

**Full Planning Application 05/00863/FUL
at
3 Kingsknowe Park
Edinburgh
EH14 2JQ**

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

1 Purpose of report

To consider application 05/00863/FUL, submitted by Dann Limited. The application is for: **Change of use from shop to office**

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 a small one and a half story retail unit of approximately 48 square metres located in a small parade of shops close to the junction of Kingsknowe Park and Lanark Road.

The property previously operated as a newsagent.

Site history

6 March 2004. Planning permission was granted for alteration and change of use from a newsagent to a dwellinghouse. Part of the external alterations permitted under this application have been implemented. Ref: 03/02567/FUL.

Description of the Proposal

The applicant seeks planning permission for a change of use from a shop to an office with alterations to the shop frontage and a dormer extension to the rear.

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, the Committee needs to consider

- a) Whether the development is in keeping with the character of its surroundings
 - b) Whether neighbouring residential amenities are safeguarded and
 - c) Whether the development is acceptable in terms of road safety.
- a) The proposed office use of the former shop is in keeping with the local plan allocation.

The unit which is the subject of this application is not in a protected retail frontage under Local Plan policy and the change to office use is not contrary to the development plan.

The external alterations to the property were granted planning permission under the previous application and have not changed within this application.

The proposed alterations will not detract from the visual amenity or its surroundings. To the rear of the property the proposed dormer takes up 44% of the average roof width. It is partially hidden by the gable of the neighbouring property and the shop unit fronting onto Lanark Road. Two other properties in the group have rear dormers of a larger scale and design.

In this particular case the dormer does not dominate the roof or result in any significant detrimental impact upon the character of the unit and the visual amenity of the surroundings.

As the residential use previously approved was not taken up the proposals do not represent a loss of residential accommodation.

b) The dormer looks onto the gable and garage wall of the residential property 298 Lanark Road. There is a small side facing dormer window within the roof space of the property however there is a difference in levels between the two properties and the proposed is not considered to result in any significant loss of privacy.

The office use will not introduce any significant impact over the previous retail use or the recently approved use as a dwellinghouse.

Residential amenity will be safeguarded.

c) Transport have raised no objection to the proposal.

Conclusion

The loss of the retail unit is not contrary to development plan policy and has previously been accepted under the previous planning permission for Change of Use to a dwellinghouse. There is no loss of residential accommodation. The proposed office use does not give rise to any significant additional impact over the previous use as a shop or the currently permitted use as a dwellinghouse. It is recommended that the Committee approves this application, subject to a condition restricting noise from any associated, plant, machinery or equipment.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Steven Black on 0131 529 3904 (FAX 529 3716)
Ward affected	25 - Parkhead
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	5 April 2005
Drawing numbers/ Scheme	01-02

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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 3 Kingsknowe Park
Edinburgh
EH14 2JQ
Proposal: Change of use from shop to office
Reference No: 05/00863/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

No objections

Environmental and Consumer Services

The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

Representations

One letter of representation has been received. Comments and objections can be summarised as follows:-

Development exacerbates traffic, parking and access problems
Detrimental to 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

The application site lies within the Mainly Residential allocation of the adopted South West Edinburgh Local Plan, where existing residential character and amenities are to be protected. In the Draft West Edinburgh Local Plan, it is within the Urban Area designation.

Relevant Policies:

South West Edinburgh Local Plan

Policy ED3 allow a proposals for new office development outwith the defined "Business" areas only on sites where there will be no adverse impact on residential amenity and which are well located in relation to public transport services as well as the primary road network. Such uses are encouraged on sites adjacent to the Wester Hailes Shopping Centre.

Draft West Edinburgh Local Plan

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

Policy H2 Existing housing retention, has a presumption against involving the loss of residential accommodation without replacement.

Non-statutory guidelines 'LOSS OF RESIDENTIAL USE' provide a policy context for considering proposals for the change of use of properties in residential use.

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

Application Type Full Planning Application
Application Address: 3 Kingsknowe Park
Edinburgh
EH14 2JQ
Proposal: Change of use from shop to office
Reference No: 05/00863/FUL

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.
2. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.

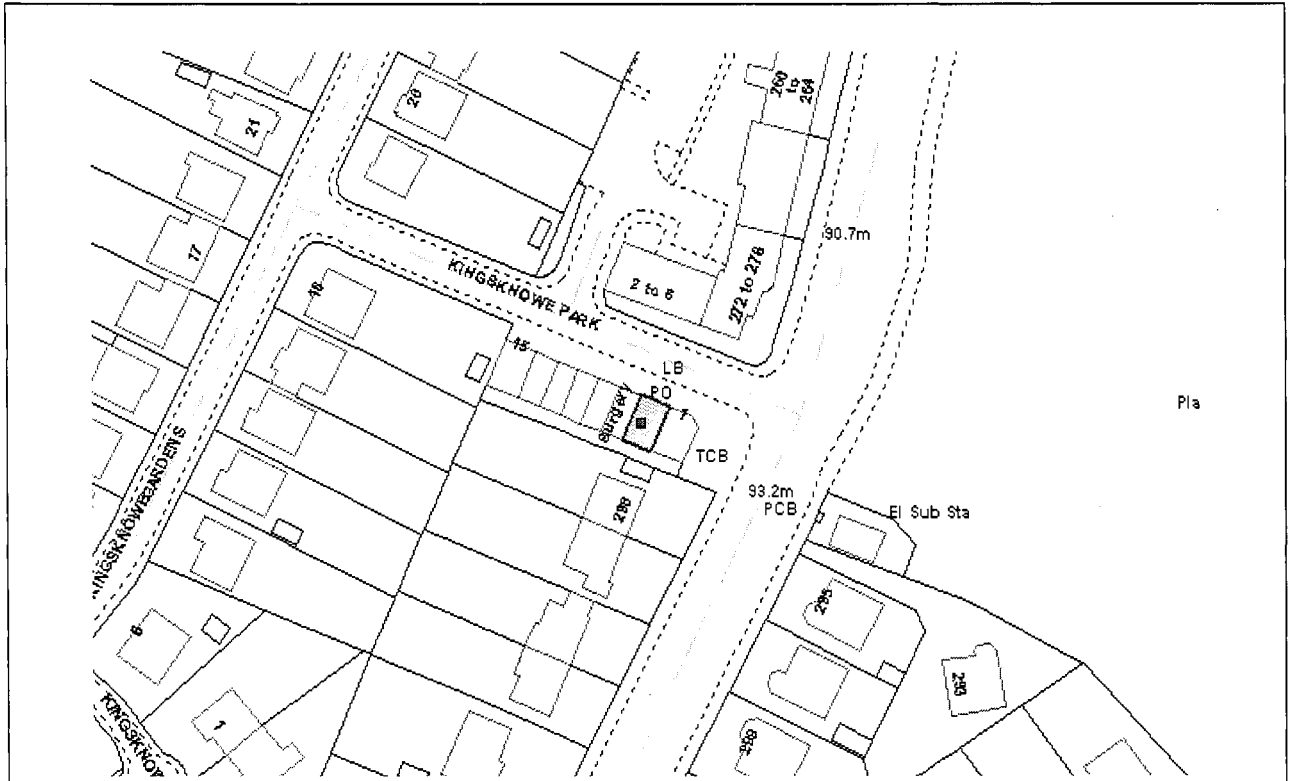
End

Application Type Full Planning Application

Proposal: Change of use from shop to office

Reference No: 05/00863/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 2004.