

**Full Planning Application
at
39 Buckstone Shaw
Edinburgh
EH10 6XP**

**Development Quality Sub-Committee
of the Planning Committee**

Proposal: Erect domestic garage
Applicant: Mrs McManus
Reference No: 04/01956/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2 Main report

Site description

The site comprises a parking space/ vacant gap between two existing garages to the rear of Buckstone Shaw.

It is accessed from Buckstone Shaw. There are parking spaces and garages in this area.

Site history

There is no planning history for this property.

Development

It is proposed to erect a single garage to the south of Buckstone Shaw, to the rear of existing properties.

It would measure: 5.5 metres long by 2.5 metres wide and would have a maximum height of 2.2 metres.

Materials: multi coloured spar aggregate to walls and steel sheets to the roof.

Consultations

None.

Representations

One letter of objection has been received. Comments are as follows:

1. Materials should be in matching brick to contrast with surrounding dwellings. This was to comply with Feu Superiors consent.

Policy

South West Edinburgh Local Plan

Mainly residential

Draft West Edinburgh Local Plan

Urban area

Relevant Policies:

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals comply with the development plan;
- if the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues the Committee need to consider:

- a) whether the proposal is acceptable in terms of its design and materials.
- b) Whether there would be any adverse overshadowing to adjoining property.

a) The proposed garage would be positioned in a courtyard area to the rear of existing houses in between 2 existing garages. Only the end elevations of the garage would therefore be visible, the garage door occupying the majority of the elevation facing the courtyard area and the other facing the gardens of no. 39 and 40.

The use of spar aggregate would be acceptable in this instance, and would not be detrimental to the character of the area.

- b) There would be no adverse overshadowing to adjoining property as a result of the development.

It is recommended that Committee approves this application subject to the conditions stated.


Alan Henderson
Head of Planning and Strategy

Contact/tel Karen Robertson on 0131 529 3990 (FAX 529 3716)

Ward affected 52 -Fairmilehead

Local Plan South West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 27 May 2004

**Drawing numbers/
Scheme** 1
Scheme 1



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PLANNING APPLICATION

Address	39 Buckstone Shaw, Edinburgh, EH10 6XP		
Proposal	Erect domestic garage		
Application number:	04/01956/FUL	WARD	52- Fairmilehead
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			