

**Full Planning Application
at
115 PF2 Sleigh Drive
Edinburgh
EH7 6EW**

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

Proposal: Car drive in to garden
Applicant: G K Delworth.
Reference No: 03/04632/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

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.

2 Main report

Site description

The application site is located at the eastern end of Sleigh Drive on an outside bend where it joins Craigentenny Road. The property is a ground floor flat in a pair of six-in-a-block buildings. The front gardens are open and well maintained, with low railing fences. The applicant's garden has a minimum depth of 8.8m increasing to 13.3m with a width of 8.8m.

There is a bus bay adjacent to the property and immediately in front of the property the applicant has a 'disabled ' parking space. A number of vehicular accesses have been created at nearby six-in-a-block properties in Craigentenny Road several of which are associated with disabled badge holders.

Site history

28 April 1999 - Permission was refused for the formation of a driveway at this address because it was assessed as being visually obtrusive and would detract from the amenities of the adjoining residents and the area generally.

30 June 1997 - Permission granted for vehicular access (disabled) at 4 Craigentenny Road.

26 June 1996 - Permission granted for a vehicular access at the side of 11 Craigentenny Road.

11 January 1994 - Application Withdrawn for a vehicular access (disabled) at 6 Craigentenny Road.

Development

It is proposed to form a vehicular access for a disabled applicant by paving part of the front garden and erecting gates across the entrance. The dimensions of the proposed gates are 0.9m by 3.0m with ironwork detailing.

Consultations

Transportation

No objections.

Housing

Comments relate to concern over road safety issues in relation to the proximity of the proposal to the bus stop.

Representations

Two representations have been received from neighbours with concerns over loss of amenity and aesthetics.

Policy

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

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

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.

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 comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

In order to address the determining issues, the Committee should consider:

- a) the effect of the scale, form and design of the proposal on the character of the area;
- b) the effect on neighbouring amenity.

The proposal complies with all Local Plan Policies and Non Statutory Guidelines.

- a) The applicants garden is of sufficient size to enable the formation of this run-in and to allow for remaining garden ground. A nearby lamppost is unaffected by the proposal and Transportation have raised no objections on road safety issues. The proposal will in fact remove the disabled car parking space from the roadway resulting in the area around the bus stop becoming less cluttered.

Within the nearby flatted properties 13 already have driveways, although the majority of these are unauthorised. Notwithstanding the previous refusal, in the present circumstances, the proposal would not have a detrimental impact upon the character of the area. Additionally, since the previous decision the applicant is now registered as disabled.

b) The proposed driveway is positioned on land in the ownership of the applicant and immediately underneath the applicants windows, it will not have a detrimental effect upon the amenity of the neighbouring properties and complies with the policy for car parking in front gardens.

On balance it is considered that the proposal will not have a detrimental effect upon either the character of the area or the amenity of the neighbouring property.

It is recommended that the Committee approves this application, subject to the condition stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Jeanette Arnott on 0131 529 3500 (FAX 529 3706)

Ward affected 37 -Leith Links

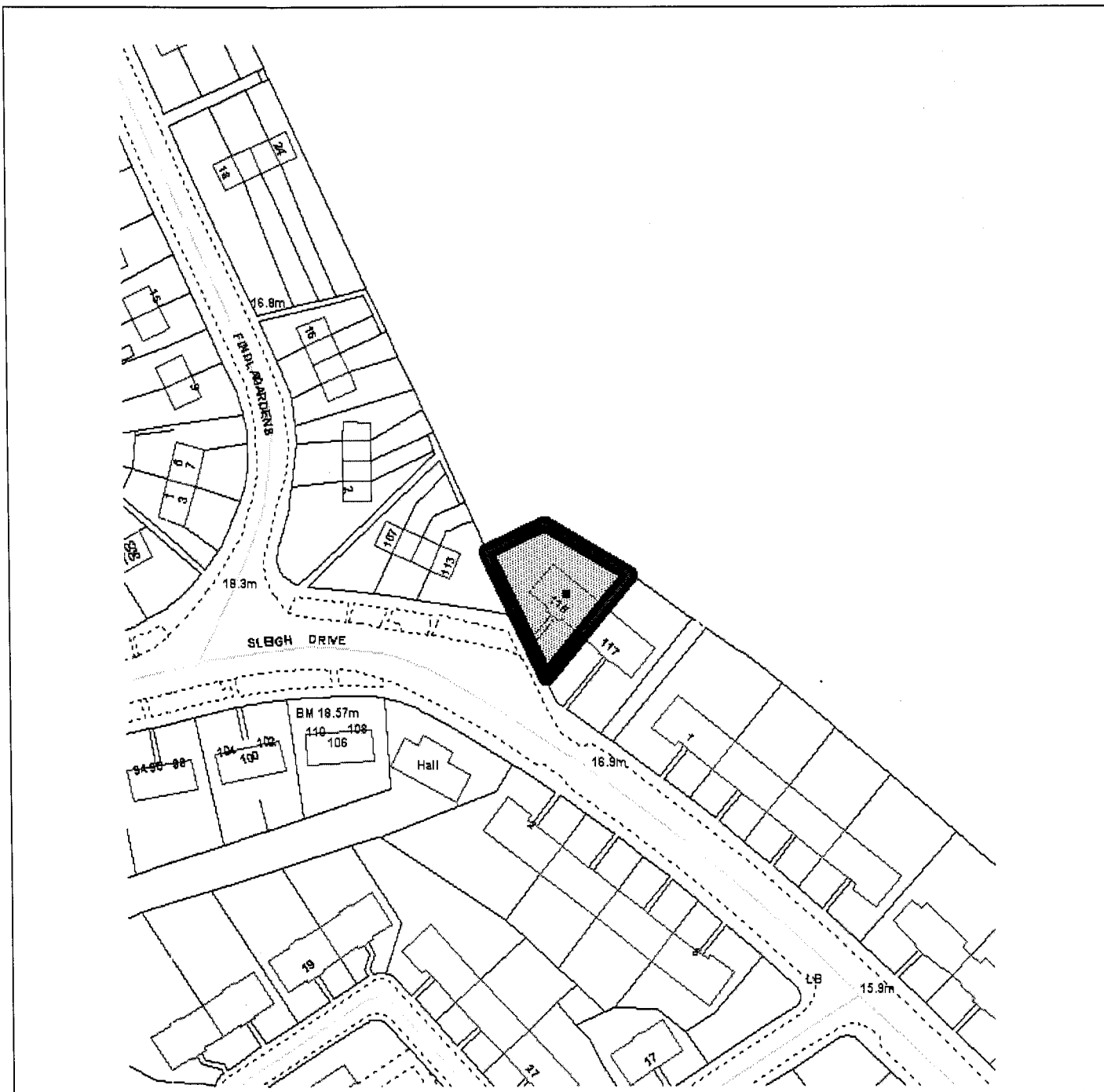
Local Plan North East Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 18 December 2003

**Drawing numbers/
Scheme**



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PLANNING APPLICATION

Address	115 PF2 Sleigh Drive, Edinburgh, EH7 6EW		
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Application number:	03/04632/FUL	WARD	37- Leith Links
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			