

Development Management Sub-Committee Report

Wednesday 7 December 2022

**Application for Planning Permission
55 Woodhall Road, Edinburgh, EH13 0HD.**

Proposal: Form new dwelling (as amended).

**Item – Committee Decision
Application Number – 21/06189/FUL
Ward – B08 - Colinton/Fairmilehead**

Reasons for Referral to Committee

The application has been referred to the Development Management Sub-Committee because 9 letters of objection have been received and it is recommended for approval. Consequently, under the Council's Scheme of Delegation, the application must be determined by the Development Management Sub-Committee.

Recommendation

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

Summary

The proposal complies with Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and overall is in accordance with the development plan.

The proposal is a high-quality, modern design that is of an appropriate scale, form and position.

It will not be detrimental to the architectural character, setting or historical interest of listed buildings and will preserve the character and appearance of the Colinton Conservation Area. It will not result in adverse impacts on neighbours' living environment and a satisfactory residential environment will be achieved.

Appropriately designed cycle provision is required by condition and exceedance of the car parking standards is acceptable given the existing parking provision on-site.

No specific road or pedestrian safety issues will occur and sustainable features are incorporated. It will not result in loss of trees worthy of retention.

The proposal complies with the policy principles of sustainable development set out in Scottish Planning Policy (SPP). There are no material considerations that outweigh this conclusion.

SECTION A – Application Background

Site Description

The site is part of the rear garden of detached villa property 55 Woodhall Road. The garden space has a number of trees and foliage on-site with a vehicular access fronting Allermuir Road. The boundary treatment includes a low-stone boundary wall and timber fence of varying heights.

The property is located on a corner plot at the junction between Woodhall Road to the north and Allermuir Road to the west.

It is located within the Colinton Conservation Area and lies adjacent to Category C listed early 20th century semi-detached villa properties 51-53 Woodhall Road (ref: LB29952, 19/12/1979).

These buildings form part of a group listing including 47-9 Woodhall Road and 2 Bonaly Road to the east. This listing formerly included no.55 Woodhall Road.

Description of the Proposal

Construction of a new dwelling and associated works in garden ground of 55 Woodhall Road.

The external materials include blackened timber panels for the upper floor and stone on the ground floor.

The roof form includes two pitched roof elements with open space between the timber panels on its upper section.

Paving will be at the front for car parking space and grass with planting and trees.

A timber fence will be constructed around the side and rear boundary bordering the garden space with its height between 1 to 1.8 metres. A low-level, stepped stone boundary wall will be formed at the front boundary.

Supporting Information

- Design and Access statement
- Drainage information
- Tree Survey
- Visualisations
- Daylight and sunlight information

Revised Scheme

The footprint of the dwelling has been reduced from approximately 220 m² to 175 m², its position altered to increase the setback from Allermuir Road from approximately 1m to 6m and the single storey projection re-positioned from the south to north side of the site.

The height of the boundary treatment has also been reduced from a maximum height of 3 metres to 1.8 metres. The material of the wall and lower section of the dwelling has also been altered from brick to stone.

The revised scheme details retention of nine trees on-site with four trees to be removed.

Relevant Site History

91/00136/FUL
55 Woodhall Road
Edinburgh
EH13 0HD
Alter dwelling house
Granted
14 March 1991

21/02234/TCO
55 Woodhall Road
Edinburgh
EH13 0HD
Pine tree (Pinus Nigra) - tree removal.
Not make a Tree Preservation Order
1 June 2021

21/04992/TCO
55 Woodhall Road
Edinburgh
EH13 0HD
T1: Scots Pine - fell - removal of Scots Pine tree.
Not make a Tree Preservation Order
19 October 2021

Other Relevant Site History

None.

Pre-Application process

There is no pre-application process history.

Consultation Engagement

Archaeology

Scottish Water

Transport Planning

Flood Planning

Refer to Appendix 1 for a summary of the consultation response.

Publicity and Public Engagement

Date of Neighbour Notification: 21 October 2022

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 28 October 2022; 10 December 2021.

Site Notices Date(s): 25 October 2022; 7 December 2021.

Number of Contributors: 17

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

- b) 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):

If the proposal is in accordance with the development plan the determination should be to grant planning permission unless material considerations indicate otherwise?

If the proposal is not in accordance with the development plan the determination should be refuse planning permission unless material considerations indicate otherwise?

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 listed building and its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Setting

The site is adjacent to Category C Listed (ref: LB29952) early 20th century semi-detached villa properties at 51 - 53 Woodhall Road. These buildings form part of a listed grouping alongside 47-9 Woodhall Road and 2 Bonaly to the east.

The listing description details their special interest as including retention of common features including their uniform gables, angular form of roofscape, consistency of white render and slate roofs.

These key features of the listed buildings are most visibly read from the Woodhall Road and Bonaly Road to the far east.

The new dwelling will disrupt some visibility of these historical assets from Allermuir Road. However, as existing, views from here are onto the subsidiary elevations of these buildings and are further limited by the extent of existing tree coverage.

In this regard, the wider appreciation of these buildings will continue to be read from the public spaces fronting their principal elevation.

The proposal will not interfere with these principal views or impact on their special interest or architectural character.

Conclusion in relation to the listed building

The proposal is acceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

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

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Guidance on Conservation Areas Designation of Conservation Areas and Conservation Area Consent

The Colinton Conservation Area Character Appraisal emphasises the high-quality architecture, the predominant use of traditional building materials, the strong sense of place derived from the containment within a rural setting, and the prominent views to the Pentland Hills.

The site is located within the villa zone as identified in the appraisal. Key elements of this area include its general low-density form of development, large, detached houses of high-quality architecture with a consistency of materials and mature trees.

Houses nearby are generally unified by similar materials including slate or rosemary clay tiled roofs, white render walls, stone boundaries, and have spacious landscaped gardens. The villa property on-site is characteristic of these aspects in this historic environment. The new dwelling will clearly differ in appearance to houses nearby. However, as a modern design there is no requirement to replicate the appearance of more traditional buildings.

The use of alternative materials is appropriate here as they form part of a high-quality distinctive design concept. In particular, the clear contrasting aspects of the new dwelling including use of blackened timber panelling and asymmetrical roof form will add interest to the street scene. Importantly, its scale and proportions are appropriate in relation to surrounding built form. The revised footprint retains a setback to each side and front boundary. In tandem with the use of open timber panels on the upper sections, its height and width will be in proportion to properties nearby.

As outlined in the submitted design statement, there is range in the position of dwellings on each plot with no defined building line on Allermuir Road. This notwithstanding, a positive characteristic of the conservation area is its green leafy surroundings and soft landscaping fronting properties.

The setback position of the dwelling allows soft landscape to be retained along its frontage. Its position relative to the street edge is appropriate in the context of the varying position of dwellings nearby. The dwelling will reduce the garden space for the existing villa property on-site however its plot size is large. The degree of encroachment into the garden will not adversely impact on the areas' low-density form of development where no clear, spatial pattern is evident.

Overall, the proposal will introduce a new modern designed house. Its contrasting style is appropriate here, as the materials are high-quality and will add to the range of architectural styles evident nearby. Its scale, form and position will be appropriate to the historic environment.

Conclusion in relation to the conservation area

The proposal will preserve the character and appearance of the conservation area.

It is therefore acceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

c) 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 Design policy Des 1, Des 3, Des 4, Des 5, Des 6,
- LDP Environment policy Env 3, Env 6, Env 9, Env 12, Env 16, Env 21
- LDP Housing policy Hou 1, Hou 3, Hou 4
- LDP Transport policy LDP Tra 2, Tra 3, Tra 4

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering policy Env 3 and Env 6.

Listed Building

The impact on the listed building has been assessed in section a) and the proposal complies with LDP policy Env 3 (Listed Buildings - Setting).

Conservation Area

The impact on the conservation area has been assessed in section b).

The proposal will preserve the special character of the Colinton Conservation Area. It therefore complies with LDP policy Env 6 (Conservation Area - Development).

Principle

LDP policy Hou 1 (Housing Development) prioritises the delivery of housing land supply and the relevant infrastructure and identifies four criteria on where this can be achieved.

The site is located within the urban area in an established residential area with access to public transport nearby.

The residential use of the land has been established on site. It is therefore an appropriate location for housing, subject to compliance with other LDP policies.

LDP policy Hou 3 (Private Greenspace) states planning permission will be granted for development that makes adequate provision for green space to meet the needs of future residents.

Adequate greenspace provision will be achieved to the rear of the site therefore the proposal complies with Hou 3.

LDP policy Hou 4 (Density) seeks an appropriate density of development having regard to site characteristics and those of the surrounding area, the need to create an attractive residential environment, accessibility, and its impact upon local facilities.

The site has access to public transport links to the city centre and residential development in this location will help to support facilities in the nearby local centre. The size of the dwelling and garden space will achieve an attractive residential environment for future occupiers.

Whilst the new dwelling will reduce the villa property's' garden space there is no clear spatial pattern evident in the surrounding area. The addition of one new dwelling and retained greenspaces on-site is not at odds with the low-density characteristics of the area.

The proposal therefore complies with LDP policy Hou 4.

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 overall design concept should draw upon the positive characteristics of the surrounding area.

LDP policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) required development proposals to demonstrate existing characteristics and features worthy of retention on the site and in the surrounding area have been incorporated.

LDP policy Des 4 (Design- impact on Setting) requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape.

The modern design concept will contrast with the traditional characteristics of the townscape.

However, the overall design is a high-quality and the surrounding area is not defined by a unified architectural style. Some cues from traditional building materials are taken through use of stone on the lower sections and frontage.

The scale, form and position of the dwelling is appropriate in the context of surrounding built form. As revised, features worthy on-site have been retained with larger trees incorporated into the proposal. The dwelling is a high-quality modern design concept, and its overall height, scale and proportions is compatible with the townscape character.

The proposal therefore complies with LDP policy Des 1, Des 3 and Des 4.

Amenity

Future Occupiers

LDP policy Des 5 (Design-Amenity) also states that planning permission will be granted for developments where it is demonstrated that future occupants will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

LDP policy Hou 3 states that planning permission will be granted for development which makes an adequate provision for greenspace to meet needs of future residents.

In regard to daylight, the EDG states that this will be measured using the Vertical Sky Component Criteria (VSC). The required 27 % VSC will be achieved when new development does not rise above a 25-degree line from the mid-point of the existing window to be tested.

The EDG outlines that new build three-bedroom dwellings or more should have a minimum floor area of 91 square metres. The property exceeds this minimum standard. All habitable rooms will achieve acceptable levels of outlook and daylight by virtue of the size of windows on the front and rear elevation.

Privacy will be achieved for future occupiers by the orientation of all rearward windows and boundary fence, planting and trees at the boundary of the rear garden. The front of the property will occupy a visible location where privacy will be somewhat compromised by its proximity to the street. This arrangement is typical of the surrounding residential environment and will not result in any unacceptable impact on privacy for future occupiers.

Future occupiers will have approximately 150 m² of garden space. The rear garden achieves a length of over 9 m and will provide an adequate level of amenity space and sunlight for occupiers.

In light of the above, the proposal will result in the creation of a satisfactory residential environment for future occupiers of the site.

Neighbouring Occupiers

The proposed sub-division of the plot will reduce the size of the applicant's rear garden to approximately 200 m². This garden slopes downwards and will be positioned in near proximity to the side gable of the new dwelling which will result in approximately 20 m² of shade cast onto this space. However, considering the resultant size of the garden space and its south-facing orientation an adequate quality of external amenity space will still be achieved for future occupiers.

In regard to daylight, south-facing windows of no.55 will face the side gable of the new dwelling. The proposal will fail the 25-degree VSC criteria for a ground floor opening on this side. However, the degree of non-compliance is marginal, and the upper part of the new roof is vertical panels with open space between. This design will allow a greater degree of light to permeate to this opening than a solid roof structure. In light of this and given the additional sources of light on this side of the dwelling the overall impact on occupiers living environment will not be unreasonable.

Overall, an adequate living environment will still be achieved for occupiers of the proposal site.

53 Woodhall Road also sits on a lower land level than the site of the new house and the new development will be visible. However, rear-facing openings of this property mainly face onto their own garden space and not directly onto the site of the new dwelling. The proposal complies with the 25-degree criteria from rear-facing openings of this neighbour's property and will have no adverse impact on daylight to all habitable rooms.

The proposal marginally fails the 45-degree sunlight test at the common boundary with this property. However, the dwelling is single storey to this side and there is a large degree of existing foliage here that no material impact on shade to this garden space will occur.

In regard to privacy, outlook from ground floor openings will face onto the proposed boundary fence which in tandem with the trees and planting will prevent any significant views onto adjacent land. Openings at first floor to the rear have been minimised whilst the distance retained of approximately 9 m to the neighbour's garden in tandem with the boundary treatments will prevent any material loss of privacy.

Furthermore, whilst outlook onto the street will have some view of the facing property the privacy on this side is already compromised by its proximity to the street. The space retained between dwellings will prevent any unreasonable impact on privacy.

In addition, the revised scale, form and position of the proposal will not have an adverse impact on the amenity of all other properties. To the south, the scale of the new dwelling in tandem with the distance retained to the boundary with 1 Allermuir Road will prevent any material loss of sunlight to this garden space or daylight to the property windows.

It is acknowledged that the new development will alter views facing onto the site from neighbouring land. However, retention of private views reliant on outlook across adjacent land cannot be protected under planning legislation.

The scale of the dwelling has been reduced and its larger two-storey set away from the common boundaries. This setback will help reduce the immediacy of the development from neighbour's garden and property. In addition, the reduced height of boundary fence of between 1 to 1.8 m is an appropriate height as viewed from adjacent land.

In regard to noise, continued residential use of the land is compatible with the area and it is not anticipated that the addition of one new dwelling will give rise to any unreasonable impact in this regard. In addition, if a noise nuisance is reported from the site there is separate Environmental Protection legislation to assess this.

Overall, the proposal complies with LDP policy Des 5. It will not have an adverse effect on the amenity of neighbouring developments and future occupiers will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

Trees and Ecology

LDP policy Env 12 (Trees) states that development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order or any other tree or woodland worthy of retention. Where permission is granted, appropriate replacement planting will be required to offset the loss.

A tree survey has been submitted which has recorded 13 trees on-site (3 category B and 10 category C). Since submission of the survey, the dwelling has been re-positioned to prevent conflict with early-mature category B trees to the south-east corner. Nine trees would be retained in total and the specimens removed are identified in the report as young, category C trees of a low quality.

In this regard, no trees worthy of retention will be removed on-site. Replacement planting has been recommended by condition which will provide appropriate mitigation for the loss of these specimens.

In light of the above, the proposal does not conflict with LDP policy Env 12.

Ecology

LDP policy Env 16 (Species Protection) aims to ensure development will not be to the detriment to the maintenance of a protected species and suitable mitigation is proposed. Due to the characteristics of the site, bats are the only protected species applicable here.

The tree survey identified trees on-site has having a low suitability for supporting bat roosts. It is therefore not anticipated that the proposal will have an adverse effect on European protected species. An informative has been included that a nesting bird check should be undertaken on site by a suitably qualified ecologist, in order to prevent impacts on nesting birds and minimise any wider ecological impact from the proposal.

Overall, the proposal will not be to the detriment of protected species in accordance with LDP policy Env 16.

Transport

Car Parking

LDP policy Tra 2 (Private Car Parking) set out the requirements for private car parking. The Council's Parking Standards are set out in the Edinburgh Design Guidance.

LDP policy Tra 4 (Design of Off-Street Car and Cycle Parking) gives design considerations for car parking. These include a preference for basement level parking, and not at street level where at the expense of an active frontage onto private open space. In addition, that the design should not compromise pedestrian safety.

The site is identified within the Edinburgh Design Guidance Parking Standards as being in Zone 3 where there should be a maximum car parking provision of 1 space per dwelling. The existing vehicular access will be re-used and widened. The proposed paving to the front of the property has one car parking space detailed.

The size of this area has potential to accommodate an additional car however, this is a similar provision to the length of the current driveway on-site and in this regard, there is no net impact from the scheme in terms of encouraging private car use.

In addition, whilst the car parking is at street level the layout allows a proportionate amount of the property frontage to be retained as soft landscaping which will contribute to the amenity of the street.

The proposal will remove car parking provision for the existing dwelling. There are no minimum car parking standards in the EDG and the site is in walking distance to Lothian bus services on Woodhall Road and Bonaly Road. This will provide access to amenities in the nearest local centre and into the city centre.

Transport have been consulted on the revised proposals and have raised no objections to the scheme subject to a condition or informative that the applicant should be required to introduce a maximum of one off-street parking space. In light of the above, this has been included as an informative.

No specific road or pedestrian safety issues are raised.

Cycle Parking

LDP policy Tra 3 states permission will be granted where proposed cycle parking and storage complies with standards in Council Guidance.

Edinburgh Design Guidance states for houses with four or more habitable rooms 3 cycle spaces should be provided.

LDP policy Tra 4 refers to design considerations for cycle parking including its location nearer to building entrances than car parking and considerations of council guidance.

EDG states long-stay provision will be required in residential development where focus should be on location, security and weather protection. Short stay should be convenient and accessible - near entrances with preferably step free access. No designated cycle storage has been included however there is adequate space to accommodate three cycles on-site via the proposed integral garage. A condition has therefore been recommended for full detail of cycle storage to be submitted, approved and installed prior to first use of the new dwelling.

Flooding

LDP policy Env 21 (Flood Prevention) states that planning permission will not be granted for development that would increase a flood risk or be at a risk of flooding itself, impeded the flow of flood water or be prejudice to existing or planned flood defence systems.

Supporting paragraph 197, states the purpose of this policy is to ensure development does not result in increased flood risk for the site being developed or elsewhere. The site is identified on the SEPA flood risk maps as having a medium level surface water risk and no specific coastal or river flood risk.

A drainage impact assessment and drainage flow plans has been submitted. Upon clarification of the proposed discharge rate and receipt of flow path diagrams no objections have been raised from Flood Planning. An informative has been recommended and included in regard to the incorporation of above ground water SUDs features and infiltration testing of surface water.

In regard to the above, the proposal has been designed to mitigate against flood risk. It does not increase flood risk for the site or elsewhere therefore complies with LDP policy Env 21.

Archaeology

LDP Policy Env 9 (Development of Sites of Archaeological Significance) states, amongst other criteria, that planning permission will be granted for development on sites of archaeological significance if it can be concluded that no significant archaeological features are likely to be affected by the development.

The City Archaeologist has been consulted on the proposals and has stated it is unlikely any significant archaeological remains will occur on-site.

In this regard, the proposal complies with LDP policy Env 9.

Sustainability

LDP policy Des 6 (Sustainable Buildings) states permission will only be granted for development which meets carbon dioxide emission targets and incorporates features that reduce or minimise environmental resource use and impact.

Supporting paragraph 158 states that to meet criterion a), proposals for new development must accord with the current carbon dioxide emissions reduction target as set out by the Scottish Building Standards.

In regard to a) there are minimum sustainability standards which new development must meet which is assessed under any subsequent building warrant application.

In regard to b), the proposal incorporates sustainable features through inclusion of solar panels and use of sustainable materials such as charred timber cladding. In addition, the large glazed openings will help penetration of natural light into habitable rooms.

Overall the proposal complies with the objectives of LDP policy Des 6.

Conclusion in relation to the Development Plan

Overall, the proposal is in accordance with the development plan.

It is a high-quality, modern design that is of an appropriate scale, form and position. It will not be detrimental to the architectural character, setting or historical interest of listed buildings and will preserve the character and appearance of the Colinton Conservation Area. It will not result in an adverse impact on neighbours' living environment. No specific road or pedestrian safety issues will occur. Sustainable features are incorporated. It will not result in loss of trees worthy of retention.

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

The following material planning considerations have been identified:

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 proposed development is an appropriately high-quality design that incorporates sustainable features, protects the historic and natural environment. Overall, it complies with SPP principles of sustainable development.

Emerging policy context

The Revised Draft National Planning Framework 4 was laid before the Scottish Parliament on 08 November 2022 for approval. As it has not completed its parliamentary process, only limited weight can be attached to it as a material consideration in the determination of this application.

The Planning Committee considered the objections received to City Plan 2030 on 30 November 2022. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

In regard to accessibility, there are minimum standards that a new dwelling must meet under any subsequent building warrant process. This notwithstanding, the internal layout provides step free access to main facilities at ground floor including the kitchen and living room, toilet and bedroom.

Due regard has been given to section 149 of the Equalities Act 2010.

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

A summary of the representations is provided below:

Letters of objection

material considerations

- Adverse impact on the conservation area : Addressed in section b) - Conservation Area
- Adverse impact on trees and landscape : Addressed in section c) - Trees
- Adverse impact on neighbour's amenity : Addressed in section c) Amenity

- Drainage impact: Addressed in section c) Flooding
- Transport impact: Addressed in section c) Transport
- Incorrect address on plans: It is noted the plans reference 55 Allermuir Road. The application form identifies the postal address to which the development relates, and the submitted documents are sufficient to accord with the requirements of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 to determine the planning application.
- Accuracy of plans and additional information sought (amenity, height, scale, position, demolition): Revised plans and additional information have been received to address these matters.
- Neighbour notification: A second publicity period has been undertaken to notify neighbours of the revised plans.
- Consultation : This is a local development and is not subject to statutory public consultation. Additional consultation would be a matter for the applicant or developer which cannot materially be assessed as part of this planning application.

non-material considerations

- Poor condition of existing road: This matter cannot materially be assessed under this planning application.
- Proposal contrary to re-planting under notice of works to trees application: Replacement planting detailed as part of this notice is unenforceable and cannot materially be assessed under this current scheme.
- Environmental impact from vehicle emissions: This matter cannot materially be assessed under this planning application.
- Structural issues: This matter would be assessed through any subsequent Building Warrant.

Letters of support

material considerations

- High quality design: Addressed in section b) Conservation Area and c) Design
- Eco-friendly green house: Addressed in section c) Sustainability

Conclusion in relation to identified material considerations

The proposal does not raise any other material considerations.

Overall conclusion

The proposal complies with Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and overall is in accordance with the development plan.

The proposal is a high-quality, modern design that is of an appropriate scale, form and position.

It will not be detrimental to the architectural character, setting or historical interest of listed buildings and will preserve the character and appearance of the Colinton Conservation Area. It will not result in adverse impacts on neighbours' living environment and a satisfactory residential environment will be achieved.

Appropriately designed cycle provision is required by condition and the car parking provision is acceptable given the existing parking provision on-site. No specific road or pedestrian safety issues will occur, and sustainable features are incorporated. It will not result in loss of trees worthy of retention. The proposal complies with the policy principles of sustainable development set out in Scottish Planning Policy (SPP). There are no material considerations that outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following:-

Conditions :-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
3. Prior to the commencement of development, full detail of all hard and soft surfaces and boundary treatments, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
4. Prior to the commencement of the development details of fully enclosed secure cycle stores shall be submitted and approved in writing by the Planning Authority. The cycle stores shall thereafter be implemented prior to the first use of the approved dwelling.

Reasons: -

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. For the planning authority to consider this matter in detail.
4. In order to provide appropriately designed cycle storage for future residents.

Informatives

It should be noted that:

1. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
2. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
3. Works should be undertaken between October to February out with the nesting bird season. If this is not possible, a nesting bird check should be undertaken by a suitable qualified ecologist and declared clear of nesting birds before work starts.
4. The applicant should consider the installation of EV charging points.
5. The applicant should note that Allermuir Road is not adopted for maintenance by the Council. The applicant should satisfy themselves that they have the necessary rights and authority to carry out works to create the access point.
6. The applicant should be required to introduce a maximum of 1 off-street parking spaces, in line with current Council standards.
7. Infiltration testing to inform surface water infiltration potential is to be undertaken with drainage design features updated to take account of a viable infiltration rate. Opportunities to incorporate above ground surface water management features such as a green roof and filter strips are to be explored as part of development of the design proposals.

Background Reading/External References

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

Further Information - Local Development Plan

Date Registered: 23 November 2021

Drawing Numbers/Scheme

01, 02 E, 03 D - 07 D, 08 E, 09 D - 13 D, 14, 15

Scheme 3

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

Summary of Consultation Responses

NAME: Archaeology
COMMENT: No objections.
DATE: 6 December 2021

NAME: Scottish Water
COMMENT: No objections.

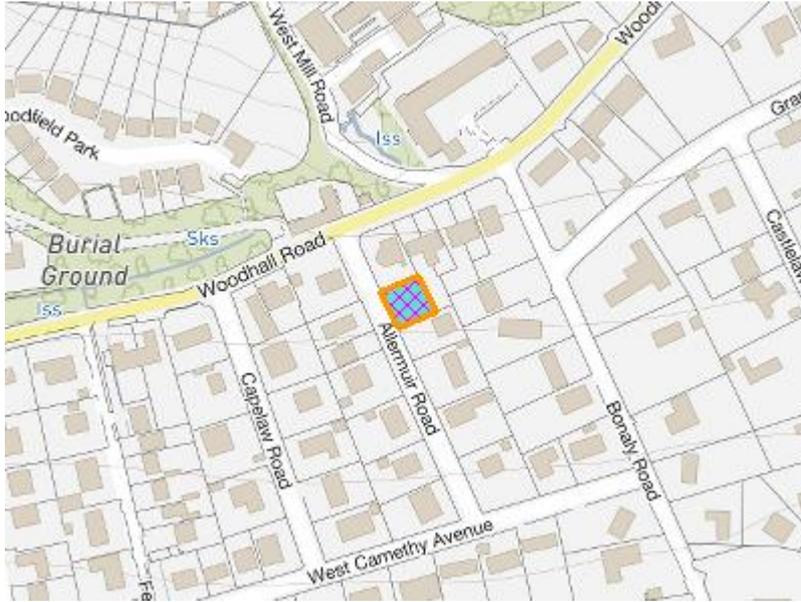
All developments are required to submit a pre development enquiry prior to any submission of the technical application.
DATE: 6 December 2021

NAME: Transport Planning
COMMENT: No objections.
DATE: 28 November 2022

NAME: Flood Planning
COMMENT: No objections.
DATE: 18 August 2022

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

Location Plan



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