

Leslie Howson.
112 Viewforth
Edinburgh
EH10 4LN

Ms Lowry
112 Viewforth
Edinburgh
EH10 4LN

Decision date: 23 March 2022

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

Formation of new car parking space, alterations to boundary wall, erection of iron railings, gate and erection of cycle shed.
At 112 Viewforth Edinburgh EH10 4LN

Application No: 21/06535/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 13 December 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:-

Reasons:-

1. The proposal is contrary to the Local Development Plan as loss of the stone boundary wall will adversely impact on the setting of the tenement properties which will fail to preserve the character or appearance of the conservation area.
2. The proposal is contrary to the City Council's Guidance for Householders in regard to access and parking as it would be the detriment of road safety due to its location near to a road junction and orientation of car parking spaces.

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

Drawings 01-02, 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 Local Development Plan as it fails to preserve the character and appearance of the conservation area.

It is also contrary to SPP principles of sustainable development as it fails to protect the historic environment. It will also be to the detriment of road safety.

These material considerations therefore support the planning permission being refused.

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
112 Viewforth, Edinburgh, EH10 4LN**

Proposal: Formation of new car parking space, alterations to boundary wall, erection of iron railings, gate and erection of cycle shed.

**Item – Local Delegated Decision
Application Number – 21/06535/FUL
Ward – B10 - Morningside**

Recommendation

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

Summary

The proposal is contrary to the Local Development Plan as it fails to preserve the character and appearance of the conservation area.

It is also contrary to SPP principles of sustainable development as it fails to protect the historic environment. It will also be to the detriment of road safety.

These material considerations therefore support the planning permission being refused.

SECTION A – Application Background

Site Description

The site is a ground floor flatted property that forms part of a tenement building located on a corner plot at the junction between Viewforth Square and Viewforth. It is located within a primarily residential area, in the Marchmont, Meadows and Brunstfield Conservation Area.

Description Of The Proposal

- Formation of new car parking space including alterations to ground level and paving.
- Removal of boundary wall section and partial re-build.
- Installation of vehicular gate, iron railings and cycle shed.

Relevant Site History

18/00730/TCO

112 Viewforth

Edinburgh

EH10 4LN

A group of holly trees at south corner (Viewforth & Viewforth Square) of property -

Remove all trees and replace with uniform hedge around property boundaries

Not make a Tree Preservation Order

21 February 2018

21/05801/TCO

112 Viewforth

Edinburgh

EH10 4LN

A group of holly trees on the corner of Viewforth and Viewforth Square in conservation area - Remove holly trees as advised by tree surgeons.

Not make a Tree Preservation Order

5 November 2021

Consultation Engagement

Transportation Planning

Publicity and Public Engagement

Date of Neighbour Notification: 23 March 2022

Date of Advertisement: 7 January 2022

Date of Site Notice: 7 January 2022

Number of Contributors: 11

Section B - Assessment

Determining Issues

Due to the proposed development falling within a conservation area, this report will first consider the proposals in terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

- Is there a strong presumption against granting planning permission due to the development conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals harm the character or appearance of the conservation area?

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well-proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

The appraisal refers to use of consistent materials including stone boundary walls helping to unify the varied built forms. Further, that low stone walling to the front of buildings is an important feature of the area, particularly where enhanced by traditional railings and gates which add rhythm and character.

The low-stone boundary wall borders the front of the site and is a consistent feature along the frontage of these tenement buildings. Its uniform position and materials along the street edge make a positive contribution to the setting of these traditional tenement properties and character of the historic environment. Existing openings in the wall are mainly of narrow width, designed as pedestrian gates leading to communal entrances into the tenements.

The proposal would remove a 3.5 m wide section of the boundary wall to create the vehicle access. This is disruptive to the setting of the traditional tenements by virtue of eroding a feature that contributes positively to its character, and that of the conservation area.

On Viewforth, previous alterations have been carried out to the front boundary wall including two vehicular gates south-east of the site at no. 94 and 98.

These openings are not characteristic of the frontages to tenement buildings in the area, were formed in advance current policy and there is no planning history for these works. They do not set precedence for assessment of this proposal.

Notwithstanding the above, the loss of the stone boundary wall and vehicular access is not a prevalent characteristic of the tenement buildings in the conservation area. The width of the openings is in excess of existing openings along the frontage of tenements. The level of disruption to the front boundary wall detracts from the setting of the tenement buildings. Its incremental erosion would be to the detriment of the character and appearance of the conservation area.

It is recognised the traditional design and material of the gate is in keeping with those prevalent in the area. In addition, inclusion of the wrought iron black railings positioned on the re-built boundary wall is welcomed, as it replicates a traditional feature evident along the street frontage.

However, potential benefit from inclusion of this feature is not outweighed by the resultant harm to the character of the historic environment through loss of the stone boundary wall.

Additional works, including alterations to raise the ground level and paving to accommodate the parking space are relatively minor in scale and in isolation do not raise concern in regard to their impact on the conservation area.

Proposed cycle storage is detailed on the plans. Should the proposal have been acceptable on all other aspects an elevation of this structure would have been sought to assess this element in detail.

Conclusion in relation to the conservation area

In light of the above, the proposals fail to preserve or enhance the character or appearance of the conservation area therefore do not comply with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) The proposals comply with the development plan?

The Development Plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Environment policy Env 6
- LDP Design policy Des 12

The non-statutory 'Listed Building and Conservation Area' guidance and 'Guidance for Householders' are material considerations that are relevant when considering policies Env 6 and Des 12.

Scale, form, design and conservation area

LDP policy Env 6 (Conservation Area - Development) states:

Development within a conservation area or affecting its setting will be permitted which:

- a) preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal;
- b) preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area; and
- c) demonstrates high standards of design and utilises materials appropriate to the historic environment.

LDP policy Des 12 states permission will be granted for development is compatible with the character of the existing building and neighbourhood character.

The Guidance for Householders refers to the loss of original walls or railings and adverse effect this can have on the character and setting of an area.

The proposals fail to preserve or enhance the character or appearance of the conservation area as detailed in section a) of the assessment and are therefore contrary to LDP policy Env 6 and Des 12.

Neighbouring Amenity

With respect to privacy, overshadowing and loss of daylight or sunlight, the proposals have been assessed against requirements set out in the non-statutory 'Guidance for Householders'. The proposals will not result in any unreasonable loss to neighbouring amenity.

Conclusion in relation to the Development Plan

The proposals are contrary to the Local Development Plan.

It will fail to preserve the character or appearance of the conservation area by eroding a feature that makes a positive contribution to the historic environment.

c) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Road Safety

The Guidance for Householders states for road safety reasons, an access must not be formed in 15 metres of a junction, where visibility would be obstructed and where it would interfere with pedestrian crossings, bus stops, street lighting or existing street furniture.

Transport Planning have been consulted on the proposals and have recommended the application be refused as it would be to the detriment of road safety.

Specifically, that it does not meet transport guidelines including its location within 15m of a road junction, its visibility is affected due to orientation of the car parking space to the detriment of road safety.

No specific pedestrian safety issues have been raised.

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal will have a harmful impact on the character and the setting of the historic environment therefore does not comply with the principle 10 of the SPP.

The proposed development therefore does not fully comply with the SPP sustainability principles.

Emerging policy context

The Draft National Planning Framework 4 is being consulted on at present and has not been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

11 objections have been received summarised as the following:

material considerations

- Impact on character and appearance of the conservation area : Addressed in section a) and b)
- Road and pedestrian safety : Addressed in section c)
- Impact on drainage : The hard surface is proposed to be constructed in permeable paving. No additional drainage information would be required for this householder planning application.

non-material considerations

- Impact on on-street car parking spaces and dropped kerb requirement : these matters cannot materially be assessed under this planning application.
- Alterations to existing waste provision : this matter cannot materially be assessed under this planning application.
- Decisions on past planning applications : each planning application is assessed on its own individual merits.

-Tree removal : Separate prior notification applications for Treeworks within a Conservation Area have been determined and no TPO made. Therefore, these removal works can be carried out outwith this planning application.

-Noise and disturbance : The potential for noise and disturbance cannot be anticipated as part of this householder planning application. Should a nuisance or noise disturbance be reported from the site then there are statutory provisions under separate Environmental Protection legislation to assess this matter.

Conclusion in relation to identified material considerations

The proposal is contrary to the SPP as it fails to protect the historic environment and will also be to the detriment of road safety.

Overall conclusion

The proposal is contrary to the Local Development Plan as it fails to preserve the character and appearance of the conservation area.

It is also contrary to SPP principle of sustainable development as it fails to protect the historic environment. It will also be to the detriment of road safety.

These material considerations therefore supports this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reasons

1. The proposal is contrary to the Local Development Plan as loss of the stone boundary wall will adversely impact on the setting of the tenement properties which will fail to preserve the character or appearance of the conservation area.
2. The proposal is contrary to the City Council's Guidance for Householders in regard to access and parking as it would be the detriment of road safety due to its location near to a road junction and orientation of car parking spaces.

Background Reading/External References

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

Further Information - [Local Development Plan](#)

Date Registered: 13 December 2021

Drawing Numbers/Scheme

01-02

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: SAUNDERS S

COMMENT: The application should be refused.

The proposed driveway does not meet the guidelines with respect to the following transport matters; located within 15m of a road junction, visibility is affected due to the orientation of the car parking space (i.e. not at right angles to the road), to the detriment of road safety.

Comments for Planning Application 21/06535/FUL

Application Summary

Application Number: 21/06535/FUL

Address: 112 Viewforth Edinburgh EH10 4LN

Proposal: Formation of new car parking space, partial rebuilding of boundary wall, erection of iron railings and gate and erection of cycle shed.

Case Officer: Householder Team

Customer Details

Name: Ms Elaine Mowat

Address: 13 Viewforth Square Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Viewforth Square is an attractive configuration of Victorian tenements bordered by front gardens with hedges, ironwork fences or low walls. This proposal would hack at the entrance to the Square in a way which would not only disturb its appearance but also contravene key principles of Edinburgh's Local Development Plan. These include preserving the character of conservation areas, adapting to the impact of climate change and promoting the provision of community facilities.

Specifically, this proposal would:

- incur the loss of at least one shared parking space, in an area where there is severe pressure on available places
- require the removal or re-siting of much needed communal recycling and bin space
- introduce a private vehicle entrance over a public pavement, increasing risk especially to vulnerable pedestrians including children
- require dropping of the kerb, negatively impacting on the look of the neighbourhood
- potentially increase the likelihood of flooding in the lower end of the Square, already prone to flash flooding during heavy rainstorms.

The City of Edinburgh Council has made a positive difference to the area in recent months through the provision of well-designed and unobtrusive communal cycle storage. Allowing the installation of bike storage up to 2.5m high in a front garden in this area would seem like a backward step.

TOLLCROSS COMMUNITY COUNCIL

6 GILLESPIE STREET
EDINBURGH
EH3 9NH

29 December 2021

Head of Planning
Department of City Development
City Development – Planning & Strategy
Waverley Court
4 East Market Street
Edinburgh EH8 8BG

Marchmont, Meadows And Bruntsfield Conservation Area. Formation of new car parking space, partial rebuilding of boundary wall, erection of iron railings and gate and erection of cycle shed. at 112 Viewforth Edinburgh EH10 4LN

21/06535/FUL

Case Officer: Householder Team planning.householder@edinburgh.gov.uk

Tollcross Community Council would like to object to the part of the application relating to the formation of a car parking space involving demolition of some of the boundary wall for the following reasons.

Conservation Area

This application is for a property in the Marchmont, Meadows and Bruntsfield Conservation Area. The boundary walls, gates and railings and hedges are an integral part of these Victorian tenements and are continuous on this section of Viewforth Square. Removing them for one property would be detrimental to the fabric of the conservation area. Some householders in the wider area made this change before it became part of a conservation area. Those changes should not have been allowed.

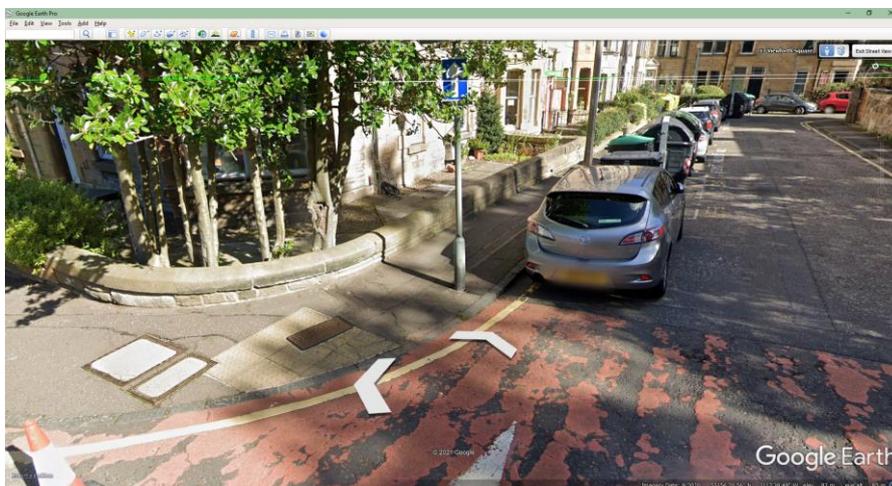
Extracts from Council guidance on 'Listed Building and Conservation Areas'[February 2019] are as follows.

- a) *'Boundary walls, garden ornaments and gates would all be considered to be part of the curtilage of the listed building and are treated as part of the listed building, even if they are not individually listed'*.

b) *‘However, any proposals to alter unsympathetically, relocate or remove items within the curtilage, such as stables, mews, garden walls, stone steps, stone paving and cobbled or setted areas are likely to detract from the quality of the building’s setting and are unlikely to be approved’.*

Policy ENV 6 of the LDP specifically mentions preserving boundary walls in Conservation Areas.

The following picture shows the intact line of the garden walls around the application site.



There are no other breaches of the garden walls around the whole of Viewforth Square. This would set a bad precedent, particularly as you have refused two similar applications (14 Gilmore Place and 61 Leamington Terrace) in the last month or so in this area.

Safety Issues

The application suggests that the vehicle would park parallel to the front wall of the house. This is a delicate manoeuvre on a narrow pavement and requires a dropped kerb approximately 4m wide at the kerb and only a few cms. from a lamp post and road sign. Furthermore, the vehicle would be driven in and out only 3 metres from a corner around which other vehicles will travel.

Loss of on-street Parking

The application would result in a loss of 4m where there is a single yellow line, which in this area allows parking after 5.30pm and at weekends. Objections from local residents to other similar applications have involved the loss of parking which the applicants themselves stress is difficult in this area.

Electric Charging

The applicant mentions an electric charging point. Whilst there are many environmental arguments in favour, this is not a material planning issue. The Planning Department will not be checking on the purchase of an electric vehicle or that it is being charged. We believe mention of this use is an attempt to influence.

I hope you will take our concerns into account when deciding this application.

Yours faithfully, Paul Beswick for Tollcross Community Council

Comments for Planning Application 21/06535/FUL

Application Summary

Application Number: 21/06535/FUL

Address: 112 Viewforth Edinburgh EH10 4LN

Proposal: Formation of new car parking space, partial rebuilding of boundary wall, erection of iron railings and gate and erection of cycle shed.

Case Officer: Householder Team

Customer Details

Name: Mr John Harrison

Address: 114/7 Viewforth Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live above this proposed development.

I believe this application should be rejected.

(1) Parking Problem exacerbated.

Viewforth is probably the densest car to apartment rate in the UK. This application takes away 2 parking spaces, at weekends, to the enrichment of one flat owner. One parking space would certainly be lost permanently, every day and night of the week. If this is granted similar applications will further erode parking spaces, as a precedent will be set.

(2) Smelly bins would be moved in front of the square's next tenement's ground floor's living room.

(3) The look and amenity of the curved square corners would be forever disturbed by the removal of a beautiful natural stone wall. Significant landscape feature lost. Ugly gates erected.

(4) Tree removal...40 year old, mature holly trees would be removed.

(5) Convention. This is a flatted tenement and this development is not usually allowed at this central location.

(6) This is a road junction and visibility would be lost, endangering life and limb. Imagine a camper van stuck on that spot.

Comments for Planning Application 21/06535/FUL

Application Summary

Application Number: 21/06535/FUL

Address: 112 Viewforth Edinburgh EH10 4LN

Proposal: Formation of new car parking space, partial rebuilding of boundary wall, erection of iron railings and gate and erection of cycle shed.

Case Officer: Householder Team

Customer Details

Name: Mr Graham Whyte

Address: 4, Greenhill Gardens Edinburgh

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As an owner of a flat in 114, Viewforth I make the following comments.

The entrance to the proposed parking area is too close to the junction of Viewforth Gardens and Viewforth and would be potentially dangerous to both pedestrians and other road users.

Loss of natural amenity to other residents.

Comments for Planning Application 21/06535/FUL

Application Summary

Application Number: 21/06535/FUL

Address: 112 Viewforth Edinburgh EH10 4LN

Proposal: Formation of new car parking space, partial rebuilding of boundary wall, erection of iron railings and gate and erection of cycle shed.

Case Officer: Householder Team

Customer Details

Name: Ms Anna macLachlainn

Address: 12/6 Viewforth Square Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a neighbor also with a young family, I too suffer from a lack of parking spaces so I do understand. However, by them changing their front garden into a parking space does not add a parking space to the Square, it simply guarantees them one at our expense. We would lose one space to make way for their entrance which currently the communal bins occupy. They would then be moved to a current parking space. So it firstly seems very unfair. In addition, they are planning to cut down several trees and a hedge. These trees in the summer give the residents some privacy from a very busy road and obviously soak up some of the traffic fumes. All the other ground floor flats in the Square have cultivated their front gardens and although their garden is at present concrete, a garden not a car park would be preferable from an aesthetic and environmental perspective. A car in a garden is not the way a beautiful city like Edinburgh needs to develop. Furthermore the idea that a car would be crossing a pavement that is very very busy with young families and primary school children crossing to go to school one way, and secondary school children going the other, does not strike me as safe at all!

Comments for Planning Application 21/06535/FUL

Application Summary

Application Number: 21/06535/FUL

Address: 112 Viewforth Edinburgh EH10 4LN

Proposal: Formation of new car parking space, partial rebuilding of boundary wall, erection of iron railings and gate and erection of cycle shed.

Case Officer: Householder Team

Customer Details

Name: Mr Magnus Orr

Address: 5/16 Viewforth Square Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

1. Over Development of a Conversation Area

Developing this garden area into a parking area will over development the area and lead to other gardens being converted in the square. This will change the character of the square.

2. Noise and Disturbance

Having a parking area next to the foundations of the tenement building will increase the noise and disturbance for all residents as vehicles drive into and drive out of this very tight space, which is only a few feet from the building.

3. Health and Safety of School Children

A number of children walk to school using this pavement, this corner is already congested with bins, adding access to vehicles across the pavement will only add to the risk. Especially as the gateway is on the corner - which is a natural crossing point as kids go to school.

4. Drainage

The existing garden is a natural drainage point for rainwater. If this becomes a car park area - the water will either flow towards the foundations or out towards the pavement. Both outflows will cause problems, especially during winter, where water can freeze on the pavement at a busy crossing point, or cause damage to the foundations of the tenement building.

Comments for Planning Application 21/06535/FUL

Application Summary

Application Number: 21/06535/FUL

Address: 112 Viewforth Edinburgh EH10 4LN

Proposal: Formation of new car parking space, partial rebuilding of boundary wall, erection of iron railings and gate and erection of cycle shed.

Case Officer: Householder Team

Customer Details

Name: Mr Rob Cockcroft

Address: 12/4, VIEWFORTH SQUARE Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the planning application to add a car parking space to the side of this property.

1. Viewforth Square is in a conservation zone and this would alter the nature of the area by removing a front garden. This is out of keeping with the other properties on the square.
2. The area is popular with families and I would be concerned about the safety of children with a driveway cutting across the pavement.
3. The proposed access is very near the corner of Viewforth Square and I would be concerned that visibility coming in and out of the parking space would be poor, increasing the risk of a car or pedestrian being hit.
4. The proposed development would lead to the bins which are currently sited outside the proposed entrance having to be moved. This would further reduce the very limited parking in this area.
5. I note that a similar proposal on Lemmington Terrace was rejected for similar reasons to those detailed above and would hope that there would be a consistent approach as we are in the same conversation area.

Thank you.

Comments for Planning Application 21/06535/FUL

Application Summary

Application Number: 21/06535/FUL

Address: 112 Viewforth Edinburgh EH10 4LN

Proposal: Formation of new car parking space, partial rebuilding of boundary wall, erection of iron railings and gate and erection of cycle shed.

Case Officer: Householder Team

Customer Details

Name: Mr David Osborne

Address: 12/7 Viewforth Square Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello,

I object to the proposal because it will mean the many young families in the square will need to look out for a car coming out of/ going into the property- crossing what is currently an unbroken safe pavement.

The gate seems very close to the corner of the busy road through the square.

We don't have a car but it seems the bins outside the property will need to move to lose a communal car park space, or the bins themselves moved or lost. Both bins and car spaces are very well used and it seems a tad unfair that a communal facility will be lost for a private car parking space. There are many young families in the square who would love a private space, but it is part of city living not to have one.

We use the city car club which is on Viewforth Terrace and offers an alternative option if a car parking space near to 112 Viewforth is needed.

Thanks,

David

Comments for Planning Application 21/06535/FUL

Application Summary

Application Number: 21/06535/FUL

Address: 112 Viewforth Edinburgh EH10 4LN

Proposal: Formation of new car parking space, partial rebuilding of boundary wall, erection of iron railings and gate and erection of cycle shed.

Case Officer: Householder Team

Customer Details

Name: Mr Martin Page

Address: 12/2 Viewforth Square Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a really bad idea.

It will secure a parking space for the owner while removing one of ours. Worse, the bins will have to move to less convenient location - probably next to the existing ones in the corner, making our street look like one big bin shed.

A car exiting the proposed drive onto the mouth of the square in the morning will likely be a hazard to school children and to other drivers. There simply isn't enough space or visibility to add this.

The look of the Victorian square will be spoiled, giving it the feel of a soulless London residential wasteland - cars just don't belong in gardens!

Comments for Planning Application 21/06535/FUL

Application Summary

Application Number: 21/06535/FUL

Address: 112 Viewforth Edinburgh EH10 4LN

Proposal: Formation of new car parking space, partial rebuilding of boundary wall, erection of iron railings and gate and erection of cycle shed.

Case Officer: Lewis McWilliam

Customer Details

Name: Ms Jude Quartson-Mochrie

Address: 14/10 Viewforth Square Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 112 Viewforth (21/06535/FUL) - PLANNING OBJECTION

We would like to note our objection on the following grounds:

CONSERVATION AREA

In general, the character of Viewforth Square is planted front gardens bounded by a stone wall between the pavement and property. These garden walls are uninterrupted except for modest openings for pedestrian access. The gardens are uncluttered by the addition of built objects, such as sheds and are enhanced by greenery and trees.

The proposal of a 2.5m high cycle shed along with the breaking of the wall pattern by introducing a large vehicle opening begins to erode the nature of Viewforth Square. In addition to these proposed changes, the removal of the hedge and mature trees would also be detrimental to the character of the conservation area.

PARKING

Being at the boundary of the Zone 8 residents' parking area, parking in and around Viewforth Square has always been a challenge, both in and out of normal hours (i.e. 08:30-17:30 Mon-Fri).

Single yellow lines allow for additional disabled parking and general out of hours parking, however in recent times, this provision has been severely reduced by the introduction of 'Spaces for People' along a large length of Viewforth. The single yellow line outside the proposed new entrance to 112 Viewforth provides a valuable parking space, particularly for Blue Badge holders. This is in fact one of only two such spaces in the Square, where a car can park on a single yellow line without

obstructing the movement of large vehicles such as bin lorries, removal vans, fire engines etc. around the Square. Granting this application would benefit one household but disadvantage the general local community.

BINS

Although not shown on the applicant's existing drawings, this development would require the relocation or removal of communal recycling and food waste bins. Without sacrificing a residents' permit bay, it is difficult to image where these bins could be relocated in the Square without disrupting the movement of large vehicles (as described above) around the Square.

SAFETY

The proposed drawings do not fully demonstrate the path of movement a vehicle would need to take in order to manoeuvre in and out of what appears to be a relatively tight space with the obstacles of lampposts on either side. The action of parking may be tricky and how this might affect the safety of pedestrians crossing the pavement, as well as vehicles turning into Viewforth Square is a concern.

CONCLUSION

By granting this application it will affect the townscape and visual appearance of Viewforth Square, by altering the nature of the stone garden wall and removing established planting. It will also have a detrimental effect on communal amenities such as refuse provision and impinges on parking, which is already extremely difficult and challenging in the area. This proposal would remove one of only two usable informal spaces on single yellow lines, which allow Blue badge holders to park at all times. In conclusion, this application would benefit one household but disadvantage many.

Comments for Planning Application 21/06535/FUL

Application Summary

Application Number: 21/06535/FUL

Address: 112 Viewforth Edinburgh EH10 4LN

Proposal: Formation of new car parking space, partial rebuilding of boundary wall, erection of iron railings and gate and erection of cycle shed.

Case Officer: Lewis McWilliam

Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The AHSS Forth & Borders Cases Panel has examined this application and objects to the proposals.

This prominent corner site is particularly sensitive in establishing the historic character of this area, and the character of these front gardens as gardens.

The proposals would involve excessive loss of garden walls, an equivalent loss of existing on-street parking, and create a very awkward access to the parking space.

We therefore object.

MEMORANDUM

To: Planning Officer
Lewis McWilliam

From: Transport
Steven Saunders

Our Ref: 21/06535/FUL

**21/06535/FUL
112 VIEWFORTH
EDINBURGH
EH10 4LN**

TRANSPORT CONSULTATION RESPONSE

Summary Response

The application should be refused.

Reasons;

The proposed driveway does not meet the guidelines with respect to the following transport matters; located within 15m of a road junction, visibility is affected due to the orientation of the car parking space (i.e. not at right angles to the road), to the detriment of road safety.

Full Response

The application should be refused.

Reasons;

The proposed driveway does not meet the guidelines with respect to the following transport matters; located within 15m of a road junction, visibility is affected due to the orientation of the car parking space (i.e. not at right angles to the road), to the detriment of road safety.

Steven Saunders

**TRANSPORT
Steven Saunders
Transport Officer 11.02.2022**