

# Development Management Sub Committee

Wednesday 19 May 2021

**Application for Planning Permission 21/00526/FUL  
at 24 Parkgrove Avenue, Edinburgh, EH4 7QJ.  
Erection of dwelling.**

**Item number**

**Report number**

**Wards**

B03 - Drum Brae/Gyle

## Summary

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The proposal is contrary to the Edinburgh Local Development Plan. The proposal would constitute an overdevelopment of the site and will adversely undermine the established residential character and the amenity value of the area. The existing characteristics and features worthy of retention on the site and in the surrounding area have not been identified, incorporated and enhanced through the development's design. There are no material considerations that would outweigh the resultant harm.

## Links

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[Policies and guidance for this application](#)

LDPP, LDES01, LDES03, LDES04, LDES05, LEN12, LEN16, LEN21, LHOU01, LHOU02, LHOU03, LHOU04, LTRA02, LTRA03, LTRA04, NSG, NSGD02,

# Report

## **Application for Planning Permission 21/00526/FUL at 24 Parkgrove Avenue, Edinburgh, EH4 7QJ. Erection of dwelling.**

### **Recommendations**

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1.1 It is recommended that this application be Refused for the reasons below.

### **Background**

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#### **2.1 Site description**

The application site is part of the side garden belonging to 24 Parkgrove Avenue which is the upper villa of a two storey, four-in-a-block stone building. The site is located on a corner at the crossroad with Parkgrove Gardens. A single storey flat roofed garage is located within the garden. The site, excluding the garden area left for No. 24, measures approximately 280sqm. It currently has mature trees and hedging.

The immediate area is characterised by similar style flatted residential properties dating from the 1940s and 60s along with some more modern blocks further to the south. St Kentigern church is opposite the site. Along Parkgrove Gardens are detached, one and a half storey bungalows with gardens to the front and rear.

#### **2.2 Site History**

17 July 2020 - Planning permission refused for the erection of a proposed dwelling within curtilage of 24 Parkgrove Avenue (Application Number: 20/01818/FUL).

### **Main report**

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#### **3.1 Description of the Proposal**

The application is for planning permission for the erection of a one and half storey, detached dwelling within the curtilage of 24 Parkgrove Avenue which is to be accessed from Parkgrove Gardens. The new dwelling is to comprise three bedrooms with accommodation within the roof. It is to include a pitched roof with a flat timber cladded dormer on the north facing roof plane. A number of rooflights are proposed. The east elevation is to include a flat roof side addition that will lead onto an east facing private garden space, with a timber fence enclosure.

The external walls are to be finished in smooth white render with new cupa pizarras heavy 3 natural slate for the roof. Anthracite grey UPVC doors and windows are proposed.

It is proposed to remove the trees within the site.

### 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 on this site is acceptable;
- b) the proposal is of appropriate scale, form and design, having regards to the spatial characteristics of the surrounding area;
- c) future occupiers will have acceptable levels of amenity;
- d) the proposal will impact on neighbouring amenity;
- e) there are any other material considerations and
- f) representations received have been addressed.

#### (a) The Principle of Development in this Location

Policy Hou 1 (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 proposal is compatible with other policies in the plan.

LDP policy Hou 2 (Housing Mix) states that the Council will seek a mix of house types and sizes where practicable to meet a range of housing needs. The surrounding area consists largely of dwelling houses. The proposed dwelling would provide further accommodation within the area for families and complies with LDP policy Hou 2.

However, the proposal is not compatible with other policies in the plan and therefore the principle of housing development is not acceptable in this instance.

The proposal does not comply with LDP Policy Hou 1.

## b) Development Scale, Form and Design

LDP Policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area. Permission will not be granted for proposals that are inappropriate in design or for proposals that would be damaging to the character or appearance of the area.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) states that planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

LDP Policy Des 4 (Development Design - Impact on Setting) also requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regard to its height and form; scale and proportions, including the spaces between the buildings, position of buildings and other features on the site; and the materials and detailing.

Paragraph 154 of the LDP states *"Where the built environment is of high quality and has a settled townscape character, new development proposals will be expected to have similar characteristics to the surrounding buildings and urban grain"*

LDP Policy Hou 4 (Housing Density) states that the density of a development on a site will be dependent on its characteristics and those of the surrounding area; the need to create an attractive residential environment within the development; the accessibility of the site to public transport; and the need to encourage and support the provision of local facilities necessary to high quality urban living. It goes on to explain that in established residential areas, proposals will not be permitted which would result in unacceptable damage to local character, environmental quality or residential amenity.

Chapter 1.5 of the Edinburgh Design Guidance states that *"The appropriateness of high density housing to a particular site will depend on site context and on the way in which the development addresses the issues of open space (including impacts on landscape character and trees), unit mix, daylight, sunlight, privacy, outlook, house type, car parking requirements, waste management and the design and site layout of the development itself. Density should be a product of design, rather than a determinant of design"*.

The application site lies within an established residential neighbourhood where there is a largely consistent pattern in terms of the size of house plots and layout for detached dwellings in terms of them having smaller gardens to the front and elongated gardens to the rear. The four in a block properties along Parkgrove Avenue also largely follow this pattern. However, some of these flats within these four in a block properties, such as the application site, instead have large side gardens.

It is proposed that a bungalow property be constructed within the side garden of No. 24. The design of buildings in the wider surrounding area is varied. However, the proposed one and a half storey, long and narrow dwelling, will appear incongruous right next to the existing two storey buildings which are directly to the north and west of the site. It is also apparent that the siting and layout of the development fails to respect the development pattern in this area in terms of distance between buildings and boundaries. The footprint of the dwelling and the layout of the garden reads as an overdevelopment of the site and is not consistent with the established ratio of plots in this area.

The proposed north facing elevation of the proposal would be positioned approximately 1.3 metres from the garden boundary to the rear of the site belonging to No. 22 Parkgrove Avenue. The overdevelopment of the plot will be apparent not only to the directly surrounding neighbours but also to those passing the site from public elevations along Parkgrove Avenue. Even with a good degree of screening, it will still be clear to those passing the site that the development does not respect the established spaces between buildings within the area and will appear shoehorned in.

In order to ensure that the privacy of neighbouring dwellings is adequately maintained, all of the rear windows and the rear dormer window proposed will have to be fitted with opaque glazing and provide light to only non habitable spaces within the property. This again clearly highlights that the proposed building will be sited far too close to mutual boundaries and that the proposal is overdevelopment of the site.

There would be a need to remove permitted development rights for this development should it be granted. This is due to the proximity of the development to the neighbouring boundary and the range of permitted development rights available that would result in additional adverse harm to neighbouring amenity at a later date.

The size of the current garden belonging to No. 24 is approximately 360 square metres. This is similar in size to the other flats within the four in a block properties which have side gardens, and the rear gardens of some nearby detached dwellings. Whilst No. 24 does currently have a corner side garden, a degree of privacy is maintained due to its overall size and the element of tree and shrubbery cover that is present.

Chapter 3.3 of the Edinburgh Design Guidance states "*The size of gardens can contribute to the character and attractiveness of an area. Gardens of a similar size to neighbouring gardens are likely to be required in order to preserve the character of the area*".

Unlike the vast majority of detached properties directly nearby, which have good sized front and rear garden spaces, the proposed property would have a small front garden area, which will likely remain quite open and a side garden of only 73 square metres. This more private side garden area is smaller than the rear gardens of nearby detached dwellings. The layout and orientation of the proposed private garden space is also uncharacteristic for a detached property in this vicinity. Overall, the proposed garden would not provide the same level of privacy, space and utility that is expected from detached dwellings within the area.

The side garden of the proposal would be enclosed by the existing garden wall, fencing and a line of proposed conifer trees. Whilst these trees may in time provide a good degree of privacy to the front garden and principal rooms of the property, they do risk severely impacting upon the levels of sunlight/daylight that the garden and these main rooms will receive.

If the application was approved and the garden subdivided, the existing property, No. 24, would only be left with a side garden of 77 square metres, compared to the approximately 360 square metres of garden ground that the property was originally designed with. It would also be right on the corner/junction of the streets. It should also be noted that a good proportion of this garden will be taken up by the existing access path. The proposed subdivision would leave only approximately 50 square metres of green garden space for the occupiers at No. 24 Parkgrove Avenue which is significantly smaller than that belonging to other neighbouring properties.

This relatively small element of garden ground is also shown to be lined with conifers. Again, whilst this might provide the amenity space with a suitable level of privacy, it is likely to severely limit the amount of sunlight to this area, significantly intrude into the garden space and limit how usable this retained garden area would actually be.

The large corner/side gardens were designed as a feature of these four in a block properties and despite the introduction of development within some of these gardens, like single storey low lying garages and hardstandings, the majority of these gardens have remained relatively undeveloped and they contribute significantly to the character of the surrounding area and its sense of place.

The existing detached garage on the site is relatively small. It is noted that the existing site plan submitted shows that the area to the front and large areas to the side of the garage are entirely hard standing. However, it is apparent from visiting the site that there are actually quite large areas of plants/shrubbery to the front and side areas of the existing garage. Also, whilst an area of the site near the garage has been slabbed, much of the area directly around the garage is only lightly covered in gravel/chippings much of which has begun to return to grass. Overall, the proposal will result in much more of the site being developed and being covered in hardstanding.

The four in a block properties, which have large side facing gardens, are set back from the intersections of Parkgrove Gardens and Parkgrove Drive and even with some structures present within them, still contribute greatly to the sense of openness along these streets and provide an opportunity for quite large trees to grow and biodiversity to flourish.

The properties along Parkgrove Gardens are positioned closer to the road than the four in a block flats and have quite small front gardens which appear increasingly dominated by hardstanding for the off-street parking provision for cars. The fact that the four in a block properties are set further back and have large side gardens help reduce the level of density in the directly surrounding area and helps to break up the increasing dominance of hardstanding with an area of valuable green space.

The proposed dwelling will be constructed much nearer to the front boundary of the site and will be far larger and taller than the existing low lying garage. The plans submitted also indicate that there will be conifer trees planted all the way around the boundary of the site, in order to try and provide a greater degree of privacy to the proposed garden areas. Whilst this will maintain an element of greenery to the site, a long line of conifer trees will result in further enclosure of this relatively open space and will not contribute to the amenity of the area to the same degree as a relatively open plot which has a number of different trees, plants and shrubs present. The openness and greenspace of the site are features worthy of retention.

The plans submitted indicate that there is currently a high wall and some fencing around the boundary of the site. However, the existing boundary wall is actually quite low lying and combined with fencing rises to a height of around 1.5 metres (approximately). It is clear that new areas of fencing around the boundary of the site and within the site have recently been constructed. The site cannot be seen as brownfield land given that it currently forms part of a garden which has a garage on it which is much smaller than the scale of the development proposed.

Whilst currently a side garden, the layout and orientation of the proposed private garden space is uncharacteristic for a detached property in this vicinity and the proposed subdivision would leave No. 24 with a garden that is substantially smaller than that of the other four in a block properties.

The proposed form and design of the development are restricted by the site constraints of the corner plot that forms part of the established design setting for the existing four-in-a-block villas in this area. The proposal fails to draw on the positive characteristics of the area and fails to respect the development layout of the site and the established spaces between buildings. It is clearly overdevelopment of the site.

The proposal is contrary to policies Des 1 and Des 4 of the adopted LDP and the Edinburgh Design Guidance.

### c) Residential Amenity

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.

The Edinburgh Design Guidance states that the minimum internal floor area for a three-bedroom unit should not fall below 81 sqm. The proposal exceeds the minimum floorspace standards.

The proposal will provide easy access to the ground floor level and to the master bedroom on the ground floor.

The building will have large south facing windows. Adequate levels of sunlight/daylight should be received, although in the future the proposed conifer trees will have to be adequately pruned to ensure that they will not impact upon light levels to the property. Immediate outlook from the rear of the building will be restricted but these are windows that provide light to non habitable rooms. All habitable rooms shall receive an adequate outlook and will have satisfactory privacy.

The proposal complies with LDP policy Des 5 in terms of providing an adequate level of amenity in terms of noise, sunlight, daylight, privacy and 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.

LDP Policy Hou 3 does not define what the adequate provision of greenspace for future residents of a single new house is. The size of the proposed gardens for the proposed property and size of the garden ground which will remain for No. 24 have been assessed in detail in part (b) of this report.

The proposed new house will have an element of garden ground. It complies with LDP policy Hou 3.

#### d) Neighbouring Amenity

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

In terms of privacy, the proposed north facing dormer is shown to provide light to a shower room and have opaque glazing installed. To the rear of the proposed building, there will also be a window which will provide daylight to a bathroom and another to provide light to a utility room. These windows and doors will also have opaque glazing.

There is an existing boundary hedge that may provide some privacy screening from the proposed windows, but planning cannot condition/control the growth rate or the maintenance of this hedge on the north boundary.

The sectional drawing submitted show that the roof lights proposed to the rear will be set approximately 1.8 metres off the floor level. This should ensure no material loss of privacy from these rooflights.

The windows on the proposed development will not face directly onto opposing windows and this is acceptable.

The height and positioning of the development will not result in loss of daylight to neighbouring windows.

The proposal will result in 6.2 sqm of potential overshadowing to the neighbouring gardens at 22 Parkgrove Avenue. This is a minor infringement in relation to the location of the affected area and the overall size of the neighbouring garden.

The proposal generally complies with LDP policy Des 5.

## e) Other Material Considerations

### *Car and Cycle parking and accessibility*

LPD Policies Tra 2 (Private Car Parking), Tra 3 (Private Cycle Parking) and Tra 4 (Design of Off-Street Car and Cycle Parking) sets out the requirement for private car and cycle parking. The Council's Parking Standards for developments are contained in the Edinburgh Design Guidance.

The application form states that the proposal includes one off-street car parking space and the proposed site plan show that the existing opening from Parkgrove Avenue is to be retained with mono blocked pavers to the front. This would accommodate one off-street car parking space and this complies with the Council's car parking standards.

The site is located quite near to local transport links and has easy access to nearby facilities.

As the proposal includes a private garden space, there is no requirement to provide dedicated cycle parking.

The scale of the development would not increase traffic congestion at the Queensferry Road junction.

The Roads Authority has raised no concerns to the application but if the Development Management Sub Committee were to grant the application, the applicant will be required to contribute the sum of £2,000 to progress a suitable order to introduce waiting and loading restrictions on the Parkgrove Gardens approach to the Parkgrove Gardens/Parkgrove Avenue junction as necessary for the development.

The proposal complies with LDP policies Tra 2, Tra 3 and Tra 4.

### *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 applicant has submitted a Surface Water Management Plan. This was assessed by Flood Planning. It has confirmed that it has no objections to the proposal.

The proposal complies with LDP policy Env 21.

### *Waste*

The drawings show the location of the bin stores within the site and this would be an acceptable arrangement for kerbside collection.

### *Bats*

LDP Policy Env 16 (Species Protection) seeks to safeguard species protected under European or UK law from the effects of development proposals.

The applicant has submitted a bat survey with the application. This was assessed by the Council's biodiversity officer. No objections have been raised.

The proposal complies with policy Env 16 in the LDP.

### *Trees*

LDP Policy Env 12 (Trees) states that development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order (TPO) or on any other tree or woodland worthy of retention unless necessary for good arboricultural reasons.

There are currently a number of trees and established shrubbery within the site. These will be removed. The trees within the site are not protected by a TPO and the site does not lie within a conservation area. Although the trees contribute to the amenity of the area, it is acknowledged that the trees can be removed at any time without the consent of the planning authority.

### *Developer Contributions*

LDP policy Del 1 (Developer Contributions and Infrastructure Delivery) states that proposals will be required to contribute to infrastructure provision where relevant and where commensurate to the scale of the proposed development.

Due to the size of the development there is no requirement for funds to be provided with regards to school infrastructure.

The proposal does, however, lie within healthcare zone 13 (Parkgrove) as identified within the Developer Contributions and Infrastructure Delivery Guidance. As such a contribution of £105 per dwelling will be required if the application is granted. This could be delivered through a section 69 agreement or an exchange of letters in this instance.

As long as a payment of £105 is received, the proposal complies with LDP policy Del 1.

### g) Representations

#### **Material - objection:**

- Overdevelopment of the site - Addressed in Section 3.3 (b).
- Inappropriate development design and will harm the character of the area - Addressed in Section 3.3 (b).
- Impact on neighbouring amenity in terms of privacy, daylighting and overshadowing - Addressed in Section 3.3 (d).
- Loss of garden space - Addressed in Section 3.3 (b).
- Level of off street parking provided, and parking is under pressure due to existing church activities - Addressed in Section 3.3 (e).
- Impact on road safety - Addressed in Section 3.3 (e).
- Impact on bats/No bat survey provided - Addressed in Section 3.3 (e).
- Contrary to the Council's guidance on amenity - Addressed in Section 3.3 (d).
- Removal of existing tree and planting on the site - Addressed in Section 3.3 (e).
- Flood risk - Addressed in Section 3.3 (e).

- Neighbour notification incorrect - The neighbour notification has been carried out correctly.

### **Non-material - objection**

- Impact on on-street car parking - planning does not control or condition the allocation of on-street parking.
- Health and safety concerns relating potential asbestos in the existing garage - this does not fall within the legislative remit of planning to resolve/address.
- Loss of view as a result of feeling hemmed in - there is no right to a particular view.
- Impact on the value of neighbouring properties - planning does not control/condition fluctuations in the property market.
- Construction of the site may impact on the structural integrity of nearby properties - this is a building control issue and does not fall within the legislative remit of planning.
- Noise and disturbance arising from the demolition and construction works - this does not preclude assessment of the proposal or prevent developments from happening.
- Unwise to plant conifer trees as they can grow 60 feet - The site is an existing garden space where there are already large trees on the site. Planning cannot control/condition how existing domestic gardens are planted as part of this proposal.

### **Material - Support**

- Will improve the visual amenity of the site - Addressed in section 3.3 (b) and (d)
- Appropriate scale, form and design, the surrounding area has a very mixed design and layout - Addressed in section 3.3 (b)
- Will not impact upon neighbouring properties existing levels of sunlight/daylight or privacy - Addressed in section 3.3 (d)
- Will provide a good level of amenity for future residents, south facing private garden, internal space and sunlight/daylight levels - Addressed in section 3.3 (c)
- The development is sustainable and will provide good levels of accessibility - Addressed in section 3.3 (b) and (e)
- It is reuse of a brownfield site - Addressed in section 3.3 (b)
- The site has many of the required facilities very close to it and benefits from good transport links - Addressed in section 3.3 (e)
- The existing garden is too big for a flat, this is a better use- Addressed in section 3.3 (b)

## **Conclusion**

The proposal is contrary to the policies contained in the Edinburgh Local Development Plan. The proposal would constitute an overdevelopment of the site and will adversely undermine the established residential character and the amenity value of the area. The existing characteristics and features worthy of retention on the site and in the surrounding area have not been identified, incorporated and enhanced through the development's design. There are no material considerations that would outweigh the resultant harm.

It is recommended that this application be Refused for the reasons below.

### **3.4 Conditions/reasons**

#### **Reasons:-**

1. The proposal is contrary to the Local Development Plan Policy Hou 1 in respect of Housing Development, as the proposals do not comply with the other policies in the Adopted Edinburgh Local Development Plan
2. The proposal is contrary to the Local Development Plan Policy Des 1 in respect of Design Quality and Context, as the proposals fail to draw on the positive characteristics of the area and would damage its character
3. The proposal is contrary to the Local Development Plan Policy Des 4 in respect of Development Design - Impact on Setting, as the proposed scale, form, design and positioning of the proposal fails to have regards to the character of the area.
4. The proposal is contrary to the Edinburgh Design Guidance as the proposal is overdevelopment of the site and No. 24 Parkgrove Avenue would not be left with garden ground which is a comparable size to that of other nearby properties.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications. A legal agreement is required if the Committee is minded to grant consent.

## **Risk, Policy, compliance and governance impact**

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

## **Equalities impact**

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### **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**

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### **7.1 The sustainability impact has been assessed as follows:**

This application meets the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

There is no pre-application process history.

### **8.2 Publicity summary of representations and Community Council comments**

The application received 35 support comments and 40 objection comments. The comments raised are addressed in the assessment section of the report.

## **Background reading / external references**

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- 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**

**Date registered** 2 February 2021

**Drawing numbers/Scheme** 01,02a.03.04.05a.06.07.08,

Scheme 1

**David Givan**  
**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

Contact: Robert McIntosh, Planning Officer  
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## **Links - Policies**

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### **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 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

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 Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

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

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 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.

LDP Policy Tra 4 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

### **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 21/00526/FUL At 24 Parkgrove Avenue, Edinburgh, EH4 7QJ Erection of dwelling**

### **Consultations**

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#### Edinburgh Airport

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal, however have made the following observation:

#### Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>).

It is important that any conditions requested in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Edinburgh Airport, or not to attach conditions which Edinburgh Airport has advised, it shall notify Edinburgh Airport, and the Civil Aviation Authority and the Scottish Ministers as specified in the Safeguarding of Aerodromes Direction 2003.

#### Environmental Protection

I refer to the above and would advise that Environmental Protection has no objections to the proposed development.

The application site is an existing residential property garden on the corner of Parkgrove Avenue and Parkgrove Gardens. Residential properties are situated to the north, west and east. Church premises are situated across Parkgrove Gardens to the south.

Therefore, Environmental Protection offers no objections to the application.

#### 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 contribute the sum of £2,000 to progress a suitable order to introduce waiting and loading restrictions on Parkgrove Gardens approach to the Parkgrove Gardens/Parkgrove Avenue junction as necessary for the development.

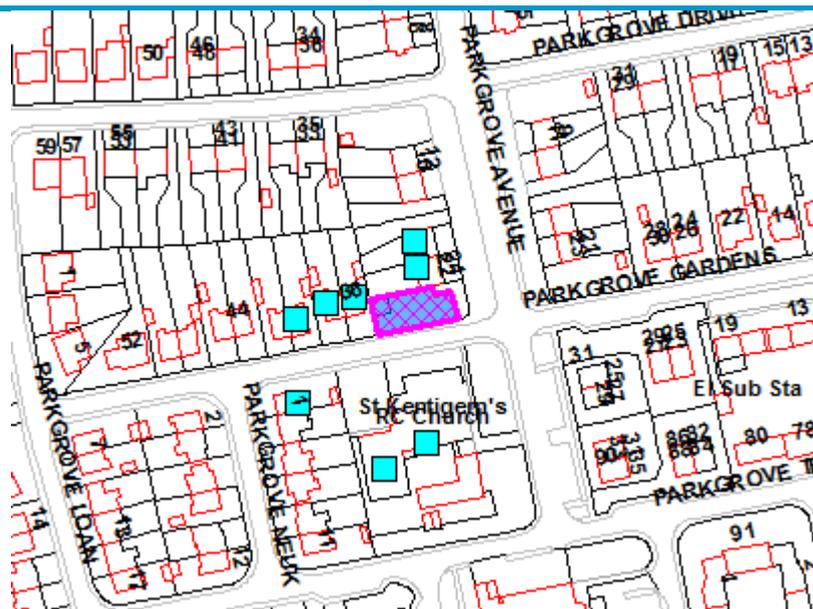
### Full Response

The applicant proposes 1 car parking space and complies with the Council parking standards for the proposed development in Zone 3;  
Cycle parking will be provided within the curtilage of the house.

### Flood Planning

Thank you for sending through the additional information. This application can proceed to determination, with no further comments from CEC Flood Prevention.

### Location Plan



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**END**