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Decision date: 14 January 2021

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

A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.
At 229 Willowbrae Road Edinburgh EH8 7ND

Application No: 20/02101/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 3 June 2020, this has been decided by **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;

Conditions:-

Reason for Refusal:-

1. The proposal is contrary to policy Des 1 as it does not draw on the positive characteristics of the area. It represents overdevelopment of the site and fails to comply with the Edinburgh Design Guidance, particularly in terms of its height, impact on local views and its relationship with the wider surroundings.
2. The height and form of the proposal would not integrate well with its surroundings, is inappropriate in its context and would adversely impact on local views, contrary to policy Des 4 Development Design - Impact on Setting.

3. The provision of green space within the development does not meet requirements of policy Env Hou 3 Private Green Space in Housing Developments or the Edinburgh Design Guidance in terms of amount and quality of space provided for end users.

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

Drawings 01-21, 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 does not comply with the development plan as it does not draw on the positive characteristics of the area, contrary to policy Des 1. The height, form and appearance of the proposal will not integrate well with its surroundings, is inappropriate in its context and would adversely impact on local views contrary to policy Des 4. The development fails to meet the open space requirements set out in policy Hou 3. The proposal represents over development of the site and fails to comply with the Edinburgh Design Guidance, particularly in terms of its height, appearance and relationship with the wider surroundings.

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 Julie Ross directly at julie.ross@edinburgh.gov.uk.

D R Leech

Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision of the planning authority 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 appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The appeal can be made online at www.eplanning.scot or forms can be downloaded from that website and sent to the Planning and Environmental Appeals Division, 4 The Courtyard, Callendar Business Park, FALKIRK FK1 1XR.
2. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, 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 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 in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

**Application for Planning Permission 20/02101/FUL
At 229 Willowbrae Road, Edinburgh, EH8 7ND
A residential led development consisting of 48 apartments
over 2 apartment buildings with a commercial unit at ground
floor.**

Item	Delegated Decision
Application number	20/02101/FUL
Wards	B14 - Craigentiny/Duddingston

Summary

The proposal does not comply with the development plan as it does not draw on the positive characteristics of the area, contrary to policy Des 1. The height, form and appearance of the proposal will not integrate well with its surroundings, is inappropriate in its context and would adversely impact on local views contrary to policy Des 4. The development fails to meet the open space requirements set out in policy Hou 3. The proposal represents over development of the site and fails to comply with the Edinburgh Design Guidance, particularly in terms of its height, appearance and relationship with the wider surroundings.

Links

<u>Policies and guidance for this application</u>	NSGD02, LDPP, LHOU01, LHOU02, LHOU03, LHOU04, LHOU06, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LEN16, LEN21, LEN22, LTRA02, LTRA03, LRET06, LEN03, NSG,
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Report of handling

Recommendations

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

Background

2.1 Site description

The site measures 3052 sq m and is located on Willowbrae Road, at the junction with Northfield Drive. It is the former site of the Radical Road public house and restaurant and a single storey retail unit formerly occupied by a fish and chip takeaway and bookmaker's outlet. Most buildings on site have been demolished and the site is currently largely brownfield in nature, with the exception of the retail unit which is currently present and operational. There is an existing telecommunications mast on the site which will be retained. The site slopes from east to west by approximately 3m.

The site has a prominent frontage onto Willowbrae Road and Northfield Drive. Willowbrae Road is a principal route into the city centre and provides frequent bus services, with southeast and northwest bound bus stops located within 100m of the site. Northfield Drive is a local access road and additional bus services run along Northfield Broadway, which branches to the north east from the corner adjacent to the site.

Land to the immediate southeast of the site is occupied by a single storey car showroom with forecourt area to the frontage onto Willowbrae Road. An area of public allotments is located to the immediate south east of the site. Beyond this, the land slopes downwards and land to the east and north east of the site is occupied by a residential development of three to five storey flatted blocks along Northfield Drive. The triangle of land opposite the site to the to the immediate north west is occupied by an area of amenity open green space containing a number of mature trees.

Land immediately opposite the site on Willowbrae Road is occupied by a Premier Inn hotel which occupies a two storey stone villa with modern extensions to the rear. The hotel building is set back from the street frontage and sits in an elevated position within the garden grounds. A petrol filling station and forecourt is situated adjacent to the hotel. Two residential three/ three and a half storey flatted blocks are located to the immediate northwest of the petrol filling station, fronting onto Willowbrae Road.

There are several listed buildings within visual proximity of the site, located between 50m and 100m to the south along Willowbrae Road. These are a classical villa at 260 Willowbrae Road (Cat B, ref LB29933, listed 14th June 1966), Duddingston Forge at 243 Duddingston Road (Cat B, ref LB29937, listed 20 February 1985), a dwelling house at 126 Duddingston Road (Cat B, ref LB29936, listed 14th December 1970), a group of mill cottages at 1-5 Duddingston Mills (Cat C, ref LB29940, listed 19th January

1982) and a tenement building at 31-33 Duddingston Mills (Cat C, ref LB49041, listed 19th December 1982).

An operational telecoms mast is located within in the south east of the site within the site boundary.

2.2 Site History

Adjacent sites

23rd January 2017 - Application withdrawn for a change of use from car showroom to purpose built student accommodation and retail units at ground level with ancillary facilities, landscaping, access and parking on land at 235 Willowbrae Road, Edinburgh (application reference 16/05399/FUL).

26 May 2017 - Application refused for full planning permission for change of use from car showroom to purpose built student accommodation and retail units at ground level with ancillary facilities, landscaping, access and parking on land at 235 Willowbrae Road, Edinburgh (application reference 17/01565/FUL).

4th April 2018 - Application refused for an extension to the existing hotel to provide additional bedrooms and alterations to car park in addition to minor elevational changes at 228 Willowbrae Road, Edinburgh (application reference 17/05809/FUL).

30th August 2018 - Application refused for an extension to hotel to provide additional bedrooms and alterations to car parking in addition to elevational changes at 228 Willowbrae Road, Edinburgh (application reference 18/03302/FUL).

Main report

3.1 Description Of The Proposal

The proposal is for the erection of a residential led development, comprising 48 apartments over two apartment buildings with a commercial unit at ground floor.

A residential led development consisting of 48 apartments over 2 apartment buildings (Blocks A and B) with a commercial unit located at ground floor level of Block B. The two apartment blocks are set out in a pavilion style and are designed to have the same form, massing and similar detailing.

Both blocks are five storeys in height to Willowbrae Road (ground floor to fourth floor), with an additional partial lower ground floor incorporated on the southern elevation of Block B to accommodate an additional apartment. There is a partial lower ground floor on Block A providing a small amount of undercroft car parking. Block A is 46.62m AOD in height and Block B is 47.42 m AOD in height. The top floor of each block is set back and allows for a balcony space to be provided.

The ground floor of Block B will include a commercial unit on the south west elevation, facing onto Willowbrae Road. It is proposed that this will accommodate the existing fish

and chip takeaway that is located on the site at present. This part of the ground floor frontage will incorporate floor to ceiling glazing.

The proposed materials are used on both blocks and include buff ashlar stone, black PPC panelling and black grooved fibre cement cladding. Full height windows are incorporated into all elevations. Window and canopy detailing will be black. Both blocks will have flat roofs. A glass balustrade will wrap around the perimeter of the set back fourth floor of the building. Balconies with glass balustrades are provided on all floors of the building.

Associated works including parking and landscaping are also proposed. Approximately 530 sq m of usable green open space is provided across the site, including an area of landscaped green space at the south west and between the two pavilion blocks, creating a set back between the buildings and the street frontage of Willowbrae Road and Northfield Drive. A further area of shared green space is provided to the east of Block B, to the rear of the buildings. Each flat also has a private balcony space. The remainder of the site is largely occupied by access and parking provision to the rear of the buildings.

A 1.2m high dry stone wall is proposed to the front of the site onto Willowbrae Road/ Northfield Drive. The boundary between the site and adjacent car showroom will be screened by a timber trellis. A timber fence will form the site boundary to the rear of the site.

The proposal incorporates 26 parking spaces provided across the site, three of which are accessible spaces and four of which are to be passive electric vehicle charging bays.

Cycle storage is provided at ground floor level adjacent to each building entrance. 112 cycle spaces are provided in total. 110 internal for residential use and two external short-stay spaces for the commercial unit. Block A will include spaces for 32 bikes and Block B will have spaces for 78 bikes.

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, it needs to be considered whether:

- a) the principle of development is acceptable in this location;
- b) the impact of development on the setting of nearby listed buildings is acceptable;
- c) the proposals are of appropriate scale, layout and design;
- d) the proposals have an impact on the amenity of neighbouring properties;
- e) the proposals are acceptable in terms of access parking or transport issues;
- f) the proposals will affect flooding;
- g) the proposals will provide affordable housing;
- h) there are any other material considerations and
- i) the public comments have been addressed.

a) Principle of development

The site lies within the urban area of the adopted Edinburgh Local Development Plan where policy Hou 1 Housing Development states that priority will be given to the delivery of the housing land supply and relevant infrastructure providing proposals are compatible with other policies in the plan. It is in a sustainable location. The principle of housing in this location is therefore acceptable providing other policy criteria can be met.

Retail development in out of centre locations is managed by policy Ret 6 which states that proposals for retail development in such locations will only be accepted if a range of criteria are met. The scale of retail development proposed at this location is small in nature (a single shop unit), will meet existing local demand and is in an accessible location close to a substantial population. The new retail unit will replace the existing retail unit which is currently occupied by the Barracuda Fish and Chip shop, which will be demolished to make way for the development. It is in the intention that the new retail unit will accommodate this existing business, therefore there will be no overall change in the provision in the local area. This is acceptable.

The development is therefore acceptable in principle provided it complies with other policy requirements.

b) the impact of development on the setting of nearby listed buildings is acceptable;

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 require proposals to have special regard to the desirability of preserving the character of listed buildings or their settings, or any features of special architectural or historic interest which they possess.

LDP Policy Env 3 seeks to protect listed buildings from development that may be detrimental to the architectural character, appearance or historic interest of the building, or its setting. There are a number of listed buildings within proximity of the site. These are located between 50m and 100m to the south of the site. The Category B listed villa at 260 Willowbrae Road is set back from the main road in large garden grounds. This property has a number of substantial mature trees within the garden grounds which help to protect the buildings amenity and provide its setting. The villa house at 126 Duddingston Road, is also more visually removed due to its distance from them site and orientation onto Duddingston Road. The impact of the proposed development on these buildings and their setting is considered to be negligible.

The Category C listed cottages and tenements at Duddingston Mills and the Category B listed single storey Duddingston Forge building have a small scale and intimacy to their built character, with the buildings ranging between one and two and half storeys in height. It is recognised that the proposed development is some distance from Duddingston Mills, however, the new blocks will be visible from these buildings, and will introduce an increase in height to the built form in the local area and views northwards from the mill buildings along Willowbrae Road from that which is currently present in the context.

In this regard, it is considered that the increase in height as proposed sits at odds with the more intimate scale of the listed properties around Duddingston Mills. Due to the distance of the site from the site, the impact is reduced, however it is considered that a more refined development proposal could be presented for the site which would have a better relationship with the listed properties and more successfully meet the policy requirements of Env 3 in the LDP.

c) Scale, Design and Materials

In assessing the scale, layout and design of the proposals, LDP policies Des 1 (Design Quality and Context) to Des 8 (Public Realm and Landscape Design) provide a robust framework along with the Edinburgh Design Guidance.

Context, setting and layout

LDP Policy Des 1 Design Quality and Context supports new development whose design contributes towards a sense of place and picks up on the positive characteristics of the area.

The surrounding built environment is urban with a mix of building materials and styles. This part of Willowbrae Road is characterised by a historic pattern of buildings largely fronting directly onto the street, and set back from the busy street frontage within generous garden grounds and open space and interspersed with larger areas of open space such as that opposite the site to the north.

Whilst it is noted that this pattern has been interrupted in part by developments such as the adjacent car showroom and petrol filling station on the opposite side of Willowbrae Road, it is important that new development does not further erode the predominant pattern. The positioning of the proposed buildings does not successfully address the street frontage, nor provide an adequately generous amount of open space around them to sit comfortably within the prevailing urban pattern.

The site layout devotes a large proportion of the available open space to car parking, which makes little contribution to the quality of the setting of the building or overall character of the development. This restricts the extent to which the buildings can be effectively set back from the street and integrated into the overall built context and the usability of the open space. The proposed site layout does not meet the requirements of policy Des 1 Design Quality and Context.

Scale, height and massing

LDP Policy Des 4 seeks to ensure that new development will have a positive impact on its surroundings, including the character of the townscape and landscape with regard to height and form, scale and proportions, positioning of buildings and materials and detailing.

The proposed blocks will be five storeys in height, incorporating a sixth storey to the south eastern rear part of block B where the site levels fall. Both buildings will present a five storey frontage to Willowbrae Road. The buildings are positioned on a prominent corner of Willowbrae Road and Northfield Drive and are opposite an area of open space across Northfield Drive, meaning that any development on the site will be particularly visible from approach along Willowbrae Road.

The supporting design statement notes that the proposed development relates to the adjacent five storey housing in the Northfield neighbourhood. The landform around the site slopes downwards from the site to the north and east, meaning that the housing in the adjacent Northfield area sits at a lower level than the site itself. Within the development, block A will reach 46.6m AOD in height and block B is 47.4m AOD in height. The residential development at Northfield Drive to the north of the site reaches a maximum height of 39.7m AOD, and therefore sits substantially lower in height (between 6.9m to 7.8m) than the proposed development. The comparison of the proposed storey heights between the site and adjacent five storey housing is therefore not considered to be reasonable in this context.

The hotel building opposite the site on Willowbrae Road sits in an elevated position above the street frontage. The front part of this building which faces onto Willowbrae Road sits at a height of 42.96m AOD. This is between 3.65m and 4.4 m lower than the proposed blocks.

Whilst it is recognised that the a section of the rear part of the hotel building extends to 47.77m AOD, and is therefore higher than the proposed blocks, this part of the building does not form a direct frontage with Willowbrae Road and is not prominently visible from the street due to its positioning behind the main part of the hotel building, and its significant set back from the street frontage.

The proposed development blocks would therefore sit significantly higher than both the frontage of the hotel building on the opposite side of Willowbrae Road, and the adjacent residential area at Northfield. The overall impression of the development is one of excessive height and over development in relation to the surrounding built context. The impact of the proposed building heights is exacerbated by the positioning of the site adjacent to open space and the single storey car garage to the south east of the site. The height and scale of the proposed buildings in this context will dominate the streetscape and will impact adversely on existing views along Willowbrae Road and the overall character of the townscape. This does not comply with the requirements of policy Des 4 and is not acceptable.

Materials and detailing

The building materials include ashlar sandstone with infill black grooved fibre cement cladding and floor to ceiling glazing. The set back upper storey of the building comprises black cladding and glazing only.

The mix of glazing and dark panelling predominates on the elevational treatment over the areas of sandstone, and the composition of the elevations in terms of the balance between solid and window areas lends itself to a commercial rather than domestic appearance. The external elevations of the buildings are not characteristic of the residential properties in the local area.

Whilst it is recognised that the proposed material includes high quality elements such as ashlar sandstone, the overall elevational treatment is not considered to make a positive contribution to the character of the streetscape on this prominent corner site, and does not present a clear representation of the building's proposed end use.

d) the proposal is detrimental to the amenity of neighbours or occupiers of the new development;

LDP Policy Des 5 Amenity seeks to ensure that new development meets the needs of the users and occupiers, with consideration given to impacts on neighbouring properties to ensure no unreasonable noise impact or loss of daylight, sunlight or privacy.

Existing neighbours

The proposal is positioned a sufficient distance away (22m minimum) from neighbouring residential properties to ensure that there will be no adverse impacts on existing amenity in terms of overshadowing and privacy. The proposal complies with the policy Des 5 and the Edinburgh Design Guidance in this regard and is acceptable.

Whilst the site is located to the south of an area of allotments which are designated as open space in the LDP, there will be no loss of this open space as a result of the development. This is acceptable.

New residents

Privacy

The development will have 48 apartments positioned between two buildings Blocks A and B have been positioned in an offset arrangement which provide adequate distance between them to allow for privacy between habitable rooms. This is acceptable and meets the requirements of the Edinburgh Design Guidance.

Daylight

No supporting information has been provided by the applicant to allow for an assessment of daylighting to properties to be carried out as required in the Edinburgh Design Guidance.

Sunlight

The applicant has provided a sunlight assessment which illustrates that the open space provision will meet the requirements of the Edinburgh Design Guidance with half the

open space receiving a minimum of two hours on sunlight on the Spring Equinox. It is noted that the open space receiving sunlight is predominantly located to the front of the buildings, adjacent to Willowbrae Road. The central area of landscaped open space between the two buildings will remain almost continuously overshadowed during the Spring Equinox.

Open space provision

The site provides approximately 530 sq m of usable green space, which equates to around 17% of the total site area. This green space provision is located to the front of the buildings and centrally between the two blocks, and includes a landscaped courtyard area. It is noted that some additional private open space will be provided by way of private balconies for the apartments.

This provision of green space on site falls below the 20% usable green space requirement set out in policy Hou 3 of the LDP. The Edinburgh Design Guidance notes that open space around buildings provides an important role in contributing to the character and attractiveness of an area. It also notes that private communal grounds should be well proportioned, well orientated and secluded from vehicles. The usability of the green space on site is constrained by the site layout, with the majority positioned onto the frontage of the site adjacent to a busy road. This does not maximise the opportunity for the provision of good quality open space. In this context, the overall provision of open space is not considered to be acceptable, and fails to meet the requirements of policy Hou 3 and the advice set out in the Edinburgh Design Guidance.

e) Road safety and Parking

Policy Tra 1 of the LDP aims to reduce travel demand and encourages accessibility to major development by modes alternative to the car. The site is located immediately adjacent to Willowbrae Road which provides a frequent bus service with bus stops located within 100m of the site.

The applicant proposes 26 car parking spaces including three disabled bays and four electric vehicle charging bays. This complies with the Edinburgh Design Guidance parking standards which could allow a maximum of 48 parking spaces for the development.

The proposed 112 cycle parking spaces complies with the Edinburgh Design Guidance parking standards which requires a minimum of 110 cycle parking spaces for the proposed development.

The transport officer has noted that the proposed arrangements for waste collection have not yet been agreed due to the proximity to the southbound bus lane on the Willowbrae Road/ Northfield Broadway junction. The applicant has undertaken discussions with roads officers with regards to this matter but these have not yet reached a conclusion. Should the application be granted, a condition is required to agree the proposed bin locations within the site to ensure that this can be resolved with no negative impact on existing and proposed access arrangements.

f) Flooding

A Flood Risk Assessment and a Surface Water Management Plan have been submitted in support of the application. Flood Prevention has requested some further checks to be undertaken by the applicant before any development can commence. If the application is granted, it should be subject to a condition requiring the final approval of the outstanding information by Flood Prevention, to ensure compliance with policy Env 21 (Flood Protection).

g) Affordable Housing provision

Policy Hou 6 of the LDP requires residential developments of twelve or more units to include provision for 20% affordable housing. The proposed development is for 48 apartments. The applicant has entered into discussions with an affordable housing provider but has not provided sufficient information with regards to this matter and the strategy has not been agreed with housing officers at this stage. Should the application be granted these matters should be addressed through submission of further information for consideration and secured via a legal agreement.

h) Other Material Considerations

Site investigation, energy sources, noise and ventilation

The applicant has submitted supporting information relating to noise and ventilation of the proposed hot food takeaway unit. Environmental Protection has noted that additional information is required from the applicant in relation to several matters including noise impact, ventilation for the hot food takeaway unit, renewable energy provision and site investigation matters. If the application met the provision of other policies in the LDP, these matters should be addressed through submission of additional information to assess compliance with Policy Env 22 Pollution and Air, Water and Soil Quality.

Waste

The applicant has been in discussions with waste officers with regards to the proposed waste arrangements but has not yet had final amendments approved. Should the application be granted, this matter should be addressed through submission of further information for consideration.

Water Treatment capacity

Scottish Water has been consulted and has raised no objections to the proposed development. They have noted in their response that they have existing assets on site, therefore the applicant will be required to contact Scottish Water to apply for a diversion should planning permission be granted.

Telecommunication infrastructure

There is an existing telecom mast located within the site boundary. The operator of this infrastructure has advised that the proposed development will block the signal to the mast and have operational implications. Should the application be granted, it is

recommended that an informative be included for the applicant to discuss this matter in detail with the operator.

j) Public Comments

Thirty public comments have been received in response to the application, all of which object to the proposals.

Material comments;

- Concern regarding building height/ massing - addressed in section 3.3(c);
- Fit of the building in the local context - addressed in section 3.3(c);
- Impact on setting of listed buildings - addressed in section 3.3(b);
- Drainage concerns - addressed in section 3.3(f);
- Overshadowing/ impact on amenity of allotments - addressed in section 3.3(d);
- Overshadowing/ impact on amenity of neighbouring properties - addressed in section 3.3(d);
- Transport concerns - inadequate parking provision, impacts of additional traffic to local area, impact on safe routes to schools - addressed in section 3.3(e);
- Impact of the proposed development on local amenities - addressed in section 3.3(a);
- Need for affordable housing in the scheme (preferably MMR tenure) - addressed in section 3.3(g);
- Noise/odours/ disturbance from hot food takeaway - addressed in section 3.3(h).

Non-material comments;

- No replacement of public house on site proposed.

Community Council

Willowbrae and Northfield Community Council were consulted on this application but has not provided a response.

Conclusion

The proposal does not comply with the development plan as it does not draw on the positive characteristics of the area, contrary to policy Des 1. The height, form and appearance of the proposal will not integrate well with its surroundings, is inappropriate in its context and would adversely impact on local views contrary to policy Des 4. The development fails to meet the open space requirements set out in policy Hou 3. The proposal represents over development of the site and fails to comply with the Edinburgh Design Guidance, particularly in terms of its height, appearance and relationship with the wider surroundings.

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

3.4 Conditions/reasons/informatives

Reason for Refusal:-

1. The proposal is contrary to policy Des 1 as it does not draw on the positive characteristics of the area. It represents overdevelopment of the site and fails to comply with the Edinburgh Design Guidance, particularly in terms of its height, impact on local views and its relationship with the wider surroundings.
2. The height and form of the proposal would not integrate well with its surroundings, is inappropriate in its context and would adversely impact on local views, contrary to policy Des 4 Development Design - Impact on Setting.
3. The provision of green space within the development does not meet requirements of policy Env Hou 3 Private Green Space in Housing Developments or the Edinburgh Design Guidance in terms of amount and quality of space provided for end users.

Risk, Policy, compliance and governance impact

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

Equalities impact

5.1 The equalities impact has been assessed as follows:

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

Consultation and engagement

6.1 Pre-Application Process

Pre-application discussions took place on this application.

6.2 Publicity summary of representations and Community Council comments

Neighbour notification was undertaken on 5 June 2020. Thirty comments were received from members of the public objecting to the application. Matters raised are addressed in section 3.3 (h).

Background reading / external references

- [To view details of the application go to](#)
- [Planning and Building Standards online services](#)

Statutory Development

Plan Provision	The site lies within the urban area of the adopted Edinburgh Local Development Plan.
Date registered	3 June 2020
Drawing numbers/Scheme	01-21,

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Julie Ross, Planning Officer
E-mail: julie.ross@edinburgh.gov.uk

Links - Policies

Relevant Policies:

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.

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 Hou 6 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

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 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effect development of adjacent land or the wider area.

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 Des 6 (Sustainable Buildings) sets criteria for assessing the sustainability of new development.

LDP Policy Des 7 (Layout design) sets criteria for assessing layout design.

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 Env 22 (Pollution and Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

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 Ret 6 (Out-of-Centre Development) identifies the circumstances in which out-of-centre retail development will be permitted.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Relevant Non-Statutory Guidelines

Appendix 1

Consultations

Transport

Should you be minded to grant, the following should be added as informatives or conditions as appropriate;

- 1. The applicant will be required to contribute the sum of £2,000 to progress a suitable order to redetermine sections of footway and carriageway as necessary for the development;*
- 2. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification. Particular attention must be paid to ensuring that refuse collection vehicles are able to service the site. The applicant is recommended to contact the Council's waste management team to agree details;*
- 3. The applicant should note that the Council will not accept maintenance responsibility for underground water storage / attenuation;*
- 4. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of 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;*
- 5. Works affecting adopted road 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>*
- 6. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved;*

Note:

- a) The applicant proposes 26 car parking spaces (including 3 disabled bays and 4EV charging bays) and complies with the Council parking standards which could allow a maximum of 48 parking spaces;*
- b) The proposed 112 cycle parking spaces complies with the council's parking standards which requires a minimum of 110 cycle parking spaces for the proposed development.*

- c) *It is predicted that 23 two-way vehicle trips will be generated in the morning peak hour and 22 in the evening peak hour;*
- d) *The site is accessible by public transport and is well linked to the wider footway network in the area with controlled and uncontrolled crossings on Willowbrae Road.*

Environmental Protection

Response 1 (5th June 2020)

Further to your request for a response from Environmental Protection, please could you advise the agent of the following information and ask that they respond to the points below:

1. *Please confirm the Class Use of the commercial premises proposed.*

2. *The application states to be providing 26 car parking spaces. In this regard, the site feeds into the Central Edinburgh Air Quality Management Area (AQMA) which ends at Jock's Lodge/Willowbrae Road junction and will therefore increase existing pollution levels (NO₂ is the pollutant of most concern within Central Edinburgh AQMA and stems from road traffic and fossil fuel energy sources). In this regard:*
 - a. *26 car parking spaces appears excessive for a site that will impact upon an existing AQMA especially as limited mitigation has been provided (except a Residential Travel Plan - of which more details should be provided). Environmental Protection will consider recommending refusal for the application based on this as we would find it difficult to support the application to a Committee acutely aware of Edinburgh's pollution issues. There have also been no electric vehicle charging points provided. Environmental Protection is of the opinion that as we are within an environmental and climate crisis, there is no justification for this number of parking spaces considering the site is excellently placed for public transport, cycling and walking links. Therefore, Environmental Protection is of the opinion that the parking should be reduced (zero parking should be considered) and if parking is to be proposed it should be low and include 100% electric vehicle charging infrastructure points to any spaces provided.*

 - b. *Please confirm the energy source(s) proposed for the development. The proposal will have a high energy demand thus Environmental Protection welcomes any proposals incorporating photovoltaic panels and other sustainable heating sources. It should be noted that if any plant proposed is larger than 1 megawatt then the applicant will be required to include secondary abatement technology to reduce nitrogen dioxide. The problem with natural gas energy centres is that the pollutants released once operational cannot be reduced and increase the background levels of NO₂. Now with the Climate Emergency and CEC zero carbon targets being declared the developer must now consider energy demands without any fossil fuels (e.g. gas and biomass). The developer must fully investigate meeting all energy demand through renewable sources of energy including ground/air source heat pumps and photovoltaic/solar panels with energy storage which could be linked to EV charging using the EV's to store energy for possible use in the buildings.*

Response 2 (9th June 2020)

), can you also ask the agent to provide ventilation details and NIA. i.e.

1. Confirmation of where the ventilation extract point is to be situated (it must be above any surrounding windows to roof level including those of the proposed development). Please provide drawings.
2. Confirmation from a suitably qualified ventilation engineer that the effluvia will be removed at a minimum rate of 30 air changes per hour.
3. Confirmation that the ventilation will meet NR25 within the nearest residential premises (with the window open for ventilation purposes). This can be done in the NIA.
4. Provide a noise impact assessment (NIA) which ensures that the Class 3 premises internal noise levels from normal operations will be inaudible within the residential properties above.

Communities and Families

The Council has assessed the impact of the growth set out in the LDP through an Education Appraisal (August 2018), taking account of school roll projections. To do this, an assumption has been made as to the amount of new housing development which will come forward ('housing output'). This takes account of new housing sites allocated in the LDP and other land within the urban area.

In areas where additional infrastructure will be required to accommodate the cumulative number of additional pupils, education infrastructure 'actions' have been identified. The infrastructure requirements and estimated delivery dates are set out in the Council's Action Programme (January 2019).

Residential development is required to contribute towards the cost of delivering these education infrastructure actions to ensure that the cumulative impact of development can be mitigated. In order that the total delivery cost is shared proportionally and fairly between developments, Education Contribution Zones have been identified and 'per house' and 'per flat' contribution rates established. These are set out in the finalised Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' (August 2018).

Assessment and Contribution Requirements

Assessment based on:

35 Flats (13 one bedroom flats excluded)

This site falls within Sub-Area P-1 of the 'Portobello Education Contribution Zone'. The Education Appraisal considered the impact of potential new housing sites within the Urban Area. No new education infrastructure was identified as being required to mitigate the impact of expected development.

No contribution towards new education infrastructure is therefore required.

Flooding

Response 1 (22 June 2020)

Thank you for the consultation request. I have reviewed the documents on the portal and have no significant concerns. Is this considered a major application? If so, an

independent consultant is required to check the surface water management plan and provide a signed declaration (certificate B1). This has already been done for the Flood Risk Assessment.

Could the applicant also provide a copy of the pre and post-surface water flow path drawings. Unfortunately, the quality of the version on the portal in Appendix 8 and 9 of the report is difficult to read.

Response 2 (10 August 2020)

As it is a local application, certificate B1 is not required.

Let me know when you receive the copies of the overland flow path drawings from the applicant.

Affordable Housing

I refer to the consultation request from the Planning Department about this planning application.

Housing Management and Development are the consultee for Affordable Housing. Housing provision is assessed to ensure it meets the requirements of the city's Affordable Housing Policy (AHP).

- Policy Hou 6 Affordable Housing in the Edinburgh Local Development Plan states that planning permission for residential development, including conversions, consisting of 12 or more units should include provision for affordable housing.

- 25% of the total number of units proposed should be affordable housing.

- The Council has published Affordable Housing Guidance which sets out the requirements of the AHP, and the guidance can be downloaded here:

<https://www.edinburgh.gov.uk/affordable-homes/affordable-housing-policy/1>

2. Affordable Housing Provision

This application is for a development consisting of up to 48 homes and as such the AHP will apply. There will be an AHP requirement for a minimum of 25% (12) homes of approved affordable tenures.

The application does not include any provision for affordable housing. The proposal is therefore contrary to Edinburgh Local Development Plan Policy Hou 6 'Affordable Housing' and the Council's planning guidance on 'Affordable Housing'. Housing Management and Development is not able to support the application.

Housing Management and Development would welcome the opportunity to engage with the applicant to agree an approach for delivering affordable housing on this site. The approach to the provision of affordable housing should be explained within an Affordable Housing Statement. The Council's planning guidance on 'Affordable

Housing' sets out what is expected in terms of the delivery, tenure, mix, design and location of affordable homes, including the following principles:

- The affordable element should normally be provided on-site;*
- The proportion of housing suitable for families with children included within the affordable element should match the proportion of such housing on the wider site and a representative mix of house types and sizes should be provided;*
- The applicant should make provision for a minimum of 70% of the affordable housing to be social rent, the highest priority tenure;*
- Any form of unsubsidised low-cost home ownership (such as Golden Share) should not normally exceed 20% of the overall affordable housing provision;*
- The applicant should identify and engage with a Registered Social Landlord (RSL) to deliver the affordable housing at an early stage so that the proposed scheme reflects their design standards and requirements, including Housing for Varying Needs;*
- Affordable housing should be situated close to local amenities, services and public transport where possible. It should be "tenure blind" and well-integrated with housing for sale;*
- An equitable and fair share of vehicle and cycle parking for affordable housing, consistent with the relevant parking guidance, should be provided;*
- The affordable housing requirement will be secured by a Section 75 legal agreement.*

We would be happy to assist with any queries on the affordable housing requirement for this application.

Waste

I have been asked to consider the below application on behalf of the Waste Management Service.

REFERENCE NUMBER: 20/02101/FUL

As this is to be a residential development, waste and cleansing services would be expected to be the service provider for the collection of any domestic and/or recycling waste produced.

Waste strategy agreed at this stage Y/N N

I have looked at the drawings available in the planning portal file, we would require further input to the points raised below in conjunction with our current instruction for architects and developers guidance (attached) to ensure waste and recycling requirements have been fully considered.

- 1. I would require some alterations to the pull directions.*
- 2. A detailed plan showing dimensions and bins in place along with*
- 3. Confirmation of the number of flats using each bin store.*

In view of these factors I would ask that the Architect/developer contact myself directly Trevor.kelly@edinburgh.gov.uk or Waste Services on 0131 608 1100 at the earliest point to agree their options so that all aspects of the waste & recycling service are considered.

Scottish Water

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

There is currently sufficient capacity in the Glencorse Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

This proposed development will be serviced by Edinburgh Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via our Customer Portal or contact Development Operations.

Development Operations

The Bridge

Buchanan Gate Business Park

Cumbernauld Road

Stepps

Glasgow

G33 6FB

Development Operations

Freephone Number - 0800 3890379

E-Mail - DevelopmentOperations@scottishwater.co.uk

www.scottishwater.co.uk

Please Note

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Asset Impact Assessment

According to our records, the development proposals impact on existing Scottish Water assets.

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via our Customer Portal to apply for a diversion. The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction. Please note the disclaimer at the end of this response.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system. There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

To find out more about connecting your property to the water and waste water supply visit: www.scottishwater.co.uk/business/connections

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

Willowbrae and Northfield Community Council

No response received

END

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Robert Millar

Address: 295/5 Easter Road Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I presume this is the developer putting in a ridiculous proposition, to con the planning board into granting something less massive and unsuitable for the area?

I have a council allotment next to the site, there seems to be no thought whatsoever given to the existence of the boundaries of the allotment or how the light will be affected, pollution from the building during building and its residency affecting our hopefully organic grounds.

The loss of the only local chip shop leaves the area with just a garage for which children will be forced to cross a busy junction to go to.

After looking at the sections, it is terrible what is being planned for the properties at the bottom of the slope beyond the allotments. These ridiculously massive and high flats will be an imposing eyesore and affect light and privacy these residents have always known. There are no similarly huge buildings in the area, two of which are being jammed onto this small site.

The council parking directives are most foolish on this site. Nobody cycles in this area. It is too hilly. The local car spaces are already taken up by local residents nearly all the time. There is no industry, business or shops for people to work close by here, everybody resident with need for employment, have to travel. Scotlands weather does not sanction a bicycle in this area. I rarely cycle to my allotment. These properties will all be expensive, and be owned by the car owning type of worker. There are blatantly too many flats, and not enough parking spaces for the increase in population this development stupidly plans to do.

This whole area has been greatly improved by the opening up of the skyline. All the local residents have commented on the less oppressive feel. The density and scale of this project will destroy the local quality. There is no need for the council to let this kind of project ruin an area. They should be protecting us as residents against such ideas. I have spoken to older residents of adjacent tenements who do not know how to complain about this, this is a poorer area, people do not have computers and internet necessarily. I know there are people upset that properties are being built

that will be able to stare into other peoples houses, and leave them in the shade, but have no easy ability to say to the council.

This project should have secure underground parking and be smaller, and lower.

These bicycle storage areas will bring crime to this area. It is surrounded by some low quality housing areas, with some very unsavory types indeed living in them, they will be drawn to the project and area like moths to a lamp.

Please do not allow this project in any way in this form.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I presume this is the developer putting in a ridiculous proposition, to con the planning board into granting something less massive and unsuitable for the area?

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mrs Lynne Dempster

Address: 206 willowbrae Road Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposed Building too high. Not in keeping with area. It looks like an office block. Also huge worry about increase in traffic on this already very busy and very fast road.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mrs Heather Macpherson

Address: 18 Northfield Farm Avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our allotment site Northfield Drive Allotments is right next to this building site. My concern is that 2 x 5 storey building are far too high. They will block out light in our allotment at certain times of day and year. And also the fencing surrounding the building will cut the sunlight to some of the plots.

This breaches 'Policy Design 5 - Amenity' section a) in that it may have a negative effect on the amount of sunlight the allotments receive.

These complaints are also raised in relation to section c) of that policy which reads, "community security will be promoted by... designing for natural surveillance over all footpaths and open areas." Building right up to the path into the allotments may impinge on this depending on how it is intending to be done.

I also have a concern with noise and pollution from building works and car parks affecting us and our crops.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mrs RHONA DICK

Address: 4 NORTHFIELD DRIVE EDINBURGH

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We live on the ground floor and have a garden to the back of our property, due to the height of this building our garden will have loss of sunlight and daylight at certain times of the year/day. We will also be overshadowed.

I feel our privacy will be compromised by the height of the building and overlooking windows Northfield Broadway/Willowbrae Road junction is already busy and dangerous, the addition of a further 48 flats and commercial units will only add to this.

We already have limited parking space and more flats will make parking a problem.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Phil Dickson

Address: 18 Northfield Farm Avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I recently saw the plans for the huge blocks of flats at the Northfield Drive site and would definitely want to object at the size and positioning of them.

I have an allotment immediately adjacent to the site and this will adversely affect the light that falls on our crops for large parts of the day and a lot of the day in Spring and Autumn. Many crops are in all year round and they require the light to develop properly. 5 stories is far too high for this area of Edinburgh, particularly as the site is at the top of the hill. The adjacent tall buildings are all far lower down the hill and also not in the sunlight path of the allotments.

The previous building cast no shadow at all on our allotments.

Not only the building of the site, but the site facilities and site offices could also block out light to some allotments and this would not be acceptable.

The boundary fence needs to allow maximum light through also, and cannot be a high opaque fence.

Any landscaping and tree planting on site also needs to be very low so as not to cast shadows on the adjacent allotments or to spread foliage and seeds onto the allotments. Very low shrubs and flowers would be better than trees and high hedges.

Dust, debris and noise needs to be kept to a minimum during construction, and absolutely no pollution must reach the allotments, including plastics.

The entrance to the allotments on Northfield Drive must be kept fully accessible at all times and the boundary security fence must be maintained and not damaged.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Miss Susan Grafenstein

Address: 25/8 Panmure Place Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our allotment site Northfield Drive Allotments is right next to this building site. My concern is that 2 x 5 storey building are far too high. They will block out light in our allotment at certain times of day and year. And also the fencing surrounding the building will cut the sunlight to some of the plots.

This breaches 'Policy Design 5 - Amenity' section a) in that it may have a negative effect on the amount of sunlight the allotments receive.

These complaints are also raised in relation to section c) of that policy which reads, "community security will be promoted by... designing for natural surveillance over all footpaths and open areas." Building right up to the path into the allotments may impinge on this depending on how it is intending to be done.

I also have a concern with noise and pollution from building works and car parks affecting us and our crops.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

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Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Ms Gihan Soliman

Address: 7/2 Coillesdene House 1 Coillesdene Drive, Joppa Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello, We at Northfield Drive allotment are managing our plots with no water, now we're having sunshine blocked too!

Please, reconsider.

Kind regards,

Gihan Soliman

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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Gihan Soliman

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Jake Dempster

Address: 206 Willowbrae Road, Edinburgh EH8 7QH

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal must be one of the most unsuited developments ever in Edinburgh, certainly since the original St James Centre.

Its scale is totally out of keeping with its surroundings which are all bungalows and or two storey constructions. Even the adjacent hotel is only three storeys and at least that is tucked away and is thus not overtly visible. This proposed development will literally stand out like a sore thumb.

How such monstrosities can even be considered by the people elected/ employed to look after our beautiful city defies belief. I cannot believe that the construction of these 5-Storey monstrosities could have got as far as this stage without being summarily knocked back.

This proposal is sited on an ever busier principal road and can only add to the traffic problems that are experienced every day at this location. Particularly with the ever increasing speeds experienced on this road this is a recipe for serious safety problems. I have been appealing to have Safety Cameras installed in both directions along this stretch of carriageway with no success, mainly due to the political preferences of the City Council.

These (48) apartments are apparently to have only 26 or so parking spaces! This will mean that the balance of the more likely 50 plus vehicles that will be generated will be parked on the already full surrounding streets: totally unacceptable and only reinforces the premise that the scale of this proposal is totally out of keeping with its surroundings and has to be rejected.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal must be one of the most unsuited developments ever in Edinburgh, certainly since the original St James Centre.

Its scale is totally out of keeping with its surroundings which are all bungalows and or two storey constructions. Even the adjacent hotel is only three storeys and at least that is tucked away and is thus not overtly visible. This proposed development will literally stand out like a sore thumb.

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr R Clarke

Address: 14 / 7 Duddingston Mills Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please find my objection to the current planning permission

20/02101/FUL | A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor. | 229 Willowbrae Road Edinburgh EH8 7ND

Traffic Parking:

1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

1.2) There is very little, to no, additional parking that can support 48 additional flats. Most properties tend to have more than one vehicle, meaning parking will become a significant issue in the area, regardless of parking provided by the development.

1.3) The planned development sits right on a major school run servicing 2 primary and 2 secondary schools, the additional traffic from this development adds safety concerns for how parents will walk their children to school. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents.

1.4) The car dealership already parks delivery vehicles in the bus lane during its operational hours, additional retail units and their deliveries will no doubt compound this issue further.

Appearance of the area / impact on conservation area / setting or character of a listed building:

2.1) While sitting on the fringe of a historic area, this is still a significant historical site, with properties dating back hundreds of years. Continued expansion without consideration of our historic areas is what will put our city's unesco world heritage at risk. Please take into account the history of this area before marring with further uncontrolled new build properties.

Noise and disturbance / effect of cooking odours:

3.1) The creation of additional properties, will add additional traffic to the area, with what appears to be a car parking area next to existing residential properties. Yet the developer doesn't think that this is a material impact to the existing properties. This part of the development will naturally create noise and pollution, due to the additional vehicles.

3.2.) With the new retail block there will be additional noise due to deliveries etc., without confirmation of what the final retailer will be, we have to assume there is also an impact of cooking smells, early and late finishes, plus additional footfall (increasing traffic) in the area. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents.

Loss of sunlight or daylight / overshadowing / privacy:

4.1) The development will impact the light into the properties in Northfield, who have been notified. The same development will also impact the light into numerous blocks in Duddingston Mills, yet not one property was engaged within Duddingston Mills, this alone shows that the developer knows this is the case and is trying to work around engagement with local residents. Or worst case is so incompetent that they are unaware of this issue, meaning surely they cannot be trusted to build properties?

4.2) With the proposed build, there will now be two blocks of flats directly overshadowing the properties in Northfield, as well facing into the properties at Duddingston Mills. This creates privacy issues as they will have access to see into these properties, which is not currently an issue for these existing properties.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

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Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Miss Sarah Burnett

Address: 14/4 duddingston mills Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic Parking:

1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic Parking:

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Cristiano Celini

Address: 14/4 duddingston mills Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic Parking:

1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic Parking:

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mrs Shirley Burnett

Address: 8/5 duddingston mills Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic Parking:

1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic Parking:

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Miss Emma Burnett

Address: 12/14 duddingston mills Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic Parking:

1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

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3.1) The creation of additional properties, will add additional traffic to the area, with what appears to be a car parking area next to existing residential properties. Yet the developer doesn't think that this is a material impact to the existing properties. This part of the development will naturally create noise and pollution, due to the additional vehicles.

3.2.) With the new retail block there will be additional noise due to deliveries etc., without confirmation of what the final retailer will be, we have to assume there is also an impact of cooking smells, early and late finishes, plus additional footfall (increasing traffic) in the area. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents.

Loss of sunlight or daylight / overshadowing / privacy:

4.1) The development will impact the light into the properties in Northfield, who have been notified. The same development will also impact the light into numerous blocks in Duddingston Mills, yet not one property was engaged within Duddingston Mills, this alone shows that the developer knows this is the case and is trying to work around engagement with local residents. Or worst case is so incompetent that they are unaware of this issue, meaning surely they cannot be trusted to build properties?

4.2) With the proposed build, there will now be two blocks of flats directly overshadowing the properties in Northfield, as well facing into the properties at Duddingston Mills. This creates privacy issues as they will have access to see into these properties, which is not currently an issue for these existing properties.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic Parking:

1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

1.2) There is very little, to no, additional parking that can support 48 additional flats. Most properties tend to have more than one vehicle, meaning parking will become a significant issue in the area, regardless of parking provided by the development.

1.3) The planned development sits right on a major school run servicing 2 primary and 2 secondary schools, the additional traffic from this development adds safety concerns for how parents will walk their children to school. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents.

1.4) The car dealership already parks delivery vehicles in the bus lane during its operational hours, additional retail units and their deliveries will no doubt compound this issue further.

Appearance of the area / impact on conservation area / setting or character of a listed building:

2.1) While sitting on the fringe of a historic area, this is still a significant historical site, with

properties dating back hundreds of years. Continued expansion without consideration of our historic areas is what will put our city's unesco world heritage at risk. Please take into account the history of this area before marring with further uncontrolled new build properties.

Noise and disturbance / effect of cooking odours:

3.1) The creation of additional properties, will add additional traffic to the area, with what appears to be a car parking area next to existing residential properties. Yet the developer doesn't think that this is a material impact to the existing properties. This part of the development will naturally create noise and pollution, due to the additional vehicles.

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I object to the proposed plan as it does not include a Public House.

The applicant states "The main part of the site has already been cleared of the former public house, 'The Radical Road Bar'." No planning application was submitted for change of use prior to this demolition and this application does not specify a change of use. Therefore a public house should be rebuilt on the site, or at least a section of the site equivalent to the area the original public house. It should be rebuilt "as was" as there has been no proper consideration of a change of use for this site or application for demolition.

A Public House provides local amenity as they are a place for people to meet and socialise. This helps combat loneliness and isolation, an increasing problem in today's society. It also provides a controlled environment for people to enjoy alcoholic drinks rather than drinking in an unregulated way at home.

I therefore request that you refuse this application and any further applications that do not include a Public House.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Miss Chiara Celini

Address: 60 Kingsknowe Drive Edinburgh Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

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1.4) The car dealership already parks delivery vehicles in the bus lane during its operational hours, additional retail units and their deliveries will no doubt compound this issue further.

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mrs Caterina Celini

Address: 60 Kingsknowe drive Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Ms Marzena Oszkiel

Address: 4b Beach Lane Musselburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am worrying that 5 storeys high building with a big fence around it will adversely impact our allotment site at Northfield Drive.

Such high bulidings will block out light in our allotment at certain times of day and year. And also the fencing surrounding the building will cut the sunlight to some of the plots.

This breaches 'Policy Design 5 - Amenity' section a) in that it may have a negative effect on the amount of sunlight the allotments receive.

These complaints are also raised in relation to section c) of that policy which reads, "community security will be promoted by... designing for natural surveillance over all footpaths and open areas." Building right up to the path into the allotments may impinge on this depending on how it is intending to be done.

I also have a concern with noise and pollution from building works and car parks affecting us and our crops.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

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Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Antonio Celini

Address: 60 Kingsknowe Drive Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

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Appearance of the area / impact on conservation area / setting or character of a listed building:

2.1) While sitting on the fringe of a historic area, this is still a significant historical site, with

properties dating back hundreds of years. Continued expansion without consideration of our historic areas is what will put our city's unesco world heritage at risk. Please take into account the history of this area before marring with further uncontrolled new build properties.

Noise and disturbance / effect of cooking odours:

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4.1) The development will impact the light into the properties in Northfield, who have been notified. The same development will also impact the light into numerous blocks in Duddingston Mills, yet not one property was engaged within Duddingston Mills, this alone shows that the developer knows this is the case and is trying to work around engagement with local residents. Or worst case is so incompetent that they are unaware of this issue, meaning surely they cannot be trusted to build properties?

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

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Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mrs Victoria Cavanagh

Address: 59 Durham Avenue Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've noticed from the plans that the chip shop is not included? Does this mean the much used food place in our community will be gone? A local newsagents is already gone. We do not want any more local businesses to lose out for this development.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Miss Alison Hume

Address: Meadowfield terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely ridiculous. Why don't you renovate the thousands of abandoned buildings in and around Edinburgh and make them liveable again before building new ones.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Ron Elder

Address: 340 Rullion Road Penicuik

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is not a brownfield site. The 'Radical Road' pub was demolished without any change of use to housing being granted. Therefore, any rebuilding on this site must be for a public house.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is not a brownfield site. The 'Radical Road' pub was demolished without any change of use to housing being granted. Therefore, any rebuilding on this site must be for a public house.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Patrick Hanson

Address: 5 Abbots Croft North Berwick

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I object strongly to this application because the current applicants are able to obscure and/or take advantage of the disgraceful recent treatment of this site.

Their Application Form states, under 'Existing Use': "The main part of the site has been cleared of the former public house 'The Radical Road Bar'". This is presented as if a brownfield site has appeared by magic, whereas the Radical Road pub was scandalously demolished on the back of a building warrant BEFORE any new planning application had been submitted, hence negating any proper consideration of a potential Change of Use.

Therefore, if any development be permitted on this site, it should in my view be a public house or a similar.

Furthermore, I would ask the City of Edinburgh Council to make a public commitment to closing this apparent 'building warrant' loophole so that no such similar demolition can take place in the future.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Miss Rebecca Jack

Address: 56 Paisley Avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Very concerned about the negative impact this will have on traffic and parking in an already busy area. Especially as this is on a route to high school for many local children who are being actively encouraged to walk/cycle more.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Very concerned about the negative impact this will have on traffic and parking in an already busy area. Especially as this is on a route to high school for many local children who are being actively encouraged to walk/cycle more.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Jon Addinall

Address: 22 Wadingburn Road Lasswade

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I object to the proposed plan as it does not include a Public House.

The applicant states "The main part of the site has already been cleared of the former public house, 'The Radical Road Bar'." No planning application was submitted for change of use prior to this demolition and this application does not specify a change of use. Therefore a public house should be rebuilt on the site, or at least a section of the site equivalent to the area the original public house. It should be rebuilt "as was" as there has been no proper consideration of a change of use for this site or application for demolition.

A Public House provides local amenity as they are a place for people to meet and socialise. This helps combat loneliness and isolation, an increasing problem in today's society. It also provides a controlled environment for people to enjoy alcoholic drinks rather than drinking in an unregulated way at home.

I therefore request that you refuse this application and any further applications that do not include a Public House.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I object strongly to this application because the current applicants are able to obscure and/or take advantage of the disgraceful recent treatment of this site.

Their Application Form states, under 'Existing Use': "The main part of the site has been cleared of the former public house 'The Radical Road Bar'". This is presented as if a brownfield site has appeared by magic, whereas the Radical Road pub was scandalously demolished on the back of a building warrant BEFORE any new planning application had been submitted, hence negating any proper consideration of a potential Change of Use.

Therefore, if any development be permitted on this site, it should in my view be a public house or a similar.

Furthermore, I would ask the City of Edinburgh Council to make a public commitment to closing this apparent 'building warrant' loophole so that no such similar demolition can take place in the future.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mrs Tracey Cruickshank

Address: 24 Duddingston Avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is too high and out of keeping with the rest of the surrounding area, it does not fit in with the low level mix of property styles which are all mill building conventions, bungalows or social housing etc. It's far too close to a key arterial route into the city and will increase the volume of cars in the area. A number of these flats will have children of school age in them, further increasing the school roles to the point of overcrowding. There are no Drs surgeries or dentists in the immediate area either. The actual character of the building is also not in keeping with the local area, looks an eye sore.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is too high and out of keeping with the rest of the surrounding area, it does not fit in with the low level mix of property styles which are all mill building conventions, bungalows or social housing etc. It's far too close to a key arterial route into the city and will increase the volume of cars in the area. A number of these flats will have children of school age in them, further increasing the school roles to the point of overcrowding. There are no Drs surgeries or dentists in the immediate area either. The actual character of the building is also not in keeping with the local area, looks an eye sore.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Gary Milligen

Address: 3/2 Northfield Drive Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose the proposed application based on the inadequate parking on the application. I have serious concerns about the impact the increase of traffic, congestion and strain this will have on the already very limited and scarce parking for the residents of northfield drive and the surrounding streets. I also do not think the design is aesthetically appropriate or in keeping with the local environment and current dwellings.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose the proposed application based on the inadequate parking on the application. I have serious concerns about the impact the increase of traffic, congestion and strain this will have on the already very limited and scarce parking for the residents of northfield drive and the surrounding streets. I also do not think the design is aesthetically appropriate or in keeping with the local environment and current dwellings.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We live on the ground floor and have a garden to the back of our property, due to the height of this building our garden will have loss of sunlight and daylight at certain times of the year/day. We will also be overshadowed.

I feel our privacy will be compromised by the height of the building and overlooking windows Northfield Broadway/Willowbrae Road junction is already busy and dangerous, the addition of a further 48 flats and commercial units will only add to this.

We already have limited parking space and more flats will make parking a problem.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mrs Ruth Bell

Address: 148 Duddingston Road West Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned that two five storey buildings will be detrimental to the adjacent allotments particularly in regard to the amount of sunlight they will block from certain plots. I feel strongly that the allotments should be protected and preserved now and for future generations I am also concerned about the extra volume of traffic this build will create at an already busy junction. Increased noise and pollution are also areas of concern.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Alessandro Celini

Address: 60 Kingsknowe Drive Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic Parking:

1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

1.2) There is very little, to no, additional parking that can support 48 additional flats. Most properties tend to have more than one vehicle, meaning parking will become a significant issue in the area, regardless of parking provided by the development.

1.3) The planned development sits right on a major school run servicing 2 primary and 2 secondary schools, the additional traffic from this development adds safety concerns for how parents will walk their children to school. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents.

1.4) The car dealership already parks delivery vehicles in the bus lane during its operational hours, additional retail units and their deliveries will no doubt compound this issue further.

Appearance of the area / impact on conservation area / setting or character of a listed building:

2.1) While sitting on the fringe of a historic area, this is still a significant historical site, with

properties dating back hundreds of years. Continued expansion without consideration of our historic areas is what will put our city's unesco world heritage at risk. Please take into account the history of this area before marring with further uncontrolled new build properties.

Noise and disturbance / effect of cooking odours:

3.1) The creation of additional properties, will add additional traffic to the area, with what appears to be a car parking area next to existing residential properties. Yet the developer doesn't think that this is a material impact to the existing properties. This part of the development will naturally create noise and pollution, due to the additional vehicles.

3.2.) With the new retail block there will be additional noise due to deliveries etc., without confirmation of what the final retailer will be, we have to assume there is also an impact of cooking smells, early and late finishes, plus additional footfall (increasing traffic) in the area. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents.

Loss of sunlight or daylight / overshadowing / privacy:

4.1) The development will impact the light into the properties in Northfield, who have been notified. The same development will also impact the light into numerous blocks in Duddingston Mills, yet not one property was engaged within Duddingston Mills, this alone shows that the developer knows this is the case and is trying to work around engagement with local residents. Or worst case is so incompetent that they are unaware of this issue, meaning surely they cannot be trusted to build properties?

4.2) With the proposed build, there will now be two blocks of flats directly overshadowing the properties in Northfield, as well facing into the properties at Duddingston Mills. This creates privacy issues as they will have access to see into these properties, which is not currently an issue for these existing properties."

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic Parking:

1.1) The area sits on the A1 and is already a busy road area, adding additional traffic issues of people attempting to park to access their property and new commercial unit will create significant traffic issues. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents, in fact this is now worse, as with families there will be more vehicles than with student flats.

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1.3) The planned development sits right on a major school run servicing 2 primary and 2 secondary schools, the additional traffic from this development adds safety concerns for how parents will walk their children to school. This was raised as a particular concern in the previously rejected planning permission, and I cannot see that the original points have been addressed sufficiently for the local residents.

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properties dating back hundreds of years. Continued expansion without consideration of our historic areas is what will put our city's unesco world heritage at risk. Please take into account the history of this area before marring with further uncontrolled new build properties.

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4.1) The development will impact the light into the properties in Northfield, who have been notified. The same development will also impact the light into numerous blocks in Duddingston Mills, yet not one property was engaged within Duddingston Mills, this alone shows that the developer knows this is the case and is trying to work around engagement with local residents. Or worst case is so incompetent that they are unaware of this issue, meaning surely they cannot be trusted to build properties?

4.2) With the proposed build, there will now be two blocks of flats directly overshadowing the properties in Northfield, as well facing into the properties at Duddingston Mills. This creates privacy issues as they will have access to see into these properties, which is not currently an issue for these existing properties."

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Ms Julie Laerkholm

Address: 13/6 Lady Nairne Grove Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The plans proposed will have an impact on the neighbouring Northfield Drive Allotment with building dust and noise short term and shade on a longer term.

However the building works presents an opportunity in that the allotment has no running water, and the disruptive building works could be an opportunity to install water on the site.

A thriving and watered allotment would surely make a nice view for the flats and enhance the neighbourhood overall.

I would like to propose that this is considered.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The plans proposed will have an impact on the neighbouring Northfield Drive Allotment with building dust and noise short term and shade on a longer term.

However the building works presents an opportunity in that the allotment has no running water, and the disruptive building works could be an opportunity to install water on the site.

A thriving and watered allotment would surely make a nice view for the flats and enhance the neighbourhood overall.

I would like to propose that this is considered.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mrs Cara Milligen

Address: 3/2 Northfield Drive Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to oppose the proposed development at 299 Willowbrae Road, Edinburgh,

Reference: 20/02101/FUL.

I oppose this application as based on the application it states having my 26 parking spaces and 48 apartments. Most properties in today's society own a minimum of one vehicle per household, this potentially leaves at least 22 cars without parking based on this application which will result in a further reduction of parking in neighbouring streets and surrounding residential areas such as Northfield Drive where parking is already incredibly scarce and is often used along with Northfield Broadway as a 'park and ride' for people commuting into town.

The parking proposed for this site is not even nearly adequate and is supported by City of Edinburgh Councils planning guidance and parking standards document.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to oppose the proposed development at 299 Willowbrae Road, Edinburgh,

Reference: 20/02101/FUL.

I oppose this application as based on the application it states having my 26 parking spaces and 48 apartments. Most properties in today's society own a minimum of one vehicle per household, this potentially leaves at least 22 cars without parking based on this application which will result in a further reduction of parking in neighbouring streets and surrounding residential areas such as Northfield Drive where parking is already incredibly scarce and is often used along with Northfield Broadway as a 'park and ride' for people commuting into town.

The parking proposed for this site is not even nearly adequate and is supported by City of Edinburgh Councils planning guidance and parking standards document.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Matthew Gorrie

Address: 21, Southfield Farm Grove Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs,

I wish to register my objection to the proposed development on Willowbrae road for the following reasons:

- 1) The size and bulk of the proposed building would mean it is considerably larger than anything currently in the area. The area currently consists of low rise and residential houses and putting something of that size within this area would likely significantly alter the character of the area. This is against the local development plan.
- 2) Local schools, doctors surgeries and other public facilities are already under population pressure. It is likely that units of this size and nature would put further pressure on the local area.
- 3) The building would have a detrimental impact on the local listed buildings being considerably higher than both the nearby Duddingston Forge and Duddingston Mills Cottages. In particular this would block out a large amount of the light to the cottages and the adjacent allotments. This means that the proposed development would completely alter the context and setting of both these listed buildings and the allotments.
- 4) The site is currently at a lower level than the adjacent buildings, is possible that the heavy construction to work to build so large a development would cause drainage issues and damage to surrounding properties.
- 5) The retail units in the proposed development will attract a considerable amount of vehicles,

especially given the traffic spaces provided. The significant flow of traffic leads to concerns about the increase in the number of vehicles turning into and out of the site. It is likely that this proposed new development would bring a considerable increase in the volume of traffic comparable to the current usage. It is unclear how this could be made safe.

6) The proposed site would have very limited parking considering both the number of flats and the proposed retail units. The site is currently by an area of high traffic flow, often made difficult to navigate by the bus lane, traffic lights and nearby petrol station and hotel. Parking in the area is already difficult and such a high volume of new cars seeking to park would likely cause parking issues and therefore issues with transportation and public safety in the local area.

In summary therefore I object to the proposed development as:

- It is completely out of character with the local area, both in terms of size and nature of development and goes against the local development plan (points 1 and 2).
- It would have a detrimental impact on the setting of surrounding properties, in particular it would damage the setting and context of nearby listed buildings and allotments (points 3 & 4).
- The development would cause considerable problems with parking, traffic management and thereby public safety (points 5 & 6).

It should be noted, that I have absolutely no objection to development on that site, my objection relates entirely to the factors specific in this proposed development. For a development on this site to be appropriate it should:

- Not be so large, in particularly not be so tall as to considerably alter the nature of the local area.
- Not be of a size or nature to alter the setting and context of local listed buildings.
- Not to cause considerable traffic flow issues in the area.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs,

I wish to register my objection to the proposed development on Willowbrae road for the following reasons:

- 1) The size and bulk of the proposed building would mean it is considerably larger than anything currently in the area. The area currently consists of low rise and residential houses and putting something of that size within this area would likely significantly alter the character of the area. This is against the local development plan.
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- 3) The building would have a detrimental impact on the local listed buildings being considerably higher than both the nearby Duddingston Forge and Duddingston Mills Cottages. In particular this would block out a large amount of the light to the cottages and the adjacent allotments. This means that the proposed development would completely alter the context and setting of both these listed buildings and the allotments.
- 4) The site is currently at a lower level than the adjacent buildings, is possible that the heavy construction to work to build so large a development would cause drainage issues and damage to surrounding properties.
- 5) The retail units in the proposed development will attract a considerable amount of vehicles,

especially given the traffic spaces provided. The significant flow of traffic leads to concerns about the increase in the number of vehicles turning into and out of the site. It is likely that this proposed new development would bring a considerable increase in the volume of traffic comparable to the current usage. It is unclear how this could be made safe.

6) The proposed site would have very limited parking considering both the number of flats and the proposed retail units. The site is currently by an area of high traffic flow, often made difficult to navigate by the bus lane, traffic lights and nearby petrol station and hotel. Parking in the area is already difficult and such a high volume of new cars seeking to park would likely cause parking issues and therefore issues with transportation and public safety in the local area.

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Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Tommy MP

Address: 94 Portobello High Street Edinburgh

Comment Details

Commenter Type: Member of Parliament

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am commenting as the local Member of Parliament for Edinburgh East.

Like many people, I was very sad to see the demolition of the Radical Road pub which formerly stood on this site. As well as the loss of the pub, the demolition has resulted in a large unattractive gap site in a prominent location on one of the main routes into the city centre. Clearly this important site needs to be developed and cannot remain, as it is at the moment, as a temporary car park. However, any development of it must provide sufficient social benefit to the wider community.

We have a major need in Edinburgh for housing and particularly for social housing. One of the measures in place to meet that need is the requirement for every new development over 11 units to provide at least 25% as affordable housing. In terms of this proposal, that would mean at least 12 of the 48 units would need to conform to one of the recognised affordable housing tenures.

Given the particular need for social housing in Edinburgh, I would ask that the committee requires the AHP contribution to be delivered as housing association properties. Failing this, I would ask that Mid Market Rent is the next preferred option. I hope that the committee will not accept any proposal to deliver the AHP contribution as Golden Share because there is already a high proportion of privately owned housing in the area.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the following grounds

1. Unacceptable impact on the character of the surrounding area

The proposed buildings are out of scale and character with their surroundings and will unacceptably dominate and detract from the existing presentation and character of Willowbrae road. Specifically, the proposed five storey buildings do not satisfy the planning requirement that design should be "based on an overall design concept that draws upon positive characteristics of the surrounding area". The predominating character of Willowbrae Road, is of buildings of not more than two storeys. (The blocks of flats in Northfield are very distinct from the immediate area around Willowbrae Road and being situated on lower lying land present limited visual impact.) The addition of two large five storey buildings at street level would clearly harm the character of the surrounding area.

2. Parking concerns.

Section 6.2 of the transport statement accompanying the proposal states "In the event that a small proportion of residents choose to have a car but do not have a space, the streets surrounding the site, with the expectation of Willowbrae Road, offer the on-street parking."

With the provision of 26 parking spaces for 48 apartments, it is likely that more than a small proportion of residents will have a car but no space. The proposed retail outlet will further increase parking demand. The roads around the junctions of Northfield Drive, Northfield Broadway and Willowbrae Road are already highly congested with parked cars. The proposed development will add to this parking burden inconveniencing current local residents reliant on on-street parking, and

also endangering motorists, cyclists and pedestrians using these roads. Moreover, parking is prohibited on this stretch of Willowbrae road.

Comments for Planning Application 20/02101/FUL

Application Summary

Application Number: 20/02101/FUL

Address: 229 Willowbrae Road Edinburgh EH8 7ND

Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of Parliament

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am commenting as the local Member of Parliament for Edinburgh East.

Like many people, I was very sad to see the demolition of the Radical Road pub which formerly stood on this site. As well as the loss of the pub, the demolition has resulted in a large unattractive gap site in a prominent location on one of the main routes into the city centre. Clearly this important site needs to be developed and cannot remain, as it is at the moment, as a temporary car park. However, any development of it must provide sufficient social benefit to the wider community.

We have a major need in Edinburgh for housing and particularly for social housing. One of the measures in place to meet that need is the requirement for every new development over 11 units to provide at least 25% as affordable housing. In terms of this proposal, that would mean at least 12 of the 48 units would need to conform to one of the recognised affordable housing tenures.

Given the particular need for social housing in Edinburgh, I would ask that the committee requires the AHP contribution to be delivered as housing association properties. Failing this, I would ask that Mid Market Rent is the next preferred option. I hope that the committee will not accept any proposal to deliver the AHP contribution as Golden Share because there is already a high proportion of privately owned housing in the area.

Comments for Planning Application 20/02101/FUL

Application Summary

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Proposal: A residential led development consisting of 48 apartments over 2 apartment buildings with a commercial unit at ground floor.

Case Officer: Julie Ross

Customer Details

Name: Mr Ian MacKenzie

Address: 9/6 Duddingston Mills Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the following grounds

1. Unacceptable impact on the character of the surrounding area

The proposed buildings are out of scale and character with their surroundings and will unacceptably dominate and detract from the existing presentation and character of Willowbrae road. Specifically, the proposed five storey buildings do not satisfy the planning requirement that design should be "based on an overall design concept that draws upon positive characteristics of the surrounding area". The predominating character of Willowbrae Road, is of buildings of not more than two storeys. (The blocks of flats in Northfield are very distinct from the immediate area around Willowbrae Road and being situated on lower lying land present limited visual impact.) The addition of two large five storey buildings at street level would clearly harm the character of the surrounding area.

2. Parking concerns.

Section 6.2 of the transport statement accompanying the proposal states "In the event that a small proportion of residents choose to have a car but do not have a space, the streets surrounding the site, with the expectation of Willowbrae Road, offer the on-street parking."

With the provision of 26 parking spaces for 48 apartments, it is likely that more than a small proportion of residents will have a car but no space. The proposed retail outlet will further increase parking demand. The roads around the junctions of Northfield Drive, Northfield Broadway and Willowbrae Road are already highly congested with parked cars. The proposed development will add to this parking burden inconveniencing current local residents reliant on on-street parking, and

also endangering motorists, cyclists and pedestrians using these roads. Moreover, parking is prohibited on this stretch of Willowbrae road.