

# Development Management Sub Committee

Wednesday 4 August 2021

**Application for Planning Permission 20/05668/FUL  
at land 292 metres west of 10 Gilmerton Station Road,  
Edinburgh.**

**Site remix and erection of 2 additional dwelling houses to  
development consented under planning permission  
17/05883/AMC (as amended).**

**Item number**

**Report number**

**Wards**

B16 - Liberton/Gilmerton

## Summary

---

The principle of residential dwellings in this site has been established through the previous planning consents for the site. The details of the proposals are in accordance with the LDP and there are no material considerations that outweigh this conclusion.

## Links

---

[Policies and guidance for this application](#)

LDPP, LHOU01, LHOU02, LHOU06, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDEL01, LEN06, NSGD02, LTRA02, NSG,

# Report

## **Application for Planning Permission 20/05668/FUL at land 292 metres west of 10 Gilmerton Station Road, Edinburgh. Site remix and erection of 2 additional dwelling houses to development consented under planning permission 17/05883/AMC (as amended).**

### **Recommendations**

---

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

### **Background**

---

#### **2.1 Site description**

The site comprises phase two of allocated housing proposal HSG 24 Gilmerton Station Road in the adopted Edinburgh Local Development Plan. The development of the site is currently underway with the first three phases of four having been commenced.

The site is located on the edge of the city to the south of Gilmerton village. It is bounded by the ongoing development of phase one to the north-east and Ravenscroft Gardens to the north. Gilmerton Station Road and the former railway line lie to the east. To the south and west is phase three of the Gilmerton Station Road development, which is currently underway.

This application site is located within the Gilmerton Conservation Area.

#### **2.2 Site History**

On 30 April 2014, an application was submitted for planning permission in principle (application reference 14/01649/PPP) for a residentially led mixed use development. The applicant appealed against the failure of the planning authority to issue a decision within the prescribed period. The Scottish Ministers allowed the appeal and granted the planning permission subject to 11 conditions and the signing of a planning obligation. The planning obligation covered contributions relating to transport, education and provision of affordable housing. The date of the appeal decision is 18 January 2016.

22 December 2016 - Application for approval of matters specified in condition 1.a) a site development layout and phasing plan showing a phased implementation programme for built development, road and footpath provision, open space provision, tree and shrub planting and woodland management (as amended) approved (application reference: 16/03299/AMC).

## **HSG 24 Gilmerton Station Road - Phase Two**

25 June 2018 - Application for approval of matters specified in conditions 1 (b)-(j)i, iv and 6 of planning permission in principle 14/01649/PPP for the erection of 293 residential units with associated infrastructure works (as amended) approved (application reference: 17/05883/AMC).

6 March 2019 - Application for approval of matters specified in conditions 1(j) ii & iii of planning permission in principle 14/01649/PPP relating to landscaping proposals approved (application reference: 18/03996/AMC).

### **Main report**

---

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

The application seeks to remix the approved house types on two specific areas of the site and the inclusion of two additional houses to the scheme.

The changes involve the replacement of three detached homes with a terrace of four and a detached house of a different type. Elsewhere on the site, one detached home will be replaced by another of a different house type.

The dwellings will be of a similar style to those throughout this phase of the development and will be finished in brick with tiled roofs and uPVC windows and doors.

#### Scheme One

Scheme one sought a site remix and the erection of eight additional houses.

#### **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.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

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

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

### 3.3 Assessment

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

- a) The proposal is acceptable in principle;
- b) The proposal will adversely affect the character and appearance of the conservation area;
- c) The proposal is acceptable in terms of scale, design and materials;
- d) There would be any adverse impact on neighbouring residential properties;
- e) There are any other material considerations and
- f) Any public comments have been addressed.

#### a) Principle

Policy Hou 1 (Housing Development) of the Edinburgh Local Development Plan (LDP) states that priority will be given to the delivery of the housing land supply. The site is allocated housing site HSG 24 in the Plan and detailed consent has been approved for residential development, with this site comprising phase two of the wider development. Therefore, the principle of the development has been accepted.

#### b) Conservation Area

Policy Env 6 (Conservation Areas - Development) advises that development within a conservation area or affecting its setting will be permitted if it preserves or enhances the special character or appearance of the conservation area.

A small section of the site's north-west boundary is next to the Gilmerton Conservation Area. In terms of the current application, there are no changes proposed within the part of the site that is close to the conservation area boundary. The proposed changes are of a limited nature and will have no adverse effect on the character or appearance of the Gilmerton Conservation Area.

#### c) Scale, Design and Materials

Policies Des 1 to Des 7 of the LDP outline a requirement for proposals to be based on an overall design concept which draws on the positive characteristics of the surrounding area, with the need for high quality design which is appropriate in terms of scale, form, design and layout. The proposal seeks to amend the previously approved consent by changing one four-bedroom house for another four-bedroom property with a different layout. The proposal also seeks to replace three detached homes on neighbouring plots with a terrace of four homes and a detached house of a different type. There is no significant change to the housing mix with an adequate range of home types and sizes provided in compliance with policy Hou 2 (Housing Mix).

The proposed house types have already been approved and utilised elsewhere within the development. The dwellings are compatible with those in the wider development site in terms of scale, design and materials.

#### d) Neighbouring Amenity

LDP policy Des 5 (Development Design - Amenity) states that planning permission will be granted for development where it is demonstrated that the amenity of neighbouring developments is not adversely affected in relation to noise, daylight, sunlight, privacy or immediate outlook.

The amended house types will have rear gardens with a minimum distance of 12 metres to their boundary with the existing properties at Ravenscroft Gardens. The length of the gardens and the height of the proposed houses will ensure that there are no detrimental impacts on neighbouring properties in terms of daylight, sunlight or privacy.

The addition of a lane to allow owners access to the rear of the terraced properties has provoked security concerns from some neighbours. However, although the lane is open, it is a narrow passage between two gables within a cul-de-sac. Considering its proximity to the two houses it runs between, the lane will be perceived as a private space and is unlikely to be utilised by anyone other than those whose property it provides access to. There is a good degree of overlooking of the lane from surrounding properties and the proposal is not considered to have any significant impact in relation to security.

#### e) Other Considerations

##### *Legal Agreement*

The application forms part of a wider development site where contributions are controlled by an existing S.75 legal agreement. The consideration of this application relates only to the acceptability of the modification of the housing units on the two small parts of the site identified on the submitted plans. The remainder of the development phase will be carried out under the previously approved consent 17/05883/AMC. The terms of the existing S.75 are sufficient to deliver the infrastructure requirements for this phase of the development and it is not necessary to require a separate legal agreement for this standalone application. The developer of this phase has begun making the contributions set out in the S.75 and the requirements of this agreement will remain enforceable against the developer.

The developer of each phase is required to provide 25% of their housing units as affordable housing. Of the 295 housing units now proposed, 74 will be delivered as affordable tenures in compliance with the 25% requirement.

Overall, the additional two housing units does not have any significant impacts on infrastructure that would require additional contributions to be sought.

##### *Transport*

The addition of two properties will give rise to a negligible increase in car trips in the context of the wider development site. There are no outstanding transport matters to be addressed.

## f) Public Comments

- Increased loss of light from terraced rather than detached houses - addressed in section 3.3d;
- Overshadowing of neighbouring properties - addressed in section 3.3d;
- Increased overlooking from additional households - addressed in section 3.3d;
- The lane behind the properties will give rise to security concerns - addressed in section 3.3d;
- Increase in car parking and traffic - addressed in section 3.3e;
- The area is green belt - addressed in section 3.3a;

## Conclusion

The principle of residential dwellings in this site has been established through the previous planning consents for the site. The details of the proposals are in accordance with the LDP and there are no material considerations that outweigh this conclusion.

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

## **3.4 Conditions/reasons/informatives**

### **Conditions :-**

1. For the avoidance of doubt, this permission relates to plots 700 - 705 only, as shown on approved drawing number 03A (plan marked SG-02-01-REMIX Rev. G and dated 22 June 2020).

### **Reasons:-**

1. To reflect the limited nature of the application.

### **Informatives**

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of each phase of the development of the site, as authorised in the associated grant of permission, a ¿Notice of Completion of Development¿ must be given, in writing to the Council.

## **Financial impact**

---

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

There are no financial implications to the Council.

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

---

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

## **Equalities impact**

---

### **6.1 The equalities impact has been assessed as follows:**

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

## **Sustainability impact**

---

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

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

## **Consultation and engagement**

---

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

Pre-application discussions took place on this application.

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

The application was advertised on 22 January 2021. Eight representations were received objecting to the application.

An assessment of the material considerations raised is provided within section 3.3f) of the report.

## **Background reading/external references**

---

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

## **Statutory Development**

### **Plan Provision**

The site is in the urban area and forms part of housing proposal HSG 24 as allocated in the adopted Edinburgh Local Development Plan (LDP).

### **Date registered**

18 January 2021

### **Drawing numbers/Scheme**

01, 03A, 04-13,

Scheme 2

## **David Givan**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Alex Gudgeon, Planning Officer

E-mail:alexander.gudgeon@edinburgh.gov.uk

## **Links - Policies**

---

### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

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

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

LDP Policy Hou 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 Del 1 (Developer Contributions and Infrastructure Delivery) identifies the circumstances in which developer contributions will be required.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

**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.

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.

### **Relevant Non-Statutory Guidelines**

# Appendix 1

**Application for Planning Permission 20/05668/FUL  
At Land 292 Metres West Of , 10 Gilmerton Station Road,  
Edinburgh**

**Site remix and erection of 2 additional dwelling houses to  
development consented under planning permission  
17/05883/AMC (as amended).**

## Consultations

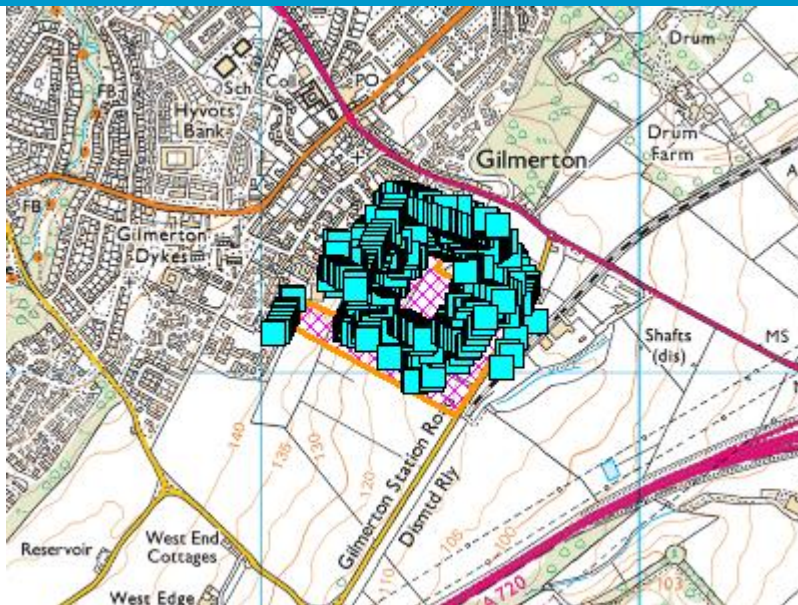
---

### Transport

*No objections.*

## Location Plan

---



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420  
**END**