

Report of Handling

Application for Approval of Matters Specified in Conds 18/04514/AMC

At 5B Hope Terrace, Edinburgh, EH9 2AP

**Matters specified in conditions application addressing
Condition 1 of 17/01193/PPP for the existing and finished
ground and floor levels, design, external appearance of the
building, open space, height, massing, siting, boundary
treatments, access arrangements, car and cycle parking,
sustainable urban drainage systems, waste management
and recycling facilities, sustainability measures, landscaping
and tree works.**

Item	Local Delegated Decision
Application number	18/04514/AMC
Wards	B15 - Southside/Newington

Summary

The proposal broadly complies with the policies in the Edinburgh Local Development Plan. The proposal is contemporary and distinctive in design and will not have a detrimental impact on the character and appearance of the conservation area. There are no material considerations that would outweigh this.

Links

Policies and guidance for this application

LDPP, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LEN06, LEN12, LEN21, LTRA02, LTRA03, LTRA04, NSG, NSGD02, OTH, CRPGRA,

Report of handling

Recommendations

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

Background

2.1 Site description

The application relates to a double feu containing a detached, two storey villa. The site is bounded to the north and south by Strathearn Road and Hope Terrace.

This application site is located within the Grange Conservation Area.

2.2 Site History

25 May 2017 - Planning Permission in Principle granted for new build house on garden ground associated with property at 5B Hope Terrace (as amended) (17/01193/PPP).

06 January 2018 - Planning permission granted for proposal to alter the existing entrance at the rear of the property creating a primary entrance (17/05251/FUL).

13 June 2018 - Planning application withdrawn for proposed new 2 storey private dwelling house. Removal of Pine Tree and Cypress Tree (17/06025/AMC).

Main report

3.1 Description Of The Proposal

Proposal

The application is for the approval of matters as specified in condition 1 of planning permission 17/01193/PPP where it seeks to erect a two storey contemporary dwellinghouse on the site.

The following details have been submitted:

- Existing and proposed floor levels
- Development design and layout
- Boundary treatment, landscaping and tree works
- Access arrangements and car and cycle parking
- Sustainable Urban Drainage
- Sustainability measures
- Waste management and recycling facilities

The following supporting documents have been submitted and are available to view on the Planning and Building Standards online portal:

- Design Statement
- Planning Statement
- Sustainability Statement
- Tree Survey
- Stone analysis

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

Do the proposals comply with the development plan?

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

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

3.3 Assessment

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

- a) the development design will detract from the character or appearance of the conservation area;
- b) the proposal will provide an acceptable level of amenity for future occupiers;
- c) the proposal will impact on neighbouring amenity;
- d) the proposal address issues of road safety;
- e) the proposal will impact on existing trees;
- f) the proposals will have detrimental impact on flooding issues;
- g) the proposal will minimise environmental resource use; and
- h) any matters raised in representations have been addressed.

a) Development Design and Conservation Area

Policy Des 1 to Des 5 of the LDP set out the requirement for well-designed developments to relate sensitively to the existing quality and character of the local and wider environment, generate distinctiveness and a sense of place.

Policy Env 6 of the LDP states that development within a conservation area will be permitted which preserves or enhances the special character or appearance of the conservation area; is consistent with the relevant conservation character appraisal; and demonstrates high standards of design and utilises materials appropriate to the historic environment.

The site is located within the Grange Conservation Area. The character appraisal states the following:

Feuing requirements restricted the height of development to two storeys and an attic. Detached and semi-detached dwellings predominate...Buildings are designed to impress in terms of their scale and presence, quality of design and proportions...

Property owners were given a degree of freedom in the design of individual properties, resulting in a diversity of architectural styles...

The International Modern style was introduced to Edinburgh in the Grange with Kininmonth and Spence's 46a Dick Place of 1933. 10 St Thomas Rd by Morris & Steedman of 1961 is an important post-war contribution to the architectural quality of the area...

A significant level of uniformity is achieved from the use of local building materials, despite the considerable range of building styles. The predominant materials are local grey sandstone in ashlar or coursed rubble for buildings and garden walls, with hand carved decoration; natural slate, often Scots slate, for roofs; and timber framed sash and case windows with plate glass...

Private gardens dominate the landscape character of the Grange...

The typical, high stone walls of the Grange add to its sense of visual and physical seclusion, and reflect the romantic ideal of country estate living.

The non-statutory 'Edinburgh Design Guidance' does not preclude contemporary developments that are high quality in terms of design and materials.

The envelope of the proposed dwellinghouse will sit within the established building lines of adjacent neighbouring properties on Hope Terrace and the layout of the development will largely be in-keeping with the spatial pattern of the area. Whilst the proposed two storey is consistent with the eaves height of the adjacent properties, the absence of an attic level and traditional roof ensures that the design and massing of the proposed development will not form as an overwhelming or dominating addition to the character and appearance of the street. In addition, the proposed glazed box on the first floor will read as a light weight structure, providing a fresh contrasts with the solid stone walling on the ground floor.

On the south side of Hope Terrace is a three storey, contemporary flat roofed residential development with sawn sandstone and zinc cladding. The street however, is overwhelmingly traditional in character with variations to its sandstone colours and detailing throughout. The ground floor front elevation is to utilise a light brown sandstone walling with recessed pointing thus providing a modern twist. The sandstone will be horizontally coursed and, slightly larger stone bands will be introduced at 600mm centres. This is to subtly give the walls a horizontal emphasis as per the stones on the surrounding buildings. In these circumstances, the elevational treatment to the front is respectful of its surroundings. The distinctiveness of the design and stone detailing will not have a detrimental impact on the character and appearance of the conservation area.

The proposed handmade Chetham Grey brick for the sides and rear of the new dwellinghouse will be coloured to match the front elevation sandstone. The use of brick on these elevation will not be detrimental to the appearance of the conservation area. In addition, whilst brick is not part of the traditional character of the conservation area, its use in this modern context is acceptable given the size of the development. The overall impact on the character and appearance of the conservation area will be limited.

A condition, requiring a small sample of the proposed masonry work, indicating courses, surfacing finish and pointing for all elevational treatments on the new dwellinghouse is to be provided. This is to safeguard the character of the conservation area.

The layout and location to the proposed driveway is not characteristic of neighbouring front gardens. However, the proposal is to utilise the existing access on Hope Terrace which is centrally located to the front of the site and will provide access to new garage. Therefore, the proposed front garden is a minor infringement to the character of the area.

The proposal is for a high quality and contemporary development, utilising a limited palate of materials. The proposal broadly complies with Policy Des 1 to Des 5 and Env 6 of the LDP.

b) Amenity- Future Occupier

The footprint of the proposal exceeds the minimum standards for a four bedroom dwellinghouse. The proposed habitual rooms on the ground floor will each have windows and this will ensure that occupiers will have acceptable levels of daylight to these rooms.

The positioning of the development will be in-keeping with neighbouring building lines and future occupiers will have a high level of privacy and outlook amenity.

Future occupiers will have appropriate access to private garden amenity to the front and rear of the site.

Location of bin stores to the rear of the new garage is acceptable.

c) Neighbouring Amenity

The proposal will not impact on neighbouring amenity in terms of loss of privacy, sunlight or result in overshadowing.

d) Road Safety

The proposal seeks to utilise the existing vehicle and pedestrian access from Hope Terrace and will not involve in the formation of a new access road. Therefore, the proposal do not raise any road safety issues in this regard.

The proposed driveway will utilise grey flecked resin bonded porous tar which is a porous surface material and is acceptable.

The proposal is to provide two car parking spaces within the proposed garage and this exceeds the maximum standards allowed in the Edinburgh Design Guidance. Whilst the provision contravenes Policy Tra 2 of the LDP, it is insufficient grounds for its refusal.

Multiple cycle parking is to be accommodate within the new garage and this complies with Policy Tra 3 of the LDP.

e) Trees

It is proposed to remove a total of 16 trees. A number of trees on the site are of a domestic scale and nature. In addition, the removal of larger trees (a walnut and a scots pine) are currently set back into the site. In these circumstances, the proposal will not have a detrimental impact on the landscape character of the conservation area and complies with policy Env 12 of the LDP.

f) Flood

The site is not at risk of potential flooding and is located more than 10 metres from a water course. A surface water management plan was submitted for the previous withdrawn application, reference 17/06025/AMC and flood prevention raised no issues. The current application is still within the envelope of the previous withdrawn application and ground levels within the site will not be significantly altered. In addition, drawing No. 14 is a repeat of the existing SUD plan. In these circumstances, it would not be necessary or reasonable to re-consult with flood prevention. The proposal complies with policy Env 21 of the LDP.

g) Sustainability

The proposed dwellinghouse will be energy efficient. It will be highly insulated and air source heat pump and solar panels will be used to heat and provide hot water to the building. In addition, it will utilise attenuation tanks for surface water drainage to the ground below. The proposal complies with policy Des 6 of the LDP.

h) Representations

Material- Objection

- Solid-to-void ratio of proposed first floor elevational treatment- Addressed in Section 3.3 (a).
- Detrimental to character and appearance of the conservation area- Addressed in Section 3.3 (a).
- Inconsistent with conservation character appraisal- Addressed in Section 3.3 (a).

Material- Support

- High quality and contemporary development that will enrich the area - Addressed in Section 3.3 (a).

Non Material- Support

- Contribute to housing stock/needs- the principle of the proposal has already been established under planning application 17/01193/PPP.

CONCLUSION

In conclusion, the proposal broadly complies with the policies in the Edinburgh Local Development Plan. The proposal is contemporary and distinctive in design and will not have a detrimental impact on the character and appearance of the conservation area. There are no material considerations that would outweigh this. It is recommended that the application be approved.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. A small sample of masonry work for all elevational treatment on the new dwellinghouse, indicating courses, surfacing finish and pointing, shall be prepared for inspection on site and shall be approved in writing by the Planning Authority before work commences on site.

Reasons:-

1. In order to safeguard the character of the conservation area.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this consent or from the date of subsequent approval of matters specified in conditions, or three years from the date of planning permission in principle, whichever is the later.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of 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.

Risk, Policy, compliance and governance impact

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

Equalities impact

5.1 The equalities impact has been assessed as follows:

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

Consultation and engagement

6.1 Pre-Application Process

Pre-application discussions took place on this application.

6.2 Publicity summary of representations and Community Council comments

The application was advertised on 31 August 2018 and the proposal attracted 23 letters of representations; 22 were letters of support and 1 was a letter of objection.

Material- Objection

- Solid-to-void ratio of proposed first floor elevational treatment;
- Detrimental to character and appearance of the conservation area; and
- Inconsistent with conservation character appraisal.

Material- Support

- High quality and contemporary development that will enrich the area.

Non Material- Support

- Contribute to housing stock/needs.

Background reading / external references

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

Statutory Development

Plan Provision

The site is an urban area as designated in the Edinburgh Local Development Plan and Grange Conservation Area.

Date registered

16 August 2018

Drawing numbers/Scheme

01-14.

Scheme 1

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

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Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

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

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

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

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

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Tra 4 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

Relevant Non-Statutory Guidelines

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Other Relevant policy guidance

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

Appendix 1

Consultations

Flood

Consultation used from previous withdrawn application, reference 17/06025/AMC applied.

19/04/2018 - I can confirm that this addresses all of flood prevention's concerns on this application/development and we have no further comment.

END