

Craigleith Road former Petrol Filling Station Site - Application 18/00390/FUL

While there are a number of changes and improvements compared to the previous planning application withdrawn on October 2017 - namely the reduction in the number of dwellings on the site from 9 to 8, the addition of more windows on the frontage resulting in a less solid facade facing Craigleith Road, other aspects however continue to disappoint. In the opinion of the Community Council further changes are required to meet the terms of the permission in principle granted in December 2015.

Craigleith/Blackhall Community Council is aware that local residents continue to have concerns and have submitted objections. On its own behalf, the Community Council is not persuaded that from a townscape perspective, 3-storey houses with flat roofs sit comfortably with the majority of surrounding dwellings and those on Craigleith Road, all of which have pitched roofs. The report to Committee in 2014 acknowledged the surrounding houses were 2-storeys. The indicative plan submitted with application 14/02316/PPP showed 2-storey houses on the site. The current application has not therefore made a case for departing from the original permission in principle. Furthermore the proposal for 3-storey houses all with balconies on the two upper floors on the north-east facade will have an unacceptable impact on privacy and amenity of existing residents in Craigleith Hill in particular. Given the balconies are on the shaded side of the building they seem to be of little practical value and unnecessary.

The eastern end of the proposed block does not sit comfortably with the existing adjacent semi-detached houses on Craigleith Road and as a consequence the proposed development is dominating and overbearing. The new houses could also have a possible impact on the availability of daylight to existing houses, not only on Craigleith Road but also in Craigleith Hill.

In terms of service access at the rear, it is not clear why a single, shared access is not used rather than individual accesses to Craigleith Hill.

We are of the view that the applicant should return to the indicative proposals for 2 storey houses which formed part of application 14/02316/PPP, preferably with pitched roofs.

AWD