

**Full Planning Application
at
130 Flat 10 Pleasance
Edinburgh
EH8 9TL**

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

Proposal: Formation of window to light new bedroom
Applicant: Mr Brankin
Reference No: 04/01804/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 is a flat, on the fourth storey, on the east side of the Pleasance. All surrounding properties are residential.

Site history

There is no planning history.

Development

It is proposed to install a upvc window to match the existing windows. It would be the same dimensions as the existing window to the flat on the same elevation.

Consultations

No consultations were undertaken.

Representations

One letter of representation was received from a neighbour stating that the proposed window would break up the symmetry of the street façade. Other points raised are not material.

Policy

The site is within the Central Edinburgh Local Plan area under a Housing and Compatible Uses land use designation.

Relevant Policies:

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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 the determining issues, the Committee needs to consider whether the design of the proposal is acceptable.

The window lines up with the applicant's dwelling's existing fenestration. It is of the same design, size, materials and appearance as the existing windows on the property.

There have been other similar proposals approved in the local neighbourhood.

The design of the proposal is acceptable.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel David Shepherd on 0131 529 3956 (FAX 529 3717)

Ward affected 33 -Southside

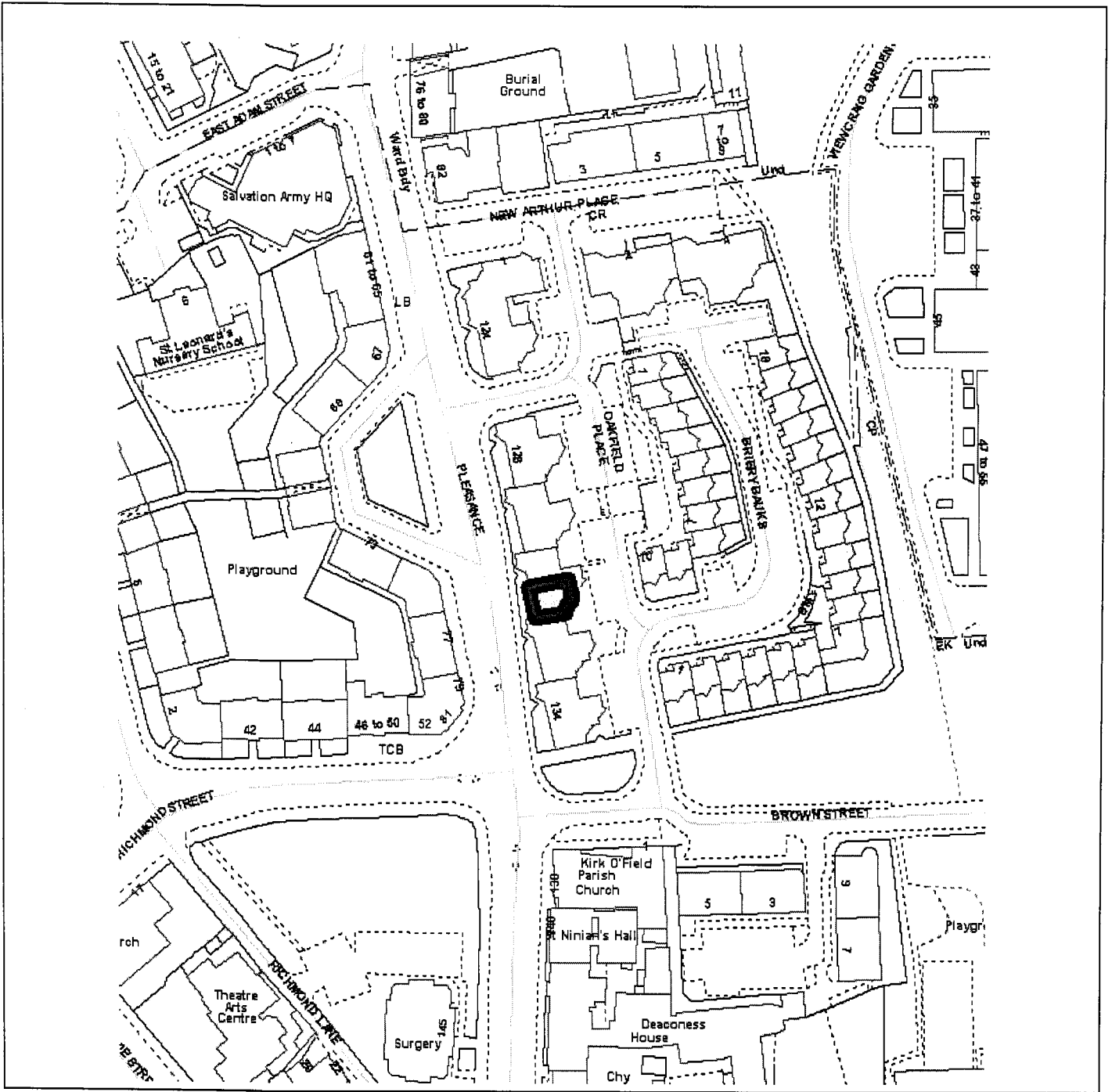
Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 18 May 2004

**Drawing numbers/
Scheme** 1-2



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PLANNING APPLICATION

Address	130 Flat 10 Pleasance, Edinburgh, EH8 9TL		
Proposal	Formation of window to light new bedroom		
Application number:	04/01804/FUL	WARD	33- Southside
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			