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## **Planning Statement**

### **Matters Specified in Conditions Applications for New house development**

### **5B Hope Terrace, Edinburgh**

Deborah Marshall and Paul De'Ath

August 2018

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**Prepared By: Meg Nelson**

**Status: FINAL**

**Draft Date: August 2018**

**For and on behalf of GVA Grimley Limited**

# 1. Introduction

1.1 This Planning Statement has been prepared by GVA on behalf of Deborah Marshall and Paul De'Ath (the Applicants) in support of a Matters Specified in Conditions (MSC) application to deliver a new build house on garden ground at their property 5B Hope Terrace, Edinburgh.

1.2 This application follows the grant of planning permission in principle (PPP) for the above development by the City of Edinburgh Council (CEC) under reference 17/01193/PPP on 25 May 2017. This is therefore the PPP to which the current MSC application relates. Since this time, our client has been working carefully with their architects Gray Macpherson to identify an appropriate design solution for the site. This has involved pre-application engagement with CEC Planning with respect to a range of design matters, in particular materials, in an effort to progress the delivery of the new house in early course. A previous MSC application (17/06025/AMC) was withdrawn on 13 June 2018, and taking account of planning officers' comments, a revised scheme is now submitted.

1.3 The description of the MSC application is:

*'Matters Specified in Conditions application addressing condition 1 of planning permission in principle 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.'*

1.4 This Statement is submitted alongside a comprehensive suite of planning documentation comprising:

- Application form and ownership certificate;
- Architectural drawings (Gray Macpherson Architects)
- Hard and Soft Landscaping Plan (Gray Macpherson Architects)
- Drainage drawing (Create Engineering)
- Design Statement (Gray Macpherson Architects)
- Tree Survey and Addendum (AV Arboriculture), Proposed Landscape Plan (Gray Macpherson)
- Sustainability Statement (Gray Macpherson Architects)

1.5 The remainder of this Statement is set out within the following sections:

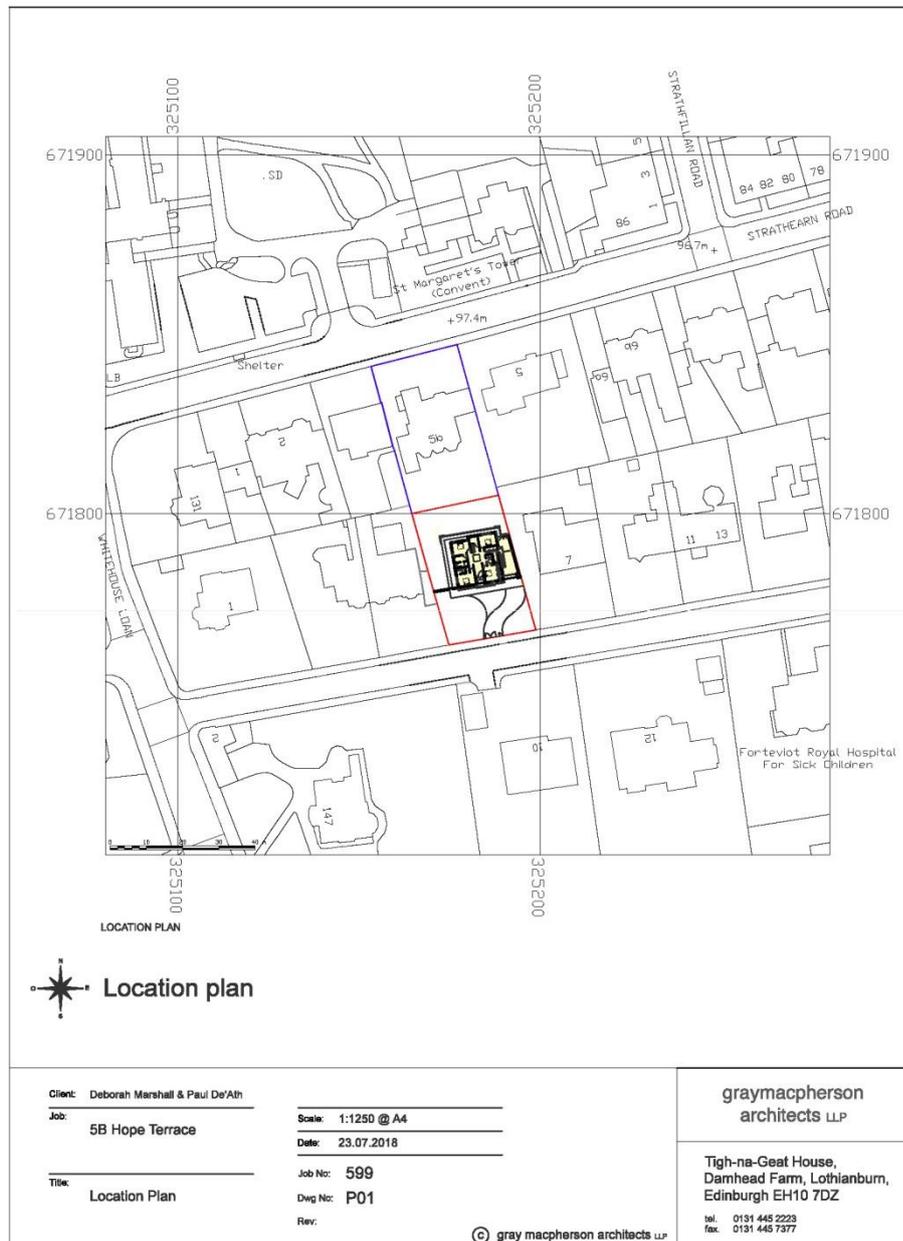
- Section 2: Site Description and Planning History
- Section 3: The Proposals
- Section 4: The Development Plan and Other Material Considerations
- Section 5: Policy Assessment
- Section 7: Conclusions

## 2. Site Description and Planning History

2.1 The application site comprises an area of flat, undeveloped garden ground associated with 5B Hope Terrace. It extends to 988sqm in area. There is also an existing small garage within the site which is close to the stone boundary wall at the east edge (shown on Drawing REF P04). There is gravel surfacing beside and around the garage to cover the southern part of the site where vehicular access is taken from Hope Terrace, through the existing stone pillars and metal gates. There are a number of trees on the site and established garden planting.

2.2 The Location Plan is shown below and also enclosed at **Appendix 1**.

### Location Plan



- 2.3 The site lies to the south of Edinburgh within the Grange, which is a long established residential area. To the wider north of the site is the area of Marchmont and to the west is Churchill.
- 2.4 The site is located at the centre west edge of the Grange Conservation Area. The surrounding area is characterised by a grid-like development pattern of large villas with gardens and stone walling, laid out along Hope Terrace, Strathearn Road, Blackford Road, Clinton Road, Whitehouse Terrace and beyond. A range of building styles, including modern developments, are found here. The area is described further within the Design & Access Statement.

## Planning history

- 2.5 As noted in section 1, the site benefits from planning permission in principle (PPP) for the development of a 'new build house on garden ground associated with property at 5B Hope Terrace' (17/01193/PPP), granted by CEC on 25 May 2017. The PPP decision notice is included at **Appendix 2**.
- 2.6 Further to pre-application discussions with CEC Planning Officers, a MSC application (17/06025/AMC) was withdrawn on 13 June 2018.
- 2.7 There is only 1 condition attached to the PPP consent (Condition 1) and this identifies a range of matters requiring further approval by CEC before development may commence. These are set out within the next section, alongside details of how the MSC submission addresses them.

### 3. The Proposals

3.1 With the grant of planning permission in principle last year, the Applicants are pleased to be bringing forward this MSC application for the approval of the detailed elements of the proposals. This section of the report will explain the elements this MSC application seeks approval for and how these satisfy the requirements of the PPP.

3.2 The description of the application is:

*'Matters Specified in Conditions application addressing condition 1 of planning permission in principle 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.'*

3.3 The development content of the proposal comprises:

- X2 storey house measuring 328sqm
- parking for x1 car and there will be multiple bikes stored inside the garage, measuring 38sqm

3.4 The proposals include the demolition of a minor scale garage at the centre east edge of the site. This has a volume of 59m cubed, therefore Conservation Area Consent is not required for its demolition it being below the 115m cubed threshold.

3.5 The proposals also involve the removal of x16 trees, which are fully detailed within the supporting documentation relating to trees (Survey, Addendum, Removals Drawing REF P04, Tree Protection Plan and Design Statement).

3.6 The application is of a scale which is a *'local development,'* therefore formal pre-application consultation is not required. However the applicants have engaged informally with their neighbours to keep them informed of the proposals and to receive feedback.

#### PPP Condition 1

3.7 This section will set out the requirements of condition 1 of the PPP and where the MSC application responds to each. Planning condition 1 states:

*'Before any work on the site is commenced, details of the undemoted matters shall be submitted to and approved in writing by the Planning Authority; the submissions shall be in the form of a fully detailed layout and shall include detailed plans, sections and elevations of the buildings and all other structures.'*

#### Approval of Matters:

3.8 **Existing and finished ground and floor levels in relation to Ordnance Datum** – Please refer to the Ground Floor Plan with Levels and Removals REF P04, on which the existing and finished ground and floor levels are clearly marked.

- 3.9 **Design and external appearance of buildings, open space, and other structures** – Please refer to all drawings, the Design Statement and Proposed Landscape Plan REF P13 in this regard. The proposed materials for all elements are identified on these. The elevational drawings show the new house within its surrounding context. The Design Statement provides an analysis of the site's surroundings including materials and walling used in the area. It also sets out the design rationale for the project and its evolution in response to CEC Planning officers' comments.
- 3.10 **Height, massing and siting** – Please refer to the Design Statement, Proposed Elevations Drawings (REF P11, P10, P08, P09, P07), Sections Drawing REF P06 and the Proposed Ground Floor Plan REF P03 and Proposed First Floor and Roof Plan REF P05 in this regard.
- 3.11 **Boundary treatments (overall site and individual plots)** – The proposals do not propose any change to the boundary treatments, therefore no new details are included in the submission. The existing boundaries will be retained, including the stone wall and pillars with gates on the south edge fronting Hope Terrace. As shown on the North and South Elevations Contextual Rendering Drawing REF P09, the existing wooden fence along the application site's north boundary will stay in place. As shown on the East and West Elevations Contextual Rendering Drawing REF P11 there are stone boundary walls to neighbouring properties no.3 and 7 Hope Terrace. These largely stone boundaries frame the site.
- 3.12 **Road layouts, alignment and access arrangements, including amendments to adopted roads and footways** – the existing access arrangement through the gates off Hope Terrace will be retained and a newly surfaced area of gravel and spray grip with grey stone aggregate will be created in front of the house. This is shown on the Proposed Ground Floor Plan Drawing REF P04.
- 3.13 **Car and cycle parking** – Parking for x1 car and multiple cycles is accommodated within the new garage, which measures 38sqm. This is shown on the Proposed Ground Floor Plan Drawing REF P04.
- 3.14 **Sustainable Urban Drainage Systems (SUDS)** – Full details of the proposed sustainable urban drainage system is included on the Proposed Drainage Drawing REF (52)001. Essentially all surface (roof) water will drain down to the front of the property into a below ground storage system, a 'new surface water attenuation' (the rectangle marked in blue). The inclusion of a Hydrobrake within the pipe extending to the south of the attenuation will act to limit the flow of water into Scottish Water's combined sewer system. This will serve to reduce the risk of downstream flooding.
- 3.15 **Waste Management and recycling facilities** – As shown on the Proposed Ground Floor Plan Drawing REF P03, an external area for waste and recycling facilities has been included at the north east corner to the rear of the house.
- 3.16 **Full details of sustainability measures** – Sustainability is a central principle of the entire project, and the applicants were clear from the outset that the building should be energy efficient and sustainable. Please refer to the Sustainability Statement included as a supporting document within the submission for full details of the proposed sustainability measures. Briefly, the new house will be highly insulated. An air source heat pump (to the rear and north east of the house at ground level) and solar panels (at roof level) will be used to heat and provide hot water to the building. These are shown on the proposed elevations, sections and plans.

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**3.17 Landscaping comprising:**

- (i) **Hard and soft landscaping plan;** - A Proposed Landscape Plan and Root Protection Drawing REF P13 is submitted in this regard which shows full details of the proposed hard and soft landscaping treatment of both the green space and driveway around the new house. Please also refer to the Design Statement in respect of landscaping.
  
- (ii) **any proposed works to existing trees and tree protection measures;** - The application site includes a number of trees, as detailed within the submitted Tree Survey (2016) and updated Addendum Schedules (2018) prepared by AVArboriculture. The AVArboriculture Hope Terrace Updated Plan 2018 accompanies these and identifies each of the trees present on site, their root protection areas, crown spreads and Categorisation. The proposals include the removal of x16 trees, as shown on the Ground Floor Plan with Levels and Removals Drawing REF P04. Finally, a Tree Protection Plan identifies protective measures for the remaining trees. The Design Statement (from paragraph 4.12) also provides relevant commentary on the proposed tree works, explaining that a respect for the environmental context is at the heart of the project.
  
- (ii) **any earthworks;** - The site is flat in gradient, therefore there are no earthworks arising from the development.

## 4. The Development Plan and Other Material Considerations

- 4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires the determination of planning applications to be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The Development Plan and material considerations which are of relevance to this application are outlined and appraised below.
- 4.3 It is considered that the proposed development is compliant with the Development Plan and accordingly satisfies the requirements of Section 25 of the Town and Country Planning (Scotland) Act 1997. Planning permission in principle (PPP) has already been granted. There are also no material considerations which indicate support shouldn't be recommended for this Matters Specified in Conditions (MSC) application.

### The Development Plan

- 4.4 The statutory development plan for the site comprises;
- South East of Scotland Strategic Development Plan (SESPlan), approved June 2013, and
  - Edinburgh Local Development Plan (LDP), adopted November 2016
- 4.5 In view of the minor scale of the proposals for a single house, the policy assessment at section 5 will focus on the Edinburgh LDP policies, these being most appropriate. The relevant LDP policies are found within Section 2 'Design Principles for New Development' and Section 3 'Caring for the Environment' as listed below;
- Policy Des 1 Design Quality and Context
  - Policy Des 3 Development Design – Incorporating and Enhancing Existing and Potential Features
  - Policy Des 4 Development Design – Impact on Setting
  - Policy Des 5 Development Design – Amenity
  - Policy Des 6 Sustainable Buildings
  - Policy Des 7 Layout Design
  - Policy Des 8 Public Realm and Landscape Design
  - Policy Env 6 Conservation Areas – Development
  - Policy Env 12 Trees

### Other Material Policy Considerations

- 4.6 The relevant material considerations in respect of the application are as follows:
- Guidance on Listed Buildings and Conservation Areas (CEC, March 2018)

- Edinburgh Design Guidance (CEC, October 2017)
- Grange Conservation Area Character Appraisal (2014)
- Scottish Planning Policy

## CEC Guidance on Listed Buildings and Conservation Areas

- 4.7 This guidance identifies the following 'General Principles' in respect of Conservation Areas which are relevant to the proposals;

*'Designation of a conservation area does not mean development is prohibited. However, when considering development within a conservation area, special attention must be paid to its character and appearance. Proposals which fail to preserve or enhance the character or appearance of the area will normally be refused. Guidance on what contributes to character is given in the conservation area character appraisals.*

*The aim should be to preserve the spatial and structural patterns of the historic fabric and the architectural features that make it significant...*

*Interventions need to be compatible with the historic context, not overwhelming or imposing.*

*Without exception, the highest standards of materials and workmanship will be required for all works in conservation areas.'* (page 24)

## CEC Edinburgh Design Guidance

- 4.8 This non-statutory guidance explains how to comply with the LDP policies on urban design. It covers a very detailed range of topics.

## Grange Conservation Area Character Appraisal

- 4.9 This document identifies the essential character of the Grange conservation area. As such it 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.'* (summary text)

## Scottish Planning Policy

- 4.10 Scottish Planning Policy (SPP) (2014) sets out national planning policies which reflect Scottish Ministers' priorities for the operation of the planning system and for the development and use of land. The SPP is a material consideration that carries significant weight.
- 4.11 SPP advises that planning should take a positive approach to enabling high quality development and making efficient use of land to deliver long-term public benefits while protecting and enhancing natural and cultural resources.

- 4.12 SPP sets out Principal Policies (page 9 onwards), the first being 'sustainability'. The 'policy principles' that underpin this principal policy introduces a presumption in favour of development that contributes to sustainable development (page 9).
- 4.13 Paragraph 29 explains how this means that decisions (on planning applications) should be guided by a number of principles, a number of which are relevant to the assessment of these proposals. They include:
- *'Supporting good design.*
  - *Making efficient use of existing capacities of land.*
  - *Supporting delivery of accessible housing.*
  - *Protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment.*
  - *Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.'*
- 4.14 Further consideration of these issues are provided within section 5 of this statement.

## 5. Policy Assessment

- 5.1 Our assessment of the development against applicable planning policies, as identified within the previous chapter, is provided below. The key determining issues are whether the proposals comply with the development plan, and whether they harm the character or appearance of the Grange Conservation Area.
- 5.2 The scheme within the MSC application is largely similar to the one submitted for PPP and approved by CEC on 25 May 2017. The principle of residential development on the site is therefore already established through the PPP consent, so the assessment will focus on the detailed matters requiring approval and policies relating to design and environment.

### Delivery of Housing

- 5.3 Firstly it is worth highlighting that the MSC proposals comply with certain strategic aims of both SESplan and the LDP in respect of housing delivery. One of SESPlan's overarching aims is to '*Set out a strategy to enable delivery of housing requirements to support growth and meet housing need and demand in the most sustainable locations.*' (page 5 of SESplan) Similarly, the Edinburgh LDP cites the provision of housing as one of its' five aims, stating, '*The LDP aims to...help increase the number and improve the quality of new homes being built.*' (page 7) Albeit on a small windfall site, the MSC proposals will serve to assist directly in these important aims of the development plan. The proposals will result in a high quality new house, thereby increasing the city's provision of housing. This also accords with Scottish Planning Policy which states that decisions on planning applications should be guided by '*supporting delivery of accessible housing.*' (paragraph 29)

### Design

- 5.4 The MSC proposals seek approval of all detailed design matters, as listed at paragraph 3.7 above, which are specified in Condition 1 of the PPP (17/01193/PPP). Primarily these are presented within the submitted drawings and Design Statement.
- 5.5 LDP **Policy Des 1 Design Quality and Context** requires development to create or contribute towards a sense of place, with the overall design concept drawing upon positive characteristics of the surrounding area. It states, '*Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance.*' The aim of the development is to provide a high quality, attractive residential development and deliver an outstanding new house in which the applicants will live. As such the proposals represent a contemporary, high quality home which has been researched extensively by the architects to ensure that the design solution both respects the immediate garden and neighbouring setting, and integrates well with the wider context of the Grange Conservation Area. Every care has been taken to achieve this, as set out within the Design Statement. This document makes an analysis of the varied building types, styles, materials and walling in the conservation area (at pages 4, 13-17), and presents the proposed restricted palette of high quality and durable external materials, with natural sandstone (the locally predominant material) on the principal elevation, as an appropriate choice. The proposed materials also

respond to earlier comments from CEC Planning regarding the previously withdrawn MSC application, and have been supported by CEC Planning through informal pre-application discussions. Further comment in respect of the conservation area is covered later in the section.

- 5.6 **Policy Des 7 – Layout Design** is relevant. This states, '*Planning permission will be granted for development where; (a) a comprehensive and integrated approach to the layout of buildings, streets, footpaths, cycle paths, public and private open spaces, services and SUDS features has been taken...*'
- 5.7 Turning to one of the key policies in respect of the MSC proposals, the provisions within LDP **Policy Des 4 Development Design – Impact on Setting** are relevant. This states, '*Planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, and impact on existing views, having regard to:*
- (a) height and form*
- (b) scale and proportions, including the spaces between buildings*
- (c) position of buildings and other features on the site*
- (d) materials and detailing'*
- 5.8 Firstly, in respect of the proposed height of the building (a), as shown on the elevation drawings the roofline is significantly lower than those of both neighbouring properties at 3 and 7 Hope Terrace. As such the building complements the existing buildings on either side of it and does not dominate or overwhelm them in any way, whilst still being of a certain height to achieve a suitable presence. This approach accords with the Edinburgh Design Guidance, which identifies the following as a main design principle for new development to, '*Match the general height and form of buildings prevailing in the surrounding area.*' (page 42) It continues, '*This means that new buildings should sit within the form set by the eaves and ridge of neighbouring buildings. This is particularly important in situations where there are established building heights, for example tenement streets, mews streets and villa areas. as well as the Grange CACA in terms of new development meeting the height of existing surroundings.*' It is clear that the proposals comply with this guidance in respect of height.
- 5.9 As regards form (the shape or structure which gives the building its character), the new two storey house is largely square. It comprises a heavy sandstone wall at ground level of the south elevation and a light-weight, glazed 'floating canopy' above this at second storey. This contemporary design reflects the location of the living space on the upper floor with bedrooms at ground level, to enable the occupants to look out to the surrounding trees and garden whilst retaining privacy. The Grange area contains a wide variety of different forms of buildings, including contemporary in nature, as set out at paragraph 2.4 of the Design Statement. The proposed building form is considered to integrate well with this mixed surrounding context. In compliance with the **Grange CACA**, the proposals will make a strong contemporary addition to Hope Terrace.
- 5.10 In terms of scale and proportions, as well as the spaces between buildings (b), the proposals are considered to be well designed and appropriate both for the site itself and the wider streetscape. The building does not dominate its landscape setting and a sizeable area of garden ground to the rear, side and front is included

within the layout. The building has been carefully sized so that its massing sits politely within its context. This complies with the Edinburgh Design Guidance and with SPP which guides proposals to avoid overdevelopment.

- 5.11 Turning to the positioning of the building and features on site (c), this has been carefully developed by the architects following a site appraisal and analysis of constraints, including the tree survey and taking account of tree root protection areas and fencing. As shown on the Proposed Ground Floor and Landscape Drawings, the proposed development is suitably sited in the centre of the site and is arranged carefully to afford sufficient garden ground and driveway, as well as to enable servicing, the SUDS attenuation feature and the protection of remaining trees. This comprehensive, integrated approach accords with LDP **Policy Des 7 Layout Design** in this regard. Furthermore, the positioning of the south elevation respects and aligns with the existing building line of Hope Terrace, alongside no.3 and 7 Hope Terrace, as evidenced on the Proposed Ground Floor Plan. This conforms with the **Grange CACA** as regards grain and density, which states '*Building line and separation are therefore of key importance*' (page 15).
- 5.12 Lastly in respect of criteria (d) of Policy Des 4, it is considered that the proposed materials and detailing will indeed have a positive impact on its surroundings and the conservation area. The substantial sandstone 'garden' wall on the front elevation chimes with the sandstone buildings and tall garden walls found throughout the conservation area. As shown on the elevation drawings the Chetham Grey brick on the less visible side and rear elevations are of a similar colour and tone to the sandstone. A small area of grey render is included at ground level on the east elevation, hardly visible. Contrast is provided by the wide expanse of glazing at upper level with grey powder coated aluminium to edge the windows and roof, and zinc clad projecting windows. Basalt grey stone steps leading down from a Corten steel front door with natural finish onto the spray grip and gravel driveway area will achieve a high quality impression. Existing concrete slabs from the garden will be retained and reused to form the garden path beside the north and west elevations of the house. In summary, these materials work well together to create a highly individual and distinctive new home. The modern intervention is entirely appropriate within its context. As noted above there are many examples in the Grange of other contemporary developments, for example directly opposite the site at 10 Hope Terrace.
- 5.13 LDP **Policy Des 3 Development Design – Incorporating and Enhancing Existing and Potential Features** is relevant to the proposals. As such, in this case, existing characteristics and features worthy of retention are the stone boundary walling to east, south (including mesh fencing) and west, the stone pillars and entrance gates at the south edge (see photographs at pages 7 and 8 of the Design Statement), as well as the majority of trees and shrubbery remaining following construction. As shown within the application submission, these existing features will be retained, in compliance with Policy Des 3 and also with **Policy Env 6 Conservation Areas – Development**. Policy Env 6 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*

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*(c) demonstrates high standards of design and utilises materials appropriate to the historic environment...'*

- 5.14 In terms of criteria (a), please refer to the Design Statement which makes a study of the Grange conservation area (at pages 5 and 13-17), in particular the nature of wall treatments to villas along Hope Terrace. A Stone Analysis document is also submitted to demonstrate how the proposed materials accord with those in their immediate surroundings.
- 5.15 We note that the only specific mention of Hope Terrace within the **Grange CACA** states, '*Hope Terrace is one of the few streets in the Grange which retains its original setted surface.*' (page 23) Clearly the proposals will have no effect on Hope Terrace itself, therefore the original setted surface will remain. The Grange CACA states, '*Within the Grange, tall garden walls, mature trees and relatively flat topography give much of the area an inward-looking character with few longer-range views available.*' (page 14) This is very much true of the application site which is bounded by tall trees screening the site. Furthermore, the Grange CACA states, '*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 geometric pattern of walls of mainly uniform height gives definition to the street layout and an air of formality by making a clear distinction between public and private spaces. The robustness, continuity and quality of detailing of these boundary treatments, such as gatepiers, ironwork and dressed copings, provide the public face of the more secluded, private architecture behind.*' (page 23) The proposals fully address this context, picking up the local theme of the high stone walling and including a sandstone 'garden' wall as part of the principal elevation which extends to east and west to adjoin the existing stone wall boundaries. The proposals reflect the characteristics of the local area and are consistent with the Grange CACA.
- 5.16 In considering the impact of the proposals on the conservation area it is important to emphasise the highly screened nature of the site, which is literally hidden away behind the existing mature trees and shrubbery, wall, pillars and gates at the southern edge to Hope Terrace. The photographs of this view at pages 1, 3 (in particular), 7 and 14 of the Design Statement communicate this well. There are tall trees elsewhere in the site which also screen the site, particularly along the western edge, as shown in the Proposed Landscape Plan Drawing. As the application site is secluded and well screened by the woodland, with the building set well back within the site, public views of the new development from the street will be fairly limited. In conclusion, although the proposals will be little visible, they will make a strong contribution to the conservation area, both preserving and enhancing it, thereby meeting the key tests of Policy Env 6, and the Edinburgh Design Guidance.
- 5.17 Criteria (b) of Policy Env 6 is satisfied by virtue of the proposals retaining a range of existing features including trees, boundary walls, pillars, gates and paving, all of which contribute to the character of the conservation area.
- 5.18 A high standard of design and appropriate materials for the historic environment (criteria c) is proposed, as set out previously. Further, the proposed design ensures that the amenity of neighbouring developments is not adversely affected and that future occupiers of the house will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy and immediate outlook, in accordance with LDP **Policy Des 5 Development Design – Amenity.**

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## Environmental impact

- 5.19 Turning to environmental matters, please refer to the submitted Sustainability Statement which provides details of the proposed sustainability measures in accordance with LDP **Policy Des 6 Sustainable Buildings**. Briefly, these include solar PV panels on the roof, an air source heat pump, a high level of insulation of the building, thermally efficient windows, waste and recycling area and a Sustainable Urban Drainage System (including a new attenuation facility) for surface water drainage.
- 5.20 As regards trees and addressing the provisions of LDP **Policy Env 12 Trees**, full details can be found within the submitted Tree Survey, Addendum and Updated Tree Plan prepared by AV Arboriculture as well as relevant text at paragraph 4.12 of the Design Statement. Also, please refer to the Ground Floor Plan with Levels and Removals REF P04 (which identifies the trees to be removed) and to Proposed Landscape Plan REF P012 (which identifies root protection areas and protective fencing). The proposed layout responds sensitively to the garden site, taking the findings of the tree survey into account and retaining as many trees as possible, in particular the Category A trees along the south boundary. Whilst care has been taken to minimise the loss of trees, the proposals will result in some removals. This is accepted in principle by virtue of the PPP consent having already established the principle of a residential building on the site. Further, this is suggested below in the consultee comments from CEC Natural Heritage on the PPP proposals, extracted from the handling report, which are a material consideration in the determination of the current MSC application:
- 'Development of housing on this plot will be compatible with the character of the conservation area. **The loss of trees associated with the proposed development would not harm the character or appearance of the conservation area, in compliance with Env6.** Subject to detailed design drawings being submitted as part of any subsequent application, and subject to the trees on the frontage of Hope Terrace being retained, the proposal will preserve the character of the conservation area.'* (GVA emphasis)
- 5.21 It is proposed to remove a Scots Pine (no.582) which is sited very close to the eastern boundary at the north end of the site. This is leaning towards and overhanging the neighbouring property at 7 Hope Terrace. The neighbour is concerned about this tree from a safety and security perspective, as evidenced in the following extract from their representations to the previously withdrawn MSC application (REF 17/06025/AMC):
- 'Our other comment is that a condition of planning the Scots Pine referred to in the application **MUST** be removed. This tree is far too high for the surrounding houses, it has developed a pronounced lean in the prevailing winds and we are significantly concerned that it is becoming unsafe for our family. Our concern is heightened due to the potential impact of building works making this tree less safe.'*
- 5.22 This is another relevant material consideration which we trust will be taken into account in the determination of the application.
- 5.23 It is proposed to replant the existing holly hedge along the southern boundary, as well as to plant a new Morello Cherry tree and an ornamental *Prunus serrula* in the northern part of the garden.
- 5.24 Finally, the proposals are considered to accord with LDP **Policy Des 8 Public Realm and Landscape Design**, with full details of the proposed landscaping identified in the Design Statement and on the Proposed Landscape Plan REF P012. All the external space has been designed as an integral part of the scheme as a

whole, with the different elements coordinated (shrubs, new and retained trees, new hedge, driveway area, steps and pathway).

## 6. Conclusions

6.1 Given the above, the following considerations can be drawn in support of the MSC application:

- The principle of the land use is acceptable on site, having been granted via the PPP.
- The proposals are consistent with the PPP consent.
- The MSC application relates only to the detailed matters listed at Condition 1 of the PPP consent, namely ground and floor levels, the design and external appearance of the building and open space, height, massing, siting, car and cycle parking, SUDS, waste management and recycling facilities, sustainability measures, landscaping and trees.
- These aspects have been assessed against relevant policies within the Council's LDP and SDP, and other material considerations, and found to be consistent with them. The proposals will deliver a high quality, distinctive, contemporary residential development to the city of Edinburgh.

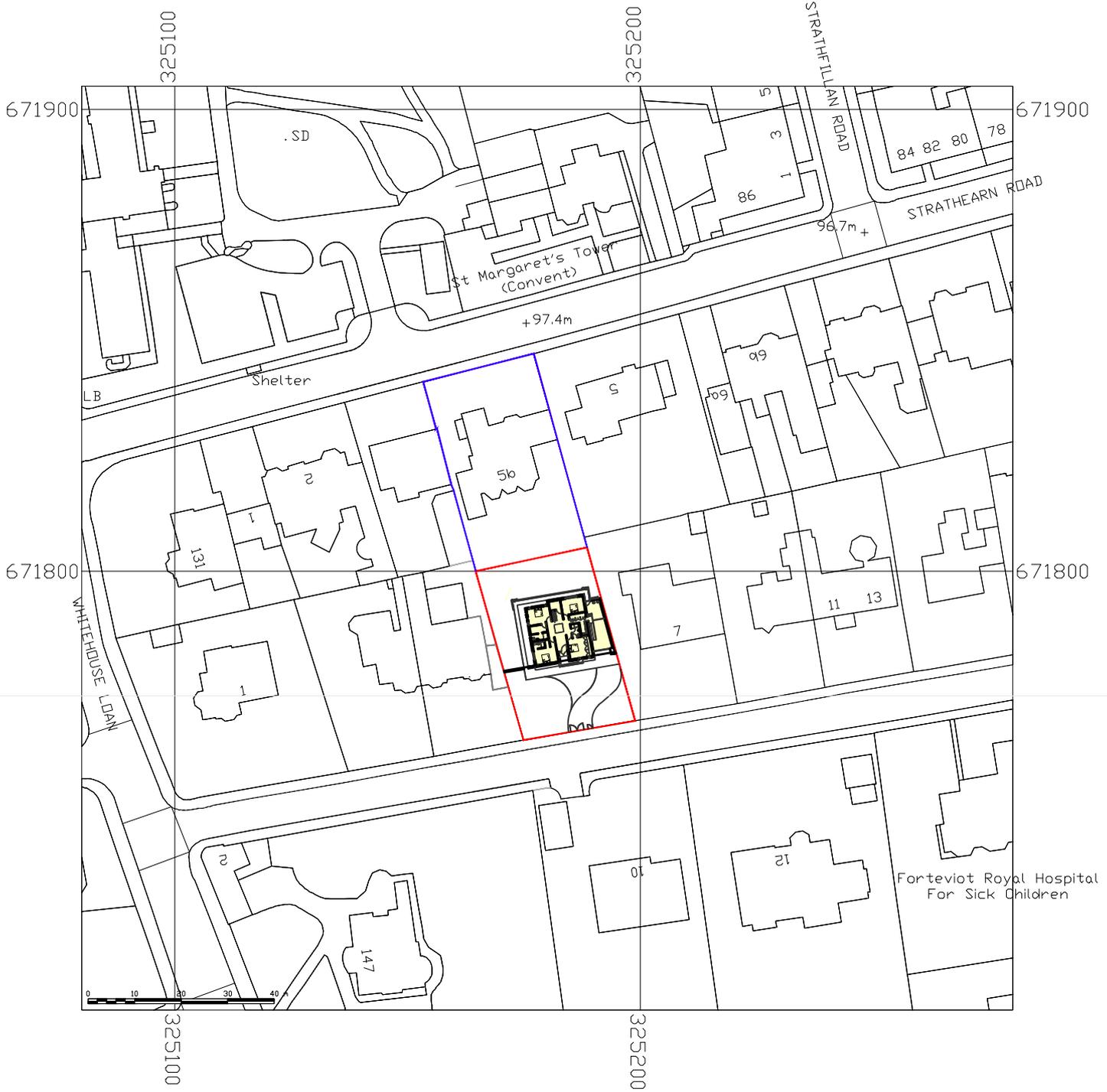
6.2 Overall, the development proposals will:

- Create a high quality and distinctive modern new house with garden which sits well within its surroundings.
- Represent investment into the Grange area.
- Contribute to improving the choice and range of housing available in Edinburgh.
- Deliver a level of Gross Value Added to the economy, through benefits associated with the construction works.

6.3 In view of these conclusions, the City of Edinburgh Council is therefore respectfully requested to approve the MSC application proposals.

# Appendix 1

## Site Location Plan



LOCATION PLAN



## Location plan

Client: Deborah Marshall & Paul De'Ath

Job: 5B Hope Terrace

Title: Location Plan

Scale: 1:1250 @ A4

Date: 23.07.2018

Job No: 599

Dwg No: P01

Rev:

**graymacpherson**  
architects LLP

Tigh-na-Geat House,  
Damhead Farm, Lothianburn,  
Edinburgh EH10 7DZ

tel. 0131 445 2223  
fax. 0131 445 7377

## Appendix 2

Planning Permission in Principle

17/01193/PPP

Staran Architects Ltd.  
49 Cumberland Street  
Edinburgh  
EH3 6RA

Mr Paul De'Ath  
5B Hope Terrace  
Edinburgh  
Scotland  
EH9 2AP

**Decision date: 25 May 2017**

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

Planning permission in principle for new build house on garden ground associated with property at 5B Hope Terrace (as amended).  
At 5B Hope Terrace Edinburgh EH9 2AP

**Application No:** 17/01193/PPP

**DECISION NOTICE**

With reference to your application for Planning Permission in Principle registered on 16 March 2017, 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 **Granted** 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;

1. Before any work on the site is commenced, details of the undernoted matters shall be submitted to and approved in writing by the Planning Authority; the submissions shall be in the form of a fully detailed layout and shall include detailed plans, sections and elevations of the buildings and all other structures.

Approval of Matters:

- existing and finished ground and floor levels in relation to Ordnance Datum;
- design and external appearance of buildings, open space, and other structures;
- height, massing and siting;
- boundary treatments (overall site and individual plots);
- road layouts, alignment and access arrangements, including amendments to adopted roads and footways;

- car and cycle parking;
- Sustainable Urban Drainage Systems (SUDS);
- waste management and recycling facilities;
- full details of sustainability measures;
- landscaping comprising:
  - (i) hard and soft landscaping plan;
  - (ii) any proposed works to existing trees and tree protection measures; and
  - (iii) any earthworks.

**Reasons:-**

1. In order to enable the Head of Planning to consider this/these matter/s in detail.

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

Drawings 01A, 02A, 03, 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 complies with the local plan and non-statutory guidance and is acceptable. There are no material considerations upon which to justify refusal of planning permission in principle.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Mark Dunlop directly on 0131 469 3642.

*D R Leslie*

David R. Leslie  
Chief Planning Officer

## 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 eplanning (<https://eplanning.scotland.gov.uk/WAM/>) 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](mailto: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.

# Contact Details

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## Enquiries

Meg Nelson  
0131 469 6003  
Meg.nelson@gva.co.uk

## Visit us online

[gva.co.uk](http://gva.co.uk)

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## GVA

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