

Planning Application no. 17/04038/FUL

139 Craigeleith Road Edinburgh EH4 2EH

Change of use from petrol filling station to residential. Erection of ten 3-storey new build dwellings with private parking

Craigeleith/Blackhall Community Council objects to the application on the following grounds:-

The proposal does not accord with the permission in principle given in December 2015. Application 14/02316/PPP granted permission in principle for the construction of eight 2-storey houses. There is a suggestion in the Design Statement that the current proposal is for 2-storey houses, but the developer does not justify the increase to ten 3-storey houses. The Community Council is of the view that the detailed proposal is over-development of the site and is incompatible with the scale and height of existing houses, and will detract from the character and appearance of the wider area.

The Craigeleith Road frontage in particular is problematic and in design terms it will be most unattractive. It will appear as a long and solid wall when travelling along Craigeleith Road, significantly different to existing house frontages on Craigeleith Road, many stone fronted.

The north facing living rooms fail to maximise on solar gain from the southerly aspect facing Craigeleith Road.

The proposed houses are too high. As a 3-storey development, additionally with balconies on the first and second floors, it could have an impact on privacy of existing residents in Craigeleith Hill. The Design Statement states the developer is seeking to reflect the general height of the existing houses, but this is only achieved by the use of what is equivalent to the roof space in existing houses. The scale and height of the development appears in particular to be incompatible with the adjoining properties at 137 and 135 Craigeleith Road.

A planning application to erect a new house in the curtilage of 46 Craigeleith Road Edinburgh (application No: 17/00023/FUL), 400 metres from this application site, was refused permission in February 2017 as the proposal was contrary to the Local Development Plan Policy Des 1 in respect of Design Quality and Context. The Council's reason for refusal was that it would be damaging to the character and appearance of the surrounding area. The proposal was also contrary to the Local Development Plan Policy Des 4 in respect of Development Design - Impact on Setting, the Council's view being that it would not have a positive impact on the character of the wider townscape. The decision to refuse planning permission was upheld subsequently at an appeal to the Local Review Body in July 2017. In the opinion of the Community Council, this current application at 139 Craigeleith Road will be equally, if not more damaging, to the character of the surrounding area and the wider townscape than the proposal at 46 Craigeleith Road.

Conclusion : This application should be refused planning permission on similar grounds as application no. 17/00023/FUL. To minimise the impact on existing residents, the applicant should respect the permission in principle and return to eight 2-storey houses, as approved in December 2015. In particular a far more attractive frontage to Craigeleith Road is required consistent with the character and appearance of the surrounding area. The height of the development and privacy issues should also to be addressed in a revised application.

AWD
1 October 2017