

Development Management Sub Committee

Wednesday 20 May 2020

**Application for Planning Permission 19/03387/FUL
at 30 Corbiehill Road, Edinburgh, EH4 5DZ.
Alterations and roof extension to existing detached house to
form 5 flats.**

Item number

Report number

Wards

B01 - Almond

Summary

The proposals generally comply with the local development plan. The subdivision of this house to form five flats is compatible with the character of the surrounding area in terms of density, scale, design and massing. There are no adverse impacts on neighbouring properties and future occupiers will have high amenity standards. Subject to conditions, parking meets standards and there are no road safety impacts. There are no material planning considerations which outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LHOU01, LHOU02, LHOU03, LHOU04,
LDES01, LDES12, LTRA02, LTRA03, NSG, NSGD02,

Report

Application for Planning Permission 19/03387/FUL At 30 Corbiehill Road, Edinburgh, EH4 5DZ' Alterations and roof extension to existing detached house to form 5 flats.

Recommendations

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

Background

2.1 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.

2.2 Site History

26 August 1998/11090/OUT - Outline planning permission granted for the erection of flats (application reference 98/11090/OUT)

7 December 2005 - an application to change the use from dwelling to meeting room for Christian religious worship - class 10 was granted (application reference 05/02698/FUL)

Main report

3.1 Description of the Proposal

This application seeks planning permission for alterations and the extension of the roof of the house to form five flats.

The two ground floor flats would be accessed at lower level from the existing ramp and consist of a two bedroomed and a three bedroomed unit. The first floor flats are accessed from the steps to the upper level from the street but can also be accessed via steps from the ramp below.

On this floor, there is a one bedroomed unit and a two bedroomed unit. The top floor is accessed via an internal staircase formed at first floor level and consists of a three bedroomed unit.

Externally, the existing roof will be removed, and an additional flat roofed storey will be added with rockwool cladding walls and membrane roof. The existing rendered walls will remain but the current arrangement of windows and doors will be changed to accommodate the new units. Windows will be replaced with grey UPVC windows. The ground floor flats will each have a terrace off the garden and one of the first-floor flats will have a terrace facing south west. The top floor flat will have two terraces, one facing south west and the other north east.

Five parking spaces are proposed to the rear of the site and cycle parking is located on the lower floor behind pavement level and accessed from the ramp. The bin store is located off the driveway to the front.

Previous Scheme

The proposal has been amended to increase the floor area of the ground floor flat to meet minimum space standards.

3.2 Determining Issues

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

Do the proposals comply with the development plan?

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

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

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the principle of housing is acceptable;
- b) the scale, form and design are appropriate;
- c) impact on neighbouring amenity is acceptable;
- d) amenity for future occupiers is acceptable;
- e) the proposal will have any parking, traffic or road safety issues;
- f) other matters have been addressed and
- g) any public comments have been addressed.

a) Principle of Housing

Policy Hou 1 (Housing Development) of the Edinburgh Local Development Plan (LDP) states that priority will be given to the delivery of the housing land supply on suitable sites in the urban area provided the proposals are compatible with other policies in the plan. The site is currently housing but there are no policies which specifically deal with sub-division other than consideration of housing density. The site is located within the urban area and as such the principle of sub-dividing the existing house to create additional units is acceptable under Hou 1 provided it is compatible with other policies.

Policy Hou 2 (Housing Mix) states that the Council will seek the provision of a mix of house types and sizes where practical, to meet a range of housing needs, including those of families, older people and people with special needs, and having regard to the character of the surrounding area and its accessibility. The number of bedrooms in each flat range between one and three. The proposal therefore contributes to the provision of a mix of housing types and sizes within the area. The proposal complies with Policy Hou 2.

Policy Hou 4 (Housing Density) states that the Council will seek an appropriate density of development on a site having regard to its characteristics and those of the surrounding area, the need to create an attractive residential environment and safeguard living conditions within the development, the accessibility of the site in relation to public transport and the need to encourage and support local facilities. The immediate character of the area is detached dwellings set in generous garden grounds. However, the wider area of Corbiehill Road has a mixed character of residential, community and commercial uses at higher densities. This includes Davidsons Mains Primary School, a three and a half storey block of flats adjacent to the school and terraced dwellings and commercial units to the north. The development has good public transport access with services to the city centre accessible at bus stops 50m away. The site is also near local facilities with Davidsons Mains Local Centre 200m away. The residential environment and living conditions are addressed below.

The proposals densify the site and make good use of the land. Five units is an acceptable density and is not considered overdevelopment. The proposal complies with policy Hou 4.

The principle of sub-dividing the house to form flats is acceptable.

b) Scale, form and design

Policy Des 1 (Design Quality and Context) states that planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place and would not be damaging to the character or appearance of the area around it.

Policy Des 12 (Alterations and Extensions) states that permission will be granted for alterations and extensions to existing buildings which in their design and form, choice of materials and positioning are compatible with the character of the existing building, will not result in unreasonable loss of privacy or natural light and will not be detrimental to neighbourhood amenity and character.

The existing building is over 40 years old and its modern design is unusual in the context of the traditional 1930's bungalows in the surrounding area. It can therefore take a level of change that these older buildings could not accommodate. The proposed roof extension and external alterations will result in a noticeable change in design and form to the existing building. However, these changes are high quality and compatible with the existing building in terms of form, mass and proportions. The overall height would not be higher than the existing ridge. The proposals will not be detrimental to neighbourhood character. The impact on neighbours is set out below.

The scale, form and design of the proposals are acceptable and comply with policy Des 12.

c) Neighbouring amenity

Policy Des 12 considers the impact of alterations and extensions on neighbouring amenity.

The nearest residential property is situated approximately 21 metres away to the north east of the site with remaining properties to the south approximately 45 metres away separated by mature hedging and extensive rear gardens. The positioning of the building means the increase in building mass to the height of the existing ridge line will not result in an unacceptable loss of daylight, sunlight or outlook to neighbouring dwellings.

Terraced balcony areas are proposed at ground, first and second floor levels. The balcony to the second floor on the north east elevation is in closest proximity to the neighbouring property to the north east at around 9m but this is when viewed at a 45-degree angle rather than direct overlooking. This measurement is also taken from the edge of the terrace rather than further back. However, neighbouring gardens are well screened by mature hedging and an existing garage. Obscure glazing will be used to prevent any overlooking at the sides of the terrace. The remaining terraced areas are sufficient distance from neighbouring properties so as not to result in an unreasonable loss of privacy to garden grounds or properties. The intensified residential use of the site will not give rise to unreasonable noise.

The proposals comply with policy Des 12 in terms of neighbouring amenity.

d) Amenity for future occupiers

The Edinburgh Design Guidance provides detail on the minimum internal floor areas of apartments depending on the number of bedrooms that they have. The minimum internal floor area for a 1-bedroom apartment is 52m². The minimum internal floor area for a 2-bedroom apartment is 66m². The minimum internal floor area for a 3-bedroom apartment is 81m². The proposed apartments are as follows:

- Flat 1: 3 bedroom dwelling, 81m²
- Flat 2: 2 bedroom dwelling, 69m²
- Flat 3: 2 bedroom dwelling, 70m²
- Flat 4: 1 bedroom dwelling, 53m²
- Flat 5: 3 bedroom dwelling, 97m²

All the flats meet the minimum internal floor area requirements. Additionally, the guidance requires the number of dwellings with dual aspect to be maximised. All dwellings have windows to more than one aspect. All flats will have good levels of daylighting

Policy Hou 3 (Private Green Space) states that planning permission will be granted for development which makes adequate provision for green space. Communal provision in flatted developments is based on a standard of 10 square metres per flat and a minimum of 20% of the total site area should be usable greenspace. The site provides 65m² of communal green space representing over 20% of the site area. In addition, four out of the five apartments have private terraces.

The amenity for future occupiers will be good quality.

e) Transport

Policy Tra 2 (Car Parking) states that planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council guidance.

Policy Tra 3 (Cycle Parking) states that planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in Council guidance.

The proposal includes five car parking spaces which complies with parking standards set out in the Edinburgh Design Guidance. However, the cycle parking is only shown as a bike rack with five spaces which would not comply with guidance. Therefore, a condition has been attached requiring secure and undercover parking for 10 cycles. There is sufficient space in the grounds for this to be accommodated.

The existing four bedroomed house currently accommodates up to six cars although in practice only three or four would be able to manoeuvre. The proposed five car parking spaces represent a minimal increase and would not increase the likelihood of any adverse road traffic impacts on the school or the wider road network. The access arrangements are unchanged. This small development will not affect the school crossing.

The Roads Authority was consulted and do not object subject to a number of conditions and informatives being attached. The proposal complies with Policy Tra 2 and Policy Tra 3 with appropriate conditions.

f) Other Matters

Waste

Adequate bins stores have been provided near the frontage of the property for the five flats. This includes five green recycling bins and five grey household bins.

Landscape, Trees and Wildlife

The site is surrounded by mature trees. A tree survey has been provided and this shows there will be no adverse impacts on trees. The surrounding garden area will be reduced but sufficient remains for future occupiers and there are no adverse impacts on landscape. There are no issues with regard to protected species.

Flooding and Surface Water

The site is not within a flood risk area. A surface water management plan will be required to ensure water run-off is properly managed. This has been added as a condition. Sewerage capacity would be provided by existing sewers - this would be a matter for Scottish Water. The building will also have to comply with the building regulations to ensure the flats meet drainage requirements.

g) Public Comments

Material Comments - Objection:

- Increase in scale, form and design not compatible with existing character - this has been addressed in section 3.3 b);
- Increase in flatted blocks in the area are inappropriate - this has been addressed in section 3.3 b);
- Overdevelopment of site - this has been addressed in section 3.3 a);
- Amenity impacts including loss of privacy to gardens and increased noise - this has been addressed in section 3.3 c);
- Apartments not meeting minimum floor areas - this has been addressed in section 3.3 d);
- Increased traffic movements, parking and road safety issues with proximity to primary school - this has been addressed in section 3.3 e);
- Safety impacts from position of access - this has been addressed in section 3.3 e);
- Insufficient parking - this has been addressed in section 3.3 e);
- Bin storage inadequate - this has been addressed in section 3.3 f);
- Drainage and sewer capacity insufficient and risk of flooding - this has been addressed in section 3.3 f); and
- Impact on green space, landscape and wildlife, loss of trees - this has been addressed in section 3.3 f).

Non Material Comments:

- Development will be visible for other properties - private views are not a material planning consideration;
- Loss of property value - this is not a material planning consideration;
- Set precedent for further development - each application is decided on its own merits;
- Inaccurate drawings - this does not preclude the assessment of the proposals; and
- Structural issues with existing property - this is a matter for Building Standards.

Conclusion

The proposals generally comply with the local development plan. The subdivision of this house to form five flats is compatible with the character of the surrounding area in terms of density, scale, design and massing. There are no adverse impacts on neighbouring properties and future occupiers will have high amenity standards. Subject to conditions, parking meets standards and there are no road safety impacts. There are no material planning considerations which outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. 10 cycle parking spaces shall be provided in a secure and undercover location prior to the occupation of the development hereby approved. Details shall be submitted for the further approval of the planning authority prior to the commencement of the development.
2. Prior to the commencement of the development hereby granted, a surface water management plan shall be submitted for the further approval of the planning authority. This should be submitted in accordance with the Council's self-certification scheme.
3. EV charging points shall be provided in accordance with the parking standards in the Edinburgh Design Guidance and implemented prior to the occupation of the development hereby granted.

Reasons:-

1. In order to ensure that cycle parking standards are met.
2. To ensure the proper management of surface water.
3. To comply with current Parking Standards.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric 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) and timetables for local public transport.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

There were 19 representations received including 17 objections and two support comments. These included objections from two ward councillors and the Davidson's Mains and Silverknowes Association. These are summarised and addressed in the assessment section of this report.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

Located within the urban area as defined by the Edinburgh Local Development Plan 2016.

Date registered

15 July 2019

Drawing numbers/Scheme

01A, 02A, 3-6, 7, 8,

Scheme 2

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PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 2 (Housing Mix) requires provision of a mix of house types and sizes in new housing developments to meet a range of housing needs.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

LDP Policy Hou 4 (Housing Density) sets out the factors to be taken into account in assessing density levels in new development.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Appendix 1

Application for Planning Permission 19/03387/FUL At 30 Corbiehill Road, Edinburgh, EH4 5DZ Alterations and roof extension to existing detached house to form 5 flats.

Consultations

Roads Authority

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

- 1. The applicant will be required to provide 10 cycle parking spaces in a secure and undercover location;*
- 2. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric 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. 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 5 car parking spaces for the 5 units is considered acceptable.

Waste Services

No objections.

Compliance with Waste Strategy (Domestic Waste Only)

The provision of a full recycling service is mandatory in Scotland, so developers must make provision for the full range of bins (either individual containers for each property, or communal bins for multiple properties). These must be stored off street at all times, except on the day of collection (in the case of individual bins). When inspecting the drawings provided on the planning portal, I am uncertain if adequate space has been provided for the full complement of receptacles required for these properties. Please contact the Waste and Cleansing technical team for dimensions and sizes of the bins.

The waste collection teams will require safe and efficient access to these from the earliest occupation, and therefore cognisance must be taken of my comments below in relation to operational viability. Should these drawings substantially change, please let me know.

Developers may either source their own bins in line with our requirements, or can arrange for us to do so and recharge the cost - this will probably be most convenient for them.

Waste Management Responsibilities

The Waste and Cleansing Services will be responsible for managing the waste from households and any Council premises only. I am assuming this would include this development.

Regarding any commercial aspect, it would be the responsibility of any third party commercial organisations using the site to source their own trade waste uplifts. Architects should however note the requirement for trade waste producers to comply with legislation, in particular the Waste (Scotland) Regulations which require the segregation of defined waste types to allow their recycling. This means there would need to be storage space off street for segregated waste streams arising from commercial activities. This would have to be separate from the residential bin storage area.

Any appointed waste collection contractors, appointed to manage commercial waste, could be expected to have similar requirements to the Council in terms of their need to be able to safely access waste for collection.

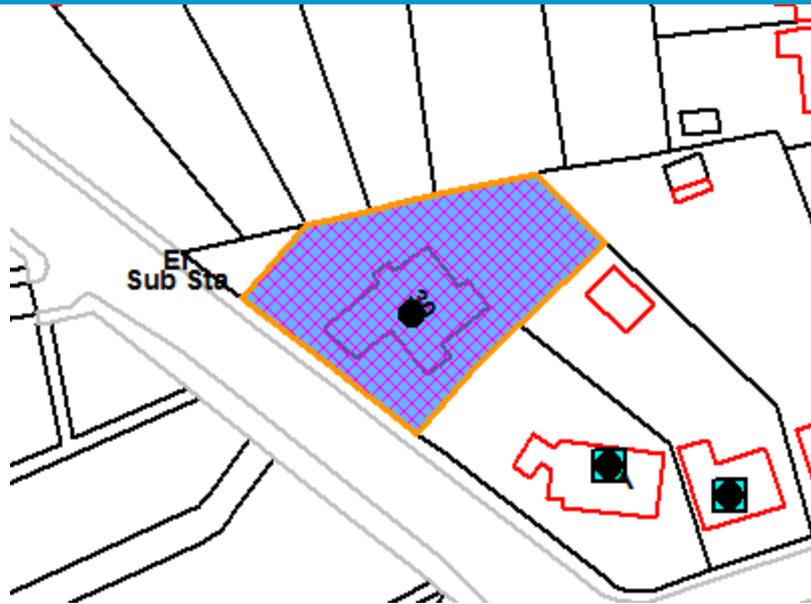
Operational Viability

Developers need to ensure that services are accessible so that our collection crews can provide the service in a safe and efficient manner, taking account of turning circles, length and width of vehicles, distance bins must be pulled, surfaces, slopes and so on.

Obviously sufficient capacity must also be provided to allow successful collection of each segregated waste stream. Initial information on the requirements for waste services is available in the Architect and Developers Instructions, which can be provided for reference.

I would recommend further contact with me to ensure adequate provision of segregated household waste bins include all of the above and suitable access for the refuse collectors is arranged.

Location Plan



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