

**Full Planning Application
at
6 Woodhall Drive
Edinburgh
EH14 5BX**

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

Proposal: Canopy to provide covered play area, attached to existing garage
Applicant: Mrs McLean
Reference No: 03/02465/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 site lies on the east side of Woodhall Drive at the junction with Woodhall Avenue and relates to single storey buildings currently used as children's day nursery. These are two single garages joined together, which lie on the south east corner of the site. A stone wall bounds the site to the south. The land to the south lies within Juniper Green Conservation Area.

Site history

Planning permission was granted for the change of use of number 6 Woodhall Drive to use for playgroups premises in August 1968 (ref. 906/68). This permission has been implemented

Planning permission was granted for the change of use for number 8 Woodhall Drive to kindergarten school extension in July 1972(ref. 1202/72). This permission has been implemented.

Development

The application proposes the erection of a sloping canopy to the front of two existing garages measuring 7.3 metres wide, 4.5 metres deep and 2.7 metres high. The canopy would be supported by three steel posts one at each end and one in the middle measuring 2.5 metres in height.

The proposed materials are green PVC fascia and translucent sheeting for the roof.

Consultations

BAA

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. There are no objections to this proposal.

Environmental Health

This Department has concerns regarding this application.

The covered area will allow children to play outdoors in all weathers and at all times. The nursery has no planning restrictions relating to maximum number of children allowed in the garden at any one time, or on the hours of operation.

I understand that concerns have been raised by neighbouring residents regarding noise in the garden. This Department has not received any complaints regarding these premises.

The nursery have advised that this area is currently in use during fair weather along with the rest of the garden. Use of the proposed covered area would be for a maximum of 8 children. During wet weather this means that there would be a maximum of 8 children in this area and therefore the garden as a whole.

This Department has no objections to this application.

Representations

Two letters of representation have been received the grounds for objection relate to the structure being built in plastic and steel with a white PVC finish against a boundary wall of a listed building in a conservation area. The other objections relate to the operation of the nursery itself - car parking, noise and hours of opening.

Policy

The site lies in a Mainly Residential area of the South West Edinburgh Local Plan where the existing character and amenities are to be protected. The site also lies within the Urban area of the Draft West Edinburgh Local Plan to the north of the Juniper Green Conservation Area.

Relevant Policies:

Policy H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour of developments which enhance the provision of local community facilities and services.

Policy H16 Community Facilities, encourages improvements in the range and quality of community facilities where there is no detrimental impact to the existing area.

Non-statutory guidelines on 'PRIVATE DAY NURSERIES' supplement local plan policies on community services and provide policy guidance in areas where local plans do not contain appropriate policies; they provide guidance on when planning permission is required and set criteria for assessing proposals.

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 the determining issues, the Committee need to consider: -

(a) Whether the scale and design are satisfactory given the setting of the site;
(b) Whether the amenity of the nearby neighbours will be adversely affected by the proposed development.

(a) The proposed canopy extension is to garages at the rear of the site. It is of simple design and subservient to the original building. The extension is of a suitable scale in relation to the building. The use of green coloured PVC is acceptable in this location. There will be no adverse impact on the adjacent Juniper Green Conservation Area.

(b) The premises have been used as a nursery for a considerable length of time. This proposal would enable children to play out side undercover. There is a garden ground to the rear of the buildings where the children currently play. The numbers of children attending the nursery would be unaffected by this proposal.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Jennifer Zochowska on 0131 529 3793 (FAX 529 3716)

Ward affected 02 - Baberton

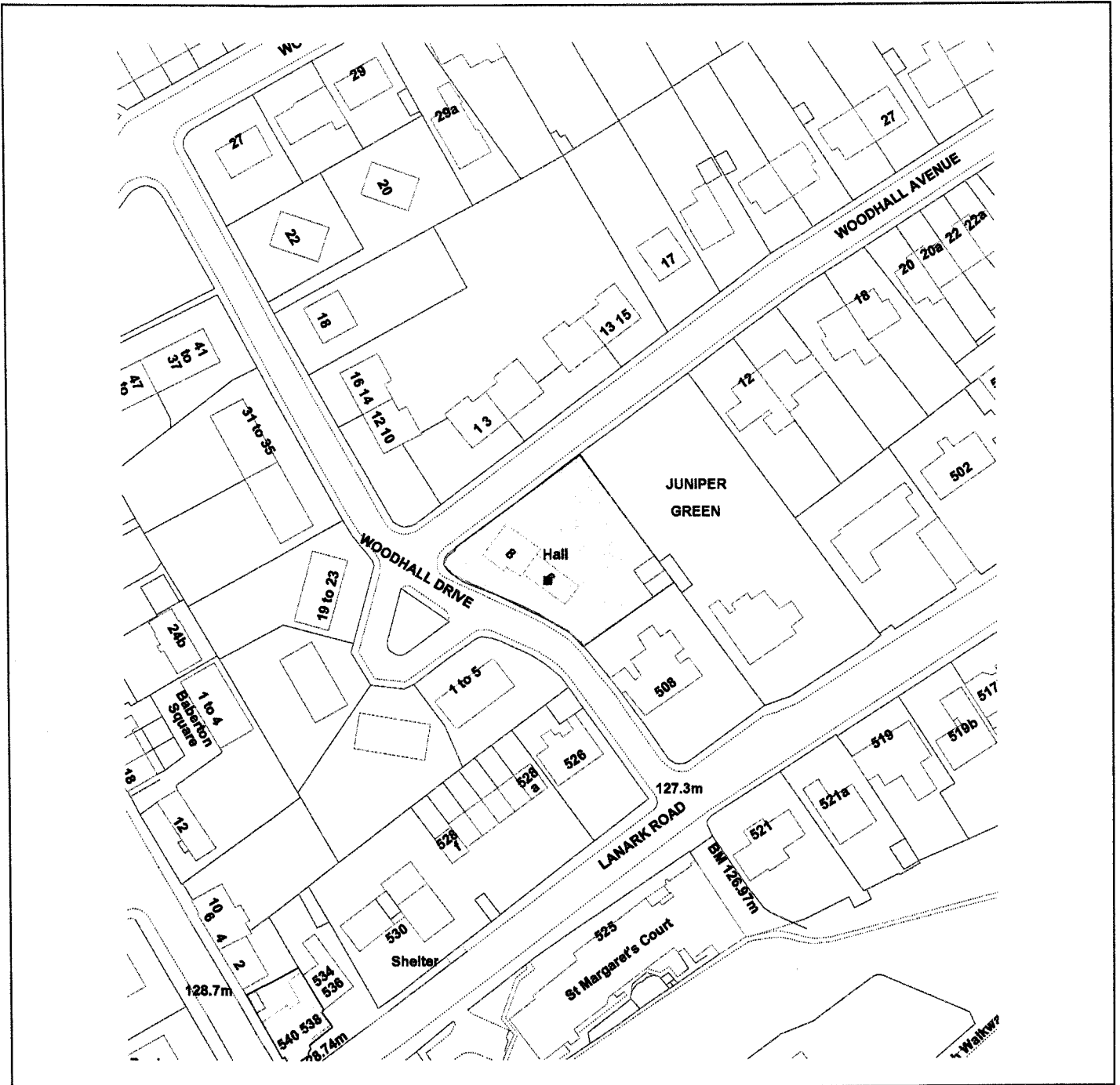
Local Plan South West Edinburgh Local Plan

**Statutory Development
Plan Provision** Mainly Residential

File

Date registered 3 July 2003

**Drawing numbers/
Scheme** 1-2



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PLANNING APPLICATION

Address	6 Woodhall Drive		
Proposal	Canopy to provide covered play area, attached to existing garage		
Application number:	03/02465/FUL	WARD	02- Baberton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			