

- a) Would the partial loss of the public open space have a detrimental impact in terms of the recreational, amenity and nature conservation value of the area of open space?
- b) Would the development have a damaging impact on the mature and prominent trees located immediately adjacent to the site?
- c) Would the proposals affect road safety?
- d) Would the proposed development be detrimental to the character and amenity of the house and local area?
- e) Any comments raised have been addressed.

#### a) {\ul Loss of open space}

The proposal involves changing the use of a site from open space to private garden grounds and private car parking.

The proposed fence and parking would be located on land that is designated as open space and as part of the wider Marchbank Park. The proposal would result in the loss of this open space which will have a detrimental impact on the quality and character of the local environment as a site for recreation and nature conservation. There have been a number of objections raised regarding the loss of this public open space, highlighting the importance that the local residents place on this piece of land as a site for amenity, recreation and biodiversity.

The proposal is contrary to Policy Env 18 of the Edinburgh Local Development Plan.

#### b) {\ul Trees}

Although the 2 adjacent beech trees are not shown on the application drawings, it is clear that the proximity of the proposed fence and parking would result in significant root damage to the trees, with development being well within the root protection zone. An additional concern raised relates to the canopy spread of the trees. This creates issues with the risk of dropping branches causing injury or damage, dropping debris (leaves and fruit) blocking gutters etc, often resulting in pressure to cut back or fell trees. An occupier may wish to exercise any common law right to cut back overhanging branches. In the case in question, this action would severely damage the appearance and health and safety of the trees.

The proposal will have a damaging impact on mature and prominent trees, contrary to Policy Env 12 of the Edinburgh Local Development Plan.

#### c) {\ul roads}

The provision of private off-street parking and the subsequent loss of public on-street parking was a concern raised by Transport.

Existing car parking provision is sufficiently supplied with a garage and on-street parking. The addition of two further parking spaces would exacerbate the current parking provision on the site and would act to impact on the amenity of neighbouring occupiers in terms of on-street car parking provision.

The proposed level of parking provision is contrary to policy Tra 2 and the EDG and is not acceptable.

d) {\ul Neighbouring amenity)

The proposed car parking, in terms of its design and materials, relates well to the existing property and to the wider neighbourhood and will have no impact on neighbouring amenity or character.

The proposed fence, in terms of its design and materials, meets the requirements set out in the Non-statutory guidelines for householders in terms of daylight, privacy and sunlight and would not have a detrimental impact on neighbouring amenity.

e) {\ul Public comments}

{\i Material}

- loss of open space/ play area addressed in section (3.3 a)
- damage to trees and roots addressed in section (3.3 b)
- loss of parking provision addressed in section (3.3 c)
- negative impact on neighbourhood character addressed in section (3.3 d)
- negative impact on neighbour sunlight provision addressed in section (3.3 d)

{\ul Conclusion}

In conclusion, the proposals do not comply with the Local Development Plan in respect of open space policy Env 18, trees policy Env 12 and private car parking Tra 2. The proposals would adversely impact the area in terms of public open space loss, impact on trees and loss of neighbour car parking provision. There are no material considerations which outweigh this conclusion