

PLANNING APPLICATION AT 14 CANONMILLS, i.e. CANON COURT,
**** LAST OBJECTIONS 17th November, 2003 ****
(Planning Reference 23/06328/FUL.)

For the building of a four-storey block of 9 flats and a ground floor office in the car park of Canon Court Apartments and Aparthotel, squeezed between the old tenements on Warriston Road and Munro Place in the Inverleith Conservation Area. Too large & overpowering for this particular site & showing no respect for its surroundings, it has been described by a design professional as an unimaginative 4 storey flat-roofed block plonked onto the site.

Please object to this application:-

Submit by 17th November at <https://www.edinburgh.gov.uk/planningcomments>.

The following are some reasons to object:

1) DAYLIGHT, SUNLIGHT, PRIVACY AND OUTLOOK: The proposal affects nearby properties in various detrimental ways that are obvious at a glance. In particular, the developer's calculations confirm that the proposal will reduce daylight to the living rooms of 1 Munro Place and 3B Warriston Road, failing Edinburgh Policy Des 5a and raising serious health concerns.

2) APPEARANCE AND SCALE IN THE INVERLEITH CONSERVATION AREA (ICA):

The proposed site is just inside the ICA, as are 3 and 4 Warriston Road and the Royal Navy Club, whereas Tesco, Boat Green and 5 Warriston Road are just outside.

The proposed building appears to be completely out of character and scale with the surrounding historic buildings, and it does not meet the requirements of the ICA -

<https://www.edinburgh.gov.uk/downloads/file/23378/inverleith-conservation-area-character-appraisal>. The proposal fails to meet Policy Des. 1 and Des 4. of the Local Development Plan

3) FLOOD RISK: The site is at risk of flooding, the developer advising depths reaching 2 metres at the site. There is no flood-free escape route from the proposed building. As a result, the proposal contravenes the National Planning Framework 4, Policy 22.

4) SURFACE WATER FLOODING: The developer notes surface water flooding problems at the site, but the proposal seems not to address these problems.

5) PARKING: The proposal removes 26 existing parking spaces used at present by the Canon Court Apartments and Aparthotel. The proposed building is supposed to be "car-free". The developer's parking assessment seems to underestimate the current and future parking requirements. The proposal will put an extra strain on the already limited kerbside parking locally.

6) GREEN SPACE: There appears to be a lack of usable amenity space to serve the proposed nine flats (failing to satisfy Policy Hou 3 and Tra 2).

7) AIR SOURCE HEAT PUMPS (ASHPs): The proposed ASHP location appears unsuitable as ASHPs should generally be located above flood levels, 1.5 metres away from opposing walls, and not directly below bedroom windows.