

PLANNING STATEMENT FOR PROPOSED DWELLINGHOUSE
AT
LAND SOUTH OF 127 - 130 LOWER GRANTON ROAD, EDINBURGH



12 JUNE 2017

Format Design
Holyrood Business Park
146 Duddingston Road West
Edinburgh EH16 4AP
Tel: 0131 661 7666 Fax: 0131 659 6033
formatdesign@aol.com
www.formatbuildingdesign.com

Contents

1. Introduction	3
2. The Proposal	6
3. Constraints and Policy Considerations	11
4. Assessment	12
5. Conclusion	29
6. Appendices	30



Looking across the site from Lufra Bank towards Leith Harbour (circa 1930)

1. Introduction

The surrounding area

The site is in the Granton area in the north of the city, which forms part of Edinburgh's waterfront along the Firth of Forth. It is close to Granton Harbour's eastern breakwater.

The area is predominantly residential. It is bounded to the west by Muirhouse, to the south by Pilton, and to the east by Trinity. There is a prominent scarp that runs parallel to the coast between west Granton and Newhaven which rises to around 20 metres. All roads leading to the coast have to negotiate this incline and are usually very steep; however Granton Road negotiates this more gradually as it cuts across the slope down to Granton Square.

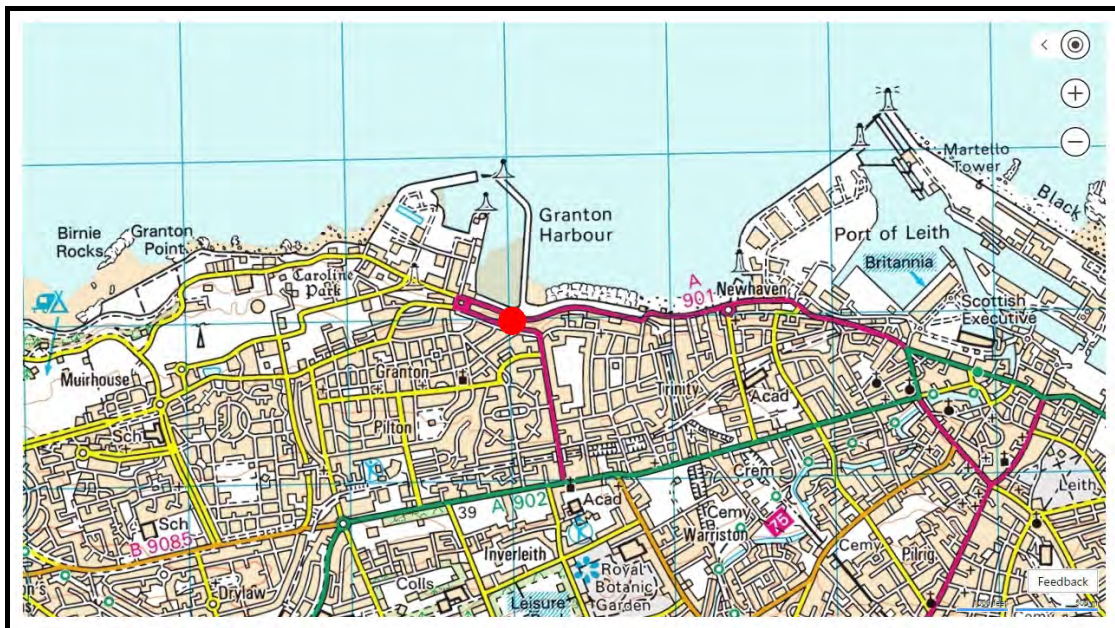


Figure 1: The general area (site marked red)

Lower Granton Road (A901) and Granton Road (A903) are both classified roads and carry bus services. Historically Lower Granton Road and Granton Road were both tram routes, and the Leith-Granton Railway ran to the north side of Lower Granton Road.

The site is 3.6 miles to the north west of the City Centre.

The Site

The site itself is a vegetated area of banking to the north side of Granton Road, sloping down towards Lower Granton Road. The site area extends to just less than 400 square metres.

The site is accessible from Granton Road on the higher, south side of the site, and it abuts the rear gardens of residential properties on Lower Granton Road. There are no immediately adjoining properties either side to the east or west, but there are properties fronting onto Granton Road at 87 metres to the west.

The north boundary of the site specifically abuts the gardens of the four dwellinghouses at 127 to 130 Lower Granton Road.



Figure 2: A bird's eye view of the site (highlighted red), viewed from west

To the opposite, south side of Granton Road, there is a narrow strip of open space which separates it from Lufra Bank. Lufra Bank has houses to its south side, which are over 40 metres from the site boundary.



Figure 3: Looking over the site from Lufra Bank towards Granton Waterfront

There are no parking restrictions on this section of Granton Road, and it is not heavily used for on-street car parking in the vicinity of the site.

Site History

An application was previously submitted for a dwellinghouse with workspace in 2010 (10/02023/FUL). Although the proposal was supported by the planning officials it was 'called in' by the local Council member to the planning committee.

The Council members subsequently requested a site visit, and following this an amendment was put forward that the proposal was not acceptable and should be refused. This was decided on a vote, 7 to 6, which found in favour of refusal. The reason for refusal was: -

“The proposal is contrary to Policy Des 1 - Design Quality & Context and Policy Des 3 - Development Design, of the Edinburgh City Local Plan, by way of its design, scale and massing resulting in an unusually intrusive feature in this location, to the detriment of the character and appearance of the area”.

This was subsequently appealed however it was dismissed on appeal on townscape and privacy issues.



Figure 4: The previously refused proposal viewed from the north west

As the above image shows there was a full storey of accommodation at the Granton Road level.

The principal concerns that were expressed by the council members and the reporter at the time were;

- a. the privacy of the occupants of Lower Granton Road,
- b. the visual impact of the building and its intrusion into the streetscape on Granton Road, and
- c. the impact upon the setting of the listed buildings.

The revised proposal should address these key concerns.

The off-street car parking will be accessed via a sliding timber gate from Granton Road. The garden will be screened by a contemporary designed railing to the street and sides (see figure 32).

The rooftop garden will give clear views across the Firth of Forth, one of the principle design objectives of the scheme. In order to overcome privacy issues the front 1 metre of the floor will be inaccessible and will be occupied by both light wells, giving added light to the floor below, and by solar panels. The amenity section below provides a more detailed description of this design feature.



Figure 7: The Granton Road street elevation (level 0)

The middle floor (level -1) will accommodate the master bedroom, second bedroom (both en-suite) and the main open plan living area incorporating the kitchen and dining area. There will also be a utility/laundry room.

The stair down from the entrance level will form a central feature to the main open plan living space here.

This floor will have no windows to the sides or to the rear, only to the north side.

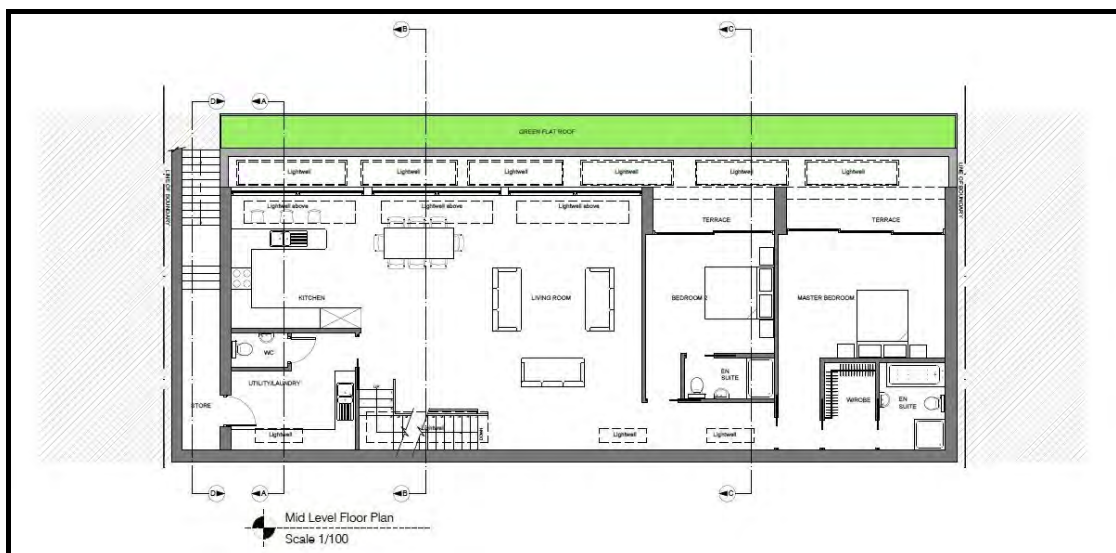


Figure 8: The middle floor layout (level -1)

Once again, the front section of the floor will be inaccessible and occupied by light wells to the floor below, intended to protect privacy to the properties on Lower Granton Road (see amenity section below).

Both bedrooms will have large sliding doors and small external terraces which will be internal to the building envelope and which will not extend to the edge of the building. There will be a secondary barrier preventing accidental access onto the light wells.

The garden level (floor -2) will have a large garden room/living room, an office and a further three bedrooms. The stair down from the upper floors will form a central feature to the garden room.

This floor will have a fully glazed north elevation as well as lighting from skylights above, and there will be extensive access to the garden area.

All bedrooms will have en-suite facilities, plus there will be a separate WC/shower room for general access by occupants adjacent to the office/study room.

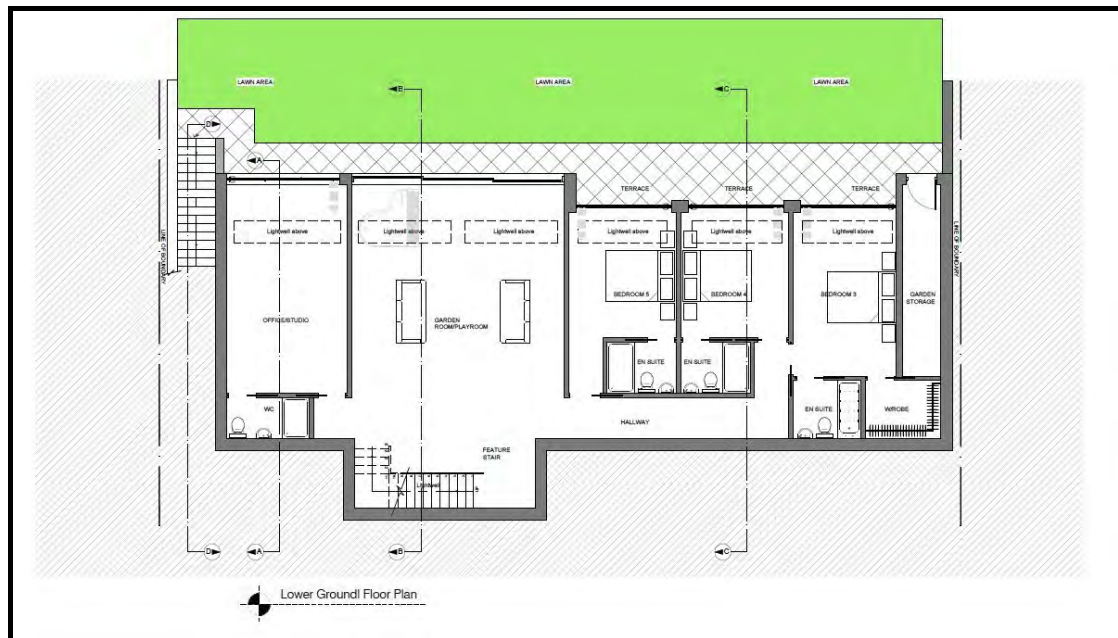


Figure 9: The lower floor layout (level -2)

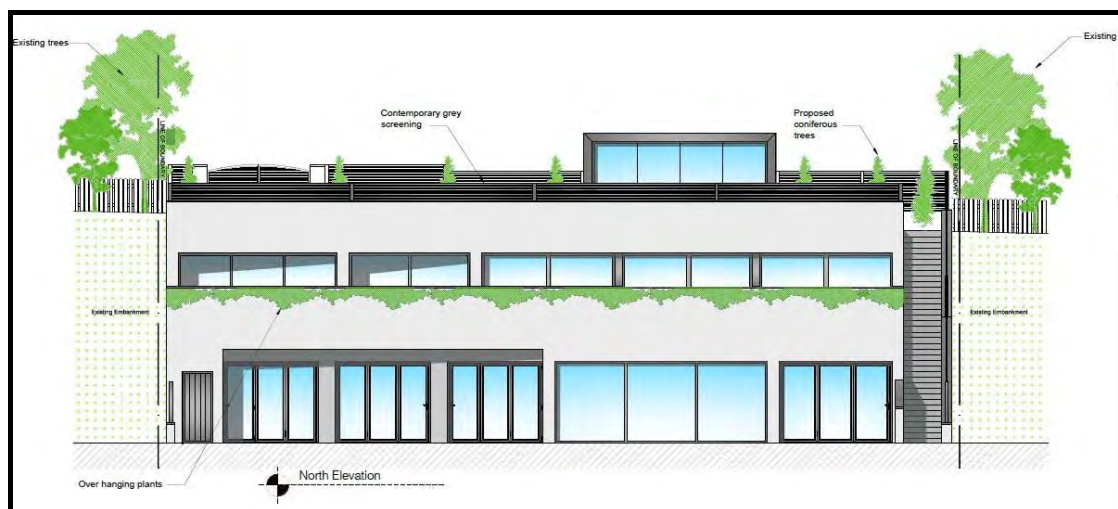


Figure 10: The north, garden, elevation

Externally, there are three main materials; white limestone render; grey aluminium cladding and glass (see figure 11 below).

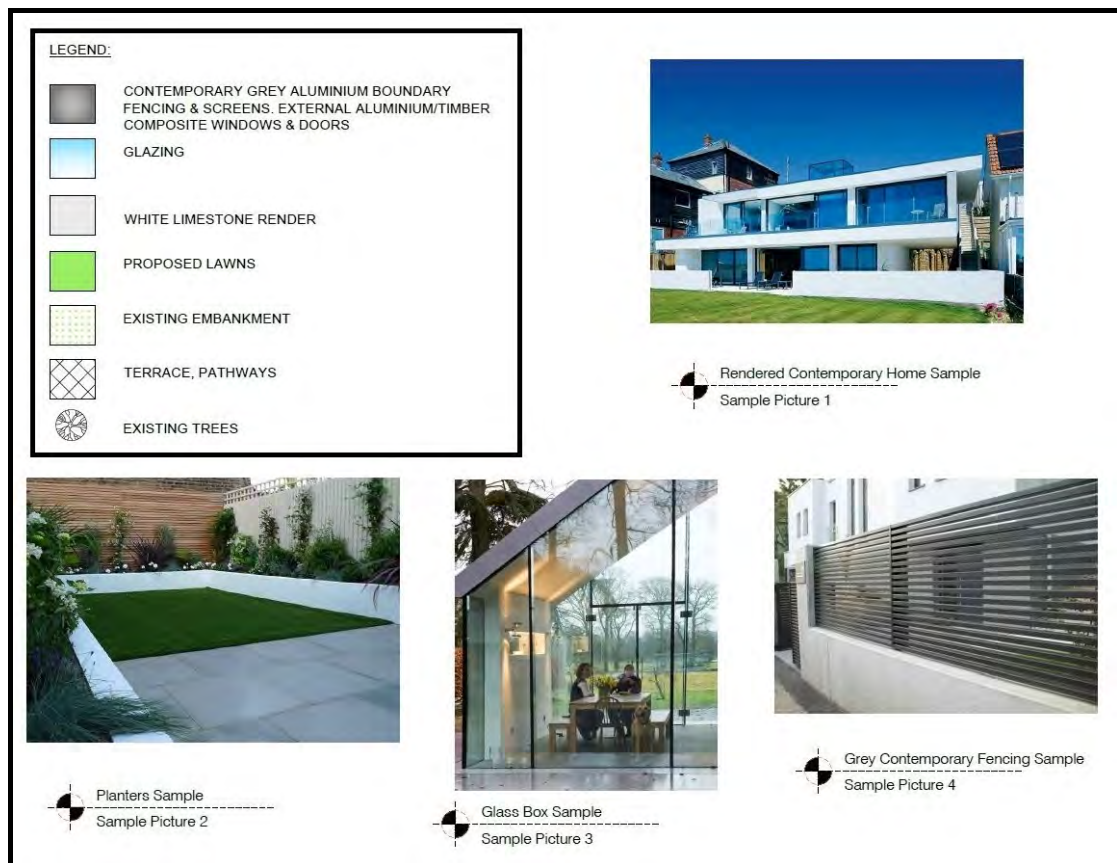


Figure 11: Legend for elevations and examples of materials

The lower garden area will be around 145 square metres, with a further 35 square metres on the rooftop level. The garden will be separated from existing gardens on Lower Granton Road by a wall or solid fence which will be 1.8 to 2.0 metres in height.

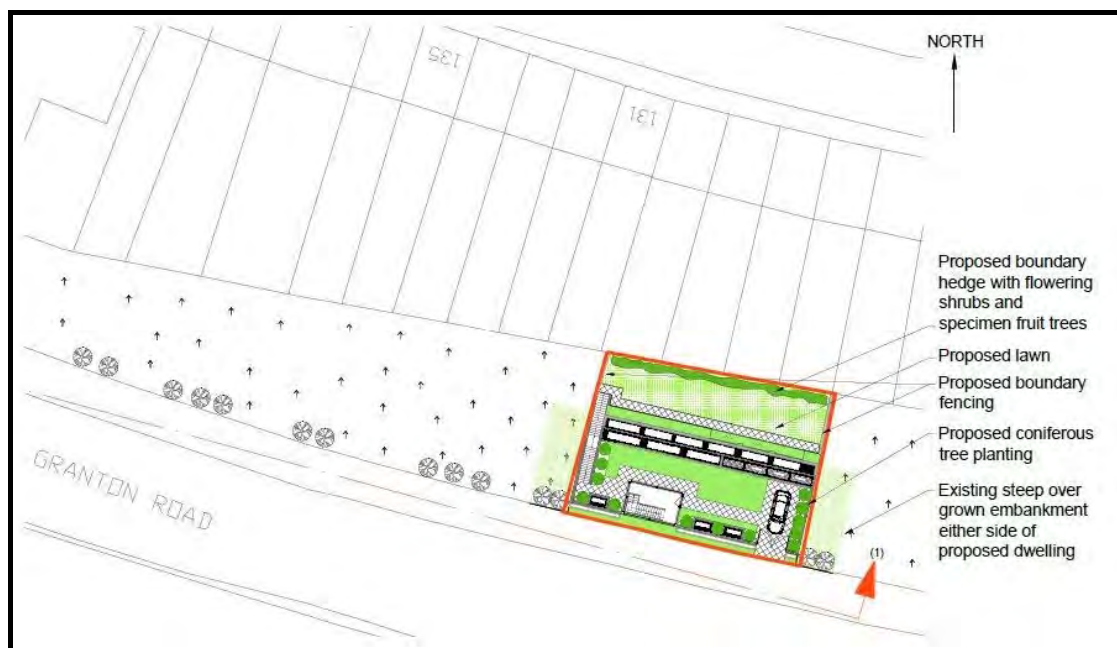


Figure 12: The site plan with level 0 showing open space provision

The side elevations will be rendered. Some limited planting will be carried out to either side, which can be trained up both walls with the aid of integral trellis attachments to the walls, which will help to marry the building into the existing vegetation on the neighbouring pieces of ground. It is also intended that planters at each terrace level will allow for planting to drape over the edge and provide some “greening” of the north elevation.



Figure 13: The East side elevation

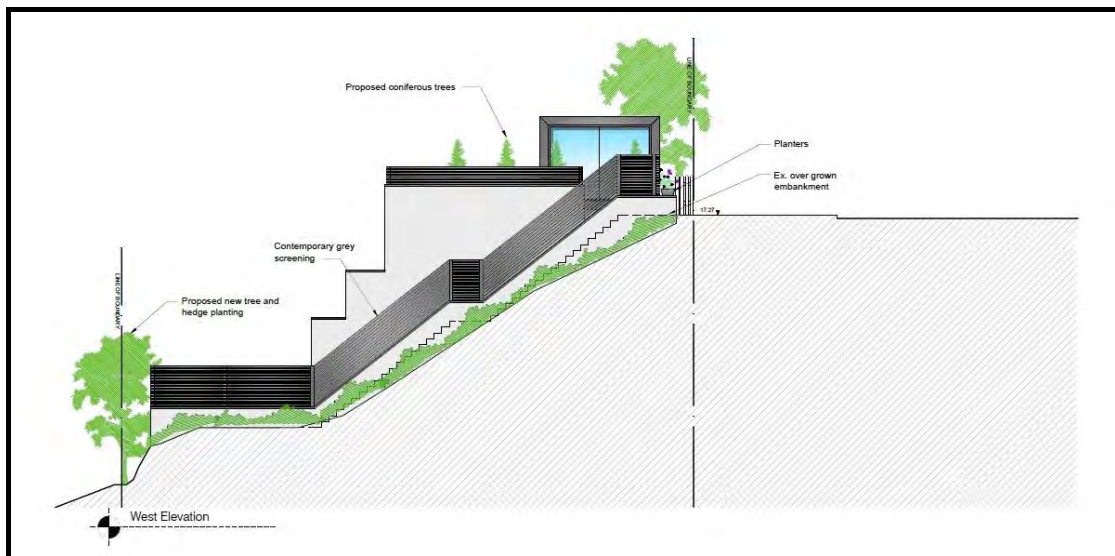


Figure 14: The west side elevation with approximate indication of retaining structure

The house is to be built into the embankment and therefore a significant amount of material will have to be removed from the site, and this will be taken to a licensed landfill site or reused elsewhere subject to licensing by SEPA. All access to this will be via Granton Road. The road is particularly wide and there will be no issues of obstructing traffic whilst this is undertaken.

3. Constraints and Policy Considerations

The site is located within the Urban Area and is an area suitable for housing and compatible uses.

There are no policy constraints directly affecting the site.

The adjacent properties on Lower Granton Road are category B listed and some consideration must be given to their setting.

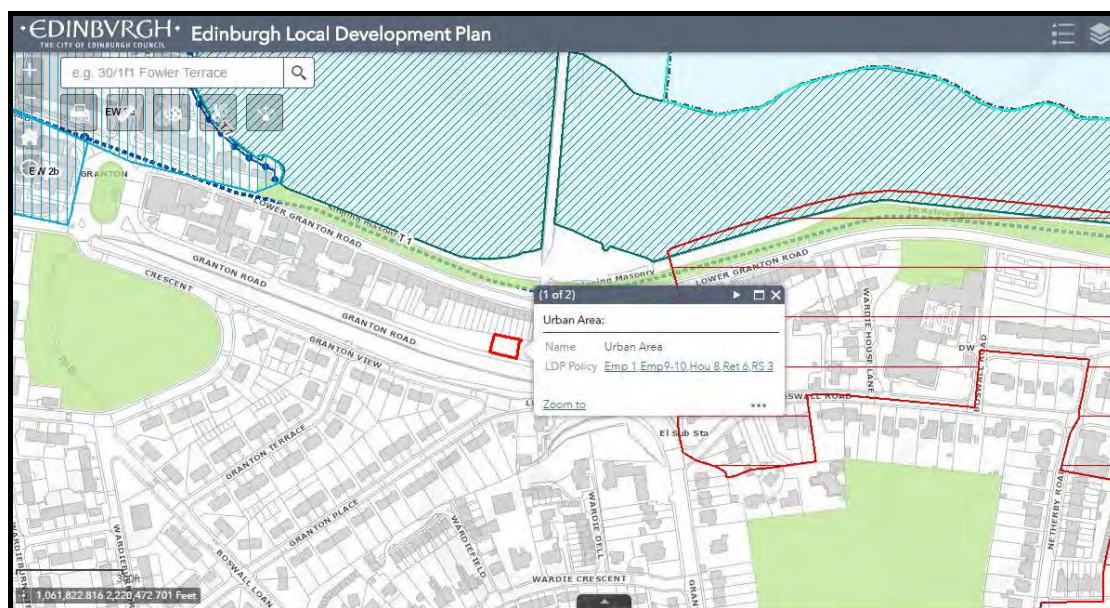


Figure 15: An extract from the ELDP interactive map

The site is to the immediate south of residential properties on Lower Granton Road and the amenity of those residents will be an important consideration.

The site is very steep which raises issues for construction and also soil disposal.

Drainage will be an important consideration as it is presently a green field site and there are properties to the lower side of the site.

The Granton Foreshore is a SSSI however this is sufficiently distant from the site as to be unaffected.

The site lies outside of the Granton Waterfront Area Development Framework which extends to the area in front of Lower Granton Road.

The main policies of the Edinburgh Local Development Plan (ELDP) relevant to the proposal will be Policy **Des 1** Design Quality and Context, Policy **Des 4** Development Design - Impact on Setting, Policy **Des 5** Development Design - Amenity, and Policy **Env 3** Listed Buildings - Setting. Also relevant will be the Edinburgh Design Guidance document. All relevant policies from a local to national level are listed in the appendix to this report.

4. Assessment

The applicant is fully aware of the physical constraints of this site and of the previous refusal of planning permission. These revised proposals have reconsidered the design of the building and has taken into account the previous concerns expressed, and has accommodated changes which it is believed now resolve these concerns.

Locational Issues

The proposed dwellinghouse is within the general urban area as specified by the ELDP. Surrounding uses are all residential with the exception of an architect's office to the west; however this is a compatible use and would not impact on the amenity of future residents.

Whilst **Policy Hou 1** is more concerned with larger housing sites, even individual houses on windfall and gap sites help to contribute to the 5 year planned housing supply for Edinburgh. The **ELDP** reflects the presumption in favour of sustainable development set in the **SPP** and **SesPlan**.

The site is not suitable for a flatted development and a single dwelling is the most appropriate use of the land. The proposal supports policy **Hou 1**.

Policy Hou 2 (Housing Mix) seeks the provision of a mix of house types and sizes where practical, having regard to the character of the surrounding area and its accessibility. The plan goes on to advise that it is important to achieve a good mix of dwelling types and sizes to avoid the creation of large areas of housing with similar characteristics. This approach supports more socially diverse and inclusive communities by offering a choice of housing and a range of house types to meet the needs of different population groups, from single person households to larger and growing families.

The area has quite a broad range of housing types, from small flats at the west end of Lower Granton Road, to large Victorian villas on Boswall Road. The proposed house would however provide a very unique residential property into the local housing market which would further enhance the variety and quality of housing on offer. The proposal is therefore supportive of policy **Hou 2**.

The proposal makes a positive contribution to the housing supply and the mix of housing in the area.

Design, Landscape/Urban character Issues

The development has been proposed in a very contemporary style and has been built into the embankment to respect the topography of the area. Materials are reflective of the contemporary design. From the north side, the bulk of the proposed building has been significantly reduced, and it has a simple form and limited pallet of materials which will be broken up by glazing and planting. The south elevation will be predominantly glass with a rendered

wall and grey metal railings. The principle focus of the house is the sea view, and the accommodation has been designed to make the most of this aspect.

As with the very varied mix of house types in the area, so the urban character of the surrounding area is also very varied.

Lower Granton Road is much more regular, and principally is read as a continuous curved terrace of two storey brick houses (around 240 metres long), and it is bookended by large three storey traditional buildings to the east, and much larger six storey modern flats to the west.

Granton Road is significantly different. It is a very wide road which sweeps around past Boswall Road and descends to Granton Square. On its north side the ground slopes down towards Lower Granton Road, and for a distance of around 240 metres there is no development. Therefore there are views possible across the Firth of Forth interrupted regularly by existing vegetation along this section of road (see figure 17a below). The south side of the road rises up towards houses on Lufra Bank and Granton View, separated from them by a narrow landscaped area. The four bird's eye images in figure 16 below provide a good overview of the area's character.



Figure 16: Birds eye views of the site to demonstrate varied urban character

ELDP Policy **Des 4** (Development Design - Impact on Setting) advises that 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. This should take account of its height and form; scale and proportions, including the spaces between buildings; position of buildings and other features on the site; and the materials and detailing.

It can be difficult to argue that a building can have a more positive impact than a piece of green ground, and so it has to be argued that the building will be a positive addition to the general urban form of the area.

The building will be a very contemporary architecture with a simple palette of material (metal cladding, render and facing brick), designed to compliment the contemporary architect's office at 211 Granton Road (see figures 17b and 33 below). It is also in the same vein as the recent additions to the St Columba's Hospice buildings to the east at Boswall Road and a modern dwellinghouse erected at 84 Lower Granton Road, all of which work well (figures 17c and 17d below).

The house will be built into the embankment and will therefore respect the topography. The accommodation at street level will be very minimal, which will help to restrict the visual impact of the building and minimise any impact upon open views across the rooftops to the Firth of Forth. The contemporary lines of the house will compliment and frame the views to the estuary, and will be in keeping with other local contemporary buildings. The house will not be readily visible from Lower Granton Road or the land between it and the coast due to the wall created by the terraced houses. In fact it would only be visible from the eastern breakwater.

One of the principal concerns with the original (2010) planning application was the perception that views from Granton Road across the harbour to Fife would be lost or at least spoiled. With the revisions to the design now proposed, from a stretch of 240 metres of Granton Road, only around 8 metres would be directly obscured. Far greater screening in fact takes place due to vegetation, including a Leyland Cyprus hedge (see figure 17a), and the proposed development would in fact result in some of this being taken down and so the impacts will be very minimal.



Figure 17a: Screening by trees and hedge planting to the north side of Granton Road



Figure 17b: Contemporary architecture to the west along Granton Road



Figure 17c: Contemporary dwellinghouse at 84 Lower Granton Road



Figure 17d: Contemporary additions to St Columba's Hospice

It is extremely unlikely that there would be any significant so called “copycat” development along this stretch if permission were to be granted. There are two potential plots to either side of the application site; however the plot to the west is likely to prove too narrow as Granton Road and Lower Granton Road begin to converge. The site to the east may be a possible development site, however, it is entirely within the planning authority’s control to restrict or guide any further development. The sites to the east have in any case been

landscaped at significant cost as extensions to the gardens of the properties at 125 and 126 Lower Granton Road.

As the following three images in figure 18 demonstrate, the visibility over the Forth estuary has changed significantly over the years as the embankment has become more heavily vegetated.

There is no reason why the view should have to be maintained along the entire stretch of the road. It is the initial impact that is experienced after rounding the bend which is of greatest significance, and this need not be maintained along the entire 240 metre length. Vegetation already interrupts it significantly. In any case, if a small building is present in the view this will not spoil the view but merely alter the perception from one particular location, and it could be seen to frame the view. Often views past buildings are more interesting than views with an empty foreground. It is a very subjective matter.

Furthermore, the scale of the building will sit very well in the scale of existing vegetation along the back of the footpath. Viewed from an acute angle along the street the building will in fact hardly be visible.



1920's



1980's



Figure 18: How the visibility is affected by vegetation and how this has changed over time

The following two figures (19a and 19b) demonstrate the actual section of the footpath which abuts the development site. As can be clearly seen, a large part of the view at this point is already screened by trees. The addition of the development will necessitate the removal of these self seeded trees and the

net effect will be minimal. It should also be kept in mind that only part of this frontage would be occupied by a building elevation.

What is important, and is clear from the second image (from the west), is that the site is a significant distance along Granton Road from the sweeping corner, and therefore it does not impact upon the immediate opening up of the views to the Firth of Forth as one turns to the west. It will only have a limited impact “*en passant*”, and little more so than existing vegetation.

Also, a small building here would fit in well with the height of existing trees which bound the north side of the road, thus significantly reducing any landscape impact. Had the site been completely devoid of vegetation, as it was in the early 1900’s (see above), the impact would have been much more significant.



Figure 19a: The extent of pavement conterminous with the site looking west



Figure 19b: The extent of pavement conterminous with the site looking east

A significant positive impact that would result from the development of this site is the added security it would bring to the dwellings that back on to this area of ground. At present there is no overlooking of the ground and unauthorised access to the rear boundaries is currently possible from Granton Road. The development of the site would encourage a mutual security benefit to both sides of the boundary.

A small building in this location would also add some structure to the north side of Granton Road, and it would compliment the existing vegetation, and it would also help to frame views from the mid-point of the east-west section of the road.

It is therefore considered that the proposal will have a positive impact upon the urban character of the area and it will comply with policy **Des 4**.

Built and Cultural Heritage Issues

The properties to the north, on Lower Granton Road, are category B listed buildings (ref. LB29888) and the development has potential to alter their setting. Described as “*Mid 19th century. Long, curved 2-storey terrace of 59 bays built in 5 sections: comprising 17 two-bay and 7 three-bay cottages and two tenements; each section defined by coping to the gable of dividing wall. Brick with droved stone dressings; Numbers 119, 121, 133, 137, 140, 141 and 144 painted brown; Numbers 132, 138, 142 and 143 painted red; Number 126 painted mauve. Stone sills to windows.*” The listed buildings adjacent to the development site are within this group (numbers 126 to 136) and are described as 11 two-bay cottages with alternating reversed plans; all with 2 windows to the 1st floor. There are single storey extensions to the rear of most of the cottages. The houses are seen to be contemporary with the construction of Granton Harbour (1836-63) whose workers it was presumably intended to accommodate. It is of particular interest as a long brick terrace with a sweeping curved plan in a prominent seafront position.

Policy **Env 3** (Listed Buildings - Setting) advises that development affecting the setting of a listed building will only be permitted if it is not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.



Figure 20: Historic maps from 1853 and 1949

The area is not designated as a conservation area, which suggests that the urban landscape and the area around these listed buildings was not deemed to be worthy of protection. The buildings themselves are category C listed. It would be a harsh judgement to conclude that the erection of a single

dwellinghouse in this location would be unacceptable due to its impact upon the setting of the C listed buildings.

The only position from where the proposed building could be viewed in the context of the listed buildings would be from the east breakwater of Granton Harbour. Even standing atop the wall by the former railway line to the north side of Lower Granton Road it is unlikely that the development would be visible (see figure 21 below). As is clear from this image, the impact would be unlikely to be significant and certainly no more so than the flats to the west.

It is considered that the addition of a single dwelling to the rear of the terrace will have an acceptable impact upon the setting of the listed buildings and it would not therefore be contrary to policy Env 3.



Figure 21: View from the wall to the opposite side of Lower Granton Road

Site drainage and flooding

The site is not at any risk from coastal, pluvial or fluvial flooding, as evident from the SEPA flood map below.

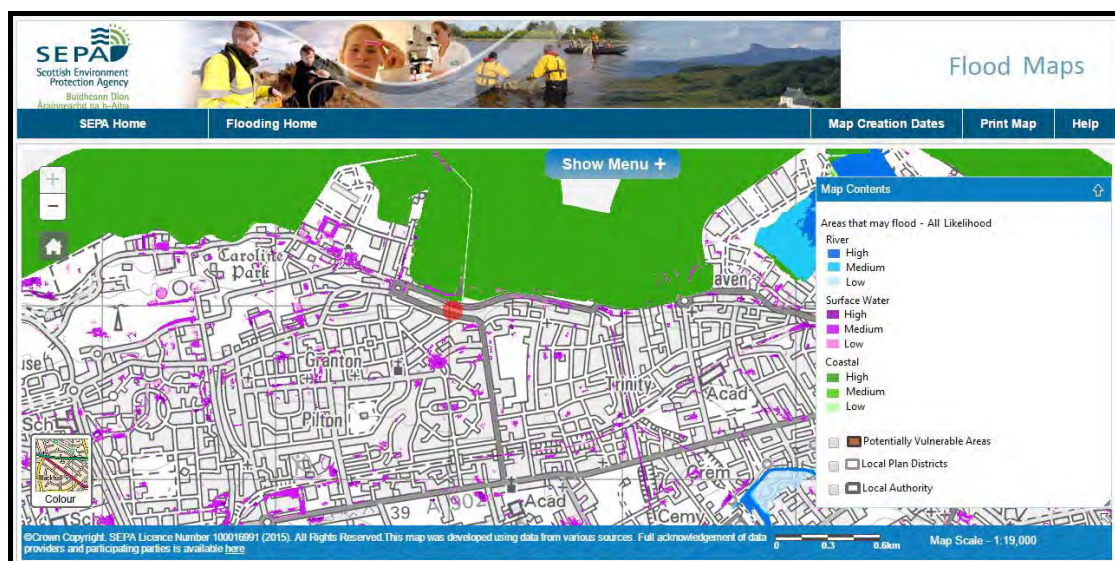


Figure 22: Flood risk mapping extract (SEPA)

The site is undeveloped green ground and so any development should aim to achieve green-field run-off standards.

In order to do this a desktop study has been carried out to estimate the green field run-off levels and to calculate the required on-site storage necessary to maintain a run-off level equivalent to this. The author has used the HR Wallingford model to calculate this. The reports are included in the appendices to this report.

At present the site slopes very steeply to the rear of houses at Lower Granton Road. Any rainwater landing on it or excess run-off from Granton Road will infiltrate into the ground, with any surface water flow moving towards the north and the rear of the adjacent properties.

It would be proposed to introduce some storm water storage and rainwater harvesting to intercept pluvial water prior to infiltration into the ground and drainage to surface water drainage systems.

The HR Wallingford Greenfield Run-off estimation model advised a Q_{bar} (l/s) average figure of 0.18 litres/second, with figure of 0.46 l/s for 1/100 years.

Based upon the site area of 0.04 hectares, and with an impermeable development footprint of 0.025 hectares, and utilising a 100 year return period, there is no need to incorporate any site storage as the predicted site discharge levels are very low.

The rainwater harvesting tool indicated that it would in fact be possible to intercept all run-off purely with rainwater harvesting tanks; however the calculation advised on storage volumes of 12.3 cubic metres, which would be an unnecessarily large volume of harvested water for a single dwellinghouse.

1 cubic metre equates to 1000 litres. It is recommended that in order to handle water run-off from the roof and roof top garden/terrace parking area a 5000 litre storage tank is installed. One example of this is the F-Line Flat Tank 5000 litre underground garden rainwater harvesting system tank.



Figure 23: F-Line Flat Tank 5000 litre underground garden rainwater harvesting system tank

The F-Line 5000 litre garden system includes everything required for collecting and using rainwater in the garden for tasks such as watering plants or washing your car. The benefits of F-Line tanks include: an anti-frost lid with child proof locks; suitability for high water tables; low installation depth; it doesn't require a concrete backfill; no tank assembly is required; it is a shallow tank for safer maintenance; reduced earth excavation (up to 70%); an integrated pump sump; Ideal for properties with limited access; it is suitable for clay ground; and it can be installed in ground water up to the tank shoulder.

The tank would overflow to the existing surface water drainage sewer.

An alternative solution to this would be the installation of a similarly sized storm-water storage cell beneath the garden to which run-off would be directed. There are then two options, either the cell would outflow to the local surface water drainage sewer, or it could simply soak-away into the ground as would have been the case pre-development.

Wildlife/biodiversity Issues

The foreshore area between Granton and Newhaven is a designated Site of Special Scientific Interest (SSSI) aimed at encouraging and preserving the resource of fossils in the area.

The site will have no impacts that would extend beyond its boundaries and therefore there will be no relevant issues to consider.

Residential Amenity

The property shares a mutual boundary with four residential properties to the north and one of the critical issues will be ensuring that there is no unacceptable impact upon amenity in respect of: daylighting to existing windows of habitable rooms; overshadowing of garden ground; and privacy between windows and private garden ground.

The **Edinburgh Design Guidance** chapter 2.9 advises “*It is important that buildings are spaced far enough apart that reasonable levels of privacy, outlook, daylight and sunlight can be achieved. However, care should be taken that buildings do not become so far apart that the townscape becomes uninteresting. Therefore, achieving reasonable amenity needs to be balanced against achieving good townscape*”.

Privacy

Privacy and outlook are important aspects of amenity. To achieve both, windows in new development should be set out so that direct views to existing dwellings are avoided. The rear facing elevations and gardens of houses usually provide a better opportunity for privacy and outlook than the street facing side of development, and so greater care must be taken to preserve standards here.

There is no fixed distance given to define what is acceptable, rather the pattern of development in the area will help to define what are appropriate distances to maintain between buildings, and consequentially what the privacy distances should be.

The guideline goes on to advise that reasonable levels of privacy can also be achieved in some cases by setting out windows on opposing buildings so that there are not direct views between them; by angling windows; or by erecting screens between ground floor windows.

It also states that whilst private views are not protected, the immediate outlook (i.e. the foreground of what can be seen from within a building) may be. In general, new development should avoid blocking out the immediate outlook of an existing dwelling.

The rear of the dwellinghouses on Lower Granton Road have a limited rear outlook, and the proposed house, whilst having some impact, will not have an unacceptable adverse impact upon their immediate outlook.

The proposed development will come closest to the mutual boundary at ground level; however at this level there will be screening by the boundary enclosure which will be 1.8 to 2 metres in height above garden level and which will therefore completely screen any opposing windows. Therefore privacy at the garden level (level -2) is not going to be an issue.

At first floor level, all windows face towards Lower Granton Road, however a non-accessible roof terrace with a solid and/or opaque balustrade of around 1200mm to its front will screen views down to the houses, but will still permit views over the Firth of Forth. Accessibility to this section of the terrace will be prevented due to it being fitted with skylights, which themselves provide extra daylight to the floor below.

Likewise, the roof level garden will also have a similar balustrade arrangement whereby occupants will be held back from the edge by an inaccessible section of terrace, occupied by light wells and solar panels thereby ensuring again that whilst occupants will be able to have a clear view to the waterfront, the estuary and beyond, they will have no view into the windows of the houses on Lower Granton Road.

These arrangements have been presented in the figures below; to better demonstrate how the view from first floor bedrooms will be restricted to the roofs of the houses on Lower Granton Road, and it will prevent intervisibility between windows or private areas, and thereby protect the privacy of both parties.

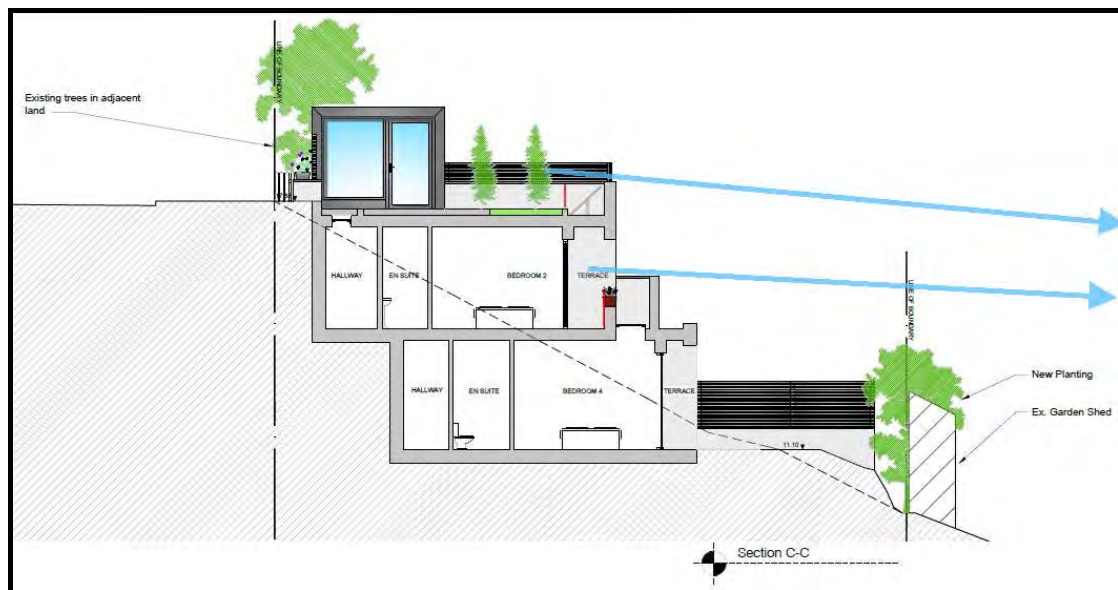


Figure 24: Privacy screening from the top and middle floors of the proposed house

This inventive and enforceable method of screening will guarantee privacy to the neighbouring houses and it will have a built in physical obstruction to ensure that there will be no encroachment into the restricted section.

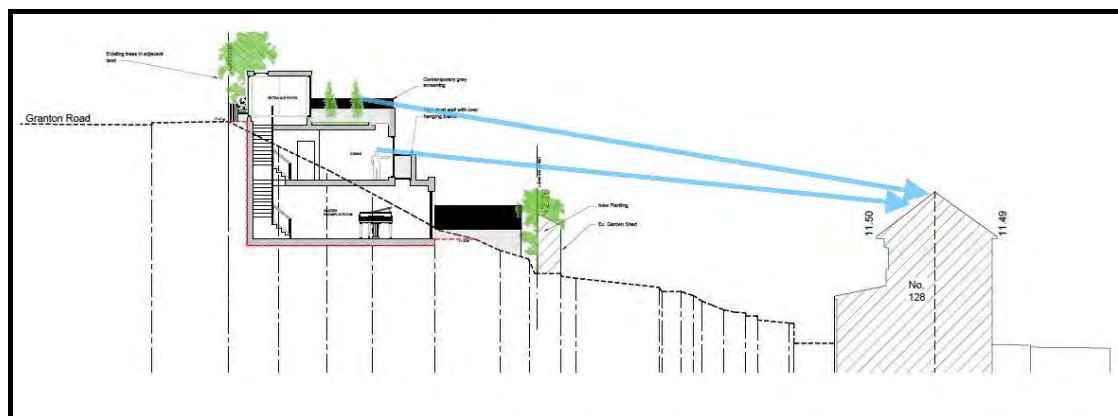


Figure 25: Long section through the development and existing houses

It is therefore concluded that in terms of privacy the proposed development will comply with all relevant policies and supplementary guidance.

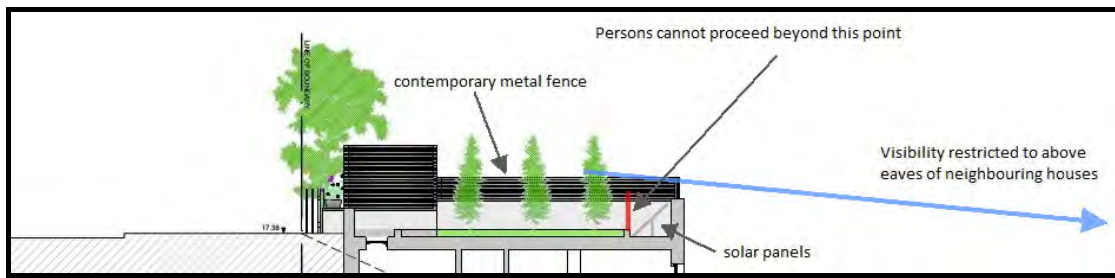


Figure 26: Visibility from roof garden

Daylight

New buildings should be spaced out so that reasonable levels of daylight to existing buildings are maintained. The layout of buildings in an area will be used by the Council to assess whether the proposed spacing is reasonable. When there is concern about potential levels of daylight the Council will refer to the BRE Guide, Site Layout Planning for Daylight and Sunlight - A Guide to good practice. This shows how to measure daylight and sunlight. A copy is available to view at the Council's Planning Helpdesk.

The amount of daylight reaching an external wall is measured by the Vertical Sky Component (VSC). The Council seeks this to be more than 27% or 0.8 of its former value. If this is not the case, changes to the building design, including a reduction in building height may be sought. 27% VSC is achieved where new development does not rise above a 25° line drawn in section from the horizontal at the mid point of the existing window to be tested. It can be measured using more complex methods that are set out in the BRE guide.

The following are the results of a basic daylight calculation carried out on the development.

First of all the point from which measurements were to be taken was determined, and this was the rear ground floor window of the rear extension to 130 Lower Granton Road. From a height of 1.4 metres above ground level at this window, a line (yellow in figure 27 below) was taken from that point to the point at which it strikes the outermost part of the cross section of the development.

- The distance from the rear of the extension of 130 Lower Granton Road to the point immediately beneath the intersection of the two lines, measured horizontally, is 24.3 metres (measurement b).
- The point at which the two lines intersect is 12.7 metres above the ground level at the rear of 130 Lower Granton Road.
- The relative height from the mid point of the window to the point at which the sightline to the skyline intersects with the outline of the proposed building is therefore 12.7 metres less 1.6 metres, which is 11.1 metres (measurement a).

This gives an angle of 24.6° (measurement C) which is marginally below the recommended 25° which is advised in the Edinburgh Design Guidelines.

This is demonstrated in the image in figure 27 below, and the calculation is demonstrated in figure 28.

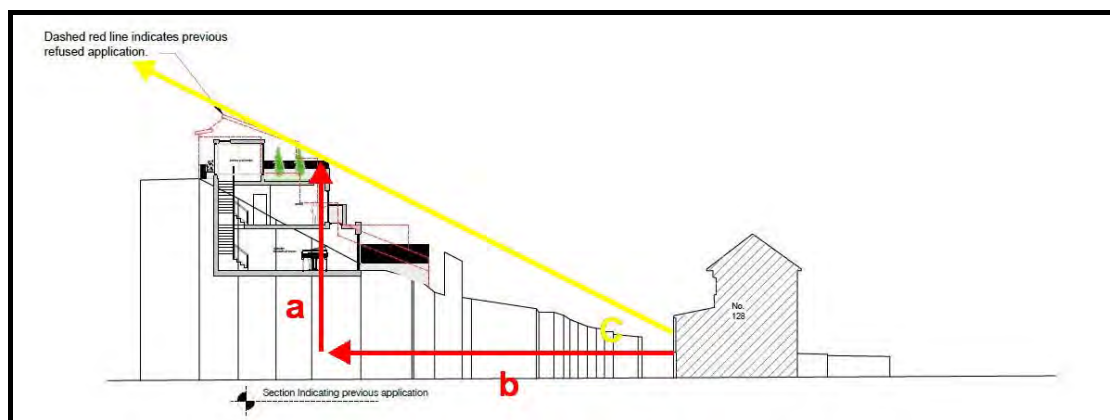


Figure 27: The impact upon daylighting, using worst case scenario

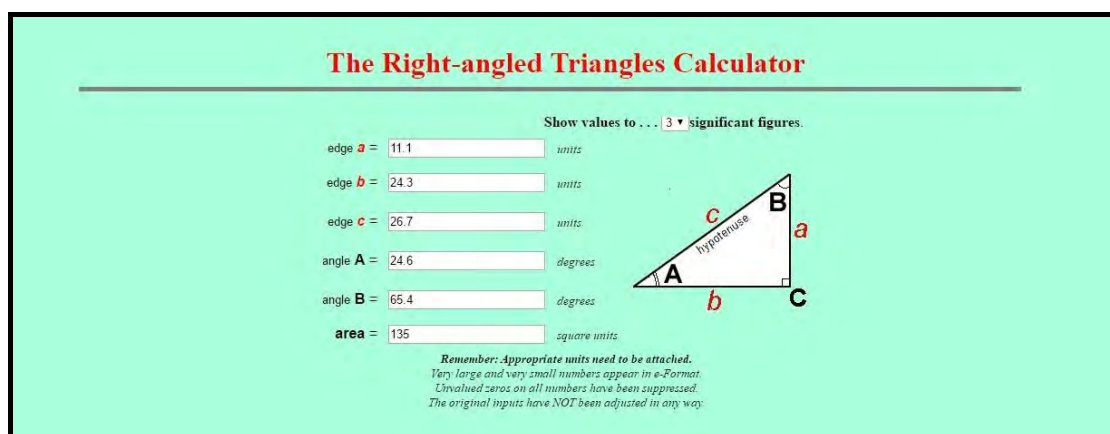


Figure 28: Working for daylight angle

It is therefore concluded that the proposed development fully complies with policies and supplementary guidance with regards to daylighting.

Sunlight

The guidelines require new buildings to be laid out so that reasonable levels of sunlight are maintained to existing gardens and spaces.

This can be tested by checking whether a building rises above a 45° line drawn in section from the site boundary. If a development rises above this line, the sunlight of the neighbouring garden might be affected.

As the development is directly south of neighbouring gardens this should be measured at a height of 2 metres on the boundary, which equates to the height of the boundary fence/wall that would be permitted under normal permitted development rights.

From a point taken at 2 metres high on the boundary, the resultant line (yellow line in figure 29 below) forms a tangent with the outline of the development at a horizontal distance of 7.48 metres from the boundary and a vertical distance

of 6.54 metres above the point on the boundary (8.54 metres minus the 2.0 metres).

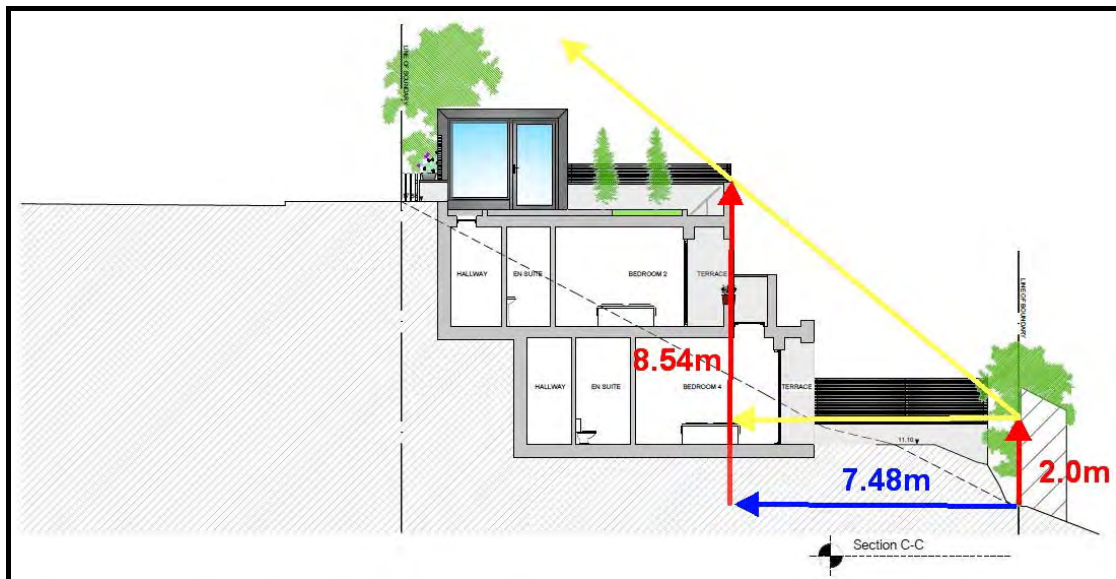


Figure 29: A section to demonstrate that the 45 degree line will be achievable

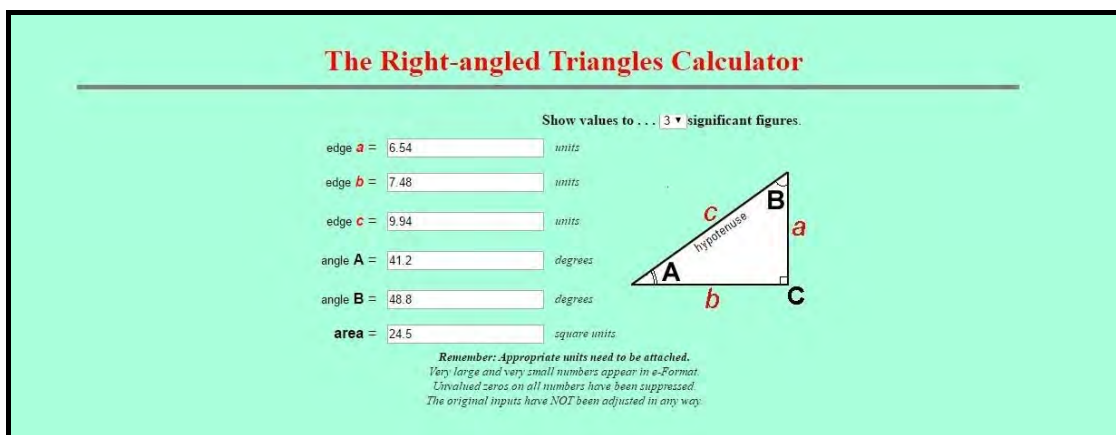


Figure 30: Working for sunlight angle

As can be seen from the working above, these figures result in an angle to the horizon of just over 41° which is significantly below the required angle of 45° advised in the Design Guidelines.

It is therefore concluded from these calculations that the presence of the proposed building will not result in any unacceptable impacts to the privacy, sunlight or daylight of existing occupants of the adjoining residential properties on Lower Granton Road. The proposal therefore complies with ELDP policy Des 5 and the Edinburgh Design Guidance.

Amenity for future occupiers of the development

With regards to the future occupiers of the dwellinghouse, the proposals will afford the occupants excellent levels of amenity with 148 square metres of external garden space at ground level and with an additional 84 square metres at the rooftop.

All floors have large amounts of glazing affording very good levels of daylighting and excellent outlook to the Forth estuary. Additional light is provided via the integrated skylights in the two narrow terraces above the lower two levels.

Open Space and trees

The proposal will not result in the loss of any public open space. The site in question is enclosed private ground, which is very steep, and which has not been allocated as open space and which does not contribute to the available recreational open space in the area. Figure 14 above indicates where the main areas of open space are in the local area.

Some minor self seeded trees will have to be removed from the site in order to make way for development, see figures 19a and 19b above. None of these trees are of significance such that their removal would warrant refusal or amendment. There will be scope to plant some garden trees/hedging to the mutual boundary between the proposed house and the houses on Lower Granton Road.

The proposal complies with ELDP policies **Env 12** and **Env 18**.

Parking and Access

Off street parking for two cars has been provided, with gated access from Granton Road. The upper terrace is a secure area and it is suitable for cycle parking. A small cycle shelter or bars for locking bikes too can be installed by future occupants.

Level access is available for Granton Road. In order to comply with building regulations, a full suite of living accommodation has been provided at this level including living accommodation, kitchen and a shower room.

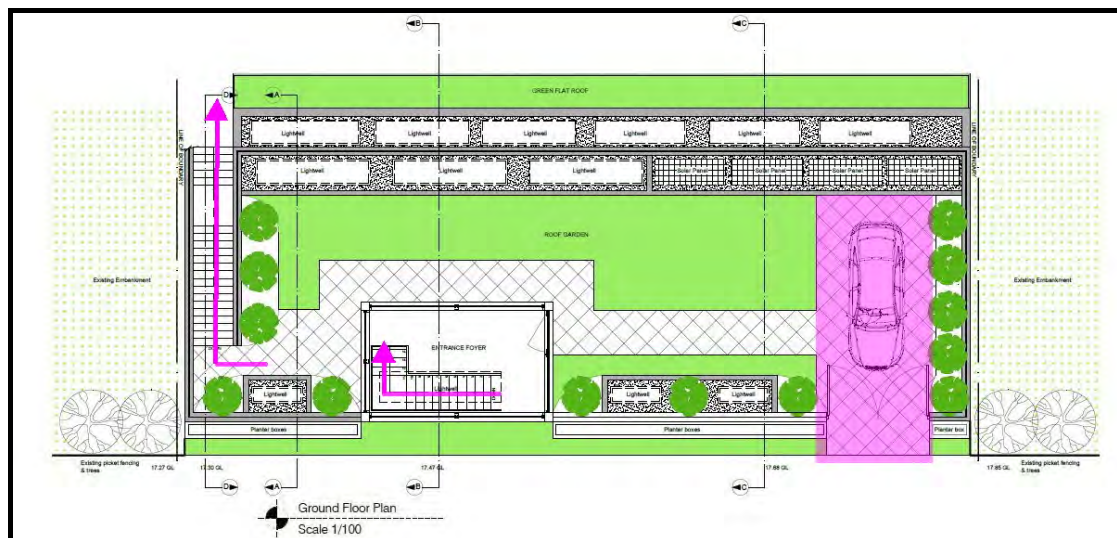


Figure 31: Areas for parking and stair access highlighted

Access to lower floors is via an internal staircase. There is also an external stair providing direct access to the lower, garden level from the Granton Road entrance.



Figure 32: An example of the type of railing proposed for the boundary

5. Conclusions

The critical determining issues, as highlighted by the reporter following the refusal of the previous planning permission, have all been addressed in the current proposals. These are; the privacy and amenity of the occupants of Lower Granton Road; the visual impact of the building and its intrusion into the streetscape on Granton Road; and the impact upon the setting of the listed buildings.

With the physical measures that have been carefully integrated into the design the privacy of the neighbouring properties can be safeguarded. Whereas the original scheme allowed direct overlooking from windows and terraces, albeit from a distance, this is no longer possible. Daylighting to windows and sunlight to gardens is also preserved at levels that will comply with policy and guideline standards.

With regards to the impact upon the character of the area, the proposed dwellinghouse will be an attractive contemporary addition to the urban character of the area and it will compliment views to the Firth of Forth. It compliments nearby contemporary buildings to the west on the north side of Granton Road. The upper floor accommodation is now very much reduced, and the presence of the building is not critical in any impact upon views to the estuary from Granton Road.

Finally, the impact upon the C listed terrace of Lower Granton Road will not be significant. It is only truly noticed from the breakwater, and from here the effect will not be so detrimental as to warrant refusal or significant amendment.

It is concluded that the revised proposal has addressed the concerns that resulted in the refusal of the scheme submitted in 2010, and that the development would be a welcome addition to the area. It complies with the relevant Local Development Plan policies and the supplementary guidance.



Figure 33: The nearby architect's office

6. Appendices

A - List of all relevant Policies of the Edinburgh Local Development Plan November 2016

Policy Del 1 Developer Contributions and Infrastructure Delivery -

1. Proposals will be required to contribute to the following infrastructure provision where relevant and necessary to mitigate* any negative additional impact (either on an individual or cumulative basis) and where commensurate to the scale of the proposed development:

- a) The strategic infrastructure from SDP Fig. 2, the transport proposals and safeguards from Table 9 including the existing and proposed tram network, other transport interventions as specified in Part 1 Section 5 of the Plan and to accord with Policy Tra 8. Contribution zones will apply to address cumulative impacts.
- b) Education provision including the new school proposals from Table 5 and the potential school extensions as indicated in Part 1 Section 5 of the Plan. Contribution zones will apply to address cumulative impact.
- c) Green space actions if required by Policy Hou 3, Env 18, 19 or 20. Contribution zones may be established where provision is relevant to more than one site.
- d) Public realm and other pedestrian and cycle actions, where identified in the Council's public realm strategy, or as a site specific action. Contribution zones may be established where provision is relevant to more than one site.

2. Development should only progress subject to sufficient infrastructure already being available or where it is demonstrated that it can be delivered at the appropriate time. In order to provide further detail on the approach to implementation of this policy and to provide the basis for future action programmes Supplementary Guidance** will be prepared to provide guidance including on:

- a) The required infrastructure in relation to specific sites and/or areas
- b) Approach to the timely delivery of the required infrastructure
- c) Assessment of developer contributions and arrangements for the efficient conclusion of legal agreements
- d) The thresholds that may apply
- e) Mapping of the cumulative contribution zones relative to specific transport, education, public realm and green space actions
- f) The Council's approach should the required contributions raise demonstrable commercial viability constraints and/or where forward or gap funding may be required.

Policy Des 1 Design Quality and Context - Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area. 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.

Policy Des 2 Co-ordinated Development - Planning permission will be granted for development which will not compromise:

- a) the effective development of adjacent land; or
- b) the comprehensive development and regeneration of a wider area as provided for in a master plan, strategy or development brief approved by the Council.

Policy Des 4 Development Design - Impact on Setting - 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

Policy Des 5 Development Design - Amenity - Planning permission will be granted for development where it is demonstrated that:

- a) the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook
- b) the design will facilitate adaptability in the future to the needs of different occupiers, and in appropriate locations will promote opportunities for mixed uses
- c) community security will be promoted by providing active frontages to more important thoroughfares and designing for natural surveillance over all footpaths and open areas
- d) a clear distinction is made between public and private spaces, with the latter provided in enclosed or defensible forms
- e) refuse and recycling facilities, cycle storage, low and zero carbon technology, telecommunications equipment, plant and services have been sensitively integrated into the design.

Policy Des 6 Sustainable Buildings - Planning permission will only be granted for new development where it has been demonstrated that:

- a) the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low and zero carbon generating technologies.
- b) other features are incorporated that will reduce or minimise environmental resource use and impact, for example:
 - i. measures to promote water conservation
 - ii. sustainable urban drainage measures that will ensure that there will be no increase in rate of surface water run-off in peak conditions or detrimental impact on the water environment. This should include green roofs on sites where measures on the ground are not practical
 - iii. provision of facilities for the separate collection of dry recyclable waste and food waste
 - iv. maximum use of materials from local and/or sustainable sources
 - v. measures to support and encourage the use of sustainable transport, particularly cycling, including cycle parking and other supporting facilities such as showers.

Policy Des 10 Waterside Development - Planning permission will only be granted for development on sites on the coastal edge or adjoining a watercourse, including the Union Canal, where the proposals:

- a) provides an attractive frontage to the water in question
- b) where appropriate, maintains, provides or improves public access to and along the water's edge
- c) maintains and enhances the water environment, its nature conservation or landscape interest including its margins and river valley
- d) if appropriate, promotes recreational use of the water.

Policy Des 11 Tall Buildings - Skyline and Key Views - Planning permission will only be granted for development which rises above the building height prevailing generally in the surrounding area where:

- a) a landmark is to be created that enhances the skyline and surrounding townscape and is justified by the proposed use
- b) the scale of the building is appropriate in its context
- c) there would be no adverse impact on important views of landmark buildings, the historic skyline, landscape features in the urban area or the landscape setting of the city, including the Firth of Forth.

Policy Env 3 Listed Buildings - Setting - Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

Policy Env 12 Trees - Development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order or on any other tree or woodland worthy of retention unless necessary for good arboricultural reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset the loss to amenity.

Policy Env 18 Open Space Protection - Proposals involving the loss of open space will not be permitted unless it is demonstrated that:

- a) there will be no significant impact on the quality or character of the local environment and
- b) the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area and
- c) the loss would not be detrimental to the wider network including its continuity or biodiversity value and **either**
- d) there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space **or**
- e) the development is for a community purpose and the benefits to the local community outweigh the loss.

Policy Env 21 Flood Protection - Planning permission will not be granted for development that would:

- a) increase a flood risk or be at risk of flooding itself;
- b) impede the flow of flood water or deprive a river system of flood water storage within the areas shown on the Proposals Map as areas of importance for flood management;
- c) be prejudicial to existing or planned flood defence systems.

Policy Hou 2 Housing Mix - The Council will seek the provision of a mix of house types and sizes where practical, to meet a range of housing needs, including those of families, older people and people with special needs, and having regard to the character of the surrounding area and its accessibility.

Policy Tra 2 Private Car Parking - Planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council guidance.

Policy Tra 3 Private Cycle Parking - Planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in Council guidance.

Policy RS 6 Water and Drainage - Planning permission will not be granted where there is an inadequate water supply or sewerage available to meet the demands of the development and necessary improvements cannot be provided.

B - Other referenced policies and documents

Edinburgh Design Guidance - May 2013

Scottish Planning Policy - June 2014

SEsplan Strategic Development Plan - June 2013

C - Greenfield Run-Off, surface water storage and rainwater harvesting calculations