

Development Management Sub Committee

Wednesday 25 November 2020

**Application for Planning Permission 20/02743/FUL
at Land 16 Metres North East Of, 2 Allan Park Crescent,
Edinburgh.
New 3 bedroom dwelling house (as amended).**

Item number

Report number

Wards

B09 - Fountainbridge/Craiglockhart

Summary

The proposal replaces a set of garages which do not contribute positively to the area. The proposal is acceptable in its scale, form and design and will not have a detrimental impact on neighbouring amenity. The proposal complies with relevant policies in the Local Development Plan. The proposal infringes guidance in relation to its position on the site, garden depth and the design of dormer windows. However, these infringements will not result in adverse harm and are acceptable. There are no material considerations that would outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LDES01, LDES04, LDES05, LHOU01, LHOU03, LHOU04, LEN21, LTRA02, LTRA03, NSG, NSGD02,

Report

Application for Planning Permission 20/02743/FUL at Land 16 Metres North East Of, 2 Allan Park Crescent, Edinburgh. New 3 bedroom dwelling house (as amended).

Recommendations

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

Background

2.1 Site description

The application site is a group of four garages located on the east side of Allan Park Crescent.

The surrounding area is residential in character, largely consisting of bungalows.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description of the Proposal

The proposal is for the demolition of the existing garages which are to be replaced by a one and a half storey, three bedroom residential unit with an internal floor area of approximately 104 square metres. The proposal includes a rear curtilage with a depth of five metres and an area of approximately 60.4 square metres.

External walls are to be finished in wet dash. The proposal includes two velux windows to the north elevation and one velux window to the south.

Previous Scheme

The scheme has been amended to reduce the length of the building by approximately 1.1 metres and moving the proposed dwelling approximately 300mm north-west. A proposed driveway has been removed from the scheme. The revised scheme introduces a hipped roof to the principal elevation and a new slate-cheeked dormer window, with a slate roof.

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 a new house in this location is acceptable;
- b) the proposal is acceptable in its scale, form and design;
- c) a satisfactory residential environment can be achieved for the amenity of future occupiers;
- d) the proposal will impact on neighbouring amenity;
- e) any other planning matter have been addressed and
- f) any matters raised in representations have been addressed.

a) Principle

Policy Hou1 (Housing Development) of the adopted Edinburgh Local Development Plan (LDP) states that priority will be given to the delivery of the housing land supply and relevant infrastructure on suitable sites in the urban area, provided proposals are compatible with other policies in the plan.

The application site is defined as being part of the urban area in the adopted LDP. The principle of housing development at the site is therefore acceptable as long as the proposals are compatible with other policies in the plan.

b) Scale, Form and Design

Policy Des 4 (Development Design - Impact on Setting) states that planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, and impact on existing views, having regard to:

- i) height and form
- ii) scale and proportions, including the spaces between buildings
- iii) position of buildings and other features on the site
- iv) materials and detailing

The site is part of an established residential area, defined by a strong rhythm of long plots with houses fronting onto the street with generous private rear gardens. There is a clear articulation of private and public spaces. This is a settled townscape with a strong urban grain. The area is defined by mid 50's bungalows with hipped roofs which follow a well-defined building line. A notable exception to this is the bend on which the application site sits. Here, No. 2 Allan Park Crescent is set at an angle to the road which breaches the building line. This, when combined with the curve of the road and distance between properties, makes the building line less clear. No. 2 is also the only property in the immediate area with a gabled roof. Several properties have garages and although there is some variation in the overall finishing of properties, there is a consistency in elevations finished in roughcast/render with decorative stonework around windows and edges being the defining style. Most properties in the area were constructed in the mid-50s whilst the garages which occupy the application site, as well as property numbers 6, 8 and 10, were added in the early 60s.

The existing garages located on site do not contribute positively to the existing streetscape. The proposed 1.5 storey dwelling with slate roof and dormer window is of a scale and design generally in line with other properties on the street. The roof will be hipped at the principal elevation with a dormer window. To the rear, the roof will be gabled. The gable wall will not be noticeable from the street and overall, the new building will look similar to others on the street. The proposed dormer window would take up more than one third of the roof plane; however, this is characteristic of the area. The design of the dormer ensures that the window will be set below the roof ridge and will maintain a visible expanse on all sides of the roof. An infringement of guidance in these circumstances is acceptable.

The proposed dwelling will be positioned closer to the pavement than other properties in the area. However, given the location of the development site on a curve, the building line in this part of the area is not as strong as elsewhere. The neighbouring property to the south already breaches the building line and the distance between the application site and the neighbouring property to the north ensures that the position of the new house will not be disruptive to the rhythm of the street.

Overall, the design, scale, positioning, height and detailing are appropriate for the area. The proposal complies with Local Development Plan policy Hou 4.

c) Residential Environment

LDP Policy Des 5 (Development Design - Amenity) requires development proposals to demonstrate that future occupiers of a development will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

LDP Policy Hou 3 (Private Green Space in Housing Development) requires developments to provide adequate provision for green space to meet the needs of future residents.

Edinburgh Design Guidance sets out minimum internal floor space standards for residential development.

In this instance, the proposed 1.5 storey, three bedroom house has an internal floorspace well in excess of the minimum 91 square metres recommended in guidance.

The arrangement of the proposed living spaces and windows will ensure that future occupiers will have sufficient levels of daylight.

To ensure amenity space is sufficient for the use and enjoyment by occupiers and to ensure that there is scope for dwellings to be developed over time to suit the changing needs of occupiers, Edinburgh Design Guidance recommends a minimum depth of 9 metres for residential gardens. The area surrounding the application site is relatively low density with detached and semi-detached properties located on large plots with generous rear gardens. Garden depths in the area typically reach around 11 metres. Property no. 6, which neighbours the site to the north has a smaller rear garden in comparison to other properties, with an area of 49 square metres and a depth of 5.7 metres, though this is supplemented by space to the side and front of the house. No. 8 also has a garden with a limited depth of 6.5 metres. In this case the space to the rear garden of the application site would reach a depth of approximately 5 metres and cover a total area of approximately 60 square metres. The result would be usable garden space in line with the immediate neighbouring properties. In these circumstances an infringement of guidance is considered acceptable.

The proposal complies with Local Development Plan policy Hou 3 and Des 5 and would result in a satisfactory residential environment for future occupiers.

d) Neighbouring Amenity

Policy Des 5 (Development Design - Amenity) states permission will be granted for development where it is demonstrated that the amenity of neighbouring developments is not adversely affected.

The proposed development complies with the 45-degree daylight criterion outlined in guidance. Some objectors have raised concern that the new position of the proposed building will result in a loss of daylight to neighbouring properties. Guidance on the protection of daylight to existing buildings outlined in Edinburgh Design Guidance states that daylight to gables and side windows is generally not protected. In this instance the neighbours to the north have no windows on the south elevation which would be affected and the windows of the neighbouring property to the south (no. 2 Allan Park Crescent) are angled away from the proposed new dwelling. The proposal complies with guidance in this regard.

Given the height of the proposal and the orientation of neighbouring properties in relation to the site, the proposal would not result in overshadowing to the garden spaces of the neighbours at no. 2 Allan Park Crescent or at no. 17 Allan Park Road. The proposal will result in approximately 15.05 square metres of overshadowing to the garden space of no. 6 Allan Park Crescent. However, it is acknowledged that the existing garages on the application site already overshadow this affected space to a degree. The increase in overshadowing would be relatively small and given the size of the garden space to the side of the property (approximately 138 square metres) this represents an acceptable minor infringement of policy which would not form grounds for refusal of this application.

In terms of privacy, a 1.8 metre fence to the north and east boundaries ensure that the new ground floor windows will not have a direct view into neighbouring windows or neighbouring gardens. The sill of velux windows on the north and south elevations of the proposal will be set 1.7 metres from ground level. Drawing 07A shows that these windows will not offer direct views to neighbouring properties. The proposal also includes a window to the rear at attic level, looking east toward no.17 Allan Park Road. However, this window will serve a stairwell and not a room. As the window will serve circulation space rather than a habitable room, it will not breach the privacy of the neighbours to the east of the site.

The proposal will not result in a loss of neighbouring amenity and is acceptable in this regard. The proposal complies with LDP policy Des 5.

e) Other Planning Matters

Road Safety and Parking

The proposal does not include provision for off-street parking. However, the application site is not located within a controlled parking zone, with vehicles able to park on the street. No cycle parking is indicated in the submitted plans. However, bikes could reasonably be stored in the rear garden or within the house itself.

The proposal complies with Tra 2 and a minor infringement of Tra 3 is acceptable in these circumstances.

Flooding

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

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

Accordingly, a Surface Water Management plan is required to assess the impact of the proposal on surface water on the site. This has not been provided. Before development on site can begin, this must be provided to the Planning Authority. This has been made a condition of this consent.

f) Public Comments

Material Considerations

- Removal of proposed driveway from the scheme is unacceptable/negative impact of the proposal on parking and road safety; this is addressed in section 3.3(e).
- Proposal built forward of established building line; this is addressed in section 3.3(b).
- Proposal will result in a loss of daylight to neighbouring properties; this is addressed in section 3.3(d).

Conclusion

The proposal replaces a set of garages which do not contribute positively to the area. The proposal is acceptable in its scale, form and design and will not have a detrimental impact on neighbouring amenity. The proposal complies with relevant policies in the Local Development Plan. The proposal infringes guidance in relation to its position on the site, garden depth and the design of dormer windows. However, these infringements will not result in adverse harm and are acceptable.

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

3.4 Conditions/reasons/informatives

Conditions: -

1. Prior to the commencement of development, a Surface Water Management Plan shall be submitted for the further approval of the Planning Authority and thereafter implemented prior to the occupation of the development.

Reasons: -

1. To ensure the proposal does not increase flood risk and surface water is managed correctly.

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.

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 meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The original application was advertised on 9 July 2020. The application received six comments, five in support and one taking a neutral stance.

The revised scheme was subsequently amended and advertised on 8 September 2020. The revised scheme received eight objection comments.

These representations are summarised and addressed in the Assessment section of the main 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**

Edinburgh Local Development Plan

Date registered

7 July 2020

Drawing numbers/Scheme

01A, 02A, 03C, 04A, 05C, 06A, 07A, 08,

Scheme 4

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

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 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

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

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 Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

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.

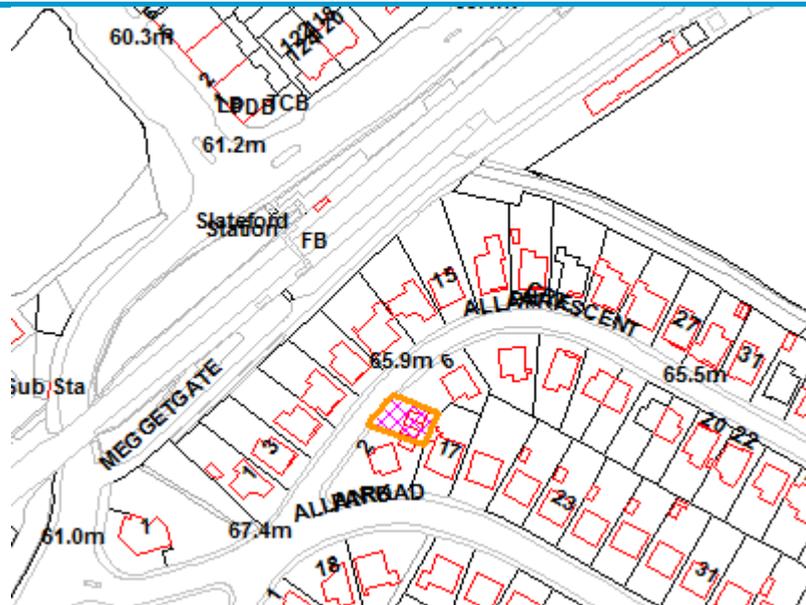
Appendix 1

**Application for Planning Permission 20/02743/FUL
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Consultations

No consultations undertaken.

Location Plan



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