

**Application by City of Edinburgh Council
at
233 Gilmerton Road
Edinburgh
EH16 5UD**

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

Proposal: **Erection of new PE block**
Applicant: **The City Of Edinburgh Council.**
Reference No: **03/04220/CEC**

1 Purpose of report

To recommend that the application be **APPROVED**.

Conditions

1. The application shall be referred to the Scottish Ministers prior to determination.

Reasons

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

2 Main report

Site description

The application site comprises land to the front of Kingsinch Special School, currently grassed over and containing 5 medium sized trees, and adjacent to the main entrance.

Site history

There is no relevant planning history for this site.

Development

The application is for a two storey pitched roof extension to the front of the building, housing a new PE block and associated facilities. Finishes are blue coloured render, blockwork and a zinc/aluminium roof.

Applicant's Supporting Statement

The applicant has provided a supporting statement, a copy of which is available in the Party Group Rooms, which outlines the design criteria used to arrive at the proposals.

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours were notified, and the application was advertised on 5 December 2003.

There have been three objection letters. Grounds are prominence in front of the existing school, encroachment into open space, and design and appearance,

Policy

Finalised South East Edinburgh Local Plan - Urban Area

Relevant Policies:

DQ19 - seeks to ensure that alterations and extensions have due regard to the existing building.

South East Edinburgh Local Plan - The area is allocated as Mainly Residential, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

Policy E4 sets quality objectives for new development.

Policy E6 establishes a presumption against the development of public and private open space defined on the Proposals Map and other areas of public and private open space of recreational or amenity value.

Policy H5 presumes against the establishment or extension of a non-residential use likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

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

3 Conclusions 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 extension will adversely affect the character of the existing building or the surrounding area

(b) There will be any significant adverse effect on surrounding residential amenity.

(a) The existing single storey building, dating from the 1960's, is constructed in grey concrete panels, and has no architectural merit. The proposed extension, although at the front, is of superior quality to the existing structure, and will not adversely affect character or visual amenity.

The existing open space has little recreational or amenity value. Its loss will not significantly affect visual amenity. Written confirmation of intent to replace the trees elsewhere on the site has been received.

(b) The nearest residential properties are 40 metres distant. There will be no additional disruption to residential amenity, in terms of noise, privacy or daylight.

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

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to referral to Scottish Ministers as a Notice of Intention to Develop.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 53 -Alnwickhill

Local Plan South East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 17 November 2003

**Drawing numbers/
Scheme**

