

Full Planning Application 07/01012/FUL

at

53 Thomson Drive

Currie

EH14 5EU

Development Quality Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 07/01012/FUL, submitted by Mr Hiddleston. The application is for: **Erection of a 1.8m high timber boundary fence (amended to 2.0m)**

It is recommended that this application be **REFUSED AND ENFORCED**

2 The Site and the Proposal

Site description

The application property is a detached, two-storey dwelling house located to the north of Thomson Drive, at its junction with Muirwood Crescent. The corner plot slopes downwards from south to north. A detached double garage, which is accessed off Muirwood Crescent, is situated at a lower level than the house. The application site is located in a predominantly residential area.

Site History

Planning permission was granted in February 2007 for the erection of a conservatory (ref. 06/05134/FUL).

Description of the Proposal

A retrospective application was submitted for a 1.8m high timber fence located on the side boundary of the site, which obstructed sight lines. This fencing was removed and replaced by 2m high timber fencing that runs in an L-shape. A 1.6m wide strip of grass separates it from the site boundary.

3 Officer's Assessment and Recommendations

Determining Issues

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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- The development has an adverse effect on visual amenity.

The application property is located within a residential area, which is characterised by open front gardens and mature landscaping. The fencing that has been erected most recently is an intrusive alien feature. Its stark appearance is conspicuous on this prominent corner plot. It is out of character with the area and has a detrimental impact on visual amenity.

It is recommended that the Committee refuses this application, for reasons relating to visual amenity, and enforcement action is authorised to ensure its removal.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Suzanne Walker- Monday To Thursday 9.30-16.00 Only on 529 3903
Ward affected	A02 - Pentland Hills (NEW)
Local Plan	Rural West Edinburgh Local Plan
Statutory Development Plan Provision	Residential
Date registered	19 March 2007
Drawing numbers/ Scheme	01, 02a, 03a Scheme 2

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: helen.martin@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 53 Thomson Drive
Currie
EH14 5EU

Proposal: Erection of a 1.8m high timber boundary fence (amended to 2.0m)

Reference No: 07/01012/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

Request that application is continued.

Applicant has been advised of height of fence and an amended plan is awaited (the fence is erected).

Representations

The original application attracted two letters of objection from local residents. The material points of concern are:

a. Design issues, taken account of air assessment a.:

- Overall appearance, in particular loss of openness.

Other points raised are not material.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The Rural West Edinburgh Local Plan locates the application site within a residential area within the settlement boundary where the existing residential character and amenities are to be safeguarded.

Relevant Policies:

Relevant policies of the Rural West Edinburgh Local Plan

Policy E51 seeks to retain public and private open space of recreational, amenity or nature conservation value.

Application Type Full Planning Application
Application Address: 53 Thomson Drive
Currie
EH14 5EU
Proposal: Erection of a 1.8m high timber boundary fence (amended to 2.0m)
Reference No: 07/01012/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that **REFUSED AND ENFORCED** for the reasons below.

Reasons

1. The erection of the fencing has had an adverse effect on the amenity value of this prominent corner ground, which is to the detriment of the visual appearance of the application site and the surrounding area.

End

Application Type Full Planning Application

Proposal: Erection of a 1.8m high timber boundary fence (amended to 2.0m)

Reference No: 07/01012/FUL



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.