

Pritchett Planning Consultancy.
FAO Phil Pritchett
PO Box 8052
Edinburgh
EH16 5ZF

Mr & Mrs Harrison
84 Cammo Road
Edinburgh
EH12 0AR

Decision date: 29 April 2021

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

Erection of dwelling house.
At 84 Cammo Road Edinburgh EH12 0AR

Application No: 21/00276/PPP

DECISION NOTICE

With reference to your application for Planning Permission in Principle registered on 21 January 2021, this has been decided by **Local 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:-

1. The proposal is contrary to policy Env 10 of the adopted Edinburgh Local Development Plan (LDP) as it would involve the development of a new build dwellinghouse in a green belt location with no exceptional planning reasons given to justify its construction.

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

Drawings 01-05, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

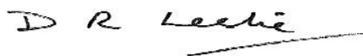
The reason why the Council made this decision is as follows:

The proposal is contrary to the Edinburgh Local Development Plan. The site is located in the green belt and the proposal does not involve development for agriculture, woodland and forestry, horticulture or countryside recreation. The proposal does not involve an intensification of the existing use, the replacement of an existing building with a new building in the same use, or a change of use of an existing building.

The justifications for approval of a new dwellinghouse in this location do not constitute exceptional planning reasons and the proposal has the potential to detract from the landscape quality and rural character of the area. The proposal is therefore contrary to policy Env 10 of the adopted Edinburgh Local Development Plan (LDP) and is not acceptable in principle.

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 Lewis McWilliam directly at lewis.mcwilliam@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision 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 require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions 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 of 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 accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100448953-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Pritchett Planning Consultancy		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Phil	Building Name:	PO Box
Last Name: *	Pritchett	Building Number:	
Telephone Number: *	07901557484	Address 1 (Street): *	8052
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH16 5ZF
Email Address: *	phil@pritchettplanning.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr and Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="blank"/>	Building Number:	<input type="text" value="84"/>
Last Name: *	<input type="text" value="Harrison"/>	Address 1 (Street): *	<input type="text" value="Cammo Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH12 0AR"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="phil@pritchettplanning.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="84 CAMMO ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH12 0AR"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="674542"/>	Easting	<input type="text" value="316528"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of Dwelling House

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See attached supporting Statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Refusal Decision, Officer report of handling, officer response to pre-application submission, planning application form, location plan, existing site plan, indicative proposed site plan, indicative ground floor plan, indicative first floor plan, tree report, design statement, committee report relating to application 05-02566-FUL

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/00276/PPP

What date was the application submitted to the planning authority? *

21/01/2021

What date was the decision issued by the planning authority? *

29/04/2021

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The delegated officer report refers to the potential of a house on the wider greenbelt landscape. It is therefore necessary to consider the site in the wider context and in particular how the site relates to the existing Lennie Mains steading cluster and also to consider the two other houses that have been permitted and constructed at 87 and 89 Cammo Road.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Phil Pritchett

Declaration Date: 26/07/2021

Proposal Details

Proposal Name	100448953
Proposal Description	Request for Local Review Body to reconsider delegated officer refusal decision of proposed dwelling house at 84 Cammo Road
Address	84 CAMMO ROAD, EDINBURGH, EH12 0AR
Local Authority	City of Edinburgh Council
Application Online Reference	100448953-001

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
Document 1 Refusal Decision Notice	Attached	A0
Document 2 Officer Report of Handling	Attached	A0
Document 3 Officer Response to preapplication submission	Attached	Not Applicable
Document 4 Planning application form	Attached	Not Applicable
Document 5 Location Plan	Attached	A0
Document 6 Existing Site Plan	Attached	A0
Document 7 Indicative Proposed Site Plan	Attached	A0
Document 8 Indicative Ground Floor Plan	Attached	A0
Document 9 Indicative First Floor Plan	Attached	A0
Document 10 Tree Report	Attached	Not Applicable
Document 11 Design Statement	Attached	Not Applicable
Document 12 Cattle Court Sub Committee Report	Attached	Not Applicable
Planning Statement for LRB	Attached	Not Applicable
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0

**Full Planning Application 05/02566/FUL
at
85 Cammo Road
Edinburgh
EH12 0AR**

**Development Quality Sub-Committee
of the Planning Committee**

2 November 2005

1 Purpose of report

To consider application 05/02566/FUL, submitted by Mr + Mrs Kinnell. The application is for: **Change of use to form dwelling from existing cattle court**

It is recommended that this application be **REFUSED**

2 The Site and the Proposal

Site description

The application site is the former cattle court for the former steading at Lennie Mains. The site is immediately adjacent to the steading which was converted to a house some time ago. The site consists of stone walls up to 2 metres plus in height and in good condition, separated by a lawn.

The building is listed category 'B', as part of the steading associated with the principal listing of Lennie Mains Farm House (No.84) across the road.

The site is in the Edinburgh Green Belt and in an Area of Outstanding Landscape Quality.

Site history

December 1999 - Planning permission granted to alter and extend the existing steading conversion, subject to an archaeological programme condition (99/2996/FUL).

September 2003 - Planning permission granted to form accommodation and raise the roof height above extension (unbuilt) given full planning consent on 1 December 1999 ref 99/2996 (VARY with courtyard canopy and screen doors).

June 2005 - Variation to consent to form accommodation and raise roof height above extension (Vary to include glazed canopy over courtyard and screen doors) (03/3501/VARY).

Description of the Proposal

The application is to convert the remains of the former cattle court to a dwelling, by retaining the external rubble stone walls and the internal walls to create a new L shaped single storey building with slate roof. Outward facing rooflights will be inserted with two flat roofed dormer windows facing into the courtyard. A small structurally glazed conservatory will be added in the courtyard within the return of the L shape of the north and west ranges. A new gabled entrance porch is proposed on the west elevation.

The accommodation proposed is: one master bedroom with ancillary rooms in the roof space of the north range, with two further bedrooms and family accommodation on the ground floor. A new access road is proposed to the west of the steading onto Cammo Road to serve the site.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.
- 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?

ASSESSMENT

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

- a) Whether the proposal is acceptable in principle in the Green Belt.
- b) Whether the proposals have an adverse impact on the character or appearance of the area.
- c) Whether the proposals have an adverse impact on the building, or its setting.
- d) Whether the design and materials are satisfactory given the setting of the site.
- e) Whether the proposals are detrimental to amenity or road safety.

a) The site is in the Green Belt and Area of Outstanding Landscape Value and no argument has been put forward to indicate that this proposal is anything other than a new dwelling unrelated to any agricultural purpose. Furthermore, there remains little of the original cattle court buildings - just the walls and no roofs - so the test of whether the remaining structure is "substantial", fails, despite the proposal to re-instate the type, style and extent of roofline originally existing. This consideration is not altered by the fact that the remaining structure is listed and that the building by inference of this fact might be re-instated. Its present character is defined only by the walls remaining. This is the listed building.

The proposal is therefore contrary to Green Belt policy in principle.

- b) The proposal will have a detrimental impact on the setting of the existing dwelling adjacent, which is similarly listed. Due to the extent of the new build roofs and associated vehicular access and boundary changes it will have a detrimental impact on the appearance of the steading within the topography and the Area of Outstanding Landscape Value.
- c) The proposal, due to its modern appearance and extent of new build roof, will impact on the existing steading (dwelling) to the detriment of its character and setting.
- d) The external design and materials are mainly traditional and acceptable. However, the proposed glazed conservatory in the courtyard is inappropriate to the original design of the listed building.

e) The proposal is detrimental to amenity as it will create a new build structure discordant with the homogenous location forming part of the Green Belt and Area of Outstanding Landscape Value.

The proposals do not comply with the development plan, or comply with the non-statutory guidelines; have an adverse impact on the character or appearance of the Green Belt and the building and its setting, but have no detrimental impact on residential amenity or road safety.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application for reasons of non compliance with Green Belt policy and design and impact on the character of the listed building.

ADDENDUM

The Committee continued this application on 5 October 2005. Members asked for clarification of the listing status of the site and for an indication of consistency of recent decisions for similar developments (comparative information on other steadings in the Edinburgh Council area which may have been granted consent for conversion to residential use).

The listing description is as follows:-

"Early 19th century with earlier 19th century additions." This applies to no.84, the main farmhouse. However, the footnote says:

"Lennie Mains is shown on the 1st edition map. The associated steading which is situated opposite the house on the south side of Cammo Road has been substantially altered to a dwelling." Usual interpretation of ancillary buildings within such a description by Historic Scotland is that they are part of the main listing if they were built prior to 1948 and were extant at the time of the listing. The former cattle court which is the subject this application forms part of "the steading" opposite Lennie Mains in the footnote description and therefore the conclusion is that it is listed.

The following steadings have been researched and the conclusions are stated accordingly in chronological order:

Almondhill Steading, 97/2290/FUL – Restoration and conversion to residential Cat.B listed. Substantially intact. 23 units approved. Not in Green Belt but in extension to it as identified in the Draft Rural West Edinburgh Local Plan.

545 Old Dalkeith Road, 01/529/FUL – Conversion of stableblock approved. Historical/Archaeological Value a priority despite Green Belt. Would retain substantially built element with modern additions. Maintenance issues. Exception to policy E8 (SEELP) justified. Approved Nov 2001.

57 Mortonhall Gate (land adjacent), 02/1703/FUL - Reinstatement of dwelling and coach house. Refused and appeal dismissed. Need for further support accommodation for caravan park not proven. Buildings in ruinous state/not substantial.

Freelands Farm, 02/03018/FUL – Convert farm steading to five dwellings. Unsuitable for modern agricultural purposes. Substantially intact. No effect on rural area.

Hermiston, 03/00915/FUL – Alteration and conversion of former farm cottage and steading to residential approved. Green belt but within confines of settlement. Substantially intact. Preserve character of conservation area.

Glenbrook, Balerno 04/02952/FUL – Alterations and extension approved. Green Belt, but buildings substantially intact and roof changes minimal (dormers).

Hermiston, 05/01467/FUL – Subdivision into two with sunroom and roof alterations approved. Substantially intact. Green Belt but within confines of settlement. Preserve character of conservation area.

Boll O'Bere Farm, Kirknewton, 01/02228/FUL - Restoration of farmhouse and conversion of steading approved. Some roofs intact, and walls and gables ends substantially intact.

Boll O'Bere Farm, Kirknewton, 03/04325/FUL - Conversion of farm steading to 5 houses (alteration to 2001 design). Refused June 2004 - No longer substantially intact/introduction of dormers/ loss of historic building due to significant rebuild and introduction of basement level.

Conclusion

The above histories indicate that the Council has not supported development in cases where only walls remain.

In the Cammo Road case, the main steading has already been converted to a house and the site is purely the walls of a lesser cattle court building with no roofs remaining. The steading and main farmhouse were listed in March 1994, when the site was already roofless.

It is recommended that the Committee refuses this application for the reasons cited in the previous report, namely: Non-compliance with Green Belt policy and the design and impact on the character of the listed building.

FURTHER ADDENDUM - January 2006

This application was continued at the Development Quality Sub Committee on 2 November 2005 as the Committee was minded to grant, contrary to recommendation. Committee considered the proposal would maintain the form of the steading, would not threaten the Green Belt objectives and would be consistent with policy advice in SPP15: Planning for Rural Development. They deferred the decision for design details to be checked, for comment on the validity of the committee's reasons for departing from DP policy, any conditions required and for the Department to require a listed building application for the development.

A listed building application has been requested.

In response to members wishes, the following interpretation is made of SPP15 and the validity of committee's reasons for departing from DP Policy:-

National Policy and Guidance (SPP15, PAN73) encourages rural diversification and seeks to "ensure that planning policy regimes are put in place to accommodate selective, modest growth." "Most development should be foreseen, agreed and programmed to reflect the local circumstances...it should not be unexpected or unplanned."

Guidance on planning for rural development must be considered alongside Green Belt policy protection. The majority of this Council's non-urban area is Green Belt and the remaining countryside, within the RWELP, is afforded the same level of protection. It is not felt necessary to alter this approach in the light of SPP15 as the RWELP Inquiry Report has recently upheld the special circumstances leading to this Council's approach.

The Finalised Rural West Edinburgh Local Plan (although not yet statutory) is a material consideration. This document makes it clear that unless the subject building is 'substantial', then conversion and new build will not be entertained. The application property is an insubstantial ruin, has never been in residential use and is not required in connection with agricultural or other associated uses appropriate to the countryside or the Green Belt. Conversion to a dwelling is not essential for its retention in the Green Belt. The applicants have a duty to maintain the listed building as it stands.

The design of the proposed dwelling has now been revised to ensure the main projecting entrance feature is less conspicuous and the courtyard glasshouse has been reduced to a flat roofed lean-to corridor around two sides. The patio doors on the west elevation have been changed to French doors and will be screened by the wall bounding the road. The overall effect is that the scale of openings to the outer walls have been reduced to a minimum, and the number limited, to ensure that the external look of the original cattle court is maintained as closely as possible. The original courtyard is not infilled with large extensions.

The design of the scheme is now satisfactory.

Given the above, whilst Committee may be of the view that the proposals maintain the form of the steading and do not threaten Green Belt objectives, it is not considered that approval would be consistent with policy advice in SPP15. This should not be used as a reason for departing from Development Plan policy.

The following conditions are recommended should Committee be minded to approve this development:-

1. FU05C - Details of roofing, surfacing and cladding materials. Reason: FU02R - For Head of Planning and Strategy to consider further.

2. All windows, timber screens and door frames to be painted or coated mid-grey colour; the BS number to be agreed in writing by the Head of Planning and Strategy. Reason: In the interests of visual amenity in the Green Belt and the character of the building.

3. LA03C - Landscape plan required. Reason: LA02R - Landscaping to a high standard.

4. LA02C - Landscape implementation. Reason: LA01R - Landscaping established.

5. TR02C The design of the new vehicular access bellmouth to comply with Council design standards and to the satisfaction of the Director of City Development.

Reason: TR01R - In the interests of highway safety.

It is recommended that the Committee refuses this application for reasons of non compliance with Green Belt policy and design and impact on the character of the listed building.

Alan Henderson
Head of Planning and Strategy

Contact/tel	Duncan Robertson on 0131 529 3560 (FAX 529 3717)
Ward affected	03 - Dalmeny/Kirkliston
Local Plan	Ratho, Newbridge and Kirkliston
Statutory Development Plan Provision	Green Belt
Date registered	3 August 2005
Drawing numbers/ Scheme	03 Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Martin Easson on 0131 529 3989. Email: martin.easson@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 85 Cammo Road
Edinburgh
EH12 0AR

Proposal: Change of use to form dwelling from existing cattle court
Reference No: 05/02566/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental and Consumer Services

No objections subject to the following conditions:

1. The sound attenuation characteristics of the new property (internal noise environment) will give protection from aircraft noise commensurate with noise exposure category 'A'.

That plans detailing measures to provide adequate mitigation against aircraft noise are submitted for approval by the Head of Planning prior to commencement of the development.

Representations

The application was advertised on 12 August 2005. One letter of support has been received from a neighbouring farm on the grounds that conversion will compliment the area; that if not converted, the walls will eventually fall down and be lost.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The site is allocated as Green Belt and an Area of Great Landscape Value in the Ratho, Newbridge and Kirkliston Local Plan and as Green Belt and an Area of Outstanding Landscape Value in the Finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Ratho, Newbridge and Kirkliston

Policy RN215 states that within the Area of Great Landscape Value, retention of landscape quality will be the overriding factor in considering proposals for development.

Policy RN22 states that no development in the countryside will be permitted for purposes other than agriculture, outdoor recreation or other uses appropriate to a rural area.

Policy RN229 seeks to control housing outwith the built-up areas of Ratho, Ratho Station, Newbridge and Kirkliston where planning permission for new housing will only be given in exceptional circumstances.

Policy RN266 states that consent will not be given for the demolition of a listed building or for its alteration in a manner which would adversely affect its character.

Policy RN28 states that permission will not be given for new development or redevelopment in the Green Belt for purposes other than agriculture, outdoor recreation or other uses appropriate only to a rural area. Provisions for the safeguarding of amenity and the improvement of the landscape are required.

Finalised Rural West Edinburgh Local Plan

Policy E32 seeks to ensure that proposals affecting a listed building will be considered for their effect on the character of the building. The restoration of architectural character will be an overriding consideration. Alterations will only be permitted where they respect the architectural integrity of the building.

Policy E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

Policy E5 restricts development in Green Belt and Countryside policy areas to protect their landscape qualities, rural character and amenity.

Policy E33 seeks to ensure the restoration of listed buildings and retain the architectural integrity of the historic buildings and their settings.

Policy E8 states that development will not be permitted where it would adversely affect the special scenic qualities and integrity of the area of Great Landscape Value or Areas of Outstanding Landscape Quality. These landscape features include: the patterns of woodland, fields, hedgerows and trees; the special qualities of rivers and lochs; and skylines and hill features, including prominent views.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Application Type Full Planning Application
Application Address: 85 Cammo Road
Edinburgh
EH12 0AR

Proposal: Change of use to form dwelling from existing cattle court
Reference No: 05/02566/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **REFUSED**

Reasons

1. The proposal is contrary to Rural West Edinburgh Local Plan Policy E32 in respect of listed buildings, as the new build will affect the setting of, and mask, the existing listed building (Lennie Mains Steading)
2. The proposal is contrary to Rural West Edinburgh Local Plan Policy E5 in respect of Development in GB/Countryside restriction, as the building is not substantially intact and the dwelling is not required for agricultural or other rural purposes.
3. The proposal is contrary to Rural West Edinburgh Local Plan Policy E8 in respect of Areas of Great Landscape Value, as the existing pattern of walls, hedges and paddock would be adversely affected to the detriment of the AGLV
4. The proposal is contrary to Rural West Edinburgh Local Plan Policy E6 in respect of the design, landscaping and amenity of development in the Green Belt or Countryside as the amount of new build and formation of the vehicular access will have a prominent impact on the landscape setting
5. The proposal is contrary to Ratho, Newbridge and Kirkliston Local Plan Policy 2.15 in respect of Area of Great Landscape Value, as the proposals will be prominent, in a visually low key site, to the detriment of the great landscape quality.

6. The proposal is contrary to Ratho, Newbridge and Kirkliston Local Plan Policy 2.2 in respect of development in the countryside, as the creation of a dwelling is not related to any agricultural use or purpose appropriate to the rural area.
7. The proposal is contrary to Ratho, Newbridge and Kirkliston Local Plan Policy 2.29 in respect of housing outwith built-up areas, as the proposed site lies outwith any recognised settlement or built up area identified in the local plan.
8. The proposal is contrary to Ratho, Newbridge and Kirkliston Local Plan Policy 2.66 in respect of listed building, as the conversion of the remains of the listed building will in itself adversely affect its character.
9. The proposal is contrary to Ratho, Newbridge and Kirkliston Local Plan Policy 2.8 in respect of development in the Green Belt, as the creation of a dwelling is not related to any agricultural use or purpose appropriate to the rural area.

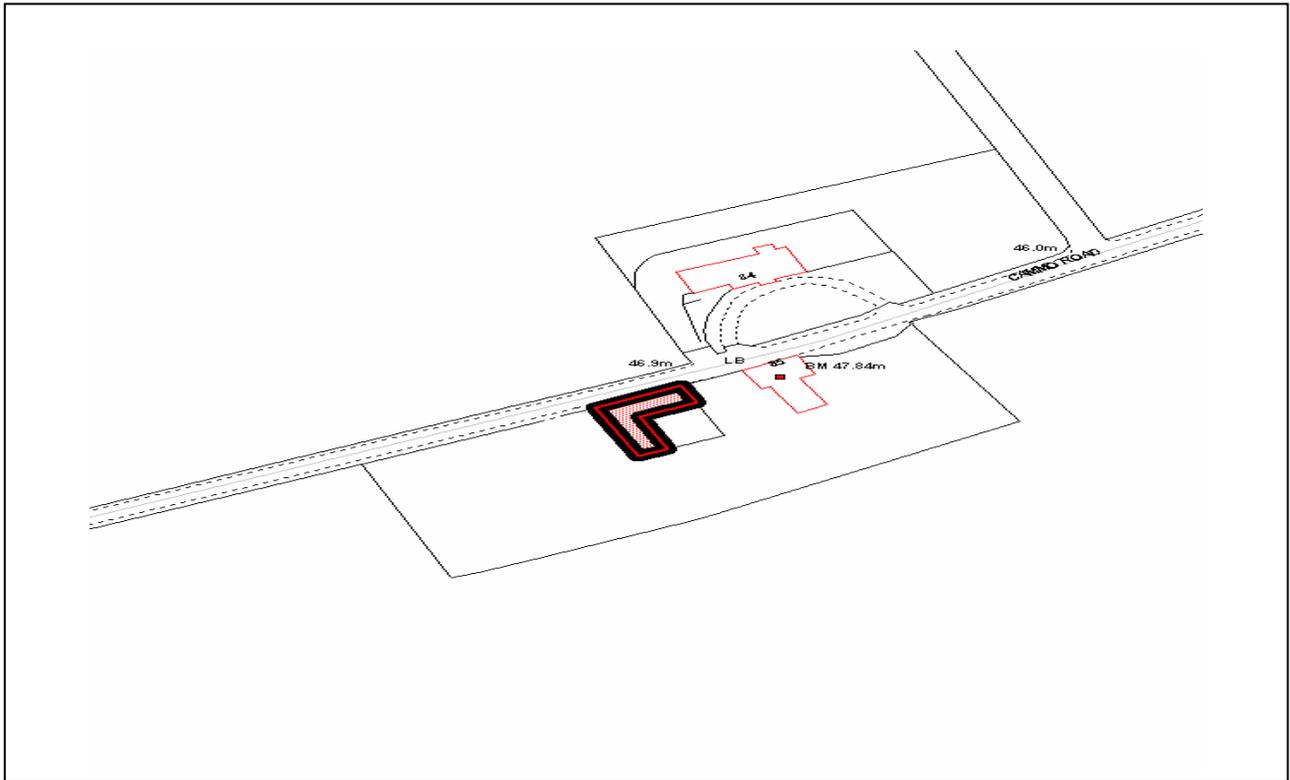
End

Application Type Full Planning Application

Proposal: Change of use to form dwelling from existing cattle court

Reference No: 05/02566/FUL

Location Plan



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Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100353822-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of dwelling house, access and driveway in existing domestic garden ground

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Pritchett Planning Consultancy		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Phil	Building Name:	PO Box
Last Name: *	Pritchett	Building Number:	
Telephone Number: *	07901557484	Address 1 (Street): *	8052
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH16 5ZF
Email Address: *	phil@pritchettplanning.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr and Mrs	Building Name:	
First Name: *	Jo and Mike	Building Number:	84
Last Name: *	Harrison	Address 1 (Street): *	Cammo Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH12 0AR
Fax Number:			
Email Address: *	phil@pritchettplanning.co.uk		

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

84 CAMMO ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH12 0AR

Please identify/describe the location of the site or sites

Northing

674542

Easting

316528

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Formal pre-application process undertaken

Title:

Mr

Other title:

First Name:

Lewis

Last Name:

McWilliam

Correspondence Reference
Number:

Date (dd/mm/yyyy):

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

1400.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

domestic garden ground

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Phil Pritchett

On behalf of: Mr and Mrs Jo and Mike Harrison

Date: 20/01/2021

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | | |
|--|---|---|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Phil Pritchett

Declaration Date: 20/01/2021

Payment Details

Online payment: XXXXXXXXXX
Payment date: XXXX/XX/XX

Created: 20/01/2021 13:25

Pritchett Planning Consultancy.
FAO Phil Pritchett
PO Box 8052
Edinburgh
EH16 5ZF

Mr & Mrs Harrison
84 Cammo Road
Edinburgh
EH12 0AR

Decision date: 29 April 2021

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

Erection of dwelling house.
At 84 Cammo Road Edinburgh EH12 0AR

Application No: 21/00276/PPP

DECISION NOTICE

With reference to your application for Planning Permission in Principle registered on 21 January 2021, this has been decided by **Local 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:-

1. The proposal is contrary to policy Env 10 of the adopted Edinburgh Local Development Plan (LDP) as it would involve the development of a new build dwellinghouse in a green belt location with no exceptional planning reasons given to justify its construction.

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

Drawings 01-05, 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 is contrary to the Edinburgh Local Development Plan. The site is located in the green belt and the proposal does not involve development for agriculture, woodland and forestry, horticulture or countryside recreation. The proposal does not involve an intensification of the existing use, the replacement of an existing building with a new building in the same use, or a change of use of an existing building.

The justifications for approval of a new dwellinghouse in this location do not constitute exceptional planning reasons and the proposal has the potential to detract from the landscape quality and rural character of the area. The proposal is therefore contrary to policy Env 10 of the adopted Edinburgh Local Development Plan (LDP) and is not acceptable in principle.

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 Lewis McWilliam directly at lewis.mcwilliam@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision 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 require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions 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 of 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 accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission in Principle 84 Cammo Road, Edinburgh, EH12 0AR

Proposal: Erection of dwelling house.

**Item – Local Delegated Decision
Application Number – 21/00276/PPP
Ward – B01 - Almond**

Recommendation

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

Summary

The proposal is contrary to the Edinburgh Local Development Plan. The site is located in the green belt and the proposal does not involve development for agriculture, woodland and forestry, horticulture or countryside recreation. The proposal does not involve an intensification of the existing use, the replacement of an existing building with a new building in the same use, or a change of use of an existing building.

The justifications for approval of a new dwellinghouse in this location do not constitute exceptional planning reasons and the proposal has the potential to detract from the landscape quality and rural character of the area. The proposal is therefore contrary to policy Env 10 of the adopted Edinburgh Local Development Plan (LDP) and is not acceptable in principle.

SECTION A – Application Background

Site Description

The proposal relates to an area of land located on the north side of Cammo Road within the Green Belt as defined in the Edinburgh Local Development Plan.

The site is former agricultural land that has been subsumed into the domestic garden of the adjacent Category B Listed Building (Ref: LB26865), Lennie Mains, a historic farm steading. There is a cluster of trees on-site to the south-east edge and near the west boundary. Two larger mature trees lie beyond this boundary.

The site lies in proximity to a settlement of residential dwellings located to the south-west of the site on the opposite side of Cammo Road. The surrounding area is primarily rural landscape.

Description Of The Proposal

Erection of residential dwelling house.

Relevant Site History

04/00549/FUL

Construct balcony, form access door from kitchen and install two rooflights (as amended)

Granted

19 May 2004

04/00549/LBC

Construct balcony, form access door from kitchen, sub-divide bedroom and install two rooflights (as amended)

Granted

3 June 2004

12/01737/LBC

Form slapping in masonry partition wall and install new jib doors

Granted

29 June 2012

14/05019/LBC

Form slappings in internal walls to link kitchen and dining room, block kitchen doorway.

Granted

28 January 2015

Consultation Engagement

Archaeologist

Transportation Planning

Publicity and Public Engagement

Date of Neighbour Notification: 10 February 2021

Date of Advertisement: 19 February 2021

Date of Site Notice: 16 February 2021

Number of Contributors: 14

Section B - Assessment

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 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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?

Assessment

- a) The proposal is acceptable in principle;
- b) The proposal will preserve the setting of the listed building;
- c) The proposal is of an acceptable scale, form and design
- d) The impact on amenity is acceptable;
- e) The proposal will have any impact on trees worthy of retention;
- f) The proposal will have transport impacts;
- g) Other matters raised have been addressed;
- h) Other issues raised by objectors have been addressed.

a) Principle of the Proposal

The site is designated as being within the Green Belt in the adopted Edinburgh Local Development Plan (LDP).

LDP policy Env 10 states that within the green belt and countryside development will only be permitted where it meets one of criteria (a-d) and will not detract from the landscape quality and / or rural character of the area.

Criteria a) relates to development for the purposes of agriculture, woodland and forestry, horticulture or countryside recreation; b) to the change of use of an existing building; c) relates to an existing use or building such as an to a site or building, ancillary development or intensification of use and d) for the replacement of an existing building in the same use.

The Guidance for Countryside and Green Belt states that new houses not associated with countryside use will not be acceptable, unless there are exceptional planning reasons for approving them including the reuse of brownfield land and gap sites within existing clusters of dwellings.

Further, that where the existing use is residential, the creation of an additional residential unit does not constitute intensification of use.

The proposal does not involve development for agriculture, woodland and forestry, horticulture or countryside recreation purposes and a countryside location is not an essential location for the construction of a new residential dwelling. Therefore, criteria a) is not applicable here.

In addition, the proposal does not involve the change of use or replacement of an existing building.

The submitted planning statement states the proposal site is an area of land that has long been subsumed into the garden ground, therefore, a new dwelling would intensify an existing use. It is recognised that the land is used for these purposes. However, as clarified in the non-statutory guidance where the existing use is residential the creation of a new, separate residential dwelling does not constitute intensification of an use. Further, a new residential dwelling is not an extension of an existing building or site or ancillary development.

In respect to the latter, the supporting statement refers to householder permitted development rights and the alleged capacity to develop ancillary buildings on the land. The statement recognises that the garden ground of the proposal site is not within the curtilage of the listed building.

Curtilage is defined as the area of land attached to a house and forming one enclosure with it.

The land subject to the proposal is formerly agricultural and is located out with the enclosure of the dwelling house therefore is not part of its domestic curtilage. The land therefore does not benefit from householder permitted development rights and no domestic ancillary building in this location could be developed under these regulations.

Further, it has been stated that if the proposal was for an extension to the dwellinghouse, it would be supported by policy.

The proposal is for a new residential dwelling and not an extension or ancillary development therefore has been assessed as such. The principle of a new house in this location is not supported by Edinburgh Local Development Plan Policy Env 10 as it does not meet one of criteria (a-d).

Further, the Council's Guidance for Development in the Countryside and Green Belt outlines new houses not associated with countryside use will not be acceptable unless there are exceptional planning reasons for approving them. These reasons include the reuse of brownfield land and gap sites within existing clusters of dwellings.

The non-statutory guidance refers to gap sites as within existing clusters of dwellings.

The supporting statement refers to the site as a gap site within an existing cluster with well-defined boundaries. The site is located adjacent to an existing dwelling which is the sole building on the north side of Cammo Road in the immediate area. It borders undeveloped agricultural land to the north and is separated from open fields to the east and south by the road. There is an existing small settlement in situ including three

residential dwellings to the south side of Cammo Road. However, the proposal site is not located within this existing cluster as it is surrounded by open land. It therefore does not constitute a gap site.

The submitted plans denotes the footprint and internal layout of the proposed development with the design statement including indicative proposals in respect to scale, form and design of the house. These detailed design matters would be assessed through any subsequent application for approval of matters specified by condition and the submission of such details on submitted plans.

This notwithstanding, the dwelling appears prominent in the indicative long views from the east. In tandem with the proposed footprint the dwelling as indicatively shown, would form a prominent feature.

It should be noted that considerations of the Green Belt policy are not reserved solely for land presently in agricultural use. The proposal site in long view provides continuity with the primarily undeveloped landscape of the surrounding Green Belt. The existing boundaries on-site are fencing and hedging which are at a low-level, and whilst providing a border to the site, do not interfere with the landscape setting of the Green Belt in longer views.

There is therefore concern that the introduction of a new house of the height and mass as indicatively shown, does have the potential to detract from the landscape quality and rural character of the area by introducing a prominent built form.

The proposal is not acceptable in principle as it does not meet one of criteria (a-d) of policy Env 10 and has the potential to have a detrimental impact on the landscape quality and rural character of the surrounding area. There are no exceptional planning reasons for approving the development in this location.

b) Setting of Listed Building

LDP policy Env 3 states that development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

HES Managing Change Guidance - Settings, refers to general principles applicable when assessing the surroundings of a historic setting or place. These include landscape, views, key vistas, prominence and ascetic qualities.

Further, Guidance for Listed Buildings and Green Belt states development should be setback from the original building line of the main house to avoid interfering with oblique views of the listed building. The siting, design, scale, form, density and materials should be sympathetic to the listed building.

The site is located adjacent to a Category B Listed Building; 84 Cammo Road, Lennie Mains (listing reference LB26865, dated 09/03/1994), within its extended garden grounds.

As detailed above, the submitted drawings include the site layout and floor plans with indicative scale, massing, design and long views included in the planning statement.

The dwelling is setback from the listed building's principal elevation and adequate space is retained to this property that the proposal will not detract from the architectural character or setting of the listed building.

The proposal will not have an impact on the setting of the listed building and complies with LDP policy Env 3 and HES Managing Change Guidance.

c) Scale, Form and Design

LDP Policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area.

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

LDP policy Hou 4 states, amongst other criteria, that council will seek an appropriate density of development on each site having regard to its characteristics and those of the surrounding area.

As stated in the above sections of the report, the submitted drawings provide a proposed layout and floor of the proposed dwelling. The design statement provides indicative information in regard to the scale, form, massing of the building and intended use of the site's topography.

These detailed design matters would be assessed through any subsequent application for approval of matters specified in the conditions, if planning permission in principle is granted.

d) Amenity

LDP Policy Des 5 (Development Design - Amenity) requires development proposals to demonstrate that neighbouring amenity of a development will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook. It further requires new development to offer suitable level of amenity to future residents.

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

The Edinburgh Design Guidance requires a minimum internal floor area of 91 square metres for properties with three bedrooms or more.

Neighbouring Amenity

As noted, the submitted drawings provide an indicative layout of the proposed dwelling. The impact on neighbouring amenity would be assessed through a subsequent

application for approval of matters specified by condition if permission in principle was granted.

This notwithstanding, it is not anticipated the proposal would have any unreasonable impact on neighbour's living conditions based on the position of the dwelling proposed.

It has been stated that the scale of the existing subsumed garden space is out of proportion with the existing dwelling house. There is no defined limit to the provision of private amenity space in policy and guidance. The proposed loss of this subsumed garden space for current and future residents of 84 Cammo Road will not result in an unreasonable impact on their private greenspace provision. Adequate garden ground will be retained to the side and rear of this property.

Amenity of Future Occupiers

Full assessment of the amenity of for future residents would be reserved through the submission of detailed design matters if permission in principle was granted.

This notwithstanding, the proposed floor layouts would meet the space standards of the Edinburgh Design Guidance highlighted above.

Adequate garden space would be achieved at the front and rear of the site.

Adequate levels of outlook and daylight appear to be achieved by virtue of windows on all sides of the dwelling.

e) Loss of trees worthy of retention

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

The submitted tree report denotes existing trees on-site will be retained and protective measures utilised to safeguard impacts on trees including protective fencing prior to and during construction and a 'no dig' method of roadway construction for the driveway.

The location of the proposed fencing detailed in the tree report near the west boundary appears to overlap with the footprint of the dwelling on this side where the root protection area of a mature Irish Yew tree is shown. Therefore, the location of the fencing would require further clarification as part of any subsequent application if the proposal was acceptable in principle.

This notwithstanding, the proposals retain the existing trees on-site and are not likely to result in damaging impacts on trees worthy of retention in accordance with LDP policy Env 12 - Trees.

f) Parking Provision and Road Safety

LDP policy Tra 2 - Car Parking states that planning permission will be granted for development where proposed car parking provision complies with and does not exceed the levels set out in Council Guidance.

LDP policy Tra 3 - Cycle Parking states planning permission will be granted for development where proposed cycle parking complies with standards in Council Guidance.

The site is identified as being within Zone 3 in the Edinburgh Design Guidance (EDG) which states four-bedroom dwellings should have a maximum provision of one car parking space and three cycle spaces.

The indicative proposal details two car parking spaces via the new vehicle access onto Cammo Road and therefore exceeds the above guidance. A large pedestrian access onto the adjacent roadway to the north of the site is also included. No cycle provision has been indicated on the plans.

Transport have been consulted on the proposal and have not raised objection subject to informative or conditions as appropriate regarding layouts and provision of footways, cycle and car parking and visibility splay from the vehicular access.

As part of any subsequent application approval of these matters would be reserved by condition if the proposal was acceptable in principle.

g) Other Matters Raised

Archaeology

LDP Policy Env 9 (Development Sites of Archaeological Significance) aims to protect archaeological remains.

Accordingly, the aim should be to preserve archaeological remains in situ as a first option. The City Archaeologist has been consulted on the proposal and has stated the site lies in garden grounds of historic farm steading, Lennie Mains. Potential impacts are considered low to moderate and therefore no objection is raised subject to details of a programme of archaeological work to be submitted for approval by condition.

Flooding

LDP Policy Env 21 (Flood Protection) stated development will not be granted for development that will increase flood risk.

No surface water management plan has been submitted with the proposals. This information would be required as part of an subsequent application should the proposal have been acceptable in principle.

Planning Consents

The submitted planning statement refers to planning application 14/01832/FUL for a new house located approximately 20 m west of this proposal site.

The application was refused under delegated powers as the proposal would result in permanent loss of prime agricultural land and incremental erosion of surrounding farmland contrary to policies E5, E6 and E7 of the Rural West Edinburgh Local Plan and non-statutory guidance.

The application was subsequently overturned at appeal by the Local Review Body as the proposal would not result in loss of prime agricultural land, as it had not been used for such purposes despite its designation and would not lead to incremental erosion of the farm-land surrounding it. Further, that a subsequent variation to this planning permission is now being implemented.

This appeal decision is noted, however does not form precedence for assessment of this planning application. The Rural West Edinburgh Local Plan has been superseded by the Edinburgh Local Development Plan. As noted above, the site lies within the Green Belt and the aforementioned criteria of LDP policy Env 10 are applicable which do not apply solely to land presently in agricultural use. The proposal does not meet criteria (a-d) of Policy Env and therefore is not acceptable in principle.

h) Issues Raised by Objectors

Supporting Comments

Material Considerations - summarised as the following

- Existing use of the land - addressed in section 3.3 (a) and (g).
- Proposal does not affect nature of surrounding countryside - addressed in section 3.3 (a).
- Proposal would complete grouping of houses - addressed in section 3.3 (a).
- No appreciable loss of land or amenity - addressed in section 3.3 (a) and (d).
- Land has been subsumed into extended grounds of listed building - addressed in section 3.3 (a) and (b).
- Proposal is high-quality, unique design appropriate to its surroundings - addressed in section 3.3 (b).
- Sympathetic design (scale, topography, plot and local area) - addressed in section 3.3 (b).
- Scale of existing garden ground is out of proportion to the existing house - Adequate garden space will be retained for current and future residents of

Non-Material Considerations

- Planning precedence through consent of application 14/01832/FUL and subsequent variations: Addressed in section g) of the above report. Each planning application is assessed on its own merits having regard to relevant policy and guidance.

Conclusion

The proposal is contrary to the Edinburgh Local Development Plan. The site is located in the green belt and the proposal does not involve development for agriculture, woodland and forestry, horticulture or countryside recreation. The proposal does not

involve an intensification of the existing use, the replacement of an existing building with a new building in the same use, or a change of use of an existing building. There are no exceptional planning reasons for the approval of a new dwellinghouse in this location and the proposal has the potential to detract from the landscape quality and rural character of the area. The proposal is therefore contrary to policy Env 10 of the adopted Edinburgh Local Development Plan (LDP) and is not acceptable in principle.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reasons

1. The proposal is contrary to policy Env 10 of the adopted Edinburgh Local Development Plan (LDP) as it would involve the development of a new build dwellinghouse in a green belt location with no exceptional planning reasons given to justify its construction.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 21 January 2021

Drawing Numbers/Scheme

01-05

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lewis McWilliam, Planning Officer
E-mail: lewis.mcwilliam@edinburgh.gov.uk

Appendix 1

Consultations

NAME: Archaeology

COMMENT: Further to your consultation request I would like to make the following comments and recommendations concerning this PPP application for the erection of a dwelling house.

The proposed house site is located within the current garden grounds for attached to Lennie Mains Farmhouse, part of the former historic steading dating (on map evidence) to the 1st half of the 19th century. The farm also occupies high ground overlooking the River Almond to the north. Archaeological evidence (including recent excavations nearby at Meadowfield and West Craigs) have demonstrated that banks of the River Almond have been extensively occupied since the Neolithic period, with evidence also of possible earlier Mesolithic occupation, with the main focus being the high ground and riverbanks either side of the river.

Based on the historical and archaeological evidence the site has been identified as occurring within an area of archaeological potential relating to the historic Lennie Mains Farm and potential prehistoric remains. Accordingly, this application must be considered under terms of Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP), PAN 02/2011, HES's Historic Environment Policy for Scotland (HEPS) 2019 and CEC's Edinburgh Local Development Plan (2016) Policies ENV8 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

Although the proposals will require significant excavations during construction and landscaping, the recent land use would suggest that any such potential impacts are likely to be considered at this stage as low-moderate. Accordingly, we have no objections to this scheme in principal. However, it is recommended that if permission is granted, that a programme of archaeological work is undertaken prior to development on this site to fully excavate, record and analysis any surviving significant remains.

It is recommended that that the following condition is attached to this consent to ensure that a programme of archaeological works is undertaken prior to construction.

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Please contact me if you require any further information.

NAME: Transport

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

1. The applicant will be required to submit detailed design showing safe access visibility splay can be achieved;
2. Car and cycle parking spaces per current Council parking standards - the current standards allows a maximum of 1 car parking space per dwelling;
3. The design should comply with the principles of Edinburgh Design Guidance;
4. A minimum of 2m wide footway required along north side of Cammo Road fronting the proposed development;
5. Any off-street parking space should comply with the Council's Guidance for Householders dated 2018 (see http://www.edinburgh.gov.uk/info/20069/local_plans_and_guidelines/63/planning_guidelines_including):
 - a. Off-street parking should be a minimum of 6m deep and a maximum of 3m wide;
 - b. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
 - c. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
 - d. Any gate or doors must open inwards onto the property;
 - e. Any hard-standing outside should be porous;
 - f. The works to form a footway crossing 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;

Planning Pre-Application Advice

Service: Advice Letter

STATUS OF PRE-APPLICATION ADVICE

Any advice provided under this service is given on behalf of the Council as Planning Authority, based on the information provided, and the planning policies and other site constraints relevant at the time of writing. This advice does not prejudice any subsequent decision which will be based upon all material considerations, including views of all stakeholders, including the public.

For the purposes of requests for information made under the Environmental Information Regulations, advice given will be treated as commercially sensitive (and its release contested) until such time as an application has been determined.

This advice should be read in its totality and in conjunction with the relevant legislation and planning policies and guidance, including the Local Development Plan, Statutory Guidance, non-statutory guidance, site specific briefs etc. The Council

1. Site

20/02637/PREAPP – 84 Cammo Road, EH12 0AR, Edinburgh

The application site is an area of land that lies on the north side of Cammo Road on a corner plot. The site lies adjacent to property 84 Cammo Road, and within the vicinity of 85-87 Cammo Road to the south. The area of land comprises primarily of lawn with trees contained within the site boundary. Hedging and fencing border the site from Cammo Road.

The surrounding area is primarily rural in character with expanse of farmland in the wider context.

The site lies within the Green Belt and adjacent to a Category B Listed Building.

2. Proposed development

The proposal is for a new dwelling, driveway and the creation of garden space.

3. Key Issues and Overall Advice

▪ Relevant planning history

Land west of 87 Cammo Road:

14/01832/FUL – planning permission refused for new house (September 2014) Decision not upheld by Local Review Body and planning permission granted (January 2015)

15/04733/FUL – permission granted to vary consent 14/01832/FUL including re-positioning of house, garage and driveway (December 2015)

16/02891/FUL – permission granted to vary consent 15/04733/FUL including reposition building, delete garage, and include integral garage and corner feature (August 2016)

16/02891/VARY – permission varied to alter material, include velux window and alter cabrio window to roof terrace (August 2019)

▪ Key Issues:

▪ Land Use – Green Belt

Policy Env 10 requires that development will only be permitted where it meets one of criteria (a-d) and would not detract from the landscape quality and/or rural character of the area. Criteria c) relates to an existing use or building; extension, ancillary development or intensification of the existing use.

documents can be accessed on the Council website.

The introduction of a separate residential unit in this location does not meet any criteria (a-d) of this policy. Therefore, the principle of a new house in the Green Belt is contrary to policy Env 10.

The site is not a gap site or brownfield land, therefore there does not appear justification for allowing an exception to policy in this instance. Should the applicant consider that such exceptions exist, this should be included as justification as part of any subsequent planning application.

As referenced in the planning history, a neighbouring permission was granted in 2015 for an additional dwelling in the Green Belt following appeal against delegated refusal to the Local Review Body. This example is noted, however is not considered to set precedence for this assessment having regard to policy Env 10 and the site's context.

- Listed Building – Setting

The site lies within the extended grounds of a Category B Listed Building therefore the proposal will be assessed against HES Managing Change Guidance – Settings, and policy Env 3 Listed Buildings – Settings. Additionally, the Guidance for Listed Buildings and Conservation Areas would inform assessment against these policies.

New development should be setback from the original building line of the main house to avoid interfering with oblique views of the listed building. The siting, design, scale, form, density and materials should be sympathetic to the listed building.

The setback position of the dwelling within the site, its scale and apparent use of the site's topography appears sympathetic to the listed building and its setting. However, further information would be required in regard to its level of visibility in long views and design; including materials, to fully assess conformity with these policies and guidance.

- Design

The proposal would be assessed against relevant design policies of the LDP. Policy Des 1 – Design Quality and Context, requires that design of development draws upon positive characteristics of the surrounding area, to create or reinforce a sense of place.

Policy Des 4 – Setting, requires development to have a positive impact on surrounding landscape with regard to scale, height, form, position and materials.

The existing farmhouse and adjacent steading buildings are two storey with roofspace accommodation, of a traditional appearance, constructed in materials such as stone and slate.

The form and scale of the proposal appears sympathetic to this setting. Viewpoints of the site from varying locations should be submitted in order to fully assess the proposal's level of visibility in the wider context. These should be done to GLVIA (3rd Edition) standards by a Chartered Landscape Architect, and the baseline photography/

photomontages to Landscape Institute Advice Note 01/11. The material and colour of the development should be compatible to the rural setting and character of these neighbouring buildings.

- Amenity of occupiers

The house would be four bedrooms, and the plans indicate that the proposal meets the minimum space standards of 91 sqm. However, this will have to be checked on submission of any subsequent application.

The proposal appears to provide sufficient amenity space for a new house. The standards are set out in the EDG. Gardens longer than 9m are encouraged, and this can be achieved to the front of the property.

The proposal should achieve reasonable levels of daylight, sunlight, privacy and outlook for future occupiers in line with the EDG. It looks likely that these standards could be achieved, however full assessment of this would be made at submission stage.

- Amenity of neighbours

The proposal should be designed to ensure the amenity of the neighbouring development is not adversely affected. The standards are set out in the EDG's 'Daylight, sunlight, privacy and outlook' section on p.82.

The plans appear unlikely to have any unreasonable impact in regard to daylight to existing buildings, or sunlight to neighbour's garden spaces.

In regard to privacy, the external terrace and west-facing windows should be designed in a manner as to avoid overlooking of the adjacent garden at 84 Cammo Road.

- Trees and Landscaping

A tree survey would be required in accordance with BS5837:2012 for all trees with a stem diameter of 75mm or more, at 1.5m above ground on the site or within 12m of its boundary. Full details of this can be found on page 113 of the EDG (section 3.5 and appendix A). Construction work should avoid the Root Protection Areas of trees where possible and account for the land levels on site. Trees should also be assessed in terms of possible bat roosts.

A good level of landscaping would be expected, with areas of hardstanding minimised. Opportunities to increase biodiversity should be taken where possible, eg. new planting and green living roofs. Further details of this can be found on pages 115-119 of the EDG (sections 3.6 and 3.7).

- Roads and Access

A driveway is indicated to the front of the site accessed via Cammo Road. Any vehicle access should be maximum 3m in width, (4.8m with transitions). Hardstanding should be porous, with no loose chippings 2m from the nearest road. Any gates should be

inward opening. Electric vehicle charging points should be considered. Further details will be required in relation to the vehicular access such as sightlines and distances from existing junctions and vehicular access.

A maximum of one car parking space is permitted and three cycle spaces should be shown in the proposals. This should be in a secure location. Details can be found in the EDG regarding layout of parking which we expect to be at the side rather than to the front of the house.

- Other
- A Surface Water Management Plan (SWMP) should be submitted to show how water run off is going to be managed. This should be in line with the self-certification scheme, further details of which can be found via the following link: www.edinburgh.gov.uk/info/20045/flooding/1584/flood_planning_application
- The position of waste containers should be shown on the plans, This should be discussed in advance with waste.planning@edinburgh.gov.uk.
- Overall advice:

The principle of the development is not acceptable in green belt terms as it is contrary to LDP policy Env 10. The proposal is therefore unlikely to be supported in this location.

Should this principle issue be overcome, the proposal should be designed in accordance with the above information.

6. Development Plan policy appraisal

6.1. Edinburgh Local Development Plan policies

The following policies will be used to assess the application and should refer to the wording of them in the [Local Development Plan](#).

- a) Principle of development – Env 10 (Green Belt)
- b) Listed Building – Env 3 (listed Buildings – Setting)
- c) Design - Des 1 (Development Quality and Context); Des 4(Development Design - Impact on Setting); Des 5 (Development Design - Amenity)
- d) Trees, Landscape and Ecology – Env 12 (Trees) and Env 16 (Protected Species)
- e) Private Green Space – Policy Hou 3 (Private Green Space in Housing Development)
- f) Transport – Tra 2 (Private car parking and Tra 3 (Cycle parking)

6.2. Edinburgh Design Guidance

The proposal will be assessed against the Edinburgh Design Guidance which informs design policies. Information on the following key issues can be found in the EDG:

- Design and layout p. 43
- Parking layout p.53
- Daylight, sunlight, privacy and outlook p.82
- Biodiversity p.106
- Trees p. 113

This appraisal highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have had the opportunity to comment.

6.2. Other relevant guidance/ plans

Managing Change in the Historic Environment: Setting
Guidance for Development in the Countryside and Green Belt
Guidance for Listed Buildings and Conservation Areas

This appraisal highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have had the opportunity to comment.

7. Developer contributions

The Action Programme and Developer Contribution Guidance accompanies the adopted Edinburgh Local Development Plan (LDP). It will be used by the Council as a delivery mechanism to lever the best possible outcome for the city and to coordinate development proposals with the infrastructure and services needed to support them. Developer contributions will be taken in accordance with the [Action Programme](#) and other material considerations.

No contributions have been identified.

8. Any other environmental factors that require consideration

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents will be required:

- Design Statement;
- Landscape and Visual Impact Assessment (LVIA)
- Tree Survey (including land level difference on-site)
- Surface water management plan
- Daylight, privacy and overshadowing information;
- Transport Information (Sightlines and Access)
- Preliminary Ecological Appraisal;

9. Expiration date

This advice is provided based on current legislation, policy, guidance and material considerations. Where any of these elements have changed since the provision of this advice the applicant should consider the impact of the changes on their proposals.

This advice has been provided on the basis of an analysis by the case officer and signed off by a Planning team manager.

Case officer: Lewis McWilliam -----

Team manager: Nancy Jamieson -----

Date: 14.08.2020 -----



DONALD RODGER
ASSOCIATES LTD

**Tree Survey, Arboricultural Constraints
and
Arboricultural Implication Assessment**

for

**Proposed Development Plot
84 Cammo Road
Edinburgh**

for and on behalf of

Mr M Harrison

October 2020

ARBORICULTURAL CONSULTANTS

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1 INTRODUCTION

This survey and report relates to trees growing within and adjacent to a parcel of land associated within the property of 84 Cammo Road, Edinburgh. It was commissioned by the owner, Mr M Harrison, and has been prepared in connection with proposals for the construction of a single dwelling house. The area of survey as defined by the client is indicated on the appended **Tree Survey Plan**.

The **Tree Survey** records in detail the nature, extent and condition of the existing tree cover within the proposed development plot and within 12m of its boundary. It provides a comprehensive and detailed pre-development inventory carried out in line with **British Standard 5837:2012** '*Trees in Relation to Design, Demolition and Construction - Recommendations*'. **Arboricultural constraints** in terms of retention category and root protection area, as per BS 5837:2012, are illustrated graphically on the tree survey plan.

The **Arboricultural Implication Assessment** sets out recommendations regarding tree protection measures, consistent with the recommendations contained within BS 5837:2012.

The report is based on a visual inspection carried out from the ground by Donald Rodger on 7 October 2020. The weather conditions at the time were bright, dry and breezy.

Author's qualifications: Donald Rodger holds an Honours Degree in Forestry. He is a Chartered Forester, a Chartered Biologist, a Chartered Environmentalist and a Fellow and Registered Consultant of the Arboricultural Association. He has thirty years experience of arboriculture and amenity tree management at a professional level.

Limitations:

- The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey (i.e. until 7 October 2021). Trees are living organisms subject to change – it is strongly recommended that they are inspected on an annual basis for reasons of safety.
- Tree assessment has been carried out from ground level and observations have been made solely from visual inspection. No invasive or other detailed internal decay detection instruments have been used in assessing trunk condition, unless specified otherwise.
- This survey should not be construed as a tree safety inspection. It has been undertaken to inform the planning process. However, where clear and obvious hazards have been observed, these are recorded and addressed in the recommendations.
- The recommendations relate to the site as it exists at present, and to the current level and pattern of usage it currently enjoys. The degree of risk and hazard will alter if the site is developed or significantly changed, and as such will require regular re-inspection and re-appraisal.
- The report relates to the trees growing within the area of survey as defined by the client and as shown on the plan. Trees outwith the survey area were not inspected.
- Whilst every effort has been made to detect defects within the individual trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic conditions can cause damage to even apparently healthy trees.
- This report has been prepared for the sole use of Mr M Harrison and his appointed agents. Any third party referring to this report or relying on the information contained herein does so entirely at their own risk.

2 SURVEY METHODOLOGY

All obvious, individual trees with a trunk diameter in excess of 75mm which stand within the proposed development plot and within 12m of its boundary are recorded. These have been tagged with a uniquely numbered aluminium identity disc approximately 2m from ground level. A total of **21 individual trees** were surveyed in detail, with tag numbers running sequentially from **0722 to 0742**.

The trunk positions have been plotted as part of a detailed land survey, carried out by others. These were checked on site and are adopted for the purposes of this report. The trunk diameter and tag number of each tree is indicated on the Tree Survey Plan. This also shows the measured crown spread to provide an accurate reflection of the true extent and configuration of the canopy cover.

Information on each numbered tree is provided in the Tree Survey Schedule at Section 6. Consistent with the approach recommended in **British Standard 5837:2012**, this records pertinent details, including:

- Tree number;
- Tree species;
- Trunk diameter;
- Tree height;
- Crown spread;
- Age class;
- Height in metres of crown clearance above adjacent ground level;
- Comments and observations on the overall form, health and condition of the tree, highlighting any problems or defects;
- Life expectancy;
- Condition category, Good, Fair, Poor or Dead as per BS 5837;
- Retention category, A, B, C and U, as per BS 5837;
- Recommended arboricultural works;

- Priority for action.

The trees have been ascribed a *Retention Category*. In line with the recommendations contained within BS 5837:2012, this takes account of the health, condition and future life expectancy of the tree, as well as its amenity and landscape value and suitability for retention within any proposed development. The retention category for each tree is shown in the Tree Survey Schedule.

A – High quality and value (green central disc on plan).

B – Moderate quality and value (blue central disc on plan).

C – Low quality and value (grey central disc on plan).

U – Unsuitable for retention (red central disc on plan).

Lengths of hedging are plotted and annotated on the tree survey plan.

3 TREE SURVEY RESULTS

3.1 General Site Description

84 Cammo Road is a former farmhouse known as Lennie Mains, located on the north side of Cammo Road on the western outskirts of Edinburgh. Dating from the first half of the 19th century, it is 'B' listed. The property enjoys a rural setting and is set within generous grounds.

The site in question comprises a small, open field attached to the east of the house. This is separated from the main gardens of the house by a stone wall. Cammo Road forms the southern boundary and a private road runs to the east. Open agricultural land lies to the north. The site slopes gently downhill from south to north and is maintained as grass.



Photo 1. Plot frontage viewed from Cammo Road, looking east.

A total of 21 individual trees were recorded. The majority of these (722 to 735) stand within the subject site, with a further seven trees (736 to 742) in the adjacent garden. Maintained hawthorn hedges run along the north and south boundaries of the site and there are further lengths of hedging in the main garden.

The area of survey, site features and spatial distribution of the tree cover is graphically illustrated on the accompanying Tree Survey Plan.

3.2 Tree Description and Assessment

A full description and assessment is provided for each tree in the survey schedule.

Trees 722 to 730 comprise a small group of fruit trees of similar age (see photo 1). This includes five apple trees, two hazel bushes and single examples of damson and cherry. The trees are relatively small in size and stature and form a widely spaced group. They are generally in fair condition overall. The two hazel bushes are multi-stemmed from the base.



Photo 2. Trees 722 to 730.

Trees 731 to 735 run along the western boundary of the site (see photos 3 and 4). Trees 732 and 733 are a pair of established apple trees in good overall condition. Tree 731 is a poorly formed, heavily suppressed and imbalanced example of Swedish whitebeam. Trees 734 and 735 are small and poor examples of rowan and ash respectively.



Photo 3. Trees 731 to 733 and 740 to 741.

Trees 736 to 742 stand within the garden ground to the west of the subject site (see photos 3 and 4). Tree 741 is a lime in full maturity and this stands as the dominant specimen to the frontage of the property. A Irish yew (tree 739) is an old mature specimen and probably contemporary with the house. This displays a typical fastigate habit and is in good overall condition. Trees 736 to 738 are a close group of ash in early maturity. Tree 742 is a rather stunted and pendulous larch.



Photo 4. Trees 733 to 739.

4 TREE CONSTRAINTS

4.1 Tree Retention Categories

A retention category (A, B, C or U), based on the grading system as set out within British Standard 5837:2012, has been ascribed to each individually surveyed tree. This is explained at the tree survey schedule. Categorisation is carried out without reference to any proposed development or site alterations, and is based solely on tree health, condition, safe life expectancy and amenity value.

Trees 739, 741 and 742 are assessed as being of high (A) retention value. These are mature, dominant trees with a good future life expectancy and of high landscape and amenity value in the context of the listed building.

The group of three ash trees (736 to 738) is generally in fair condition overall and collectively they form a single large canopy. These have been ascribed a medium (B) retention category.

The remaining trees are assessed as being of low (C) retention value. These trees are relatively young in age, of inferior quality and with limited future life expectancy. They make little contribution to the amenity of the area. Trees in the C retention category should not be viewed as significant constraints to development. Their removal could be mitigated with replacement planting.

4.2 Root Protection Area

The **root protection area (RPA)** has been calculated and plotted for each individually surveyed tree (apart from those falling into the 'U' retention category). This utilises the system as contained within British Standard 5837:2012 and is calculated as an area equivalent to a circle with a radius of 12

times the stem diameter. The RPA of the trees has been plotted as a **grey circle** on the Tree Survey Plan.

The RPA of individual trees may change its shape (but not its area) depending on local site conditions. Built structures, such as roads and walls, present physical barriers to root growth, as do watercourses and abrupt changes in ground level. Depending on physical site constraints, trees may therefore have an irregular and asymmetrical root spread. The RPA as represented by a circle must therefore be treated with caution.

In this case, the presence of the roadway adjacent to tree 741 will have limited root growth to the south. The root system of this mature lime is likely to be concentrated within the garden ground to the north where conditions are favourable.

5 ARBORICULTURAL IMPACT ASSESSMENT

5.1 Development Proposal

It is proposed to construct a single dwelling house within the site, with a new access formed off Cammo Road. It is proposed to retain the existing tree cover.

5.2 Tree Protection

The trees to be retained must be protected prior to and throughout the construction phase. This should be achieved by creating a fenced **tree protection area** within which no development takes place and the root systems remain undisturbed. Clear guidelines on this matter are contained within British Standard 5837:2012 '*Trees in Relation to Design, Demolition and Construction - Recommendations*' and this document is referred to as a baseline on which recommendations are made.

Based on the trees concerned, their size, RPA, root morphology and existing site conditions, the recommended line of tree protection fence and tree protection area is shown by a bold magenta line on the Tree Proposals plan. This will protect the trees to be retained *en masse* and prevent root damage and disturbance.

Providing the tree protection area is established **prior** to works commencing on site and maintained sacrosanct until completion, the tree cover to be retained will not be significantly affected.

Robust fencing must be used to define the tree protection area. This must be, as a minimum, to the specification as set out in Figure 3 of BS 5837 (extract below). This should comprise 2m tall Heras fencing securely coupled together and

secured into the ground and braced with stabiliser struts. ***Protective fencing must be erected prior to any construction works commencing on site and maintained throughout to completion.***

The only localised area where the tree protection area impinges into the RPA is in the case of tree 741. This is only marginal and on one side only. Special road construction measures are recommended within the area of encroachment (see section 5.3).

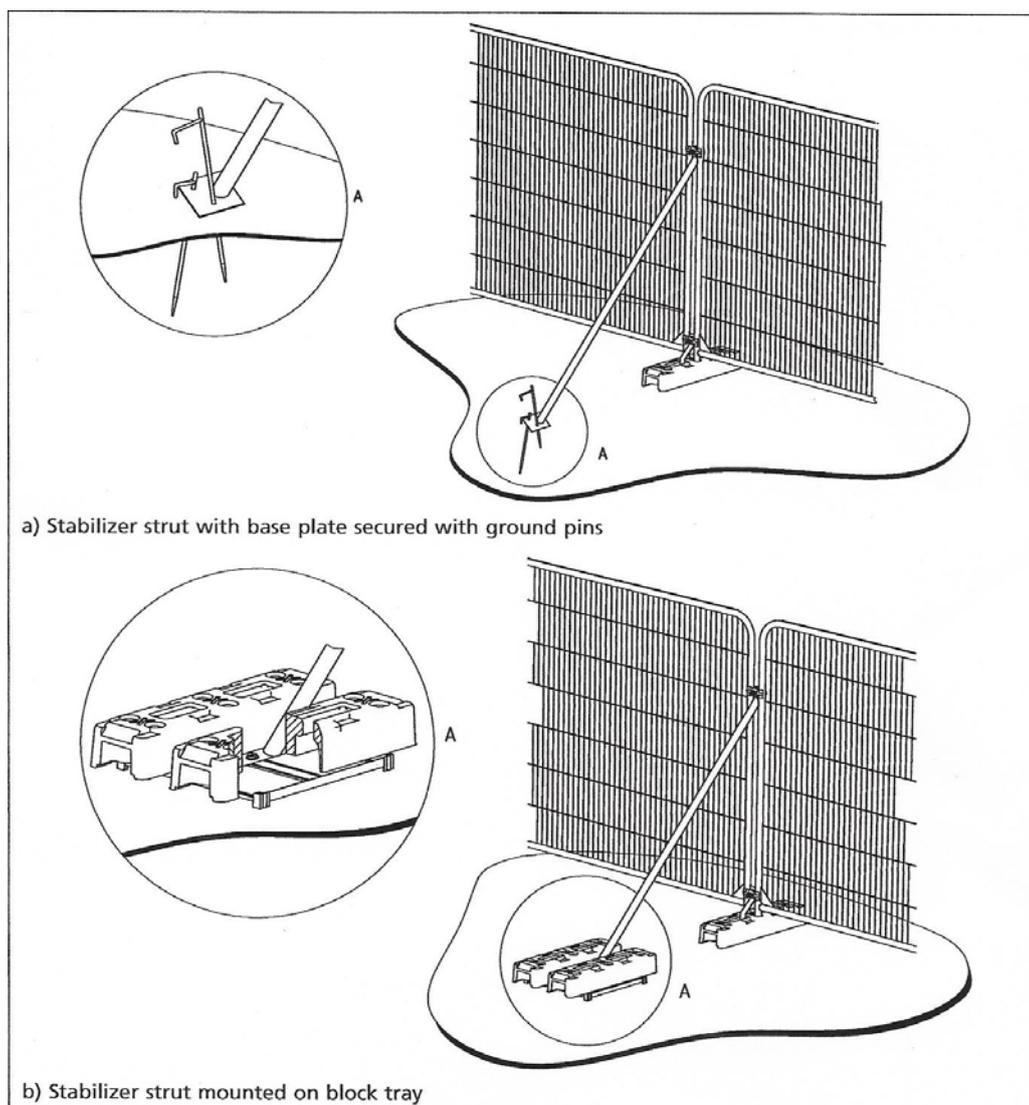


Figure 1. Protective tree fence specification, as per BS 5837.

5.3 Access Road Construction

Where the proposed access road crosses the RPA of tree 741, a special construction technique is recommended to minimise any potential impacts. A low-impact, no-dig method of roadway construction should be adopted in order to prevent damage to the underlying root system, and in line with section 7 of BS 5837:2012. A system which essentially sits over the existing ground levels and provides a porous surface to permit water percolation and gaseous exchange is recommended. This avoids the need for ground excavation while at the same time minimising compaction.

It is proposed to utilise the **CellWeb Tree Root Protection System** within the area as shown on the accompanying Tree Proposals Plan (see www.geosyn.co.uk for product information). This product provides a flexible and permeable solution for protecting tree roots, creating a robust and stable platform for constructing vehicular access within the root protection area of existing trees.

The CellWeb cellular confinement system, with its cellular structure and perforated cell walls, reduces the vertical load pressure on sub soils to tree roots and prevents damage. With *clean, no fines angular granular material as infill typically 40/20mm*), air and moisture can reach the roots to encourage healthy prolonged growth.



Example of CellWeb.



As well as avoiding disruption to the roots this reduces construction times and costs. It also prevents surface rutting, which increases the long-term performance and aesthetics of the final surface. The installation of a short section of this type of driveway is well-suited to this particular site, with no major differences in levels between the highway and the site.



The Cellweb access road must be put in place early in the development process.

A cell-depth of **150mm** would be appropriate in this case, given the usage of the site.

The following method statement is recommended.

- The route is clearly marked out on site.
- The surface vegetation and soil is excavated by hand to a maximum depth of 200mm to permit the finished level of the new drive to tie in with the existing road surface
- The exposed surface must not be accessed by machinery.
- Treetex T300 geotextile membrane is laid over the surface of the route.
- 150mm deep CellWeb is laid out over the membrane and pinned in place.
- The cells are filled with clean, no-fines angular granular stone (typically 40/20mm) and lightly compacted.
- To be done by working from the main road with subsequent dumper/wheelbarrow movements over freshly laid stone.
- The edges are retained with treated timber boards secured by timber pegs or steel pins.

- The final running surface of no-fines gravel not less than 25mm in size is spread over the Cellweb to a depth of 50mm.

6 TREE SURVEY SCHEDULE

Explanation of Terms

Tag no.	- Identification number of tree as shown on plan.
Species	- Common name of species.
Dia	- Trunk diameter in cm measured at 1.5m. MS = multi-stemmed.
Hgt	- Height of tree in metres.
Crown spread	- Radial crown spread in metres measured to the four cardinal compass points N, E, S and W.
Crown height	- Height in m of crown clearance above ground.
Age Class	- Age class category. Young Semi-Mature Early Mature Mature
Cond Cat	- Condition category (Good, Fair, Poor, or Dead).
Notes	- General comments on tree health, condition and form, highlighting any defects or areas of concern.
Life Expct	- Life expectancy, estimated in years.
BS 5837 Cat	- BS 5837:2012 Retention category (A, B, C or U - see explanation overleaf).
Rec Management	- Recommended remedial action/arboricultural work.
Priority	- Priority for action.

BS 5837:2012 Category Grading

Categories for tree quality assessment, based on guidance given in British Standard BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.

Trees unsuitable for retention

Category and definition	Criteria – Subcategories
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<p>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</p> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i></p>

Trees to be considered for retention

Category and definition	Criteria – Subcategories		
<p>Category A</p> <p>High quality and value with an estimated life expectancy of at least 40 years.</p>	<p>Particularly good example of their species, especially if rare or unusual; or those that are essential components of formal or semi-formal arboricultural feature.</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value.</p>
<p>Category B</p> <p>Moderate quality and value with an estimated life expectancy of at least 20 years.</p>	<p>Trees that might be in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management or storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.</p>	<p>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.</p>	<p>Trees with material conservation or other cultural value.</p>
<p>Category C</p> <p>Low quality and value with an estimated life expectancy of at least 10 years, or young trees with a diameter <150mm.</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low landscape benefit.</p>	<p>Trees with no material conservation or other cultural value.</p>

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
722	Apple	12	3	2	2	2	1	1	Early mature	Fair	Small, domestic fruit tree. Crown bias to east. Multi stemmed from 1m.	20-40	C		
723	Apple	21	5	3	2	2	2	2	Early mature	Fair	Small, domestic fruit tree. Forks into two codominant stems at 0.5m.	20-40	C		
724	Damson	14	4	3	2	3	2	1	Early mature	Fair	Small, domestic fruit tree. Multi stemmed and bushy crown from 0.5m.	20-40	C		
725	Apple	8	3	1	2	1	2	2	Semi mature	Fair	Small, domestic fruit tree. Forks at 0.5m. Open and sparse crown.	20-40	C		
726	Cherry	8	4	1	3	3	1	2	Semi mature	Fair	Small, domestic fruit tree. Lean and bias to east. Sparse crown of low vigour and vitality.	20-40	C		
727	Apple	8	2	1	1	1	1	1	Semi mature	Poor	Small, domestic fruit tree. Heavily stunted.	10-20	C		
728	Hazel	MS 30	5	3	3	3	2	2	Early mature	Good	Multi stemmed from base with bushy crown.	20-40	C		
729	Crab apple	15	4	3	3	3	1	2	Early mature	Fair	Lean and bias to east. Heavily laden with fruit.	20-40	C		
730	Hazel	MS 30	6	3	3	3	3	2	Early mature	Good	Multi stemmed from base with bushy crown.	20-40	C		
731	Swedish whitebeam	MS 33	7	4	5	1	1	2	Early mature	Poor	Forks into two codominant stems at base. Union very acute and poorly formed. Heavily branched crown of poor form and structure. Heavily suppressed on west face by adjacent lime tree, with very one sided and imbalanced crown. Poor specimen overall.	20-40	C		
732	Apple	14	4	2	3	3	3	2	Early mature	Good	Small, domestic fruit tree.	20-40	C		

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age	Cond Cat	Notes	Life expect	BS 5837 Cat	Rec action	Priority
733	Apple	14	4	3	3	3	3	2	Early mature	Good	Small, domestic fruit tree.	20-40	C		
734	Rowan	7	5	1	3	4	1	2	Semi mature	Fair	Suppressed on north face. Small crown with pronounced bias to south and east.	20-40	C		
735	Ash	6	6	1	2	3	1	3	Young	Poor	Heavily suppressed. Spindly trunk with small live crown. Lean to south. Poor specimen with limited future potential.	10-20	C		
736	Ash	48	9	4	6	6	5	4	Early mature	Fair	Forms part of boundary hedge. Repeatedly cut and pruned at 1.5m in height to produce a multi stemmed crown. Suppressed crown development to north due to trees 37 and 38. Fair condition overall.	20-40	B		
737	Ash	22	10	5	6	1	1	6	Semi mature	Fair	Suppressed on south face with pronounced bias to north. Rubbing branches at 6m.	20-40	B		
738	Ash	36	10	4	2	5	7	6	Semi mature	Fair	Forks into two codominant stems at 1m. Suppressed crown development with bias to north. Lower branches pruned off.	20-40	B		
739	Irish yew	MS 75	8	3	4	3	3	1	Mature	Good	Open grown specimen with typical multi stemmed and fastigate crown form. Old specimen in good overall condition. Female. Good shape and form with healthy foliage.	>40	A		
740	Rowan	14	7	3	1	1	2	2	Semi mature	Fair	Forks into two codominant stems at 0.5m with multi stemmed and upright crown form. Suppressed on south face with pronounced crown bias to north.	20-40	C		
741	Lime	96	12	8	7	7	6	6	Mature	Good	Forks into two codominant stems at 2m. Union acute but appears structurally stable. Bushy and healthy crown. Rather stunted with slight bias to north. Roots causing lifting and cracking to stone boundary wall. Lower branches pruned off.	>40	A		
742	Larch	49	6	4	4	5	6	2	Mature	Fair	Open grown tree with stunted and pendulous crown form. Heavily branched from 1m. Cavity and associated decay at base of trunk. Top pruned to retain shape and size.	>40	A		

PLANS

Tree Survey and Constraints
Tree Proposals

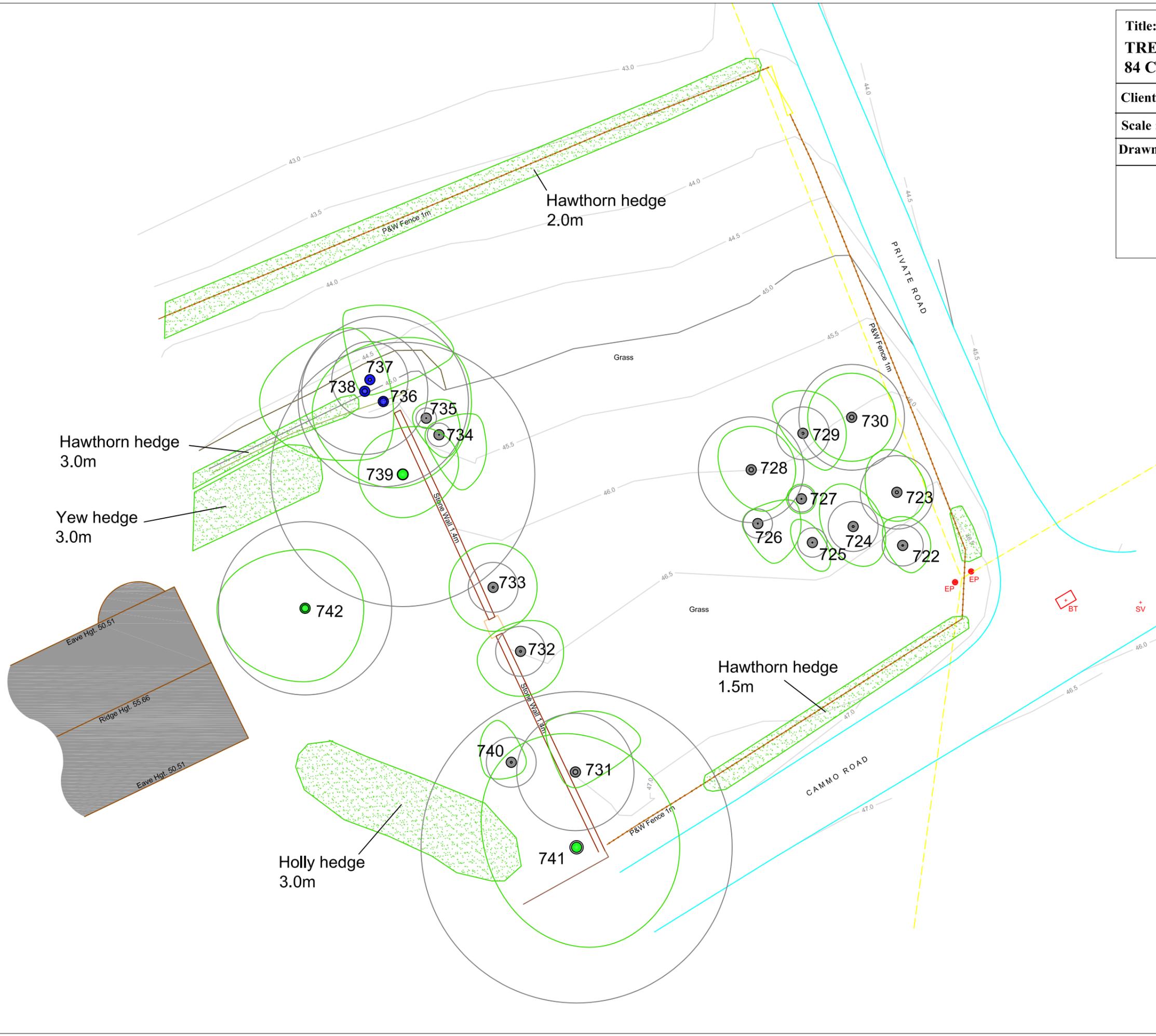
Title:
TREE SURVEY
84 Cammo Road, Edinburgh

Client: Mr M Harrison

Scale : 1:250 @A3 **Drwg no:** 20461

Drawn by: DR **Date:** October 2020

*Donald Rodger Associates
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 39a Main Street, Gullane
 East Lothian, EH31 2AP
 Tel/Fax 01620 842656*



Tree Survey

- TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE
- ROOTPROTECTION AREA, AS ER BS 5837 (12X TRUNK DIAMETER)
- SHRUBS/HEDGE

Tree survey details recorded in accordance with BS5837:2012. Numbers refer to tree tags. Refer to accompanying report and schedule for tree details.

Do not scale from drawing.



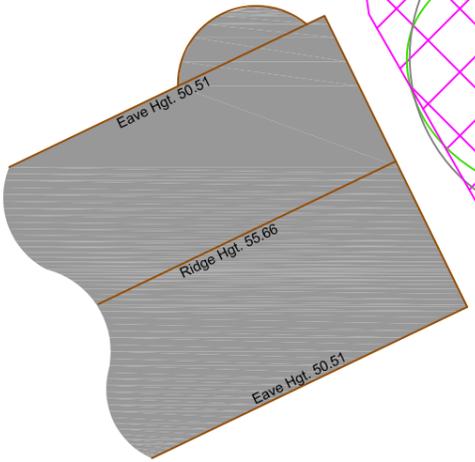
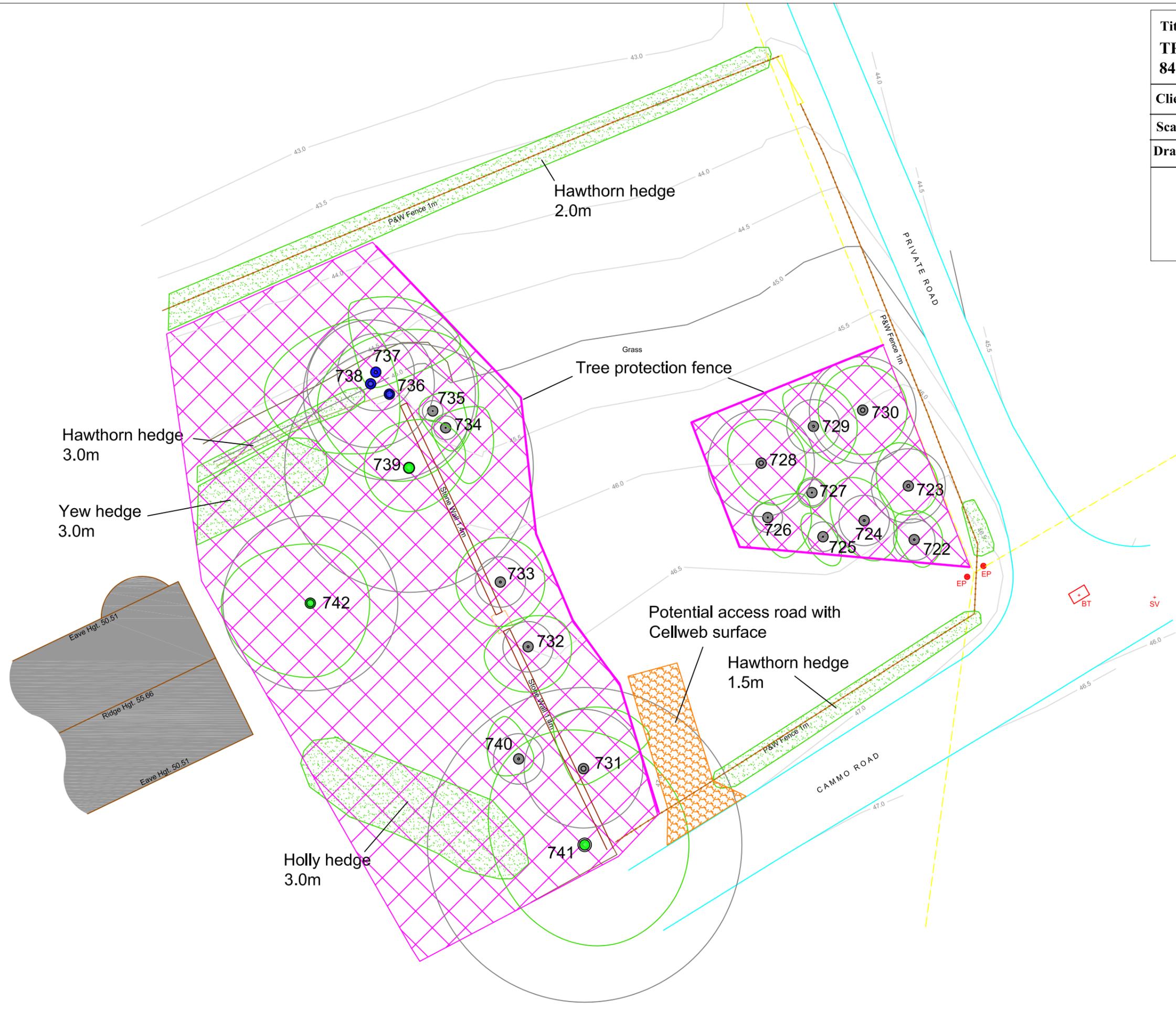
Title:
TREE PROTECTION
84 Cammo Road, Edinburgh

Client: Mr M Harrison

Scale : 1:250 @A3 **Drwg no:** 20462

Drawn by: DR **Date:** October 2020

*Donald Rodger Associates
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 39a Main Street, Gullane
 East Lothian, EH31 2AP
 Tel/Fax 01620 842656*



Tree Survey

- TREE PROTECTION FENCE
- TREE PROTECTION AREA

Tree Survey

- TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE
- ROOTPROTECTION AREA, AS ER BS 5837 (12X TRUNK DIAMETER)
- SHRUBS/HEDGE

Tree survey details recorded in accordance with BS5837:2012. Numbers refer to tree tags. Refer to accompanying report and schedule for tree details.

Do not scale from drawing.





**PROPOSED DWELLING HOUSE,
GARDEN GROUND EAST OF DWELLING AT 84 CAMMO ROAD,
EDINBURGH**

LOCAL REVIEW BODY SUBMISSION

**PLANNING APPLICATION 21/00276/PPP
FOR MR AND MRS M HARRISON**



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1.0 INTRODUCTION

- 1.1 This submission is lodged to the City of Edinburgh Council Local Review Body to reconsider a delegated decision by the Head of Planning in respect of application 21/00276/PPP. The refusal decision notice is document 1. The officer report of handling is document 2.
- 1.2 The planning application sought permission in principle for a proposed garden ground dwelling house to the east of an existing dwelling at 84 Cammo Road, Edinburgh. The land lies within the extended garden of the category B listed early 19th century Lennie Mains dwelling house. The proposed site did not originally form the garden ground of the listed building but was subsumed into the garden from the surrounding agricultural land over 30 years ago. This was due to the difficulties in farming this small pocket of arable land sandwiched between the house and the farm access road. The site has not therefore been active agricultural land for many decades and serves no agricultural purpose. The land is also a large rectangular plot which serves no useful purpose as extended garden ground lying to the side of the existing dwelling and remote from the original dwelling and its immediate garden which is spacious and in-keeping with the scale of the dwelling. As the land is not agricultural land it serves no greenbelt or countryside purpose. The site is identified below.



Fig 1 Site location plan

- 1.3 The planning application followed a pre-application submission which identified the policy issues relevant to the proposal. The response to the pre-app submission is document 3. The officer noted policy ENV10 and also suggested that a suitable site and design for a dwelling house could be accommodated on the site subject to detailed assessment. As the landform falls away from the road, the submitted indicative plans indicate how a house could be readily accommodated on the large, generous plot without detriment to the wider landscape or the setting of the adjacent listed building.
- 1.4 The subject site has a clearly defined curtilage bounded by the existing dwelling house driveway and garden to the west which is delineated by the original garden ground wall boundary of the listed building which is enhanced by mature trees. This can be clearly evidenced on a site visit and from the aerial photograph above at fig 1. The remaining boundaries are a mix of fences and mature hedgerows. The land falls gently from south to north. The land currently forms part of the extended garden ground of the dwelling but its removal from the garden will still leave the original dwelling set within its original garden.
- 1.5 The new dwelling is being proposed by the existing owners of Lennie Mains with the intention of downsizing from the larger house into a new sustainable smaller dwelling which would be funded by selling the original dwelling. The intention would be to create two dwelling curtilages with the original garden ground of Lennie Mains remaining as a single curtilage and the additional garden ground forming the curtilage of the new dwelling, both separately accessed from Cammo Road. The proposed house would be located towards the northern part of the site to allow the dwelling to sit comfortably within the land form and to ensure that the listed building remains the focal point within the larger site. The design assessment submitted with the planning application indicates how the proposed dwelling could be sited within the landscape and be subservient to the listed building set within generous garden ground. A driveway and car parking could be readily included taking account of the root protection areas of existing trees which have been assessed by an arboriculturist. The Tree Report was included in the application and there were no objections from landscape or transportation officers. A modest dwelling house can be readily accommodated within this extended garden ground. The planning application form and submission pack is contained in documents 4 to 11.
- 1.6 The land at 84 Cammo Road forms part of a larger grouping of farm steading buildings situated to the south of Cammo Road all of which were
-

related to the original Lennie Mains farm house at 84. There is a long planning history in the area as the steading opposite and to the south has been converted to residential use and additional dwellings developed and consented. The grouping remains as a coherent cluster of dwellings and this proposed new house would not extend the grouping any further into agricultural land with long term sustainable boundaries already in place. A new house would sit comfortably within the cluster and a planning permission on this site would be entirely consistent with decision making within the existing dwelling cluster. The planning history will be commented upon in the next section as the two other residential dwellings granted planning permission within the last 15 years or so were both recommended for refusal by officers and granted planning permission by development management committee or at Local Review Body. All of the land within this cluster has been identified as being in the greenbelt during the time in which these permissions have been forthcoming.

- 1.7 The delegated decision notice is document 1. The reason for refusal is noted as follows:

1. The proposal is contrary to policy Env 10 of the adopted Edinburgh Local Development Plan (LDP) as it would involve the development of a new build dwelling house in a green belt location with no exceptional planning reasons given to justify its construction.

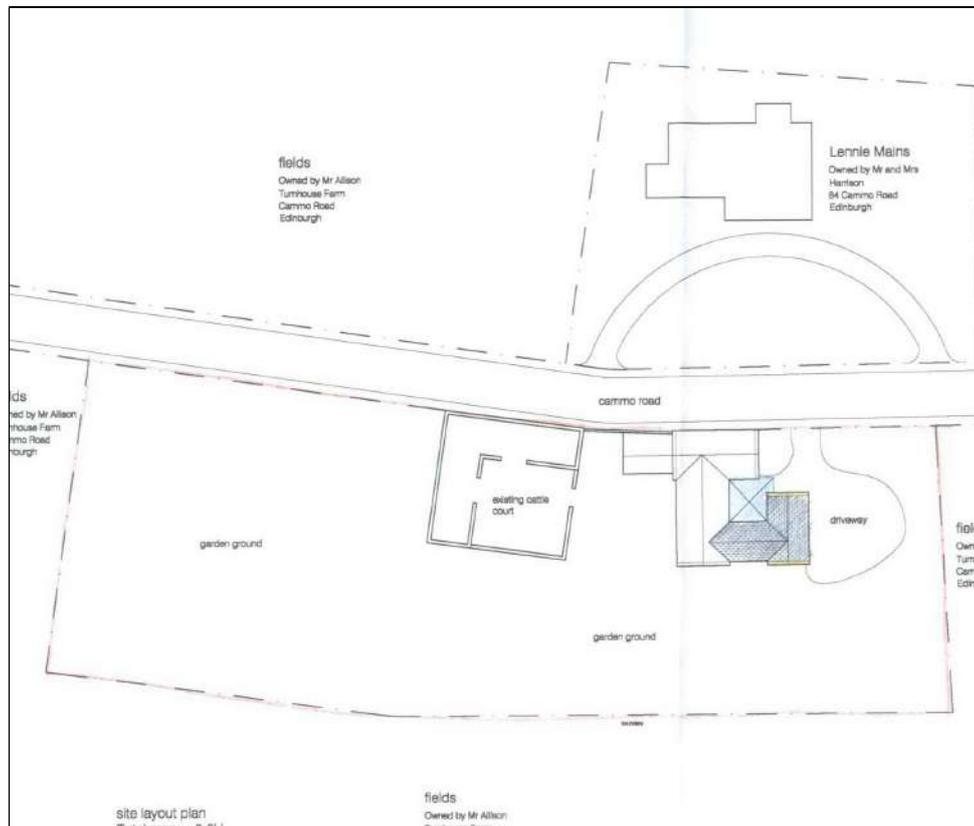
- 1.8 This submission puts forward a case in response to this reason for refusal and explains why the proposal can be supported and planning permission granted. It is also important to address the previous decision making within this dwelling cluster as it is considered that this site can be fully justified for a new dwelling and is fully consistent with previous decision making.

2.0 REVIEW OF DECISION MAKING AT CAMMO ROAD

- 2.1 There is no relevant planning history relating to the subject site. However land to the south at 85, 87 and now 89 Cammo Road has relevant recent planning history. The land on which the dwellings have been granted planning permissions is similar to that which is proposed in this submission. It is contended that the land at 84 Cammo Road is even more appropriate for infill, garden ground development than the dwellings that have been developed as the land has longer established defensible boundaries.

Planning Application 03/02501/FUL: Extension to Dwelling at 85 Cammo Road

- 2.2 The below plan indicates that the application was in respect of an extension and alteration to the existing dwelling house. The application was recommended for approval and approved. The plan indicates that all of the land to the west of the dwelling house was garden ground with a redundant 'cattle court' indicated on land fronting Cammo Road.



- 2.3 At or around the time (2005) the below extract from aerial photography indicates the situation on the ground when this planning permission for the house extension was granted. The extension to 85 Cammo Road had not been developed at that time. It can be clearly seen that the extended garden ground at number 85 Cammo Road was defined by a line of trees to the west but with a simple field boundary to the south. The subject site to the east of Lennie Mains at 84 Cammo Road is also garden ground associated with the dwelling house and with a clear eastern boundary of the farm road and a well-defined hedge boundary between the site and farm land to the north.



Fig 2: Aerial Photograph at 2005

**Planning Application 05/0256/FUL
Conversion of Cattle Court to Dwelling House**

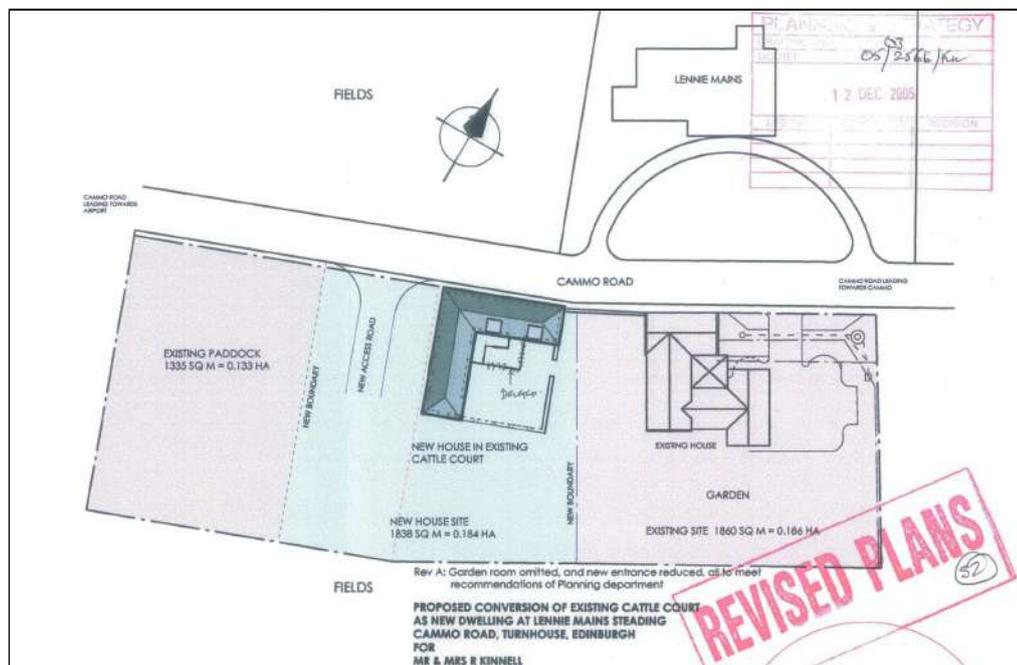
- 2.4 The above application followed the extension at 85 Cammo Road and proposed conversion of the Cattle Court to a dwelling. Document 12 is the sub-committee report on the application which recommended for refusal. The report stated:

a) The site is in the Green Belt and Area of Outstanding Landscape Value and no argument has been put forward to indicate that this proposal is

anything other than a new dwelling unrelated to any agricultural purpose. Furthermore, there remains little of the original cattle court buildings - just the walls and no roofs - so the test of whether the remaining structure is "substantial", fails, despite the proposal to re-instate the type, style and extent of roofline originally existing. This consideration is not altered by the fact that the remaining structure is listed and that the building by inference of this fact might be re-instated. Its present character is defined only by the walls remaining. This is the listed building.

The proposal is therefore contrary to Green Belt policy in principle.

- 2.5 The plan below indicates the proposed new house and its proposed garden ground. The committee attended a site visit and disagreed with the officer's recommendation.



- 2.6 Following a further referral to committee, members granted planning permission and commented as follows:

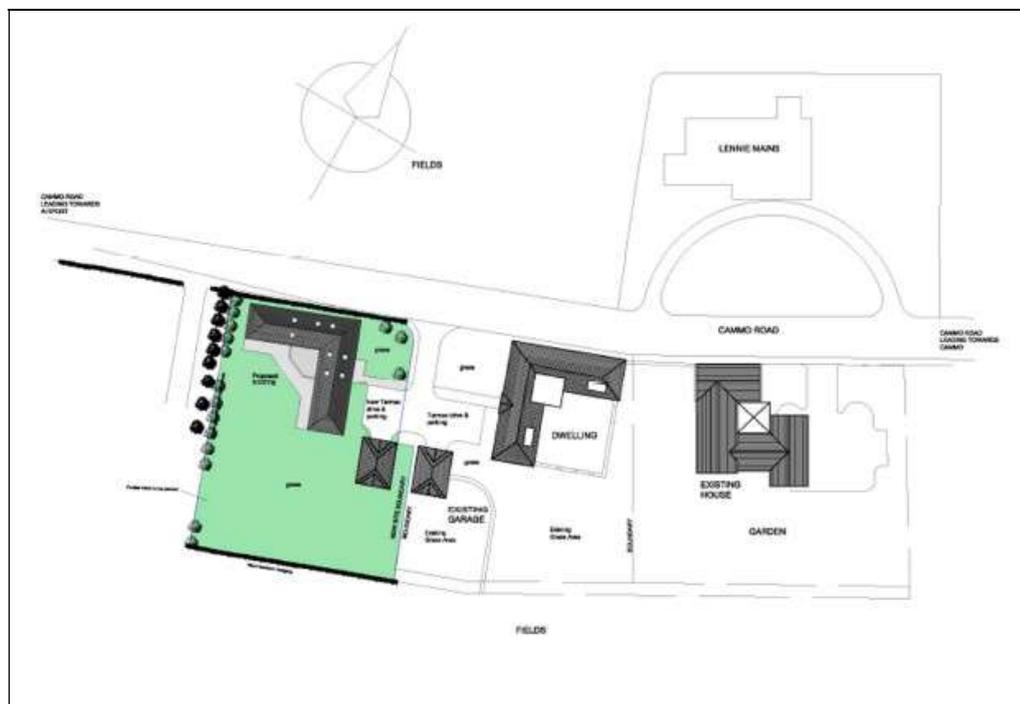
This application was continued at the Development Quality Sub Committee on 2 November 2005 as the Committee was minded to grant, contrary to recommendation. Committee considered the proposal would maintain the form of the steading, would not threaten the Green Belt objectives and would be consistent with policy advice in SPP15: Planning

for Rural Development. They deferred the decision for design details to be checked, for comment on the validity of the committee's reasons for departing from DP policy, any conditions required and for the Department to require a listed building application for the development.

- 2.7 It is important to note that the development was considered by committee to not threaten green belt objectives. The site was already garden ground of a dwelling house and was not in agricultural use and was not capable of being farmed or used for woodland or other types of conforming greenbelt uses. There is no difference in the use of this site and that of the subject property at 84 Cammo Road which also serves no greenbelt or countryside purpose and is a self-contained area of established garden ground.

Planning Application 14/01832/FUL Proposed House Adjacent to 87 Cammo Road

- 2.8 A planning application was lodged to construct a new dwelling house on land 20m to the west of 87 Cammo Road. The planning policy context for this development is the same as for the proposed site and those adjacent being located within the Edinburgh greenbelt. The original site plan for the house is below. It was intended to be a mirror image of the Cattle Court dwelling.



- 2.9 The aerial photograph below taken in 2018 indicates the subject site edged in red and the completed Cattle Court dwelling and separate garage.



Fig 3: Aerial Photograph circa 2018 indicating completed Cattle Court House

- 2.10 The proposed dwelling house subject of application 14/01832/FUL was refused planning permission and a review of this decision was undertaken by the Local Review Body (LRB). The LRB decided to grant planning permission on 22 January 2015. In the assessment undertaken by the LRB including a review of greenbelt development plan policies it was decided that there would be no significant loss of prime agricultural land as although it had been designated as such, it had never been used for this purpose and would not lead to incremental erosion of the farm land surrounding. The LRB was therefore of the opinion that the material considerations that it had identified were of sufficient weight to allow it to overturn the original determination by the Head of Planning. This planning permission has now been implemented under a variation to the original planning permission which is application 16/02891/FUL. This variation altered the location of the dwelling house to set it at an angle to the road with a large expanse of driveway fronting Cammo Road. The aerial

photograph below was taken recently in 2020 during construction of the dwelling.



Fig 4: House now known as 89 Cammo Road under construction

- 2.11 The decision by the LRB has continuing relevance in this area as the decision on the land adjacent to 87 Cammo Road (now known as 89 Cammo Road) increases the number of dwelling houses in this residential enclave from the original two to four. None of the houses granted planning permission encroach onto agricultural land as they are contained within original garden ground. This appears to have been the main consideration by councillors.
- 2.12 Through an examination of the 2005 aerial photograph and that taken in 2020 it is evident that the physical extent of the residential environment has not changed as garden ground areas and boundaries remain the same as they always have. However, two new houses have been built within existing garden ground both of which were approved by the councillors having been recommended for refusal by officers against the same greenbelt policy against which this application has been determined.
- 2.13 The councillors have been consistent in their approach in this location by concluding that existing garden ground which is not in agricultural use is appropriate for infill residential development. The site at 84 Cammo Road is almost identical in scale to the two sites granted consent at 87 and 89
-

Cammo and even more self-contained as it abuts a road to the east. There is no encroachment into farmland proposed and this development therefore constitutes garden ground/infill development.

2.0 PLANNING POLICY ASSESSMENT

- 3.1 The site is covered by policies in the Adopted 2016 Edinburgh Local Development Plan. There is also guidance contained in the 2019 Guidance for Development in the Countryside and Green Belt.
- 3.2 Scottish Planning Policy sets out government policy and its approach to sustainable development and making best use of land. The subject site is part of a large garden of a listed building but does not form part of the original garden ground and is not within the curtilage of the listed building. It was subsumed into the garden as its farming potential had reduced significantly due to modern farming methods and the general slope of the land. It is not therefore prime agricultural land and forms part of extended dwelling house garden ground. The garden ground is too large to serve any useful and long term purpose for the existing dwelling house and costs of maintaining are not justified for its limited use. It is evident on site that the application site does not serve a greenbelt function. As with the councillor decisions at numbers 87 and 89 Cammo Road any development on this site *'would not threaten greenbelt objectives'*. The land cannot be farmed and as garden ground could not contribute meaningfully to woodland planting, horticulture or countryside recreation. Greenbelt policy is not therefore of assistance in considering garden ground development. The development would also not lead to any form of precedent given the established boundaries.
- 3.3 City of Edinburgh Council has supplementary policy guidance regarding development in the countryside and greenbelt adopted in 2019. On page 7 of the guidance advice is given in respect of *'Justification for New Build Dwellings'* and covers the circumstances where new build dwellings are acceptable. The first section of the guidance provides advice on development where there is a functional need. There is also an advice box which refers to new houses which are not associated with countryside use. The guidance is as follows:

New houses in the countryside

New houses not associated with countryside use will not be acceptable unless there are exceptional planning reasons for approving them. These reasons include the reuse of brownfield land and gap sites within existing clusters of dwellings.

- 3.4 The guidance therefore supports new houses where there are exceptional planning reasons for approving them. This is the case at 84 Cammo Road which is existing garden ground and where there are existing long established defensible boundaries. The guidance states that the exceptional reasons will include the reuse of brownfield land and *'gap sites within existing clusters of dwellings'*. As the aerial photographs in the previous section indicate, the garden of 84 Cammo Road is a gap site within the existing cluster of dwellings in the same way as the land at 87 and 89 Cammo Road were gap sites within the existing garden ground of 85 Cammo Road. The supplementary planning guidance therefore provides policy comfort that a new dwelling would be acceptable on this land in accordance with established policy guidance.

National and Local Guidance on Place Making

- 3.5 SPP and Edinburgh's design guide emphasises the need to create high quality places and adopting a positive approach to enabling development, making efficient use of land whilst protecting and enhancing natural resources. Given the scale of the garden ground and the site being a corner plot with roads on two sides and well defined boundaries it is possible to develop a house plot which can create a high quality living environment making efficient use of the available land. It is also considered that the development of a single house plot could be considered to be sustainable development.
- 3.6 Paragraphs 49-52 address Green Belts in their development planning context, clarifying that Green Belts should be used to direct development to the most appropriate locations, protect and enhance the character landscape setting and identity of a settlement and protect and provide access to open space. The proposed site, due to its characteristics and scale, does not play a wider role in the form and function of the Edinburgh Green Belt and lies within the curtilage of an existing dwelling house within a coherent and tight knit cluster of dwellings, where the council has supported two other infill plots on garden ground. The site is therefore already in an area which, if located within the urban area, would be considered as being suitable for housing and compatible uses. Once developed the new house would sit comfortably within the existing residential enclave and no extension of built form will have taken place into the functional greenbelt. The quality and extent of the greenbelt in this location would be unaffected by this proposal. This would be consistent with the assessment of other built form in this area at 87 and 89 Cammo Road.
-

- 3.7 Paragraph 51 specifically states that the spatial form of the Green Belt should be relevant to its location and that development may be considered in smaller settlements within the greenbelt, where appropriate leaving room for expansion. In the LRB decision on land west of 87 Cammo Road the councillors understood this approach to expansion of existing settlements where greenbelt principles would not be compromised. A further house at Lennie Mains in existing garden ground would allow domestic development within the curtilage of an existing dwelling house. Such a development does not breach any greenbelt principles.
- 3.8 Paragraph 52 of SPP considers the types and scale of development which would be appropriate in greenbelts. The final criterion includes the *'intensification of established uses subject to new development being of a suitable scale and form.'* The proposed dwelling house would be within an existing curtilage and would intensify an existing use which is supported by greenbelt policy in SPP as the development would only entail a single dwelling house on a site that would allow a dwelling and sufficient garden ground which would not compromise the amenity of the existing house and garden. The garden ground is already part of a dwelling house. It is evident from an assessment of the site that the garden ground for Lennie Mains is out of proportion for the needs of the existing dwelling house. The garden was not originally of the current scale. Due to modern farming practices the land was not capable of being farmed efficiently so it made sense 30 years ago to give over the land for an extended garden. Development on the site would leave Lennie Mains with its original garden ground and the new dwelling with a substantial, yet manageable garden. A new dwelling would therefore sit comfortably on the site. Council guidance on new dwellings in greenbelts suggests that an exceptional planning reason for granting a new house in the countryside is where the land is a gap site. This land is such a site and would complete the cluster of dwellings at Lennie Mains.

Adopted Edinburgh Local Development Plan 2016

- 3.9 The Development Plan consists of the South East Scotland Structure Plan (SESPLan) and the 2016 Edinburgh Local Development Plan.
- 3.10 In order to establish the principle of a residential dwelling house on the subject site the key policy test is provided by Policy ENV10 *'Development in the Green Belt and Countryside'*. The policy states that development may only be permitted where it meets one of the criteria listed *'and would not detract from the landscape quality and/or rural character of the area'*.
-

- 3.11 Criterion C states: *“For development relating to an existing use or building(s) such as an extension to a site or building, ancillary development or intensification of the use, provided the proposal is appropriate in type in terms of the existing use, of an appropriate scale, of high quality design and acceptable in terms of traffic impact.”*
- 3.12 The policy criterion mirrors that of SPP. The subject site is in existing use as domestic garden ground as an integral part of the planning unit which is the dwelling house at 84 Cammo Road. This area of garden ground has long been subsumed into the existing garden which is an established use within the greenbelt. The proposed new dwelling would therefore intensify the existing use on the site for residential purposes on a site where policy suggests that ancillary residential such as garages, out houses, greenhouses etc. could be supported. The proposal would be for a single dwelling and the proposed indicative plans produced by LBA indicate how a dwelling can be readily accommodated on the site and this has been accepted in pre-application discussions. There does not therefore appear to be any debate that a new dwelling could be readily built on the plot in an attractive large garden ground setting whilst still maintaining the setting of the adjacent listed building. It is considered that the proposed dwelling will use the contours of the site effectively and will be of an appropriate scale given the size of the plot available. The indicative plans show how a contemporary dwelling can be constructed which would be of high quality design enhanced by its setting. A new driveway access can be readily accommodated on the Cammo Road frontage safeguarding the RPA of existing trees which would be retained. There are no objections from landscape or transportation officers.
- 3.13 The existing use of the subject site is residential garden ground and much of the site will remain as garden ground but associated with the new dwelling. At the pre-application stage with officers discussion took place as to whether criterion c could be satisfied and it is accepted that there can be different interpretations of this policy. Councillors have accepted previously in this residential cluster that garden ground development is an acceptable form of use in the greenbelt and this is in accordance with the council’s guidance on gap sites in existing residential clusters. The aerial photographs clearly indicate that the residential cluster will remain intact through the development of this site and there will be no encroachment of residential use into the functional greenbelt. There is a material difference between residential garden ground in the greenbelt and land which functions as part of the greenbelt for uses related to farming, woodland or horticulture.
-

- 3.14 In the delegated report the officer states that in respect of the appeal site *'There is an existing small settlement in situ including three residential dwellings to the south side of Cammo Road. However, the proposal site is not located within this existing cluster as it is surrounded by open land. It therefore does not constitute a gap site'*. This is not an accurate assessment of the cluster of buildings at Lennie Mains as the steading to the south of Cammo Road was originally the outbuildings associated with the farmhouse to the north at 84 Cammo Road which is the subject site. The buildings to the north and south of the road therefore originally formed a single farm steading. The design statement lodged with the application includes on page 11 the historical plans of Lennie Mains back to 1888. The farm house was to the north of the road and the farm steading buildings were to the south of the road. This is not an unusual situation where the farm house was built remote from buildings used for housing animals and machinery. Turnhouse Farm is the neighbouring farm to the west which has exactly the same configuration. The officer has not therefore understood the historical context of the Lennie Mains cluster.
- 3.15 The officer has also not assessed the actual characteristics of the application site which is garden ground with long term defensible boundaries on all sides. It is a matter of fact that the site is surrounded by open farmland, as it is to the south of the new houses opposite. The important factor is the actual physical characteristics of the site which is clear to see from aerial photographs. The extent of the Lennie Mains cluster which includes houses and gardens with established boundaries is very clear to see.

Site Setting, Scale and Massing

- 3.16 The delegated officer report noted that the proposed dwelling house has the potential to detract from the landscape quality and rural character of the area. This conclusion is refuted and it also does not sit comfortably with council decision making at 89 Cammo Road where it was considered that a very large new dwelling house would sit comfortably within the residential cluster. As noted above that new dwelling is now complete and has been located at an angle towards the rear of the site and does not follow or replicate any building lines on site. The site has no substantial boundary to the rear to allow the building to nestle into its surroundings. In the decision making on 89 Cammo Road there was no suggestion that the house would detract from the landscape quality and rural character of the area.

- 3.17 The appeal site at 84 Cammo Road extends to around the same size as 89 Cammo Road with both measuring around 1420sqm in total. The house at number 89 extends to around 390sqm whereas the indicative plans for the appeal site extend to around 190sqm which is less than half the size and would be dug in to the drop in level of over three metres. The proposed house would be much less prominent in the surrounding landscape than the house at number 89.
- 3.18 The image below is the now completed 89 Cammo Road when viewed from the open countryside to the south east. Whilst there are mature trees on the western boundary the building is prominent in the landscape given that the land is generally flat and has no established boundary features to the rear (south east). There was no comment from officers in considering the siting, design and massing of the proposed house in terms of its effect on the wider greenbelt landscape or non-compliance with ENV10.



Fig 5: Completed House at 89 Cammo Road

- 3.19 The design statement lodged with this application at 84 Cammo Road considered the wider landscape issues in developing a house on the appeal site. The images below indicate the site at present and with the proposed house constructed.



Fig 6: Existing Lennie Mains cluster from the east

- 3.20 The cluster of dwellings at Lennie Mains is an established built form in the wider countryside which is set within a landscaped setting of mature hedgerows and trees. It is an integral but different landscape form than the surrounding farmland which is characterised by open arable fields, gently undulating and bounded by hedgerows. The below image provides an impression of the proposed new house when viewed from the east.



Fig 7: Proposed Indication of New house when viewed from the east

- 3.21 The proposed new house is designed to sit comfortably with the landform which drops away to the north. This allows the building to be substantially lower than 84 Cammo Road. This situation and landform is different from 89 Cammo Road where the land is flat and less well contained. Figure 5 above indicates how the new dwelling at 89 extends the cluster of buildings to the south and is surrounded by open countryside. The appeal site by contrast has a well-defined boundary of the farm access road which delineates the edge of the built cluster of houses and gardens. The built form will not extend the residential cluster further into the countryside. The officer report does not therefore consider the residential cluster as a whole or the specific characteristics of this land or the boundaries that already exist.
- 3.22 The development would be entirely appropriate in its setting and the proposed scale and indicative design of the proposed new home respects the surroundings and contours of the site and creates satisfactory garden and amenity ground for the dwelling including car parking and driveway allowing vehicles to enter and leave the site in a forward gear. There would be no detriment to the existing dwelling where the proposers of this project currently reside.
- 3.23 As referenced in the officer report in addition to policy ENV10 paragraph 183 states: *“The key test for all proposals in the green belt and Countryside areas will be to ensure that the development does not detract from the landscape quality and/or rural character of the area. The Council’s guidance ‘Development in the Countryside and Green Belt’ provides more detailed advice.”*
- 3.24 The proposed dwelling location and indicative scale passes this test and the submitted view analysis in the application submission indicates how the new dwelling will sit comfortably in its surroundings using the land form to allow the dwelling to sit discretely within the natural topography of the falling land on the site and behind the front façade of the listed building. The land is very well contained as part of the curtilage of the existing dwelling house which has well defined boundaries and a landform which can accommodate a dwelling whilst retaining a substantial garden. There is a 3m drop on the site within which the dwelling would be contained. The visual analysis indicates that the listed building would remain the focal point of the site with the proposed building very much subservient and discretely positioned. When approaching the cluster of dwellings along Cammo Road from the west the proposed dwelling would not be visible set well behind Lennie Mains. See figure 8 below.
-



Fig 8: View from the east with house set behind 84 Cammo Road

- 3.25 The proposed dwelling will not encroach at all into the agricultural land surrounding the existing grouping of dwellings and will complete this grouping on land that is already well contained within the dwelling complex being existing garden ground. No precedent would be set given the high level of containment of the site. The level of containment is much greater than that which exists at 89 Cammo Road which was supported by councillors with the repositioning and design of the house also supported by planning officers.
- 3.26 There was no suggestion in the pre-application discussion that the garden ground would be inappropriate for a new house development. Had officers expressed concerns about whether the land form could accept a new house, it is unlikely that a planning application would have been progressed. It was clear in pre-application discussions that officers accepted that the landform lent itself to a new house which could be discretely positioned within lower ground. The applicants are therefore at a loss as to why the impact on the surrounding landscape has been referred to in the delegated report, particularly given the support for much larger dwellings in the same residential cluster on more open land.
- 3.27 In pre-application discussions it was noted that the scale of the site and its topography meant that the land could readily accept a new dwelling which would remain subservient to the listed building and be positioned such that the open aspect of the site would be largely maintained. The fall in the land could be used to accept a new dwelling in the northern part of the site which could allow views across the adjoining fields but in a well contained setting.
-

- 3.28 It is noted in the delegated report that the officer considers that a house could be contained within the site without detriment to the architectural character or setting of the listed building. It is difficult to reconcile the officer's acceptance that a house could be developed within the extended garden ground of a listed building without detriment to the setting of the house, but at the same time raising concerns about the development having potentially negative impacts on the wider landscape. It is difficult to see how a building can be appropriate within the site context but somehow have a negative effect when viewed from much further away within the landscape. It is therefore concluded that there would be no detrimental impact on the wider landscape or setting of the listed building through the development of a house on this site.

Community Involvement

- 3.29 The appellants have lived at Lennie Mains for over 20 years and are friends with their neighbours and take an active interest in community life in the Cammo area. They wish to remain residents of the area. All neighbours were contacted at the outset along with local councillors and the community council. At the time of the submission there were a large number of supporting comments and no objections and immediate neighbours were all supportive.
- 3.30 It is notable that all those with an interest in development in this area are supportive of the proposed development. The community council raised no issues with the applicant as it is evident that there is no precedent being set with the proposal and there are no issues locally. The comments made by the community to the applicant are as follows:

With respect to development in this area, I have no concerns about a single dwelling being built in the existing footprint of a private property that provides no visual detriment or problem for neighbours. As you may already know, there are extensive developments planned in the Turnhouse area with over 1700 houses proposed - this is much more of a concern for the community council. It's very thoughtful of you to get in touch to mention these proposals - I wish you the best of luck in its development and hope that your new home will be built without a hitch.

- 3.31 The appellants have been supportive of the new houses within the cluster at Lennie Mains as a few more residential neighbours adds to security and brings a greater sense of community and belonging to the Lennie Mains area. A single new house would bring the cluster up to 5 all set within a

well-defined and coherent defensible residential boundary with no detrimental impact on anyone.

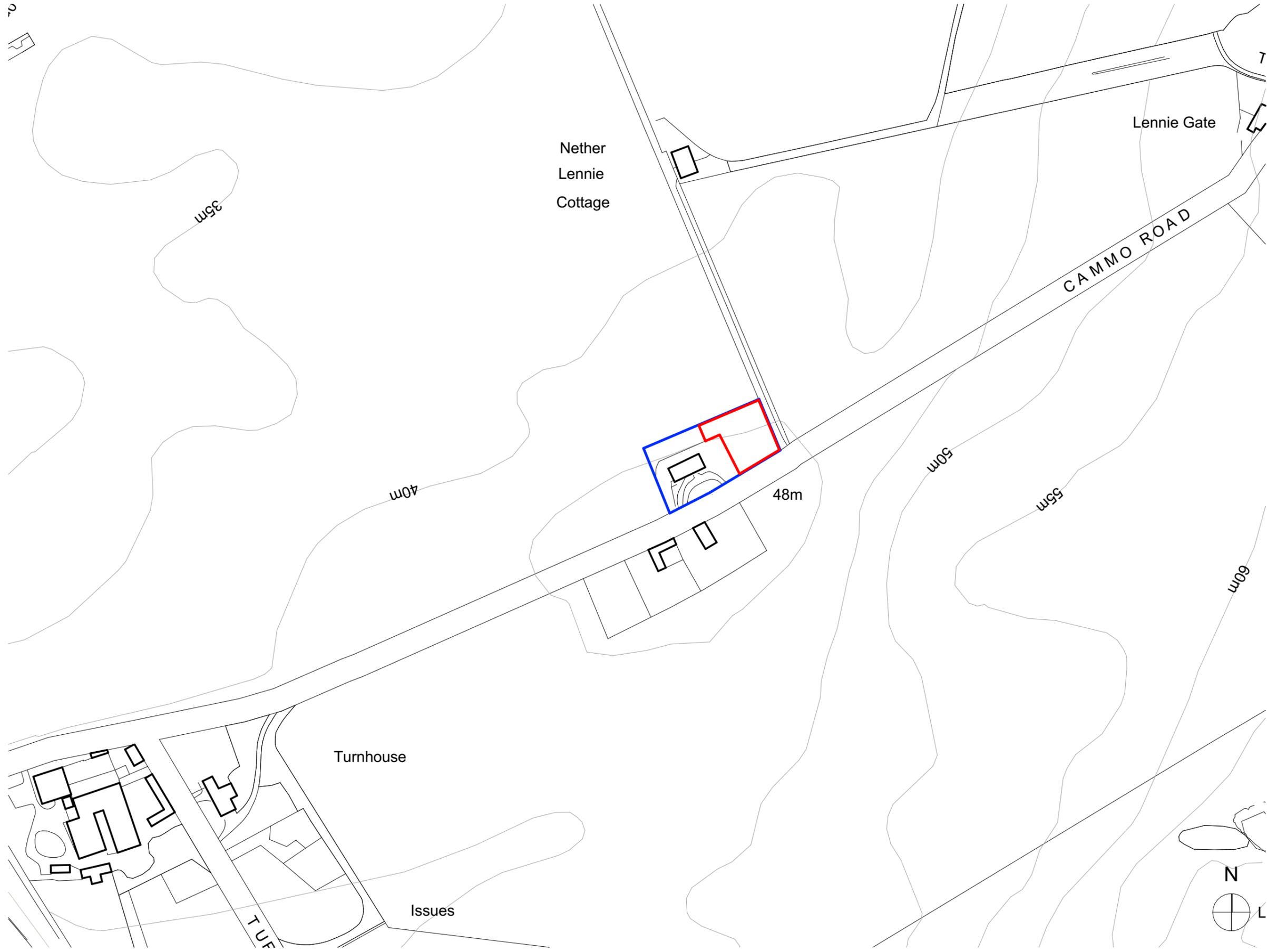
4.0 CONCLUSIONS

- 4.1 The proposed appeal site for a new dwelling is on the extended garden ground of an existing dwelling house. The land is therefore within the curtilage of a residential property and forms no part of a functional farm and is not prime agricultural land having last been farmed over 30 years ago. The land is best described as a gap site within an existing cluster of dwellings. Two other 'gap' sites have been developed in this residential cluster having been supported by councillors and the LRB. The officer report has not considered the fact that the farm house at 84 was always part of this farm steading grouping.
- 4.2 The proposed site is well defined on all sides and would not lead to any encroachment of development into the functional greenbelt. The topography of the site can accommodate a modern high quality dwelling with minimal visual intrusion into the wider area. There would be no adverse impact on the setting of the listed building as agreed by officers. The quality of the greenbelt would be unaffected by this proposal. No precedents would be set and the dwelling would complete this residential grouping.
- 4.3 Development plan policy ENV10 allows development in the greenbelt that would intensify an existing use on the site in an acceptable manner. Supplementary guidance accepts new houses on gap sites. The land is not in greenbelt use, being residential garden ground. The land does not and could not perform a useful greenbelt function. There is strong justification for the new house based on the following:
- The existing extended garden ground of Lennie Mains is out of proportion to the dwelling and is not required for the continued enjoyment of the existing dwelling
 - The land is not prime agricultural land
 - The land does not serve any purpose in protecting the greenbelt
 - The land form is such that a new dwelling can be readily accommodated as the land drops by over 3m
 - A new dwelling can be set behind the front façade of Lennie Mains and would be subservient to the listed building
 - A high quality new dwelling can be formed with a spacious curtilage and large garden ground
 - The development would complete the housing cluster in this location on a gap site
 - City of Edinburgh Council has supported two new houses in this grouping as there would be no loss of agricultural land and the
-

functioning greenbelt would be unaffected. This proposal is consistent with this approach to development in this location and would not create any precedent for further dwellings.

- 4.4 In conclusion, the proposal relates to gap site development on an existing large residential plot. The site is appropriate and can readily accommodate a new residential dwelling house. When considering planning guidance and the development plan aims and objectives as well as greenbelt policy, the application can be supported and the reason for refusal set aside

July 2021



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Issues
 -- 13/11/20 CB Issued for PPP

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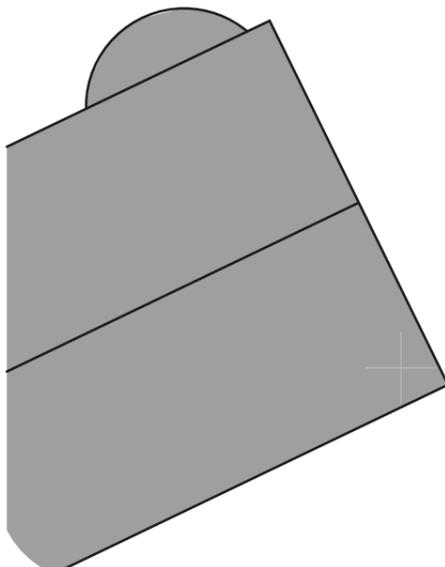
— Site Ownership Boundary
— Application Boundary

- GENERAL NOTES:**
- All work to comply with the Building (Scotland) Regulations 2004 as amended
 - All site works to be in accordance with the construction (health, safety & welfare) regulations 2004.
 - All products to be installed per manufacturer's recommendations
 - All dimensions in mm & are to be verified on site
 - To be read in conjunction with other contract drawings, schedules & specifications.
 - To be read in conjunction with structural engineer's drawings.

All levels and dimensions to be checked on site prior to construction / fabrication; report discrepancies immediately. Do not scale dimensions from this drawings. This drawing is copyright protected.

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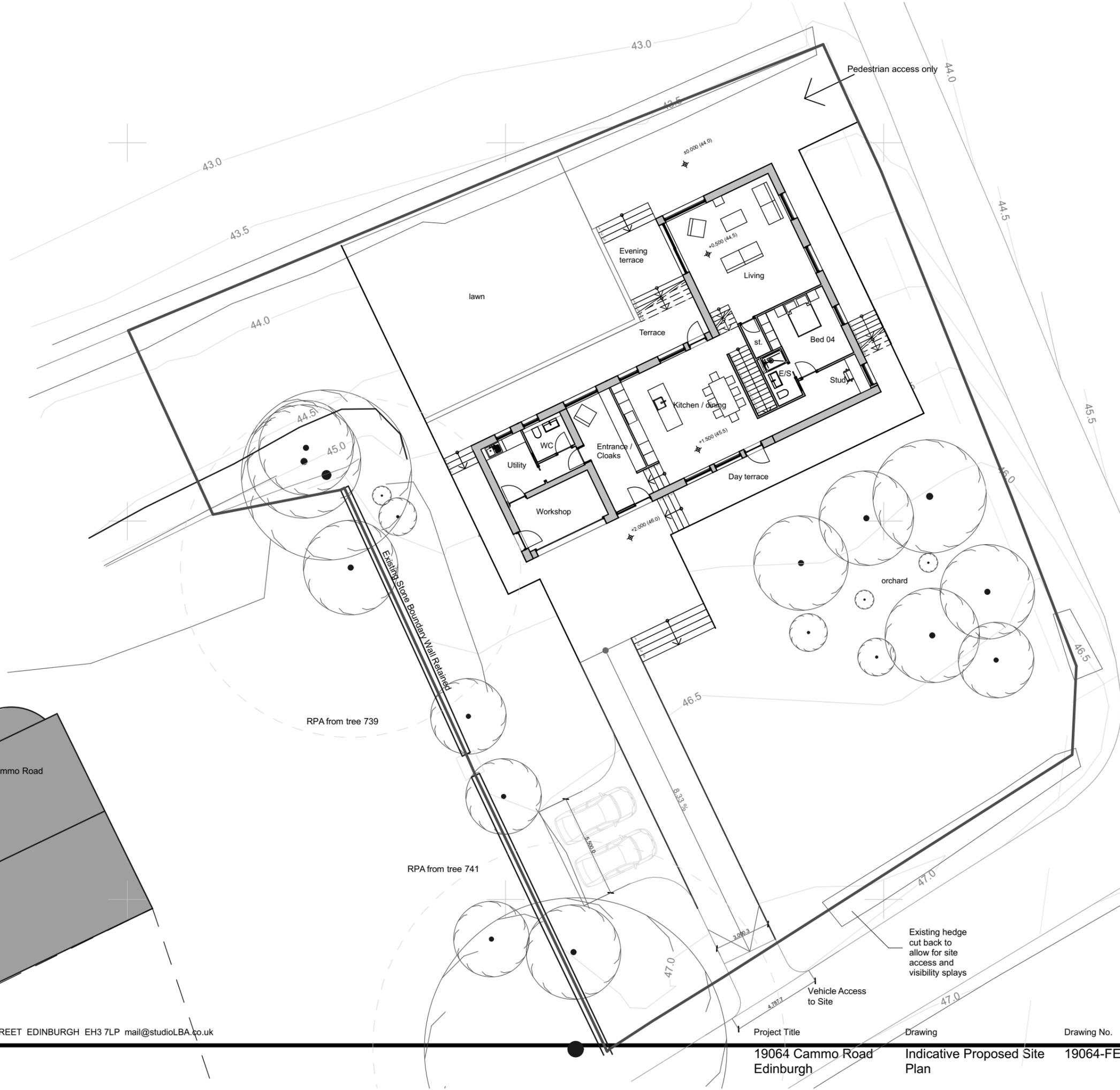
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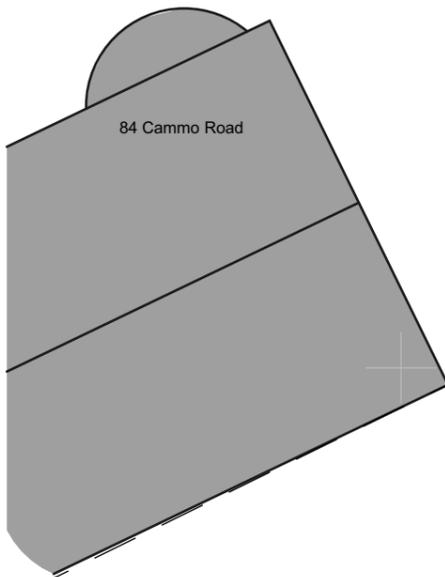
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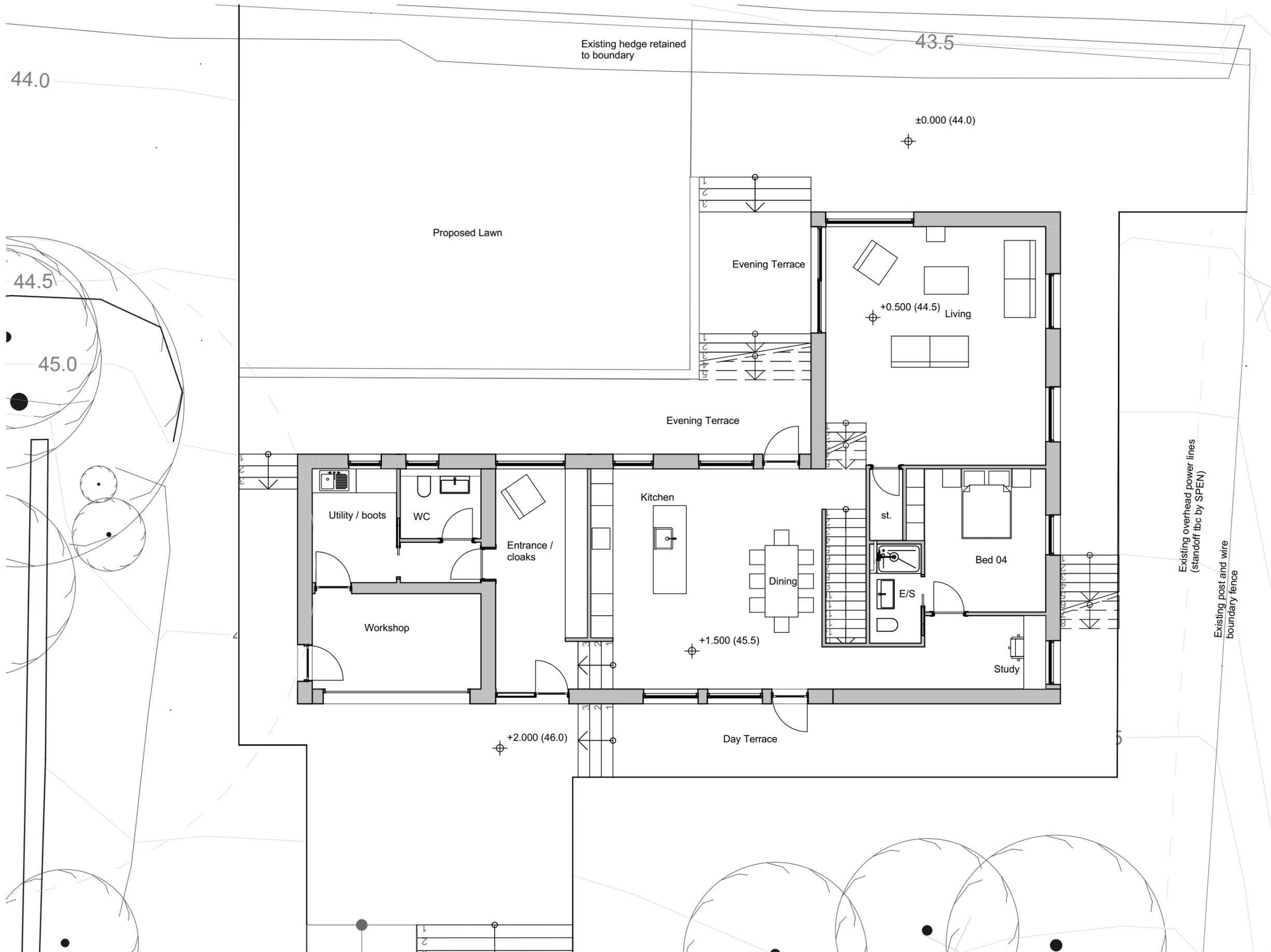
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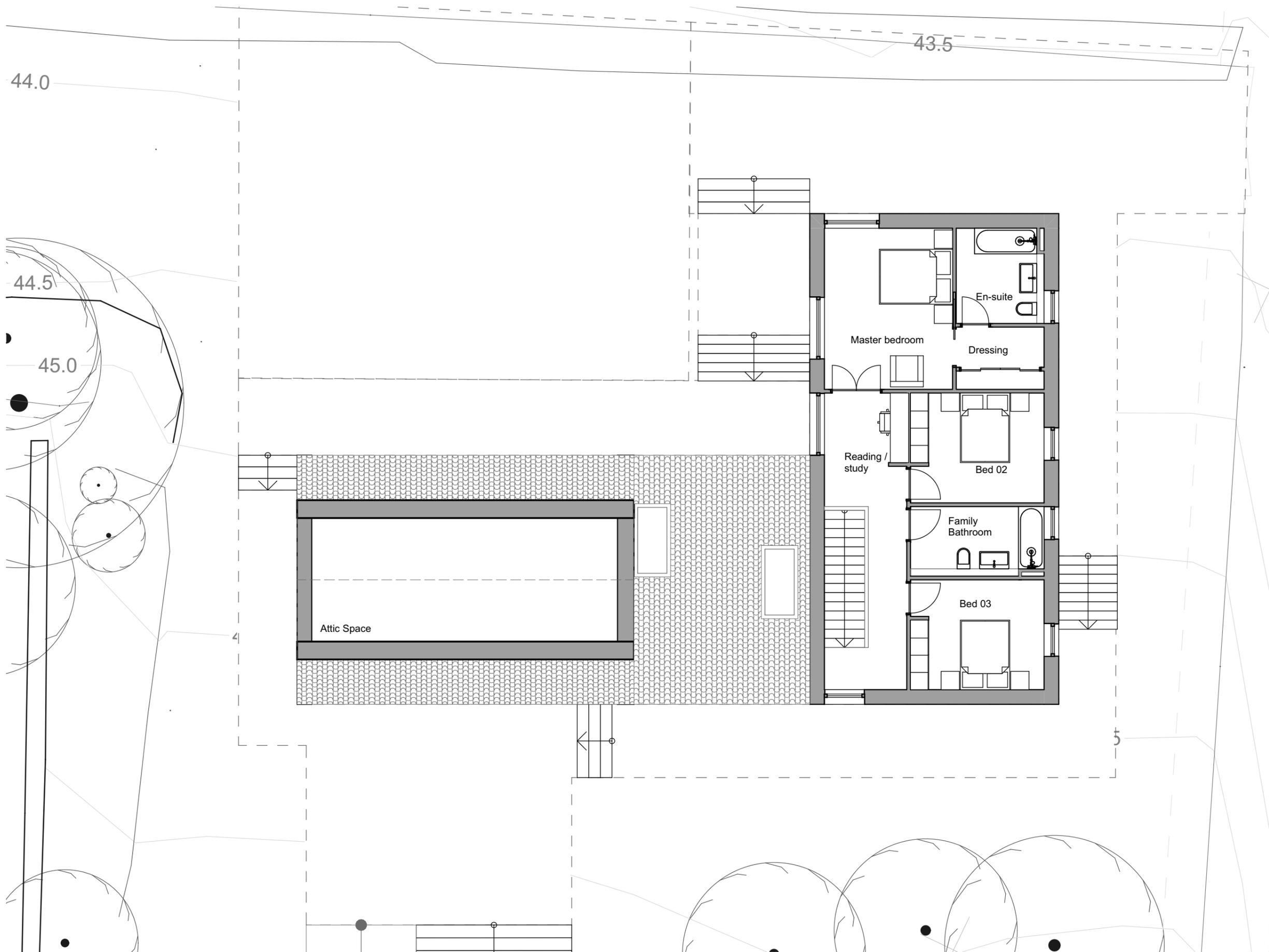
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Cammo Road | Mike and Jo Harrison | Design Statement for PPP Application

LBA

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Copyright & Confidentiality

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Disclaimer

Please note that all drawings included within this document are not based on an accurate measured surveys, therefore it is likely that there will be inaccuracies. Any proposals will also be subject to planning consent and building warrant approvals. LBA disclaim any liability as to the accuracy of the information within this document.

1.1 Executive Summary

This document forms supporting information regarding the design of a new house on land adjacent to 84 Cammo Road for Mike and Jo Harrison.

84 Cammo Road | Edinburgh | EH12 0AR

This document is also structured to demonstrate our thorough methodology of approach and the qualities that we bring to the delivery of the project as follows;

- Award winning design quality
- Innovative design and technical experience
- Optimum quality for budget
- Environmentally conscious design
- A highly visual and collaborative approach
- Engagement of all parties during development design process
- A skilled and motivated team
- A track record of appropriate projects

Note:

All drawings within this document are indicative only at this stage. The drawings reflect the most appropriate siting and massing of the building that is envisaged for the site based on the current understanding of the constraints. We have set the floor levels at the most appropriate finished floor level but all details are indicative at this stage.

2.1 Site Location Plan

The site is located on the western outskirts of Edinburgh within touching distance of Edinburgh Airport. The site is on the northern edge of Cammo Road, with open views towards the runway of the airport to the west. The site comprises the garden/orchard land to the east of the B-listed Lennie Mains house which is under the ownership of the applicants. The site is part of a cluster of buildings focused around Lennie Mains.

Throughout this submission the application site boundary is outlined in red and the area outlined in blue denotes the land under the same ownership.

A design-led approach is proposed to create a sensitive and contextually driven response to the client brief and project.



2.2 A Cluster of Buildings

The application site is within the garden ground of 84 Cammo Road, an area of land that falls within the current curtilage but outwith the historic boundary of the listed building (refer to the historic maps on page 11).

The site is bounded by Cammo Road to the south, an existing private access road on the east and agricultural field to the north. An original stone wall creates the boundary between the existing house and the orchard space and will be retained to give the western boundary. A small pocket of the lower garden would be retained for garden use of the new house site.

Access to the site will be from Cammo Road at the south west corner of the site through an opening in the defined hedge that lines the road reinstating the original agricultural access to the plot of land.



2.3 Existing Photographs

The opposing images are a selection of images from site visits in the early stages of the design process.



View from eastern approach to the site.



View on eastern boundary looking north from private access road



Existing stone wall between existing house and orchard site



View to existing gable of Lennie Mains from site



Open views looking north across fields and landscape



View back to the site from the north east corner



View across site from south west corner.

2.4 Opportunities and Constraints

Existing Buildings

The site comprises an area of garden land to the east of 84 Cammo Road. It is currently used as open garden space with a small orchard of relatively small fruit trees to the centre of the space. The existing house is largely separate from the pocket of land with a small opening in the existing stone wall the only connection between the two spaces. This area of land was not historically part of the Lennie Mains house and become part of the curtilage of the house in 1988.

Access

There is currently no vehicular access to the site other than an informal gate to the north east corner from the private road and this is used for service purposes only. An access point is proposed at the south west corner from Cammo Road, reinstating the former agricultural access point to the site.

Surrounding Use & Built-Form

The neighbouring building on the north side of the road is the B-listed Lennie Mains farmhouse and to the south are a series of converted farm steadings that are in residential use. A new standalone house was granted planning permission on the land adjacent to 87 Cammo Road. The surrounding buildings are generally pitched roof and of 1 to 2 storeys.

Outlook

The site has an open outlook to the north, south and east. Views to the north are particularly dramatic as the

they are open across farmland and the flight path of the airport meaning aeroplanes landing and taking off are visible from the windows. The topography of the site means the views to the south are somewhat from a sunken perspective however the open nature of this means the site is full of light for the majority of the day.

Orientation

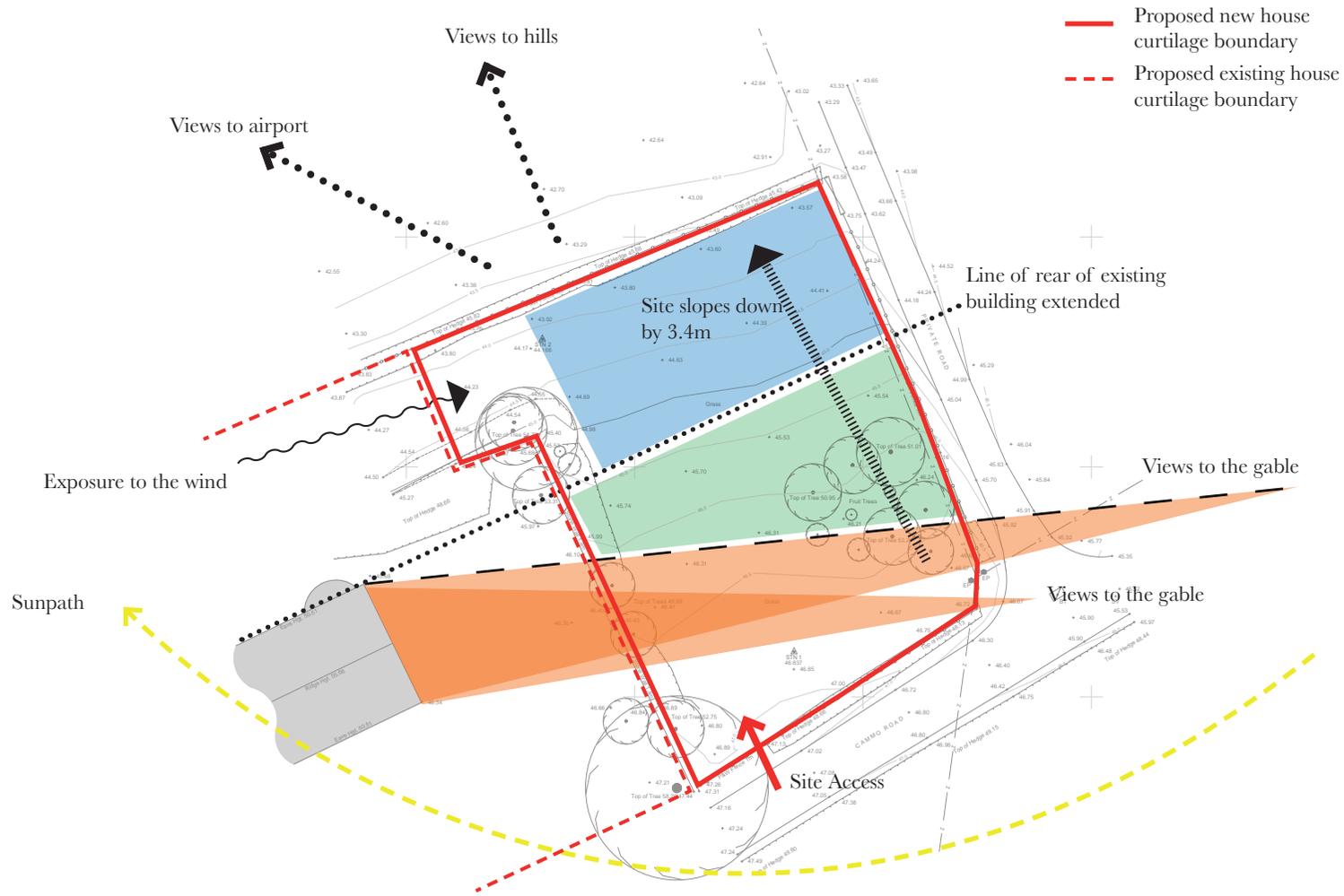
The site offers the opportunity to exploit the changing light of the day and maximise the external use of the property by creating a series of external terraces and larger openings in key strategic areas..

Topography

The site has a large slope from south to north, dropping by just over 3m. This offers the opportunity to reduce the visual impact on the gable of the existing listed building by bedding in the new building and pulling the proposal away from the sightlines of the surroundings.

Landscape

There are several trees within the grounds and a full tree survey has been completed. The new proposal works to minimise the impact on the root protection areas whilst also addressing the wider site constraints.



2.5 Historic Listing

Listed Building Designation

84 CAMMO ROAD, LENNIE
MAINS LB26865

Category: *B*
Added: 08/03/1994
Local Authority: *Edinburgh*
Parish: *Edinburgh*
National Grid Reference
NGR: *NT 16529 74544*
Coordinates: *316529, 674544*

Description

Early 19th century with earlier 19th century additions. Single storey over raised basement, 3-bay, rectangular-plan house with lower 2-bay wing to left; on falling ground to N. Squared and snecked whinstone with harl pointing, stugged ashlar sandstone dressings. Raised cills.

SE ELEVATION: symmetrical, 3-bay block with lower 2-bay block recessed to left. Door at centre, 4 stone steps to platt, delicate wrought-iron balusters; 6-panelled door with Edinburgh handle, plate glass letterbox fanlight. Flanking windows, small basement windows directly below (6-pane fixed pivot windows). Dormer windows symmetrically disposed, narrow window at centre flanked by canted, timber tripartite windows. Lower recessed block to left, boarded door with 3-pane fanlight, window to outer left, lean-to glazed area to form conservatory.

NW ELEVATION: 2-storey at rear. Full-height bowed bay to outer left, window at centre with narrow side lights. Windows symmetrically disposed in bays to right and in lower block to right. Square dormers with swept roof. 12-pane sash and case windows on main elevation; 4-pane sash and case on rear elevation. Grey and purple slate, gabled roof, lead flashings. Ashlar coping to skewers. Corniced sandstone apex stacks, octagonal cans.

INTERIOR: not seen 1992.

Statement of Special Interest

Lennie Mains is shown on the 1st edition map. The associated steading which is situated opposite the house on the S side of Cammo Road has been substantially altered to a dwelling.

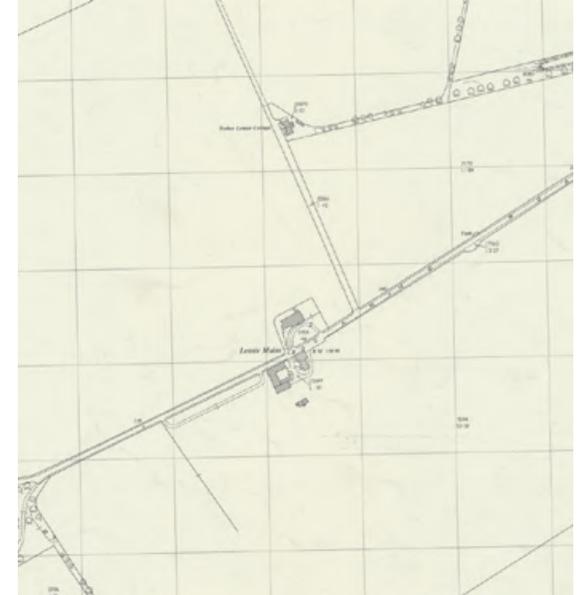




Map extract
-
1888



Map extract
-
1914



Map extract
-
1944-1969

2.6 Statutory Considerations

Pre-Application Advice

Pre-application advice has been sought earlier in 2020 - 20/02637/PREAPP – 84 Cammo Road, EH12 0AR, Edinburgh

Relevant Local Applications

Land west of 87 Cammo Road:

14/01832/FUL – planning permission refused for new house (September 2014) Decision not upheld by Local Review Body and planning permission granted (January 2015)

15/04733/FUL – permission granted to vary consent 14/01832/FUL including re-positioning of house, garage and driveway (December 2015)

16/02891/FUL – permission granted to vary consent 15/04733/FUL including reposition building, delete garage, and include integral garage and corner feature (August 2016)

16/02891/VARY – permission varied to alter material, include velux window and alter cabrio window to roof terrace (August 2019)

Planning Policy

In exploring the principles of the design on this site, several key planning policies are important. In particular Policy Des 1, Design Quality and Context, that requires that design of development to draw upon positive characteristics of the surrounding area, to create or reinforce a sense of place and Policy Des 4, Setting, that requires development to have a positive impact on surrounding landscape with regard to scale, height, form, position and materials.

In the case of both of these policies the outline scheme has been developed through a contextually driven response.

The setting of the listed building has been considered in the PPP proposals.

In moving to a detailed application, the proposal will take into account the following:

- Listed Building – Env 3 (Listed Buildings – Setting)
- Design - Des 1 (Development Quality and Context); Des 4 (Development Design - Impact on Setting); Des 5 (Development Design - Amenity)
- Trees, Landscape and Ecology – Env 12 (Trees) and Env 16 (Protected Species)
- Private Green Space – Policy Hou 3 (Private Green Space in Housing Development)
- Transport – Tra 2 (Private car parking and Tra 3 (Cycle parking)

Conservation Area

The site does not sit within a conservation area.



3.1 The Design Concept

Design Vision

The proposal is to create a residential project that takes precedent from the historic nature of the site and the character of the existing setting. Our vision is to bring a contextually driven, yet contemporary, design response to the site.

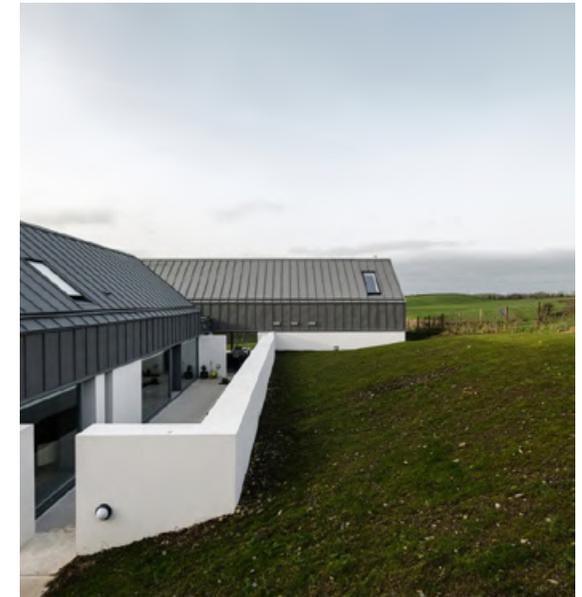
The scheme will work with the existing topography and the surrounding constraints to create a design that sits well in the grounds and responds well to the setting of the existing listed building.

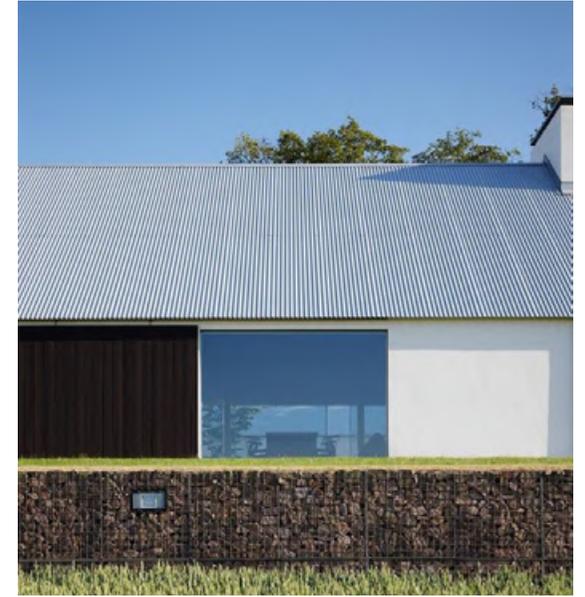
The proposals will respond to the changing light of the day by providing a variety of spaces that are filled with daylight and provide sheltered external spaces for both daytime and evening, protected from the prevailing winds. The proposals will open up views to the wider landscape to the north and south. The house will be homely and warm yet respond to the surrounding context in the external appearance.

Materiality

A high quality and progressive design approach will create a sense of place and cohesion. LBA aim to create a bold statement with subtle, quality and context driven architecture that provides a beautiful home and a positive impact on the landscape.

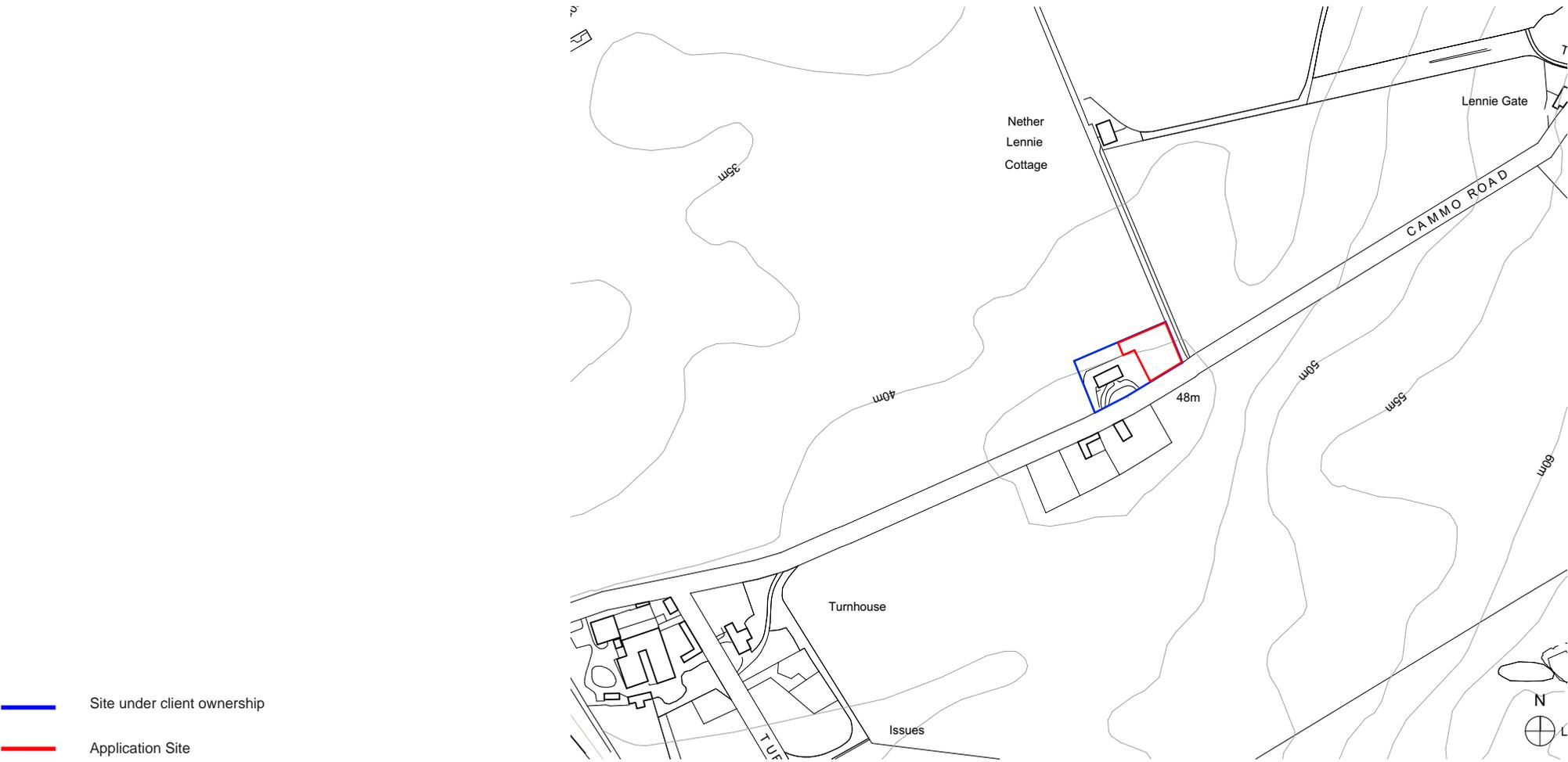
The opposing images are a selection of precedents that reference qualities and an indication of the materiality to be developed in the project.



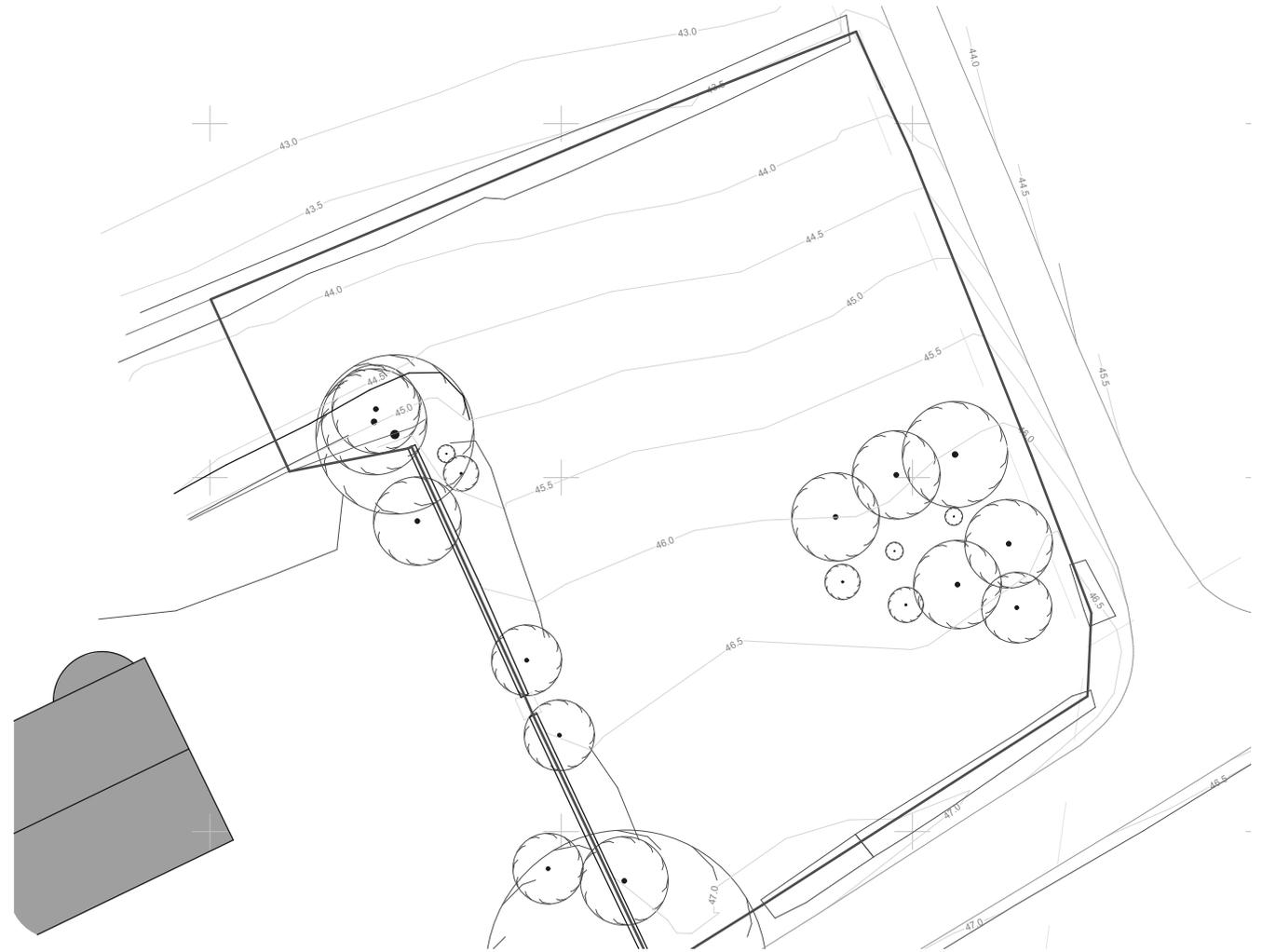


3.2 Existing Site Plans

Existing Location Plan



Existing Site Plan

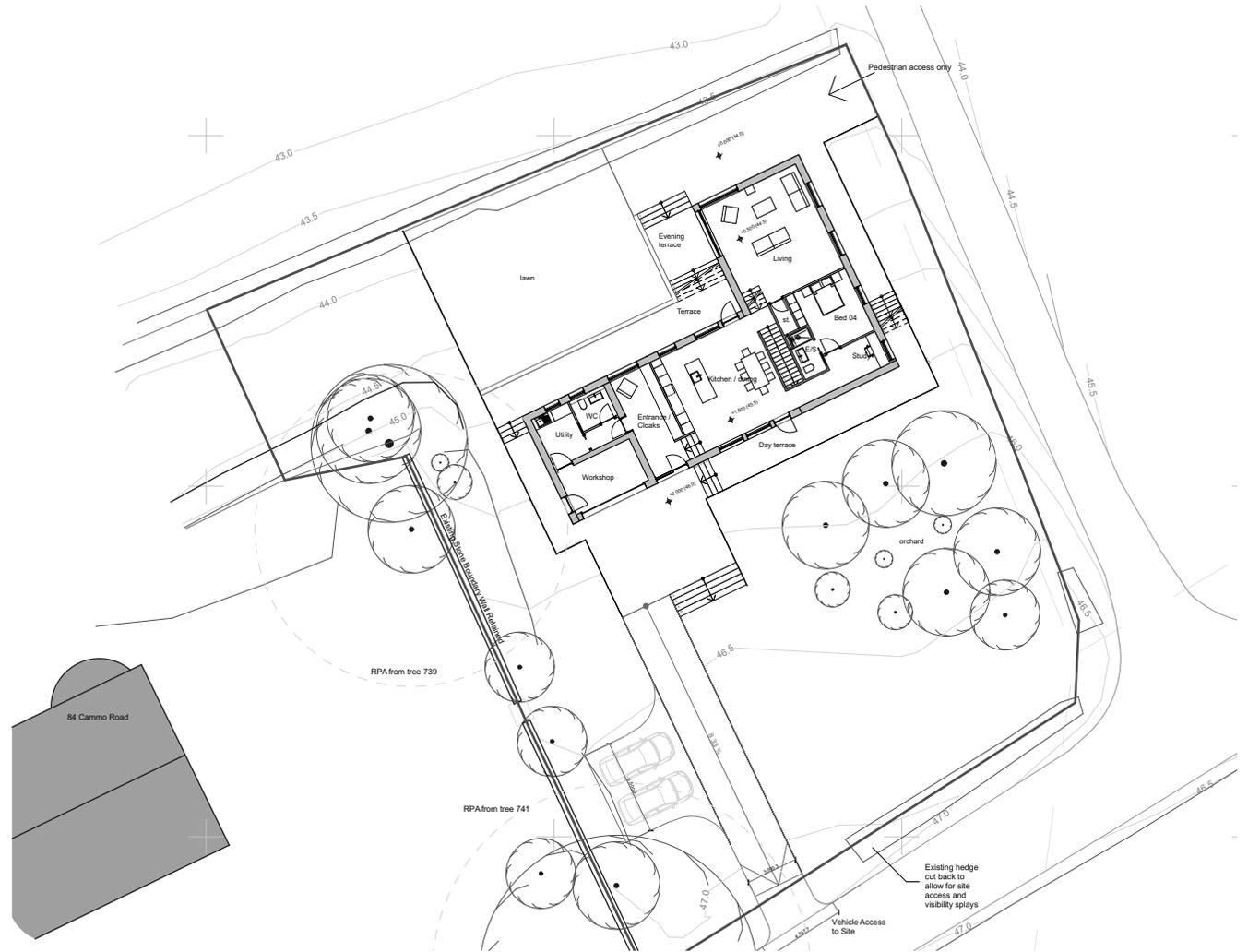


3.3 Indicative Proposed Scheme

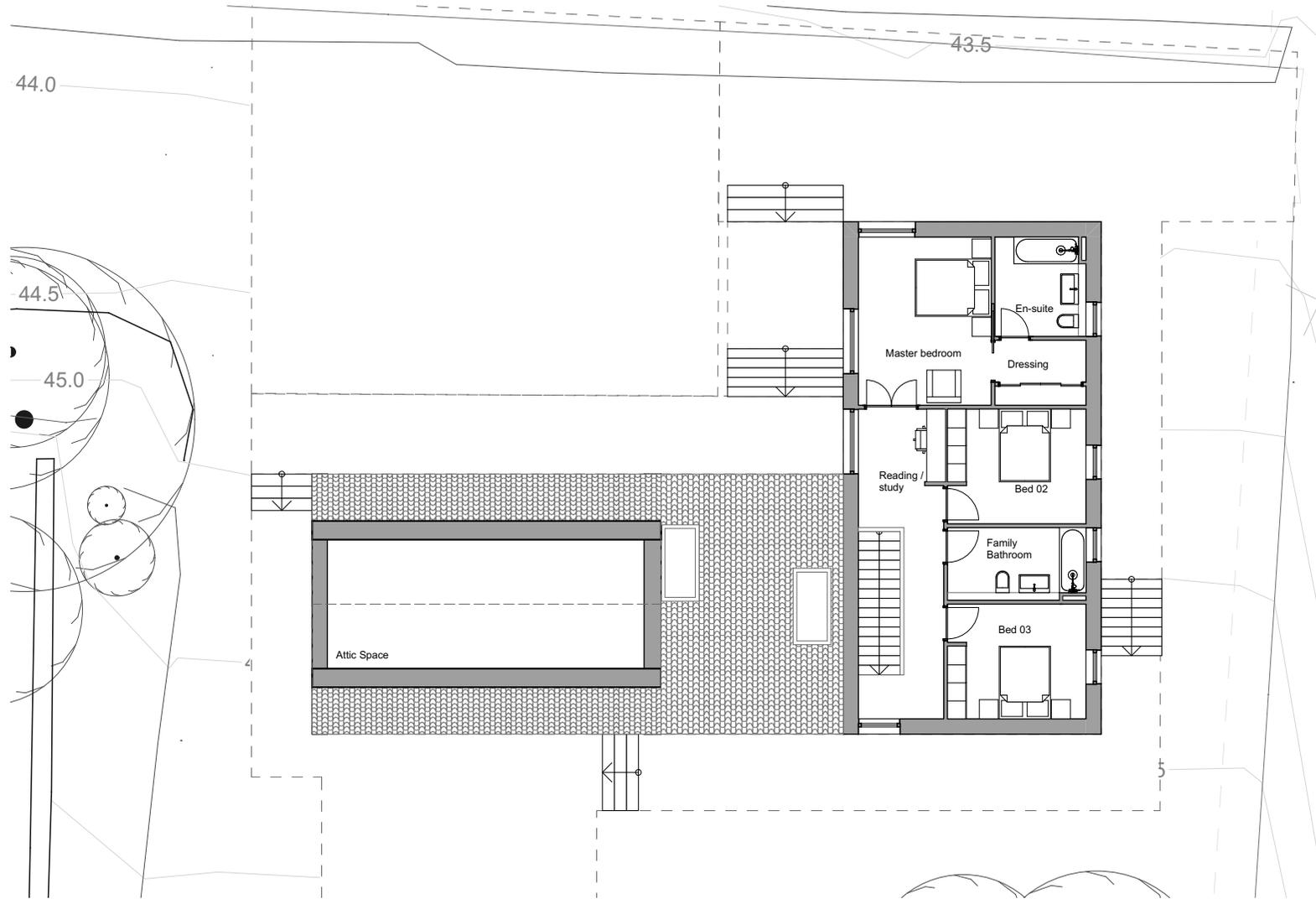
The following drawings show an scheme that outlines an indicative approach to the house on the site.

The drawings reflect the most appropriate siting and massing of the building that is envisaged for the site based on the current understanding of the constraints. We have set the floor levels at the most appropriate finished floor level but all details are indicative at this stage.

Indicative Proposed Site Plan



Indicative First Floor Plan



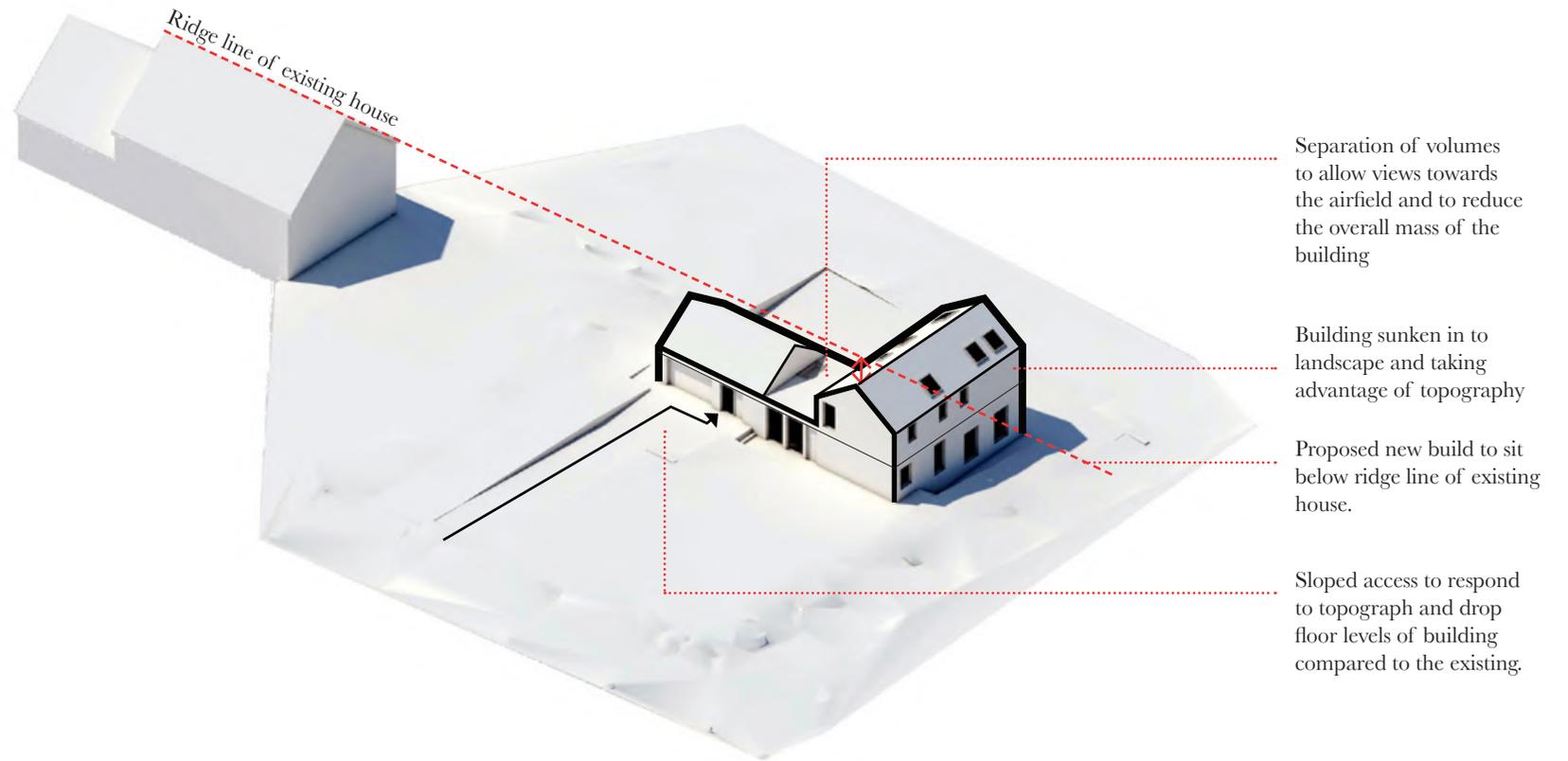
3.4 Indicative Massing Principles

Principles

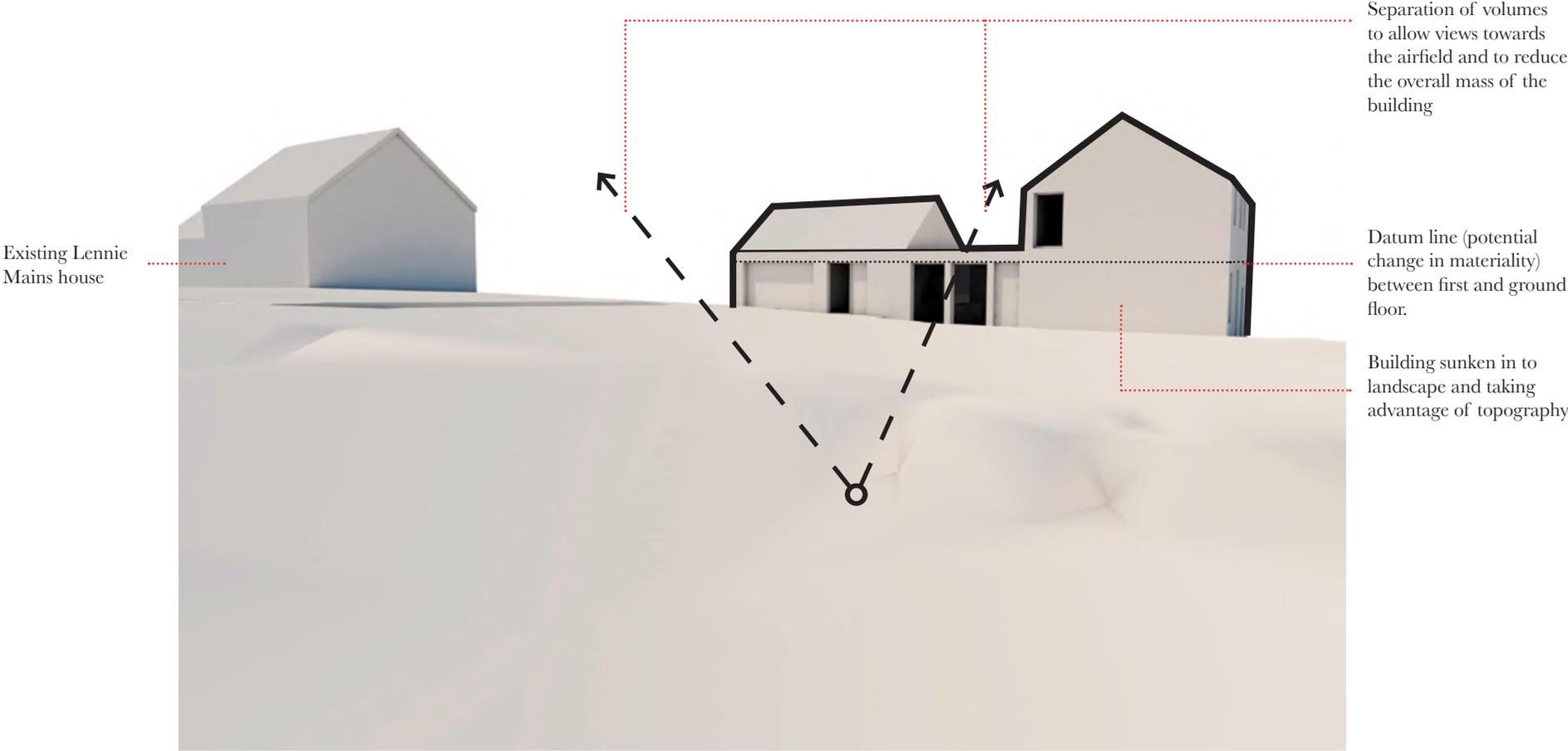
The following pages indicate the massing strategy for the outline proposals. The key has been to find a mass that responds well to the steeply sloping site and beds the building into the landscape whilst allowing the listed building to retain its significance on the site.

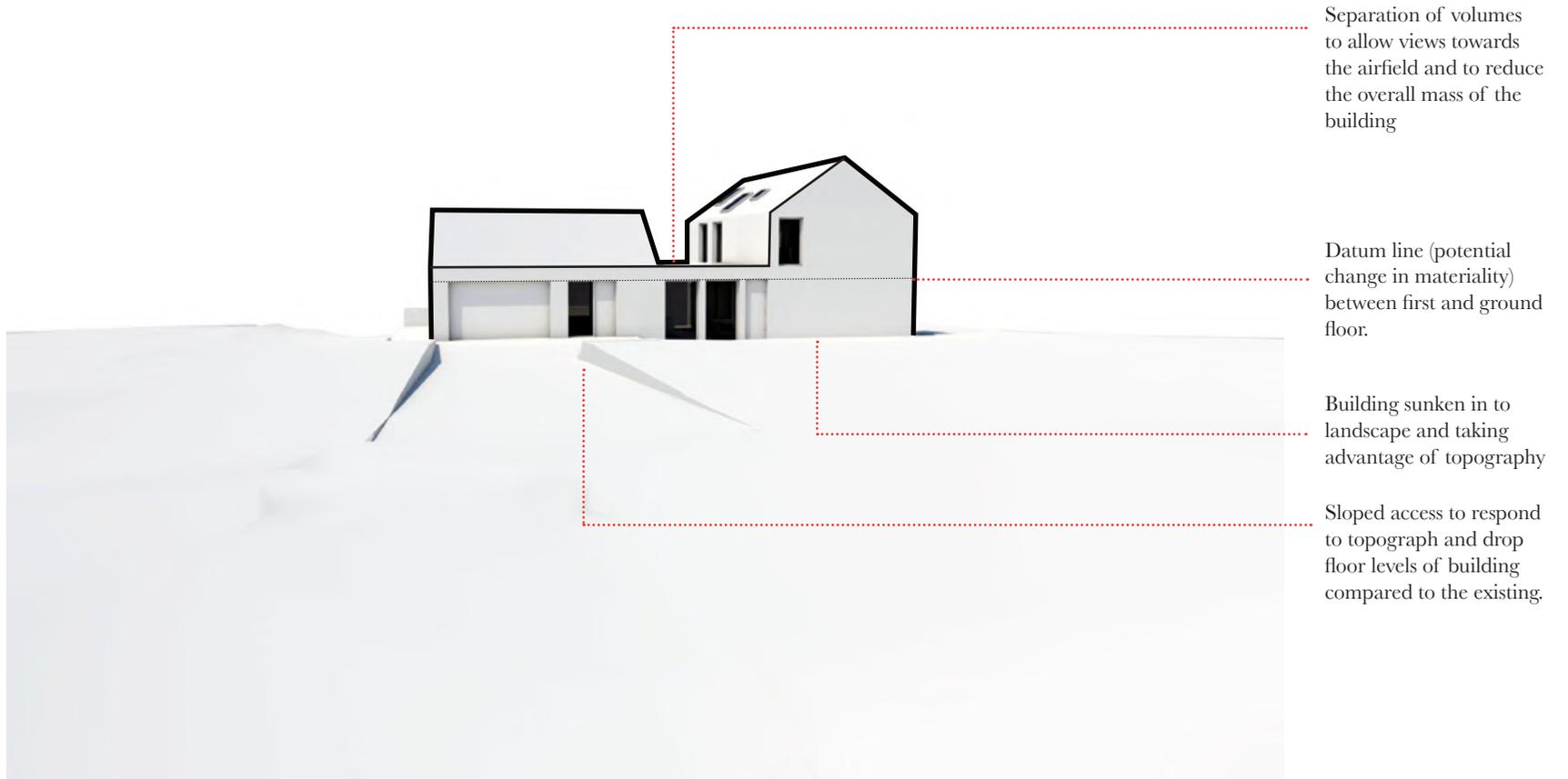
Small breaks in the roofscape are intended to reduce the overall mass on site and provide views out of the garden space towards the airfield.

The overall height of the building will sit below the ridge of the surrounding listed building and a strong datum will be established to allow for a change in the materiality from roof to wall.



3.4 Indicative Massing Principles





3.5 Indicative Proposed Long Views

View from East



(R) Existing view towards the site from the eastern approach on Cammo Road



(R) Proposed view towards the site from the eastern approach on Cammo Road showing building massing

3.5 Indicative Proposed Long Views

View from West



(R) Existing view towards the site from the western approach on Cammo Road



(R) Proposed view towards the site from the western approach on Cammo Road with proposals shown as ghost image indicating that the siting of the building can result in no visual impact on the listed buildings as the new building is located entirely behind the existing listed building.

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