

Full Planning Application 04/04662/FUL
at
7 Keith Row
Edinburgh
EH4 3NL

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/04662/FUL, submitted by Mr Bryce. The application is for: **Create drive-in, front garden area, replace storm porch (as amended)**

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

2 The Site and the Proposal

Site description

The application site is an end terraced lower flat in a group of two short Victorian terraces (colonies style) of purpose built flats. The buildings are stone built with slated roofs. Access to the ground floor flats is from the front only by way of small porches varied in style, and to the upper flats the rear by means of external staircases to projecting first floor outshots. Driveways exist in the front gardens of No's 1 and 3, representing 50% of the ground floor properties. However there is no history on file relating to these driveways, which may be unauthorised. This end terraced property has stone built sheds on the gable elevation and backs onto a bowling club.

Site history

There is no relevant planning history on file for this property.

Description of the Proposal

The application is for the formation of a gated driveway and the replacement of the existing storm porch. As amended, the proposed porch, 6.16 sq.m is lean-to style and will be constructed from rendered brick, with hardwood doors and windows, and a slate roof.

Scheme 1

As originally proposed, the porch was to be constructed with UOVC panels and roofing.

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 these determining issues, the Committee needs to consider whether:

- a) The proposed porch and driveway will adversely affect the appearance of the existing property and the surrounding area.
 - b) The proposed development will have a detrimental impact on the amenity of the occupiers of the neighbouring property.
 - c) The access is satisfactory in transport terms.
- a) The design of the driveway and the porch and the materials selected are satisfactory in this location and will be similar to others in the area, although concern has been expressed from the neighbour at the loss of the stone wall.

This wall has already been removed from adjacent properties diminishing its architectural value.

b) The proposed driveway is 4.5m long in a garden of over 6m in length, and is located in front of the applicant's own flat and therefore complies with policy in this respect.

c) The proposed access point is more than 15.0m from a junction and on a local access road and will not significantly compromise road safety. There will be no net loss of local parking, the proposal is therefore acceptable in transport terms.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

In conclusion, the proposal is acceptable in terms of design, amenity and road safety. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jeanette Arnott - Tuesday, Wednesday And Alternate Thursdays on 0131 529 3594 (FAX 529 3706)
Ward affected	08 - Craighleith
Local Plan	North West Edinburgh
Statutory Development Plan Provision	Residential
Date registered	25 February 2005
Drawing numbers/ Scheme	1,2,4,5 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, 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

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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One representation has been received from a neighbour with concerns relating to the impact upon the character of the property, loss of amenity and the restriction to on-street car parking. Further comments relate to the wider issue of car ownership and the need to discourage this within the city centre.

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 property referred to in this application is identified in the North West Edinburgh Local Plan as being located within a mainly residential area where existing residential character and amenities are to be safeguarded.

The property lies within the Urban Area of the Draft West Edinburgh Local Plan.

Relevant Policies:

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring 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.

Non-statutory guidelines on 'PARKING IN FRONT GARDENS' supplement local plan policies on conservation, design and residential amenity, and provide guidance on the location and design of front garden parking.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

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.

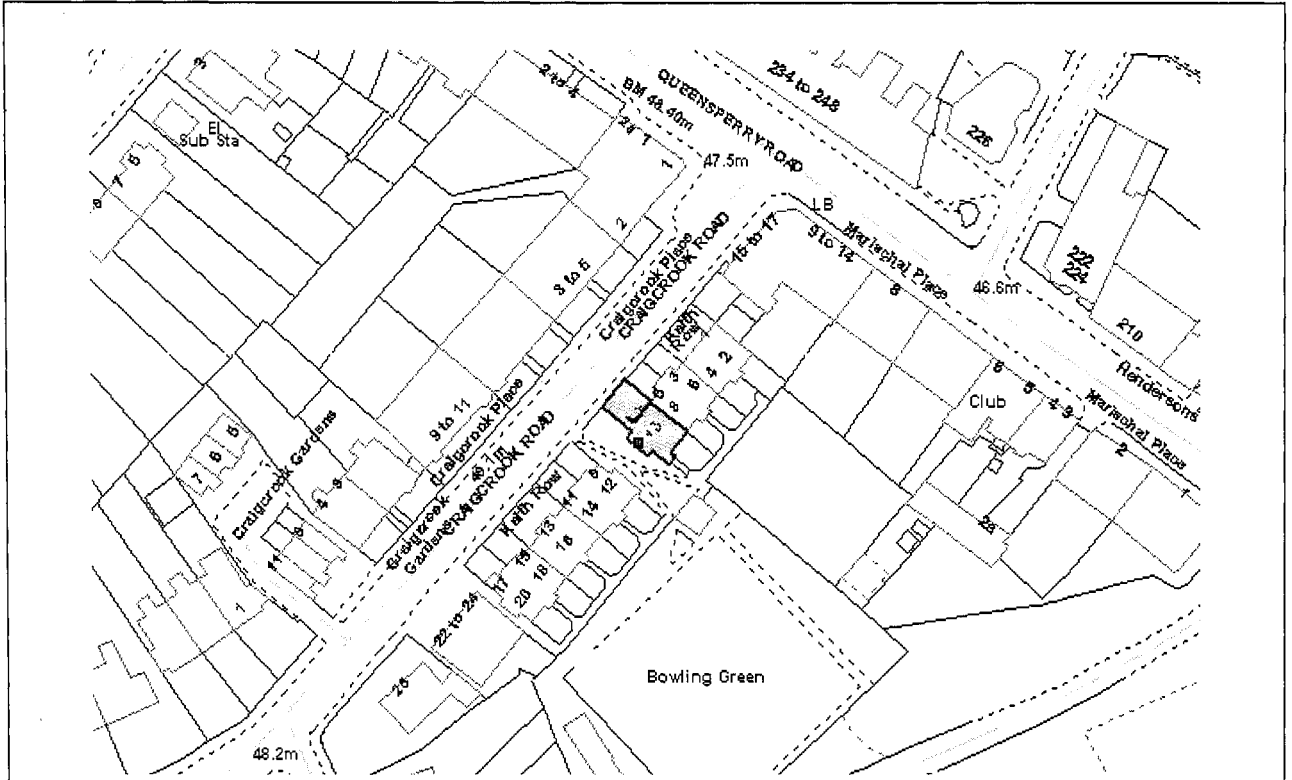
End

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Location Plan



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