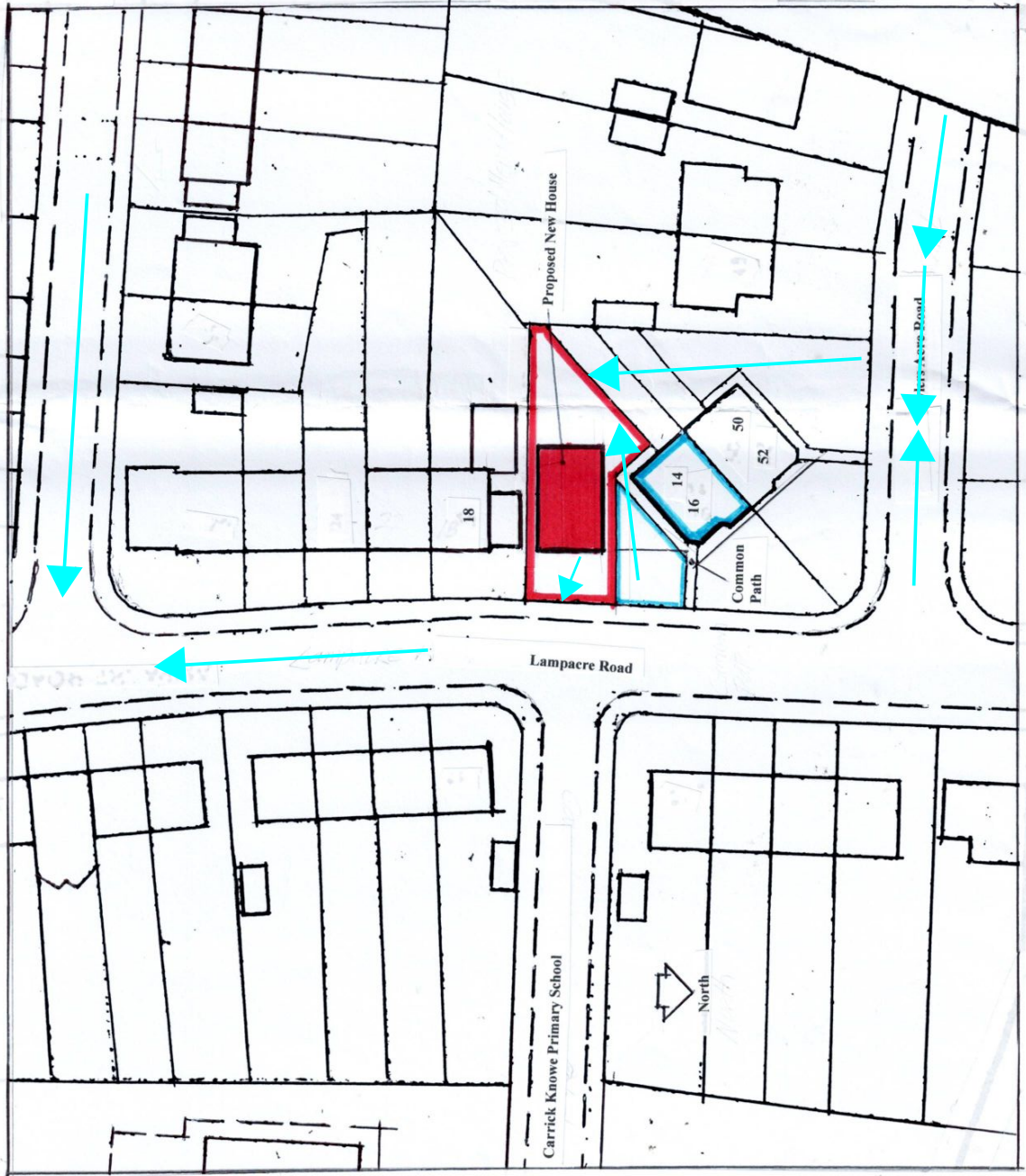
DRAWING No 1 : BLOCK PLAN & DRAWING REGISTER
DRAWING No 2 : LOCATION, GROUND & FIRST FLOOR PLANS
DRAWING No 3 : ROOF PLAN, ELEVATIONS & SECTIONS
DRAWING No 4 : SECTION & CONTEXTURAL ELEVATION

- Flow Path



14 Lampacre Road - Post Development
Overland Flow Paths

HH markup 07/12/2023



BLOCK PLAN Scale 1: 500



Appendix B

Storm Water Calculations

Contract/project:	14 Lampacre Road, Edinburgh		
Job Ref:	312453	Part of structure/element	1 in 2 year Storm Calcs
Calc sheet no:	1 of 1	Drawing Ref:	
Calculations by:	CB	Checked By:	Date:

Ref:	Calculations	Output:
	<p>The site is currently brownfield and currently contains an existing garage.</p> <p><u>Pre Development Discharge</u></p> <p>Assume 40 mm/hr intensity rainfall Impermeable area = 0.002 Ha = 23 m²</p> <p>40 x 23 / 3600 (60mins/60secs) = 0.26 l/sec</p> <p style="text-align: right;"><u>Pre development discharge =</u></p>	<p><u>0.26 l/sec</u></p>
	<p><u>Post Development Discharge</u></p> <p>Assume 40 mm/hr intensity rainfall Impermeable area = 0.008 Ha = 75 m²</p> <p>40 x 75 / 3600 (60mins/60secs) = 0.83 l/sec</p> <p style="text-align: right;"><u>Post development pre attenuated discharge =</u></p>	<p><u>0.83 l/sec</u></p>

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Innovyze Source Control 2020.1

Summary of Results for 200 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m ³)	Status
15 min Summer	44.257	0.057	1.9	0.1	O K
30 min Summer	44.255	0.055	1.8	0.1	O K
60 min Summer	44.248	0.048	1.3	0.1	O K
120 min Summer	44.239	0.039	0.9	0.0	O K
180 min Summer	44.234	0.034	0.7	0.0	O K
240 min Summer	44.231	0.031	0.6	0.0	O K
360 min Summer	44.226	0.026	0.4	0.0	O K
480 min Summer	44.224	0.024	0.3	0.0	O K
600 min Summer	44.221	0.021	0.3	0.0	O K
720 min Summer	44.220	0.020	0.2	0.0	O K
960 min Summer	44.217	0.017	0.2	0.0	O K
1440 min Summer	44.214	0.014	0.1	0.0	O K
2160 min Summer	44.212	0.012	0.1	0.0	O K
2880 min Summer	44.211	0.011	0.1	0.0	O K
4320 min Summer	44.210	0.010	0.1	0.0	O K
5760 min Summer	44.209	0.009	0.1	0.0	O K
7200 min Summer	44.209	0.009	0.0	0.0	O K
8640 min Summer	44.208	0.008	0.0	0.0	O K
10080 min Summer	44.208	0.008	0.0	0.0	O K
15 min Winter	44.257	0.057	1.9	0.1	O K
30 min Winter	44.251	0.051	1.5	0.1	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
15 min Summer	128.211	0.0	0.7	10
30 min Summer	91.753	0.0	1.0	17
60 min Summer	62.201	0.0	1.4	32
120 min Summer	37.418	0.0	1.7	62
180 min Summer	27.824	0.0	1.9	92
240 min Summer	22.539	0.0	2.0	122
360 min Summer	16.708	0.0	2.3	180
480 min Summer	13.462	0.0	2.4	240
600 min Summer	11.370	0.0	2.6	306
720 min Summer	9.900	0.0	2.7	362
960 min Summer	7.955	0.0	2.9	482
1440 min Summer	5.848	0.0	3.2	732
2160 min Summer	4.320	0.0	3.5	1088
2880 min Summer	3.489	0.0	3.8	1484
4320 min Summer	2.572	0.0	4.2	2140
5760 min Summer	2.078	0.0	4.5	2936
7200 min Summer	1.766	0.0	4.8	3552
8640 min Summer	1.552	0.0	5.0	4424
10080 min Summer	1.396	0.0	5.3	5016
15 min Winter	128.211	0.0	0.8	10
30 min Winter	91.753	0.0	1.2	17

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Summary of Results for 200 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m ³)	Status
60 min Winter	44.243	0.043	1.1	0.0	O K
120 min Winter	44.233	0.033	0.7	0.0	O K
180 min Winter	44.229	0.029	0.5	0.0	O K
240 min Winter	44.226	0.026	0.4	0.0	O K
360 min Winter	44.222	0.022	0.3	0.0	O K
480 min Winter	44.219	0.019	0.2	0.0	O K
600 min Winter	44.217	0.017	0.2	0.0	O K
720 min Winter	44.216	0.016	0.2	0.0	O K
960 min Winter	44.214	0.014	0.1	0.0	O K
1440 min Winter	44.212	0.012	0.1	0.0	O K
2160 min Winter	44.211	0.011	0.1	0.0	O K
2880 min Winter	44.210	0.010	0.1	0.0	O K
4320 min Winter	44.209	0.009	0.0	0.0	O K
5760 min Winter	44.208	0.008	0.0	0.0	O K
7200 min Winter	44.207	0.007	0.0	0.0	O K
8640 min Winter	44.207	0.007	0.0	0.0	O K
10080 min Winter	44.206	0.006	0.0	0.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
60 min Winter	62.201	0.0	1.6	32
120 min Winter	37.418	0.0	1.9	64
180 min Winter	27.824	0.0	2.1	88
240 min Winter	22.539	0.0	2.3	120
360 min Winter	16.708	0.0	2.5	188
480 min Winter	13.462	0.0	2.7	240
600 min Winter	11.370	0.0	2.9	306
720 min Winter	9.900	0.0	3.0	370
960 min Winter	7.955	0.0	3.2	464
1440 min Winter	5.848	0.0	3.5	680
2160 min Winter	4.320	0.0	3.9	1072
2880 min Winter	3.489	0.0	4.2	1512
4320 min Winter	2.572	0.0	4.7	2156
5760 min Winter	2.078	0.0	5.0	2896
7200 min Winter	1.766	0.0	5.3	3472
8640 min Winter	1.552	0.0	5.6	4128
10080 min Winter	1.396	0.0	5.9	5032

Harley Haddow		Page 3
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Rainfall Details

Rainfall Model	FEH
Return Period (years)	200
FEH Rainfall Version	2013
Site Location	GB 323850 674700 NT 23850 74700
Data Type	Catchment
Summer Storms	Yes
Winter Storms	Yes
Cv (Summer)	0.750
Cv (Winter)	0.840
Shortest Storm (mins)	15
Longest Storm (mins)	10080
Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.003

Time (mins) Area
From: To: (ha)

0 4 0.003

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Model Details

Storage is Online Cover Level (m) 45.000

Pipe Structure

Diameter (m) 0.150 Length (m) 10.000
Slope (1:X) 80.000 Invert Level (m) 44.200

Orifice Outflow Control

Diameter (m) 0.150 Discharge Coefficient 0.600 Invert Level (m) 44.200

Summary of Results for 200 year Return Period (+40%)

Half Drain Time : 0 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max E Outflow (l/s)	Max Volume (m ³)	Status
15 min Summer	44.214	0.214	0.0	4.9	4.9	0.1	O K
30 min Summer	44.190	0.190	0.0	4.6	4.6	0.1	O K
60 min Summer	44.130	0.130	0.0	3.6	3.6	0.1	O K
120 min Summer	44.088	0.088	0.0	2.3	2.3	0.0	O K
180 min Summer	44.075	0.075	0.0	1.8	1.8	0.0	O K
240 min Summer	44.066	0.066	0.0	1.5	1.5	0.0	O K
360 min Summer	44.054	0.054	0.0	1.1	1.1	0.0	O K
480 min Summer	44.047	0.047	0.0	0.9	0.9	0.0	O K
600 min Summer	44.043	0.043	0.0	0.8	0.8	0.0	O K
720 min Summer	44.040	0.040	0.0	0.7	0.7	0.0	O K
960 min Summer	44.037	0.037	0.0	0.5	0.5	0.0	O K
1440 min Summer	44.031	0.031	0.0	0.4	0.4	0.0	O K
2160 min Summer	44.027	0.027	0.0	0.3	0.3	0.0	O K
2880 min Summer	44.024	0.024	0.0	0.2	0.2	0.0	O K
4320 min Summer	44.021	0.021	0.0	0.2	0.2	0.0	O K
5760 min Summer	44.018	0.018	0.0	0.1	0.1	0.0	O K
7200 min Summer	44.017	0.017	0.0	0.1	0.1	0.0	O K
8640 min Summer	44.016	0.016	0.0	0.1	0.1	0.0	O K
10080 min Summer	44.015	0.015	0.0	0.1	0.1	0.0	O K
15 min Winter	44.214	0.214	0.0	4.9	4.9	0.1	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
15 min Summer	128.211	0.0	1.9	10
30 min Summer	91.753	0.0	2.8	17
60 min Summer	62.201	0.0	3.7	32
120 min Summer	37.418	0.0	4.5	62
180 min Summer	27.824	0.0	5.0	92
240 min Summer	22.539	0.0	5.4	122
360 min Summer	16.708	0.0	6.0	182
480 min Summer	13.462	0.0	6.5	242
600 min Summer	11.370	0.0	6.8	298
720 min Summer	9.900	0.0	7.1	360
960 min Summer	7.955	0.0	7.6	490
1440 min Summer	5.848	0.0	8.4	712
2160 min Summer	4.320	0.0	9.3	1100
2880 min Summer	3.489	0.0	10.0	1440
4320 min Summer	2.572	0.0	11.1	2152
5760 min Summer	2.078	0.0	12.0	2896
7200 min Summer	1.766	0.0	12.7	3672
8640 min Summer	1.552	0.0	13.4	4392
10080 min Summer	1.396	0.0	14.1	5032
15 min Winter	128.211	0.0	2.2	10

124-125 Princes Street
Edinburgh
EH2 4AD



Date 05/12/2023 14:55
File PROPOSED ARRANGEMENT.SRCX

Designed by CraigB
Checked by

Innovyze Source Control 2020.1

Summary of Results for 200 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
30 min Winter	44.155	0.155	0.0	4.0	4.0	0.1	O K
60 min Winter	44.101	0.101	0.0	2.8	2.8	0.0	O K
120 min Winter	44.073	0.073	0.0	1.8	1.8	0.0	O K
180 min Winter	44.062	0.062	0.0	1.3	1.3	0.0	O K
240 min Winter	44.054	0.054	0.0	1.1	1.1	0.0	O K
360 min Winter	44.044	0.044	0.0	0.8	0.8	0.0	O K
480 min Winter	44.040	0.040	0.0	0.7	0.7	0.0	O K
600 min Winter	44.037	0.037	0.0	0.6	0.6	0.0	O K
720 min Winter	44.035	0.035	0.0	0.5	0.5	0.0	O K
960 min Winter	44.031	0.031	0.0	0.4	0.4	0.0	O K
1440 min Winter	44.026	0.026	0.0	0.3	0.3	0.0	O K
2160 min Winter	44.023	0.023	0.0	0.2	0.2	0.0	O K
2880 min Winter	44.020	0.020	0.0	0.2	0.2	0.0	O K
4320 min Winter	44.017	0.017	0.0	0.1	0.1	0.0	O K
5760 min Winter	44.016	0.016	0.0	0.1	0.1	0.0	O K
7200 min Winter	44.014	0.014	0.0	0.1	0.1	0.0	O K
8640 min Winter	44.014	0.014	0.0	0.1	0.1	0.0	O K
10080 min Winter	44.013	0.013	0.0	0.1	0.1	0.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
30 min Winter	91.753	0.0	3.1	17
60 min Winter	62.201	0.0	4.2	32
120 min Winter	37.418	0.0	5.0	62
180 min Winter	27.824	0.0	5.6	92
240 min Winter	22.539	0.0	6.1	126
360 min Winter	16.708	0.0	6.7	188
480 min Winter	13.462	0.0	7.2	244
600 min Winter	11.370	0.0	7.6	312
720 min Winter	9.900	0.0	8.0	368
960 min Winter	7.955	0.0	8.6	464
1440 min Winter	5.848	0.0	9.4	728
2160 min Winter	4.320	0.0	10.5	1068
2880 min Winter	3.489	0.0	11.3	1460
4320 min Winter	2.572	0.0	12.4	2160
5760 min Winter	2.078	0.0	13.4	2848
7200 min Winter	1.766	0.0	14.2	3568
8640 min Winter	1.552	0.0	15.0	4280
10080 min Winter	1.396	0.0	15.8	5248

124-125 Princes Street
 Edinburgh
 EH2 4AD



Date 05/12/2023 14:55
 File PROPOSED ARRANGEMENT.SRCX

Designed by CraigB
 Checked by

Innovyze Source Control 2020.1

Rainfall Details


Rainfall Model	FEH
Return Period (years)	200
FEH Rainfall Version	2013
Site Location	GB 323850 674700 NT 23850 74700
Data Type	Catchment
Summer Storms	Yes
Winter Storms	Yes
Cv (Summer)	0.750
Cv (Winter)	0.840
Shortest Storm (mins)	15
Longest Storm (mins)	10080
Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.008

Time (mins)	Area
From: To:	(ha)

0	4	0.008
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Harley Haddow		Page 4
124-125 Princes Street Edinburgh EH2 4AD		
Date 05/12/2023 14:55 File PROPOSED ARRANGEMENT.SRCX	Designed by CraigB Checked by	
Innovyze	Source Control 2020.1	

Model Details

Storage is Online Cover Level (m) 45.000

Filter Drain Structure

Infiltration Coefficient Base (m/hr) 0.00000	Pipe Diameter (m) 0.150
Infiltration Coefficient Side (m/hr) 0.00000	Pipe Depth above Invert (m) 0.300
Safety Factor 2.0	Slope (1:X) 0.0
Porosity 0.30	Cap Volume Depth (m) 0.000
Invert Level (m) 44.000	Cap Infiltration Depth (m) 0.000
Trench Width (m) 0.5	Number of Pipes 1
Trench Length (m) 3.0	

Orifice Outflow Control

Diameter (m) 0.075 Discharge Coefficient 0.600 Invert Level (m) 44.000

John Tod Associates.
59 Edinburgh Road
Musselburgh
EH21 6EE

The Owners Group.
14 Lampacre Road
Edinburgh
EH12 7HX

Decision date: 8 September 2023

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

Proposed construction of a new house.
At 14 Lampacre Road Edinburgh EH12 7HX

Application No: 23/02897/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 5 July 2023, 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;

Reason for Refusal:-

1. It has not been demonstrated that the development would not adversely affect the potential to increase local flooding issues, contrary to LDP Policy Env 21.
2. The proposal would diminish the level of external amenity space enjoyed by occupiers of the existing dwelling to an unacceptable degree. This is contrary to NPF Policy 14 and LDP Policies Hou 4.
3. The proposal would constitute an unsympathetic and incongruous addition to the surrounding area, failing to respect the built form and spaces between buildings. This is contrary to NPF 4 Policy 14, NPF 4 Policy 16 and LDP Policies Hou 1, Hou 4, Des 1 and Des 4

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

Drawings 01-04, 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:

The proposal would fail to create an acceptable development within the area. It would fail to respect the existing streetscape character and would result in a cramped and low quality addition, to the detriment of visual amenity. In addition, it would result in a low quality of amenity for the occupiers of the existing property, through the loss of garden ground and resultant overshadowing of the remaining garden. It has not been demonstrated that the building would not create the potential for instances of localised flooding. There are no material considerations that outweigh this conclusion.

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 Murray Couston directly at murray.couston@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
14 Lampacre Road, Edinburgh, EH12 7HX

Proposal: Proposed construction of a new house.

Item – Local Delegated Decision
Application Number – 23/02897/FUL
Ward – B06 - Corstorphine/Murrayfield

Recommendation

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

Summary

The proposal would fail to create an acceptable development within the area. It would fail to respect the existing streetscape character and would result in a cramped and low quality addition, to the detriment of visual amenity. In addition, it would result in a low quality of amenity for the occupiers of the existing property, through the loss of garden ground and resultant overshadowing of the remaining garden. It has not been demonstrated that the building would not create the potential for instances of localised flooding. There are no material considerations that outweigh this conclusion.

SECTION A – Application Background

Site Description

The site is the garden and parking space of 14 Lampacre Road, a residential flatted property on the upper floors of the building to the north. It is located on the west side of Lampacre Road, to the south of its junction with Tyler's Acre Road.

Description Of The Proposal

Erection of dwellinghouse

Supporting Information

None

Relevant Site History

22/02368/FUL
14 Lampacre Road
Edinburgh
EH12 7HX
Proposed new house (as amended).
Refused

9 August 2022

22/04900/FUL
14 Lampacre Road
Edinburgh
EH12 7HX
Proposed new house (as amended)
Refused

10 March 2023

Other Relevant Site History

No other relevant site history

Consultation Engagement

Transportation Planning

Publicity and Public Engagement

Date of Neighbour Notification: 8 September 2023

Date of Advertisement: Not Applicable

Date of Site Notice: Not Applicable

Number of Contributors: 12

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:

- NPF 4 Sustainable Places Policy 1
- NPF 4 Liveable Places Policy 16
- NPF 4 Liveable Places Policy 14
- LDP Design Policy Des 1, Des 4 and Des 5
- LDP Environment Policy Env 21
- LDP Housing Policy Hou 1 and Hou 4
- LDP Transport Policy Tra 2

The non-statutory Edinburgh Design Guidance is a material consideration that is relevant when considering Liveable Places and Design Policies.

Principle

The site is within a mature residential area and the principle of housing is acceptable. The location is relatively close to Corstorphine Road, which has good links to the city centre and surrounding areas, reducing the need for private car use. The proposal complies with the broad objectives of NPF 4 Policy 1.

LDP Policy Hou 1 supports housing in appropriate locations, provided the development complies with other policies within the LDP. As set out below, the proposal fails to comply with a number of other policies with the development plan.

Accordingly, the application fails to comply with LDP Policy Hou 1.

The proposal would result in the garden area of the existing dwelling being reduced, leaving the occupiers with amenity space that would be to the road front and which would be subject to a considerable degree of overshadowing as a result of the new

building. It fails to comply with LDP Policy Hou 3, which seeks to ensure adequate open space for residents.

Design Quality

The building would be a modest and unassuming design, with a white render finish providing some visual connection with the existing building. Whilst it would not create a distinctive addition to the streetscene, it would not, in isolation, constitute an unacceptable design.

The proposal would result in the much of the side garden of the main property being developed. Although a garage occupies some of the site at present, it is clearly a subservient and incidental building within the context of the streetscape. The site is a prominent, corner feature within the area and enjoys an open aspect, which contributes to the feeling of spaciousness and urban grain provided by the gardens of the properties on either side of Tyler's Acre Road.

The formation of a detached dwelling house would disrupt the established pattern of built development and adversely impact on the ability to appreciate the spaces between buildings and their contribution to the character of the area. This would undermine the character of the area significantly.

Although the proposal would lead to the reduction of soft landscaping, there is no evidence of protected species and the loss of greenspace in these circumstances would not be a reason to refuse the development.

The proposal would fail to comply with LDP Policies Des 1, Des 4 and Hou 4 and NPF 4 Policy 14 and 16.

Residential Amenity

The depth of the house has been reduced to address issues of overshadowing of the neighbouring rear garden ground and the separation of garden ground has been altered from that previously proposed to provide a greater degree of outside amenity space for the existing house. However, as stated above, this parcel of land would be to the front of the properties and would be subject to considerable overshadowing due to the presence of the new building.

The proposal would provide the occupiers of the development an adequate area of external amenity space.

This is contrary to LDP Policy Hou 4 which seeks to ensure new development provides an attractive residential environment.

The non-statutory guidance in relation to the protection of neighbouring amenity does not seek to protect daylight to gable elevations. The building would be orientated such that it would essentially form a gable to gable relationship with properties to the north and south. Accordingly, the proposal would not adversely affect neighbouring daylight.

The proposal fails to comply with LDP Policy Hou 4 and NPF 4 Policy 16.

Flooding

Several comments have been received about potential flooding within the site. No detailed information has been submitted in respect of the impact on flooding, nor has a surface water management plan been provided. If other aspects of the proposal were considered to be acceptable, further consideration could be given to this element of the proposal. However, it would be unreasonable to seek further information when the principle of the development cannot be supported.

Without further information to demonstrate that the development would not have an adverse impact of localised flooding issues, it fails to comply with LDP Policy Env 21.

Parking and Road Safety

A single parking space would be provided, which would be in accordance with the Council's parking standards. Although the formation of an additional dwelling would have the potential to create traffic, it would be a very minor increase in the context of the surrounding area, which is characterised by houses, in which the occupiers may have access to motor vehicles.

The development would not have an adverse impact on road safety and is in compliance with LDP Policy Tra 2.

Conclusion in relation to the Development Plan

The proposal would fail to create an acceptable development within the area. It would fail to respect the existing streetscape character and would result in a cramped and low quality addition, to the detriment of visual amenity. In addition, it would result in a low quality of amenity for the occupiers of the existing property, through the loss of garden ground. It has not been demonstrated that the building would not create the potential for instances of localised flooding. There are no material considerations that outweigh this conclusion.

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

A summary of the representations is provided below:

material considerations

Impact on amenity; this has been assessed in section (b) above.

Design; this has been assessed in section (b) above.

Road safety; this has been assessed in section (b) above.

Flooding; this has been assessed in section (b) above.

Loss of biodiversity; this has been assessed in section (b) above.

non-material considerations

issues during construction

contents of feus

Protection of private views

Accuracy of neighbour notification

Conclusion in relation to identified material considerations

The issues raised in the representations have been considered and assessed in the above report of handling.

Overall conclusion

The proposal would fail to create an acceptable development within the area. It would fail to respect the existing streetscape character and would result in a cramped and low quality addition, to the detriment of visual amenity. In addition, it would result in a low quality of amenity for the occupiers of the existing property, through the loss of garden ground and resultant overshadowing of the remaining garden. It has not been demonstrated that the building would not create the potential for instances of localised flooding. There are no material considerations that outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. It has not been demonstrated that the development would not adversely affect the potential to increase local flooding issues, contrary to LDP Policy Env 21.
2. The proposal would diminish the level of external amenity space enjoyed by occupiers of the existing dwelling to an unacceptable degree. This is contrary to NPF Policy 14 and LDP Policies Hou 4.
3. The proposal would constitute an unsympathetic and incongruous addition to the surrounding area, failing to respect the built form and spaces between buildings. This is contrary to NPF 4 Policy 14, NPF 4 Policy 16 and LDP Policies Hou 1, Hou 4, Des 1 and Des 4

Background Reading/External References

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

Further Information - [Local Development Plan](#)

Date Registered: 5 July 2023

Drawing Numbers/Scheme

01-04

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Murray Couston, Planning Officer
E-mail:murray.couston@edinburgh.gov.uk

Appendix 1

Consultations

NAME: Transportation Planning

COMMENT: No objections subject to conditions/informatives

DATE: 12 July 2023

The full consultation response can be viewed on the Planning & Building Standards Portal.

Appendix 2

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: Murray Couston

Date: 8 September 2023

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Alan Moonie

Date: 8 September 2023

MEMORANDUM

To: Planning Officer
Local1 Team

From: Transport
Kofi Appiah

Our Ref: 23/02897/FUL

**23/02897/FUL
14 LAMPACRE ROAD
CARRICK KNOWE
EDINBURGH
EH12 7HX**

TRANSPORT CONSULTATION RESPONSE

Summary Response

Limit to 2,000 characters

Full Response

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. Any off-street parking space should comply with the Council's Guidance for Householders dated 2018
http://www.edinburgh.gov.uk/info/20069/local_plans_and_guidelines/63/planning_guidelines including:
 - a. Off-street parking should be a minimum of 6m deep and a maximum of 3m wide;
 - b. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
 - c. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
 - d. Any gate or doors must open inwards onto the property;
 - e. Any hard-standing outside should be porous;

f. The works to form a driveway/footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits <https://www.edinburgh.gov.uk/roads-pavements/road-occupation-permits/1>

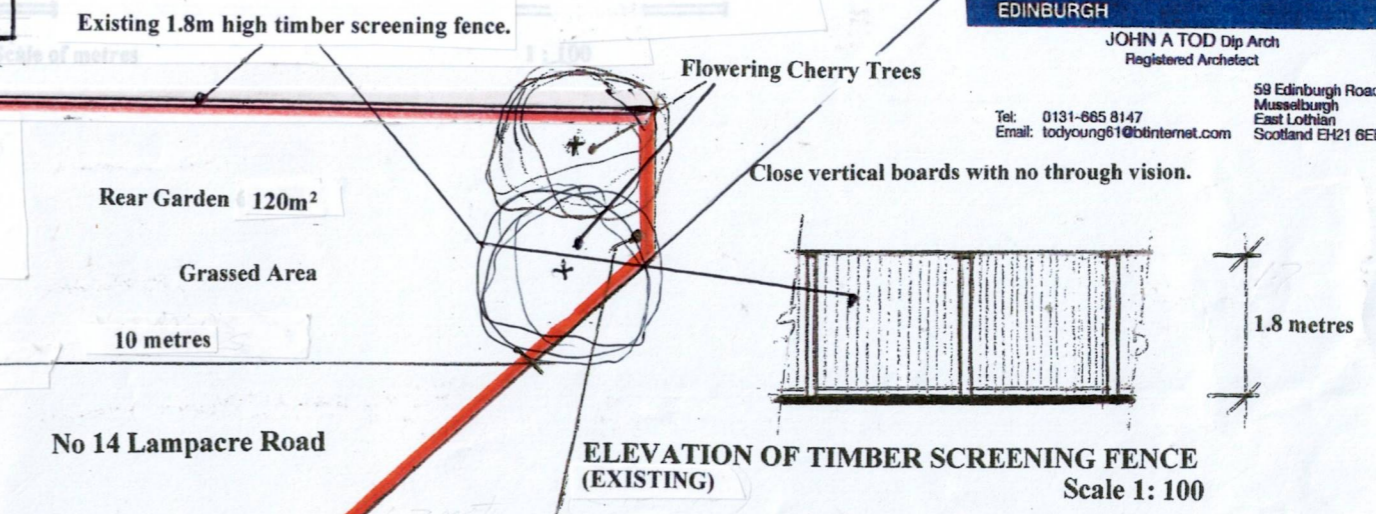
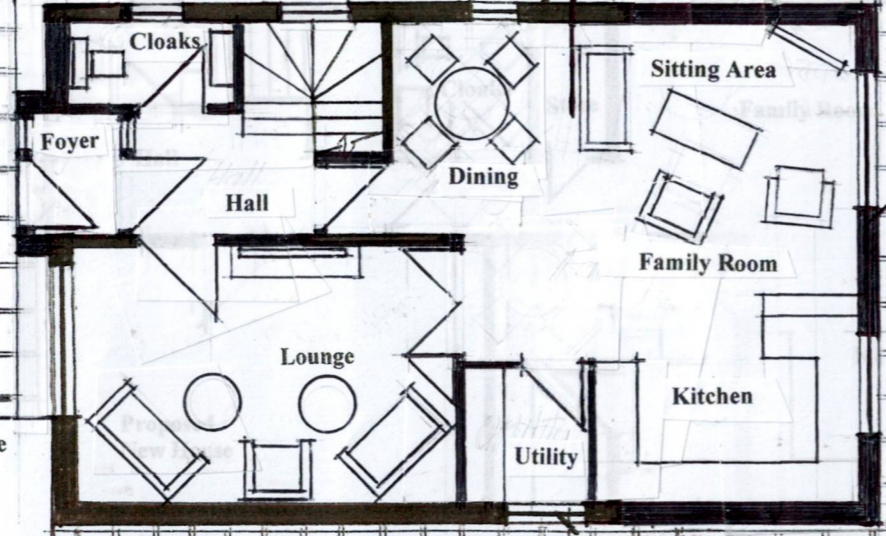
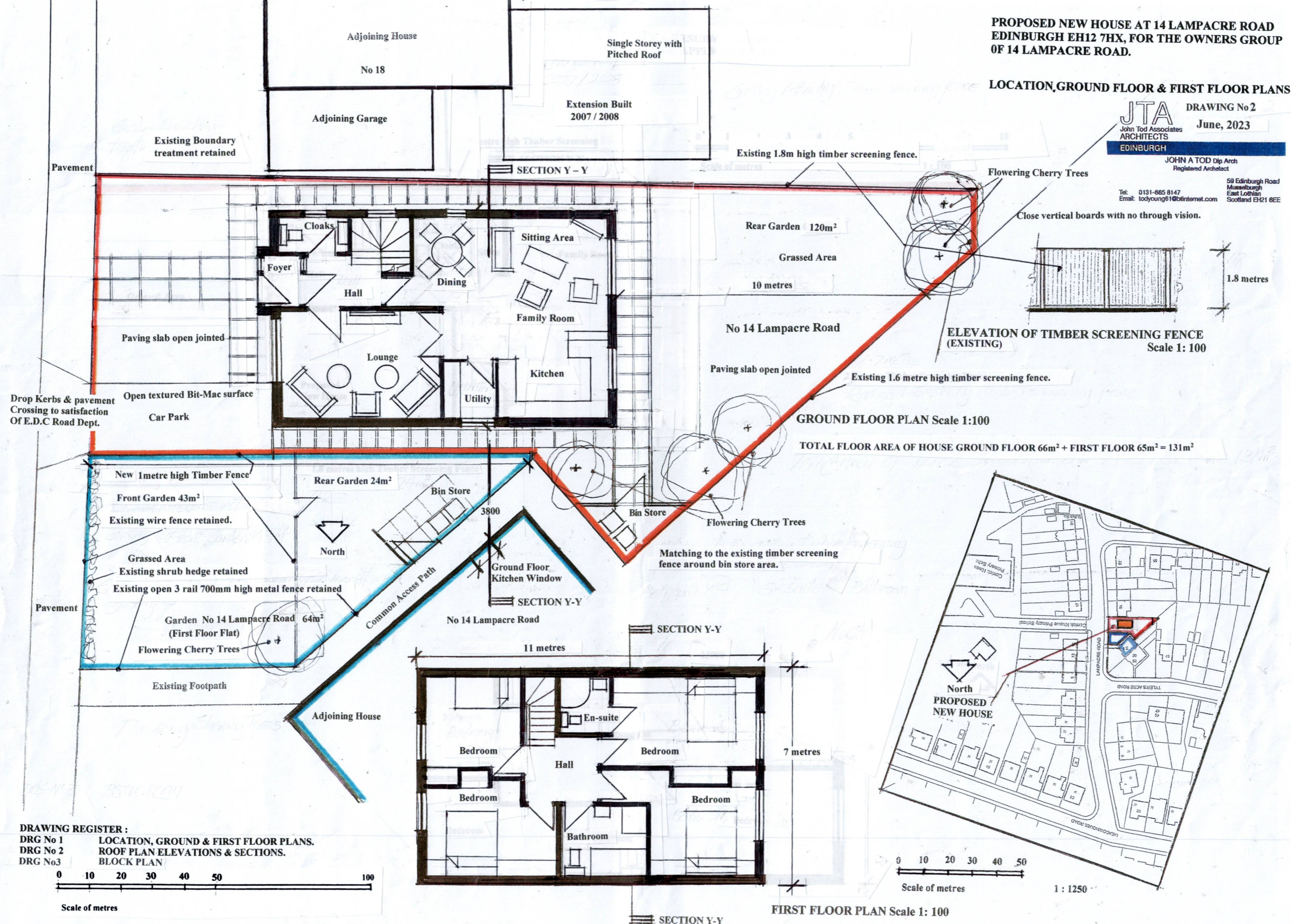
Kofi Appiah

**TRANSPORT
Kofi Appiah
Transport Officer**

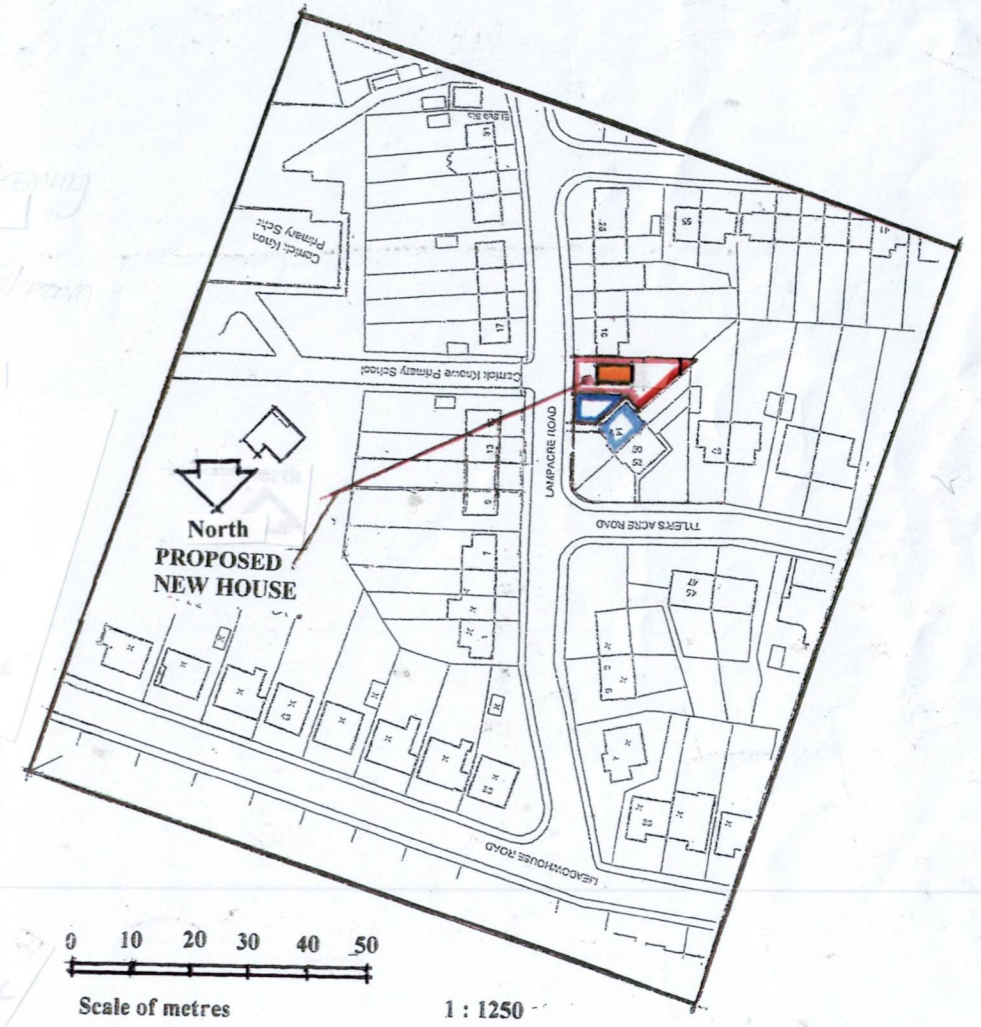
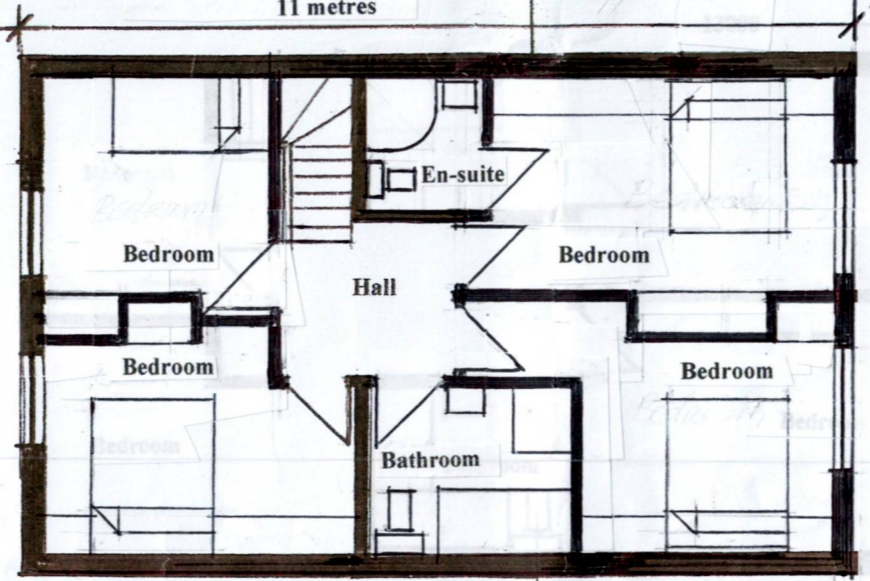
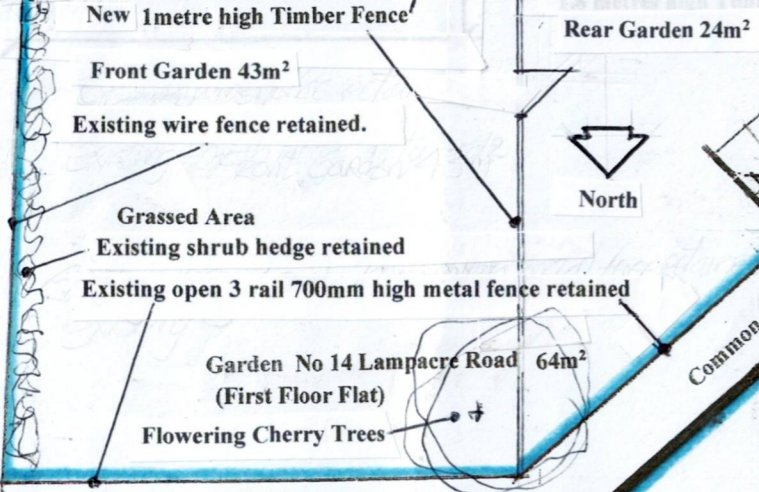
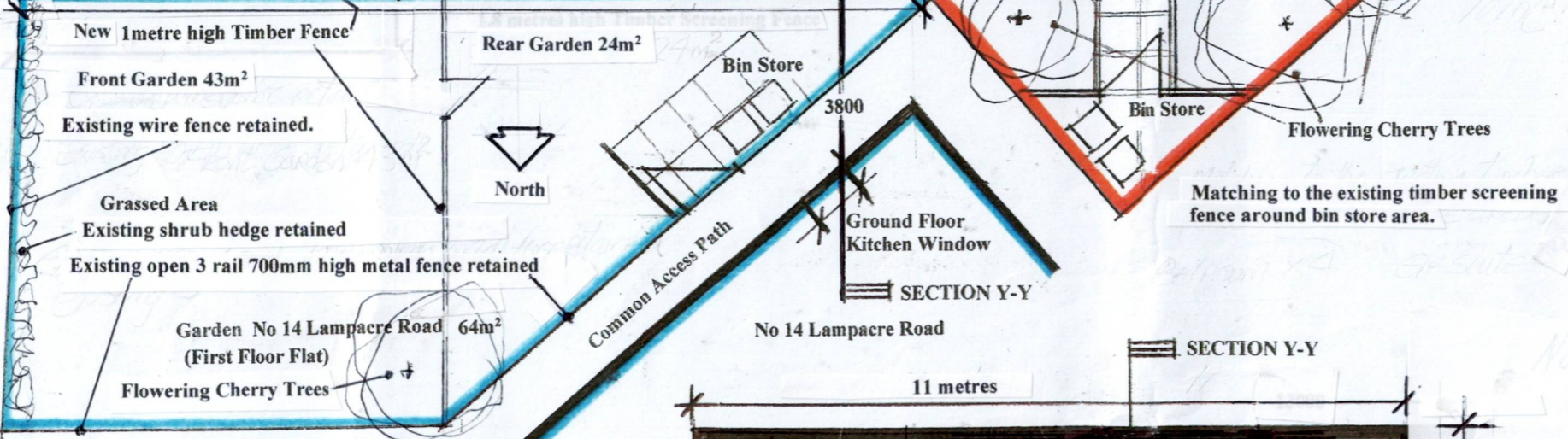
**PROPOSED NEW HOUSE AT 14 LAMPACRE ROAD
EDINBURGH EH12 7HX, FOR THE OWNERS GROUP
OF 14 LAMPACRE ROAD.**

LOCATION, GROUND FLOOR & FIRST FLOOR PLANS

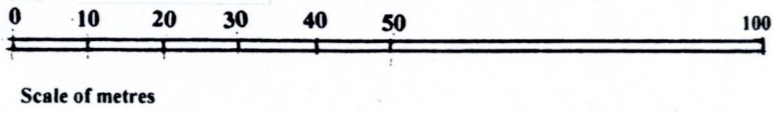
JTA DRAWING No 2
John Tod Associates ARCHITECTS
EDINBURGH
June, 2023
JOHN A TOD Dip Arch
Registered Architect
59 Edinburgh Road
Musselburgh
East Lothian
Scotland EH21 6EE
Tel: 0131-665 8147
Email: todyoung61@btinternet.com



TOTAL FLOOR AREA OF HOUSE GROUND FLOOR 66m² + FIRST FLOOR 65m² = 131m²



DRAWING REGISTER :
DRG No 1 LOCATION, GROUND & FIRST FLOOR PLANS.
DRG No 2 ROOF PLAN ELEVATIONS & SECTIONS.
DRG No 3 BLOCK PLAN



SECTION Y-Y

FIRST FLOOR PLAN Scale 1: 100

**PROPOSED NEW HOUSE AT 14 LAMPACRE ROAD
EDINBURGH EH12 7HX, FOR THE OWNERS GROUP
OF 14 LAMPACRE ROAD.**

BLOCK PLAN & DRAWING REGISTER

JTA DRAWING No 1
John Tod Associates
ARCHITECTS
EDINBURGH

June, 2023

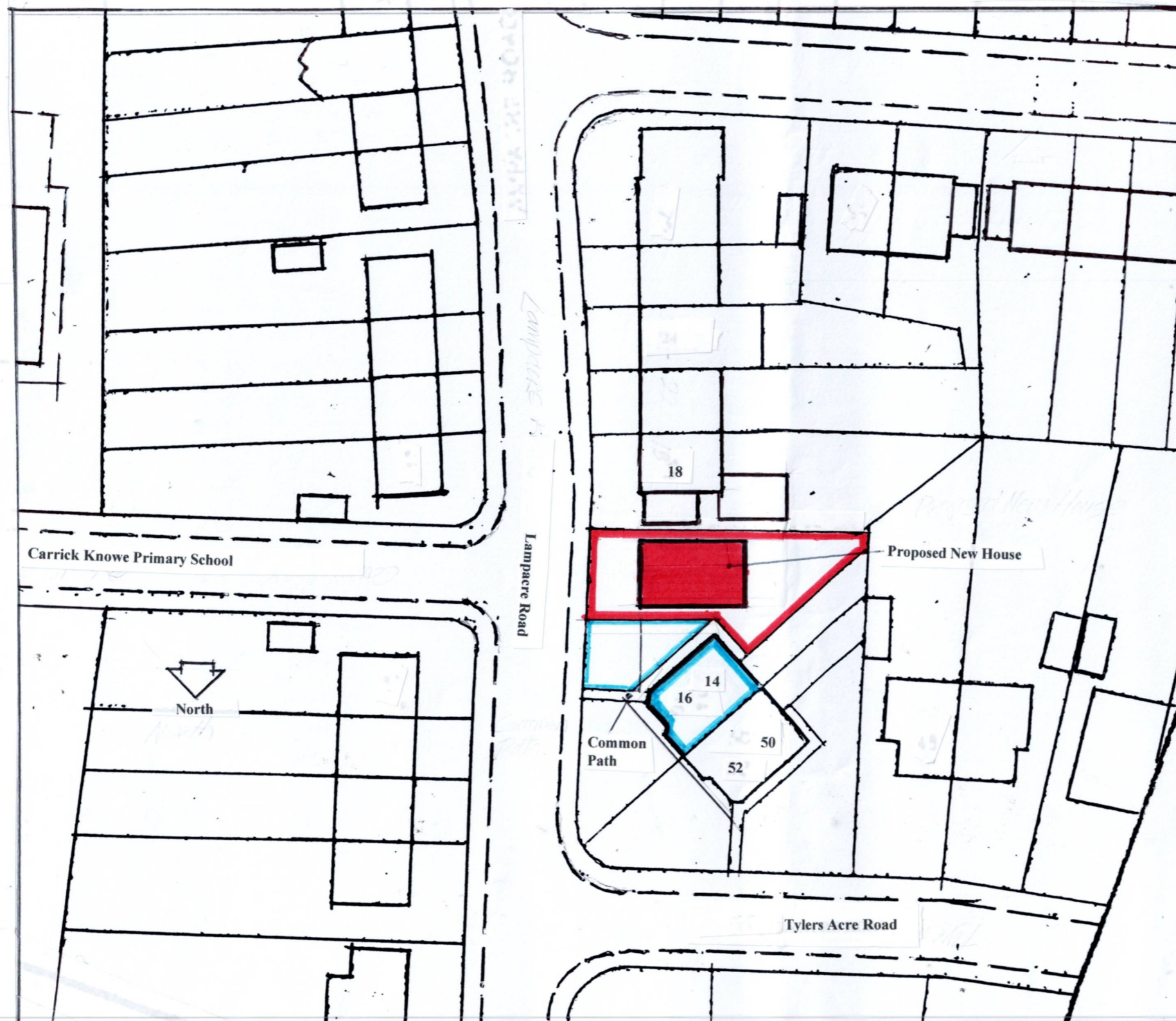
JOHN A TOD Dip Arch
Registered Architect

Tel: 0131-665 8147
Email: todyoung61@btinternet.com

59 Edinburgh Road
Musselburgh
East Lothian
Scotland EH21 6EE

DRAWING REGISTER

- DRAWING No 1 : BLOCK PLAN & DRAWING REGISTER
- DRAWING No 2 : LOCATION, GROUND & FIRST FLOOR PLANS
- DRAWING No 3 : ROOF PLAN, ELEVATIONS & SECTIONS
- DRAWING No 4 : SECTION & CONTEXTURAL ELEVATION



BLOCK PLAN Scale 1: 500

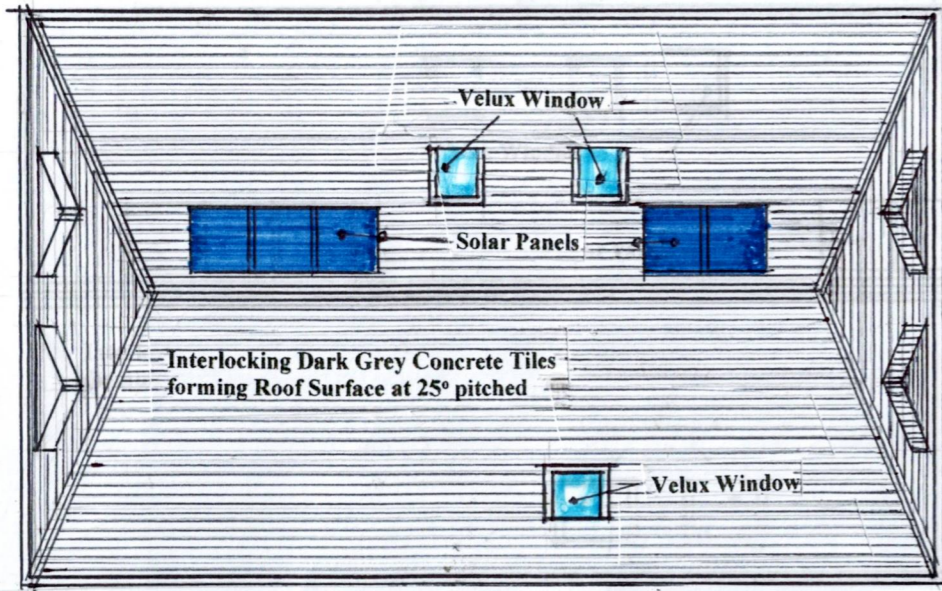


DRAWING REGISTER
DRAWING No 1 : BLOCK PLAN & DRAWING REGISTER
DRAWING No 2 : LOCATION, GROUND & FIRST FLOOR PLANS
DRAWING No 3 : ROOF PLAN, ELEVATIONS & SECTIONS
DRAWING No 4 : SECTION & CONTEXTURAL ELEVATION

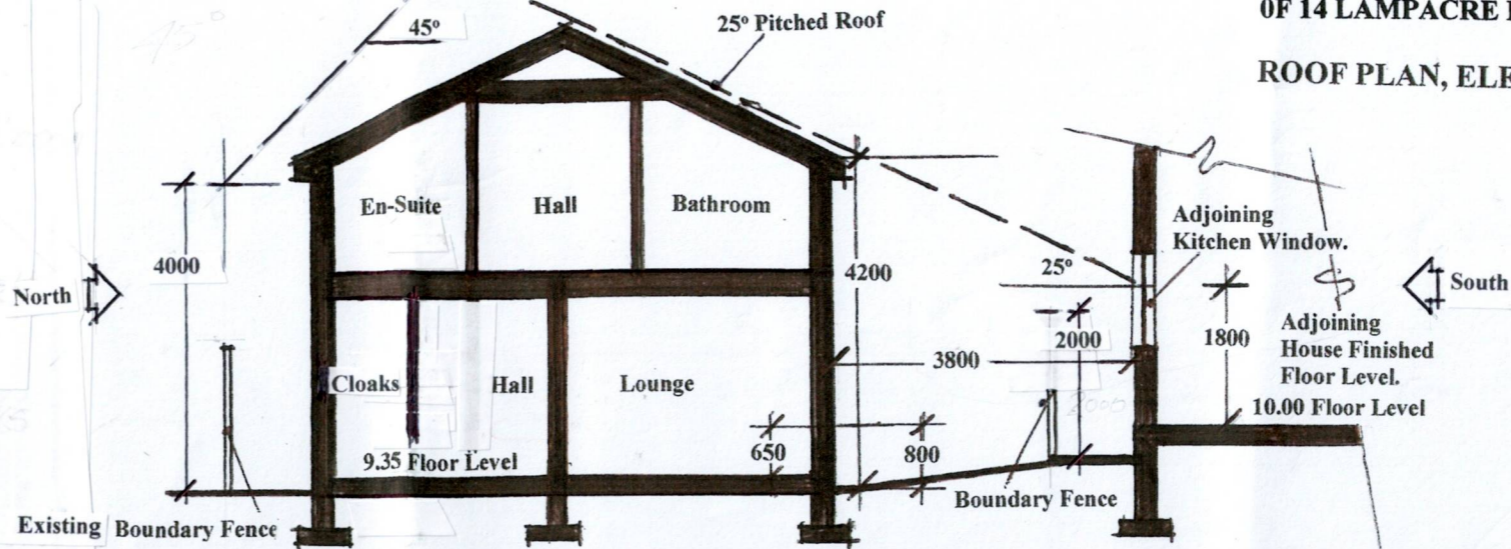
ROOF PLAN, ELEVATIONS & SECTIONS

JTA DRAWING No 3
John Tod Associates
ARCHITECTS
EDINBURGH
June, 2023

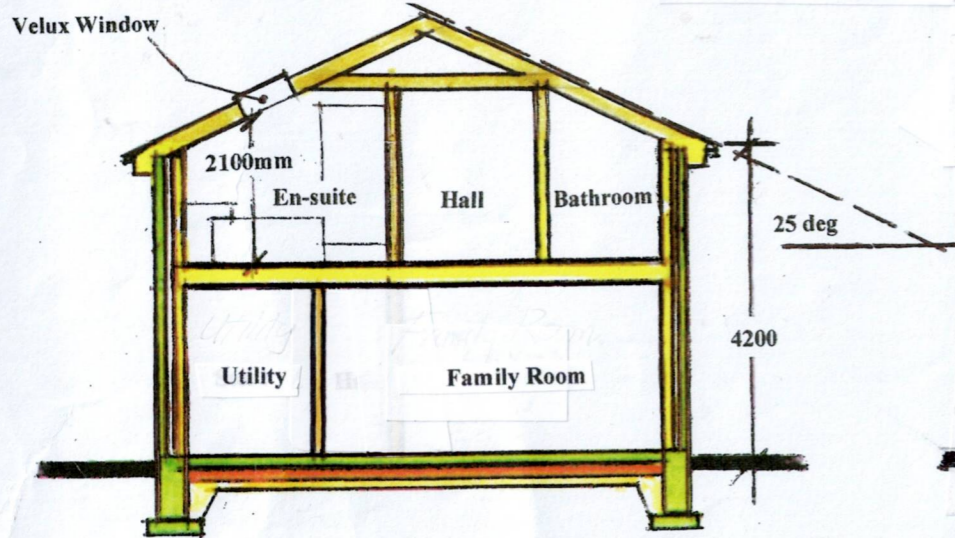
JOHN A TOD Dip Arch
Registered Architect
59 Edinburgh Road
Musselburgh
East Lothian
Scotland EH21 6EE
Tel: 0131-665 8147
Email: todyoung61@btinternet.com



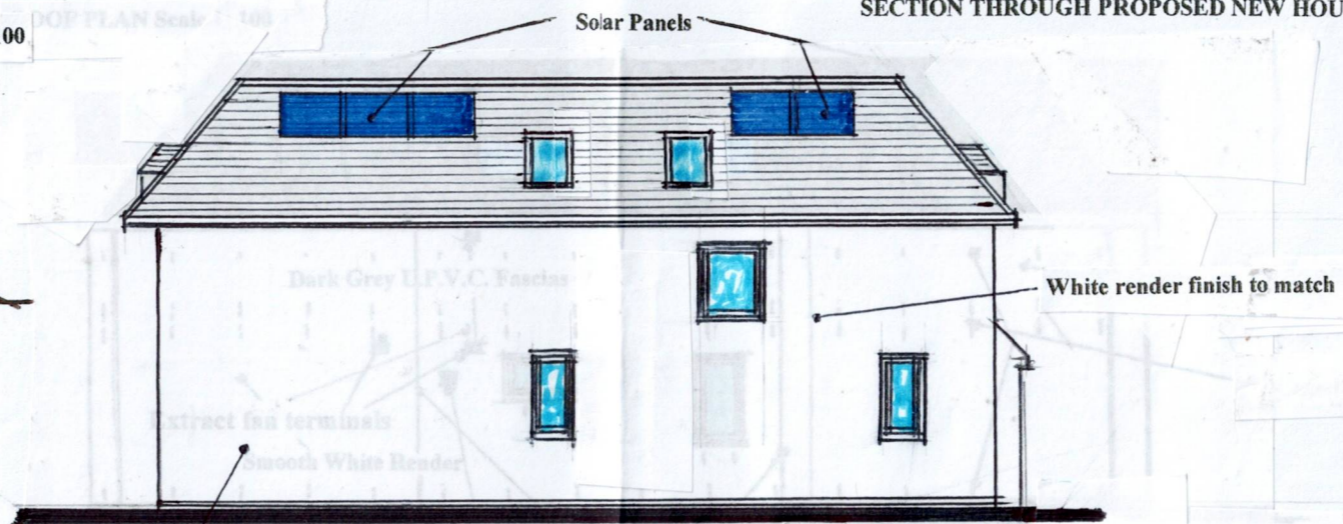
ROOF PLAN Scale 1: 100



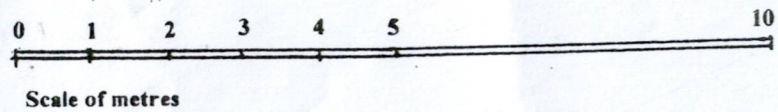
SECTION THROUGH PROPOSED NEW HOUSE Scale 1: 100 Y-Y



SECTION A-A Scale 1: 100



SIDE ELEVATION Scale 1: 100

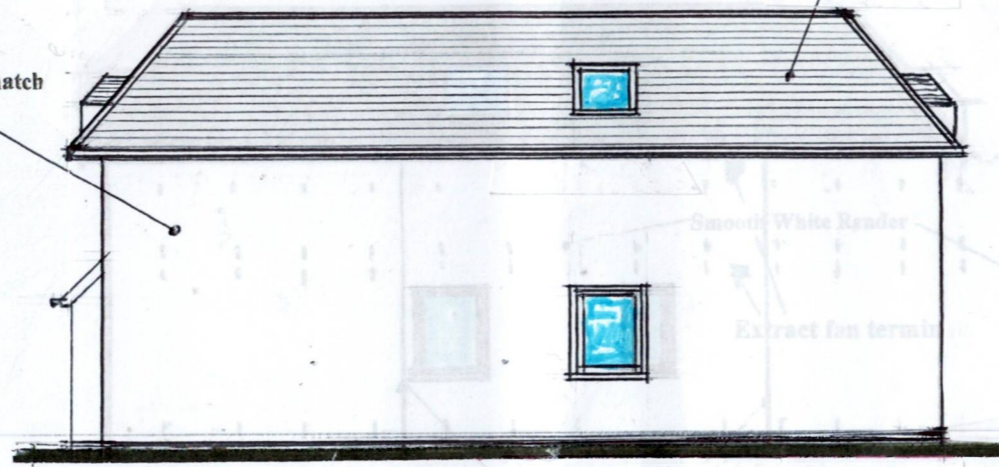


The escape windows are 900x1200mm clear opening with their sill clear opening 950mm above the First Floor Level

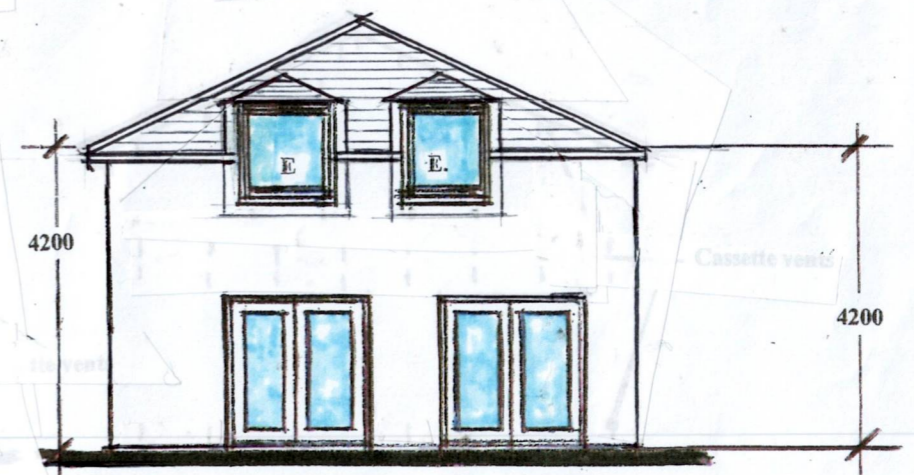
E = Escape Windows



FRONT ELEVATION Scale 1: 100



SIDE ELEVATION Scale 1:100



REAR ELEVATION Scale 1: 100

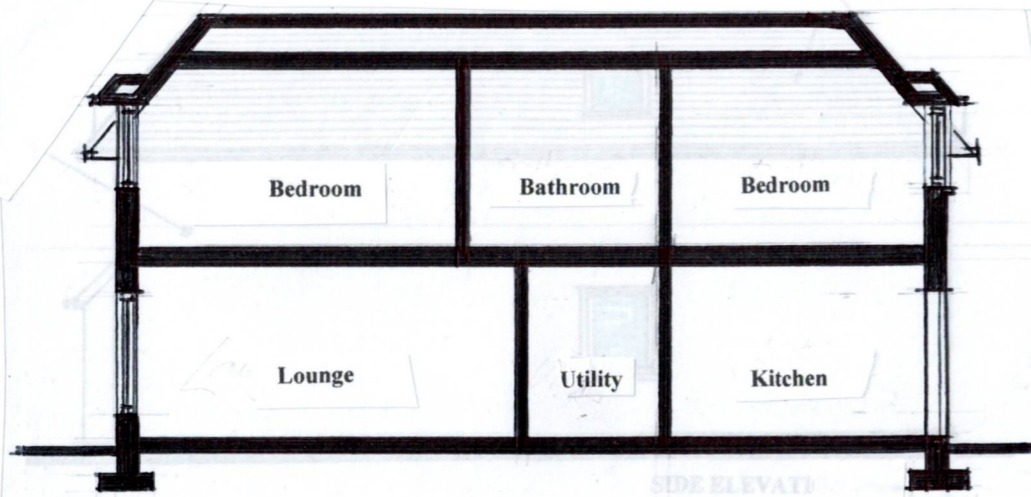
PROPOSED NEW HOUSE AT 14 LAMPACRE ROAD
 EDINBURGH EH12 7HX, FOR THE OWNERS GROUP
 OF 14 LAMPACRE ROAD.

SECTION & CONTEXTURAL ELEVATION

JTA DRAWING No 4
 John Tod Associates
 ARCHITECTS
 EDINBURGH
 June, 2023

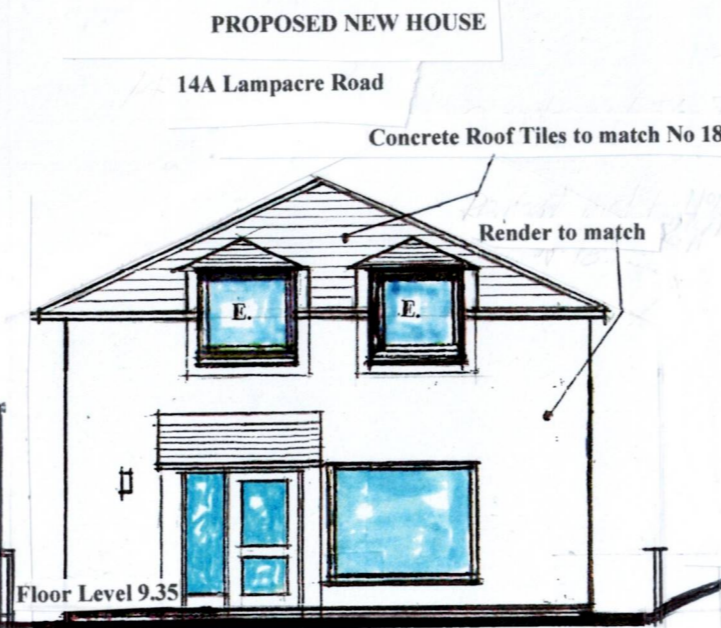
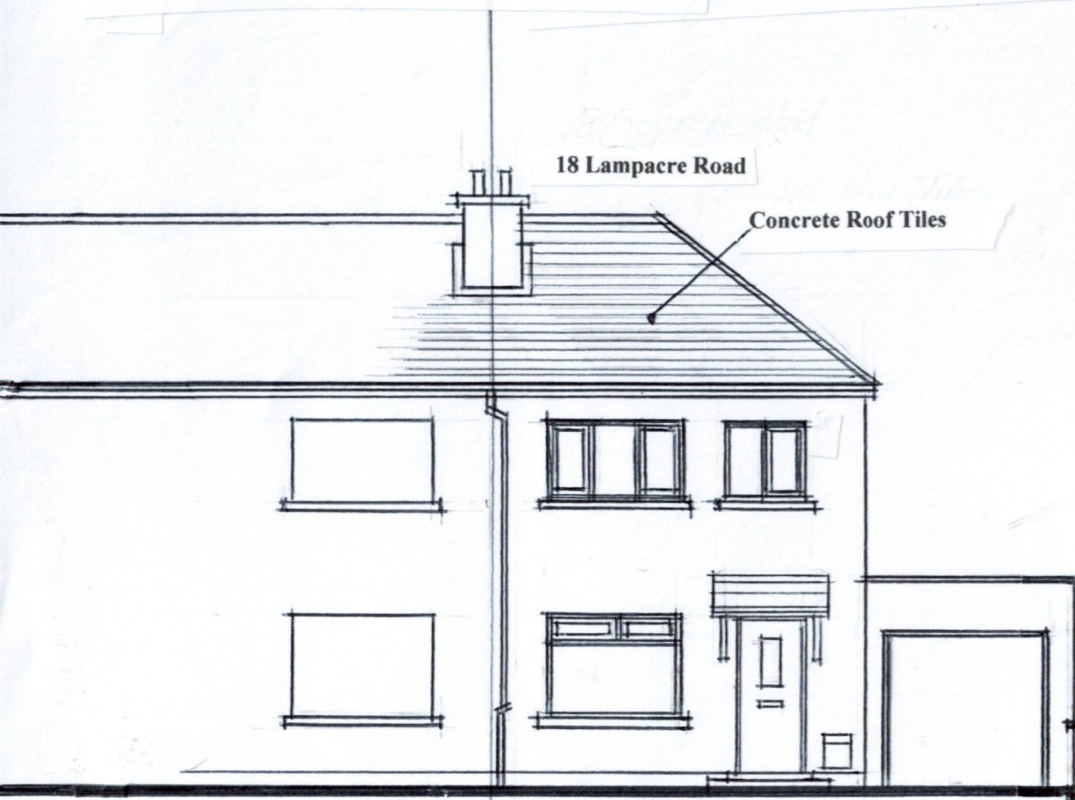
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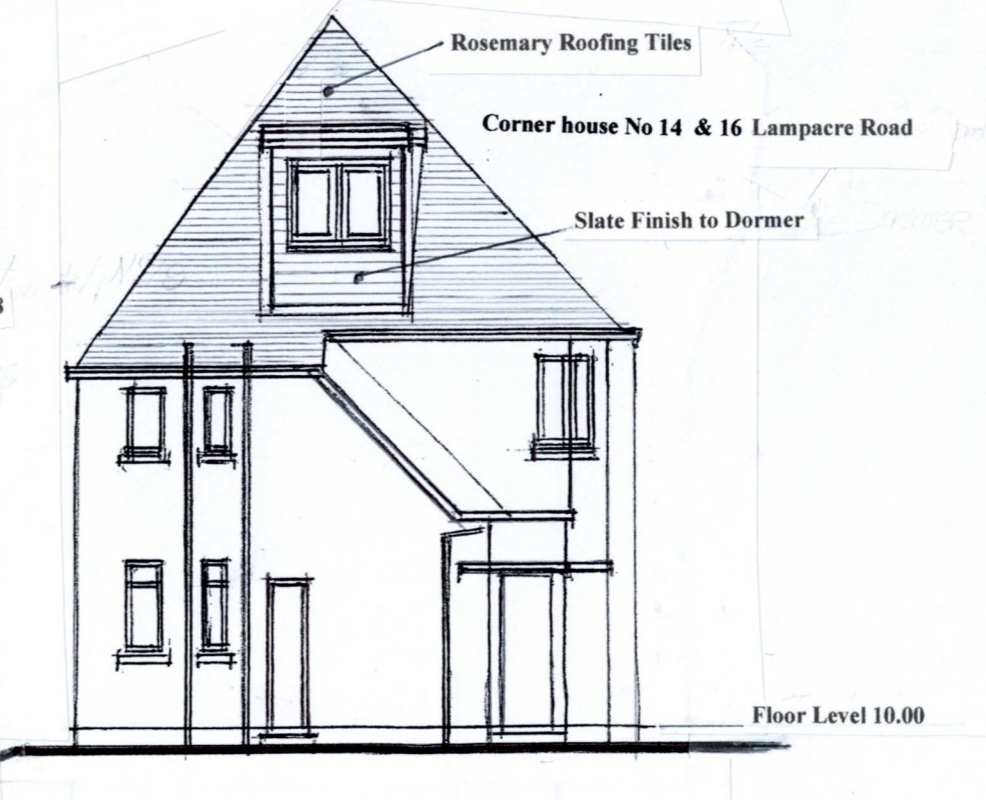


SIDE ELEVATION

SECTION B - B Scale 1: 100



FRONT ELEVATION



CONTEXTURAL ELEVATION Scale 1: 100