

**Full Planning Application 05/00462/FUL
at
Mortonhall Estate
Mortonhall Caravan Park
30E Frogston Road East
Edinburgh
EH16 6TJ**

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

1 Purpose of report

To consider application 05/00462/FUL, submitted by Mortonhall Ltd. The application is for: **Extension to manager's dwelling to form enlarged kitchen and new bedroom**

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

2 The Site and the Proposal

Site description

The site is part of the service compound at the entrance to the Mortonhall caravan park. It includes a timber chalet occupied by the estate manager (current application unit), a low, timber shed-type building used for reception and shop purposes and two caravans, all arranged in a courtyard group. The structures are set against an original stone estate wall and in a group of mature trees. The caravan park extends to the east, former stables to the north have been converted to a bar and offices and the original Mortonhall House to the west has been converted into flats.

Site history

APPLICATION SITE

19 April 1978 - Planning permission was granted for the erection of a chalet building at the caravan park entrance for the residential use of the site manager. The consent was limited to 10-year period in view of its 'temporary' character. The consent does not appear to have been renewed.

OTHER RELEVANT DECISIONS

5 December 1973 - Planning permission was granted for the main caravan site (200 pitches) at Mortonhall (east of steading). This temporary consent was renewed in March 1984 (250 pitches) and again, on 1 August 1994, on a permanent basis. A further extension (200 pitches) to the north-east of the main caravan site was approved on 30 September 1998.

3 September 1980 - Outline planning permission was granted for the erection of a house adjacent to the garden centre close to the Mortonhall estate site entrance (Frogston Road East). Although sited in the green belt, it was deemed to be necessary for the functioning of the garden centre.

28 January 1986 - Planning permission was granted for the erection of a timber building at the entrance to the caravan site for use as a reception unit, shop and games area. The consent was for a limited period of 5 years in view of the 'temporary' character of the building (85/02120/FUL). The consent does not appear to have been renewed. There is a current application to add extensions to this building (05/00461/FUL) - see separate item on this agenda.

5 May 1987 - Planning permission was granted for the use of the walled garden area as a caravan site (29 static caravans). The consent does not appear to have been taken up.

There are several consents for the conversion of parts of the courtyard stable block on the estate into uses related to the caravan site; 21/9/77 (bar); 31/8/83 (residential unit); 16/11/89 (offices); 28/2/96 (offices for estate architect); 7/1/98 (lettable offices of 119 sq m).

Description of the Proposal

It is proposed to add two extensions of 11 and 6 sq metres to the chalet dwelling. The extensions will match the existing building in design and finishes.

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 whether the proposal

- a) Is compatible with Green Belt and AGLV policies,
- b) Has a design in keeping with its surroundings and
- c) Has an impact on neighbouring amenities.

a) The caravan site was opened in the early 70s and has expanded and become consolidated over the succeeding years. It is only one of two such tourist facilities in the city. The overall leisure use is compatible with Green Belt policy.

The manager's dwelling is a necessary facility for the effective running of a large caravan site. Although the original building was erected with temporary consent, it now constitutes lawful development due to the length of time it has been retained. The building has been well maintained and is not visually obtrusive. The timber-clad building is set within an established service compound which is maintained in a neat and tidy condition and which fits in unobtrusively against the various outbuildings, walls and trees of the original Mortonhall Estate. The proposed extensions fit in with this character and are of a small scale which will not intrude into the character and appearance of the Green Belt and the Area of Great Landscape Value. The visual and semi-rural setting of the site will not be compromised.

- b) The extensions are small and appropriately designed to match the scale and character of the existing building.
- c) The free-standing building is not close to other residential properties and there are no implications in respect of neighbouring privacy and daylight.

In conclusion, the proposal will not have a significant impact on the Green Belt and AGLV, is suitably designed and does not affect neighbouring amenities.

It is recommended that the Committee approves this application.

Alan Henderson **Alan Henderson**
Head of Planning and Strategy

Contact/tel	Ian Smith on 0131 529 3555 (FAX 529 3706)
Ward affected	54 - Kaimes
Local Plan	South East Edinburgh
Statutory Development Plan Provision	Green Belt
Date registered	14 February 2005
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: Mortonhall Estate
Mortonhall Caravan Park
30E Frogston Road East
Edinburgh
EH16 6TJ
Proposal: Extension to manager's dwelling to form enlarged kitchen and
new bedroom
Reference No: 05/00462/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Neighbours were notified on 11 February 2005 and the proposal was advertised (departure) on 4 March 2005.

No representations have been received.

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 site is in the Green Belt and in an Area of Great Landscape Value in the South East Edinburgh Local Plan (1992). Rural character and appearance are to be protected.

The same policies are retained in the replacement South East Edinburgh Local Plan (approved for Adoption, April 2005). Relevant policies are GE1 (Green Belt) and GE5 (AGLV).

Relevant Policies:

Policy E4 sets quality objectives for new development.

Policy E8 establishes a presumption against unnecessary or inappropriate development in the Green Belt and protects prime agricultural land from development.

Policy E9 establishes the retention of landscape quality as the overriding consideration in dealing with proposals for development within the designated Area of Great Landscape Value, supports the Green Belt Trust in its objectives, and particularly seeks to improve sites at The Wisp and Gilmerton Gardens.

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.

Appendix B



Application Type Full Planning Application
Application Address: Mortonhall Estate
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Proposal: Extension to manager's dwelling to form enlarged kitchen and new bedroom

Reference No: 05/00462/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.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

