

Full Planning Application 04/03836/FUL
at
282A Gilmerton Road
Edinburgh
EH17 7PR

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

1 Purpose of report

To consider application 04/03836/FUL, submitted by Mr + Mrs Goldie. The application is for: **Erect double garage and demolish old precast concrete single garage**

It is recommend that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application site forms part of the curtilage an Edwardian end-of-terrace villa at the corner of Gilmerton Road and Mount Vernon Road. It is a substantial stone building with a two-storey parapeted front bay and a gabled, slate roof, with a pair of side dormers and a false gable on the chimney stack of the return elevation. It has a single-storey rear outshot with a later, flat-roofed sun room added at first floor level. The house is divided into two flats with an external terrace and stair from the upper flat to the back garden. The garden area for the lower flat occupies all the land immediately adjacent to the building, the upper flat has a detached section of the original rear garden area which includes a prefabricated garage and driveway. There are c.1.8-metre high stone walls bounding the garden.

To the rear of the property is an unmade private lane which provides access to a number of garages, including a large double garage at the foot of the immediately adjacent garden. Beyond this, there is a terrace of bay-fronted, stone-built properties.

Site history

25 March 1960 - Planning permission was granted for the conversion of 282 Gilmerton Road into two flats.

10 October 1960 - Planning permission was granted for the erection of a sun porch at the rear of the upper flat.

29 November 1972 - Planning permission was granted for the erection of a pre-fabricated single garage at the foot of the garden.

25 January 1978 - Planning permission was refused, on access grounds, for the erection of a car port at the side of the property.

13 October 1978 - Planning permission was granted for the formation of a driveway at the side of the property.

17 August 1990 - Planning permission was granted for the erection of a small, ground floor, rear extension

10 December 1991 - Planning permission was granted for the installation of side dormers on the property (91/02668/FUL).

11 June 2003 - Planning permission was refused for the erection of a detached house in the garden of the property (03/01128/FUL).

13 June 2003 - Planning permission was refused for the erection of a side extension to the property (03/02890/FUL). Consent was again refused on 21 October 2003 (03/02890/FUL).

2 December 2004 - Planning permission was granted for a single-storey extension at the rear of the property (04/03621/FUL).

Description of the Proposal

It is proposed to demolish an existing prefabricated single garage at the foot of the garden area of the upper flat and replace it with a stone-faced double garage. The proposal also includes the erection of a 2-metre high fence between the gardens of the upper and lower flats.

3 Officer's Assessment 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, it is necessary to consider a) whether the proposal is in keeping with its surroundings, b) whether access is satisfactory and c) whether neighbouring amenities are safeguarded

a) The proposed garage will reduce the area of amenity space associated with the upper flat and the house in general. However, it will be unobtrusively located in the corner of the garden and will be partly screened from the adjoining street and lane by existing stone boundary walls. It will also be smaller than a large double garage which has been built on the immediately adjoining plot. The detailing is standard, subject to further information being provided to ensure good quality external finishes.

The proposed garden fence will replace an existing low railing fence which demarcates the gardens of the two flats and will provide a greater sense of enclosure. However, it will be unobtrusive from the street perspective and will not obstruct vehicle sight lines.

b) Although the proposal contains limited manoeuvring space within the site, it will utilise an existing vehicular access on to a non-classified road; it does not raise a new issue in respect of road safety.

c) The proposed garage is 2.6 metres high and will be sited a minimum of 1 metre away from residential boundaries. It therefore complies with daylighting standards.

There are no daylighting/sunlight grounds for objecting to the proposed 2-metre high boundary fence.

The ownership dispute in this case is for the parties concerned to resolve and is not a planning issue.

In conclusion, the garage is in keeping with the pattern of development in the area and does not infringe amenity standards.

It is recommended that the Committee approves this application, subject to a condition requiring further approval of facing materials.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Smith on 0131 529 3555 (FAX 529 3706)
Ward affected	56 - Gilmerton
Local Plan	South East Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	15 October 2004
Drawing numbers/ Scheme	01-02 Scheme 1

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, Graham Dixon on (0131) 529 3519. Email: graham.dixon@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 282A Gilmerton Road
Edinburgh
EH17 7PR

Proposal: Erect double garage and demolish old precast concrete single garage

Reference No: 04/03836/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Neighbours were notified on 28 October 2004.

The resident of the lower flat has objected to the erection of a 2-metre high fence associated with the development on the grounds of loss of light and security and on ownership grounds.

A side neighbour objects on the grounds of unsightly development reducing the garden area, loss of light and road safety.

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

In the Finalised replacement South East Edinburgh Local Plan (2004), the site is within the designated Urban area. Relevant policies are DQ6 (Design) and DQ11 (Extensions).

The site is in a Mainly Residential Area in the statutory South East Edinburgh Local Plan (1992). Residential character and amenities are to be safeguarded.

Relevant Policies:

Policy E4 sets quality objectives for new development.
Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Granted**

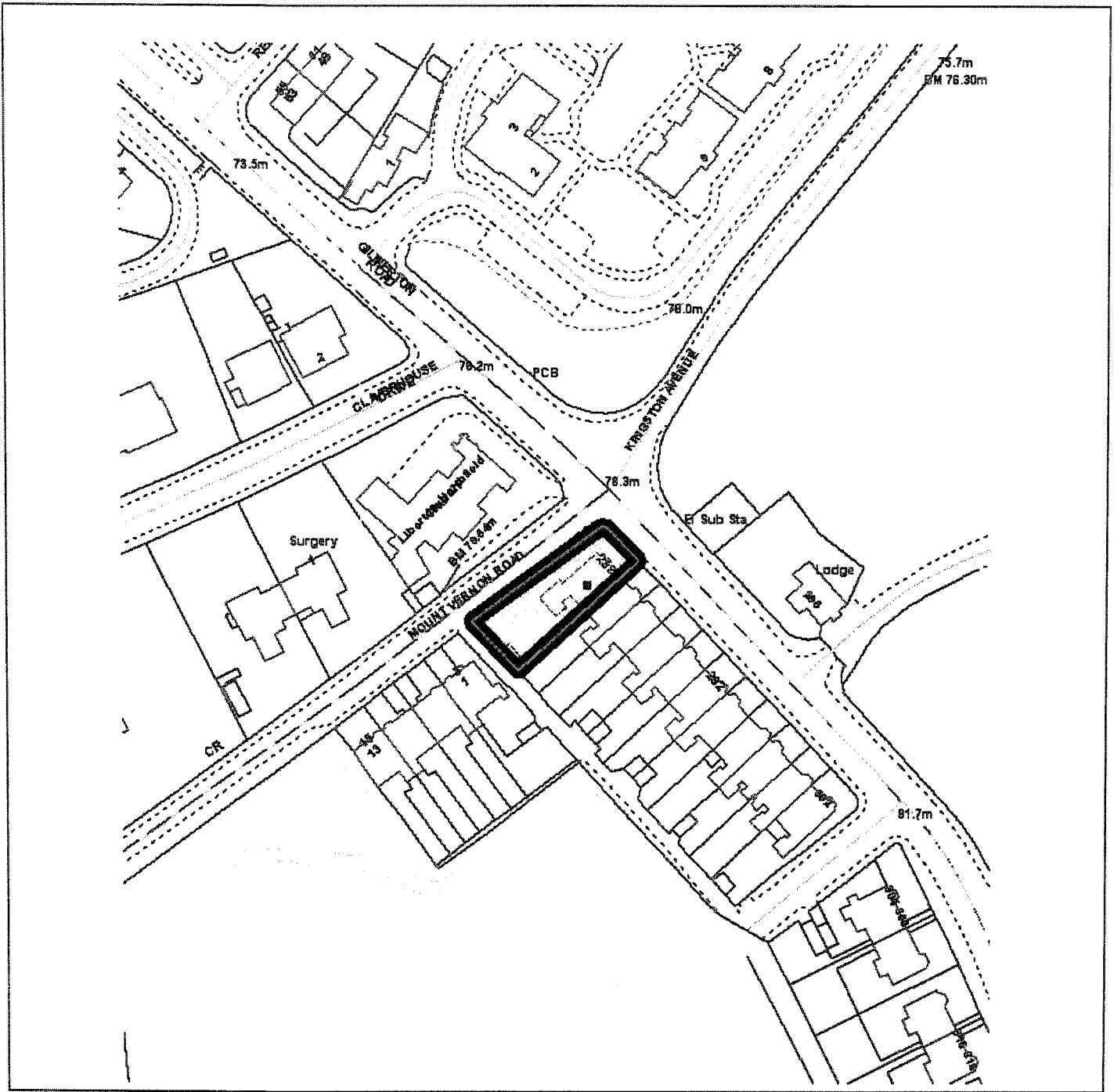
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. Sample/s of the proposed garage cladding shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

End



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PLANNING APPLICATION

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Application number:	04/03836/FUL	WARD	56- Gilmerton
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			