

**Full Planning Application 05/00529/FUL
at
14-16 Marchhall Crescent
Edinburgh
EH16 5HL**

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

1 Purpose of report

To consider application 05/00529/FUL, submitted by Mr + Mrs Preston. The application is for: **To alter and extend the hotel, which is a reduction to the previously approved 2 storey extension.**

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

2 The Site and the Proposal

Site description

The premises are a two and a half storey terraced, double feu, located to the south west of Marchhall Crescent. The premises are currently in use as a guesthouse/ family-run hotel.

At ground floor level there is a disabled bedroom, lounge, dining room and sizeable bar within the main building with a kitchen, laundry and toilets located in the outshots to the rear. The rear outshots are a collection of individual extensions which would appear to be unrelated. The southernmost section would appear to be original to the premises, and is a single pitched roof structure. The other extensions are a mixture of flat and pitched roof elements. The extensions extend to a maximum of 7.6m into the garden. The remaining garden depth is 7.2m.

To the rear of the garden is a disused lane and further residential properties. To the north, south and east are predominantly residential properties.

The premises are neither listed nor lie within a conservation area.

Site history

1 June 1983 (application ref. 864/83) - erection of two Dutch canopies consent refused.

9 March 1988 (application ref. 165/88/4) - consent approved for a beer store to the rear of the property.

19 January 2000 (application ref. 99/00304/FUL) - consent refused for erection of second storey to rear outshots and to infill between existing dormers on rear elevation. A subsequent appeal was sisted following the submission of a revised application and was eventually withdrawn (00/01698/FUL).

10 January 2001 (application ref. 00/01698/FUL) - consent approved for the alterations and extension to the hotel.

16 October 2002 (application ref. no. 02/00237/FUL) - consent granted for the formation of a car run-in (amended from 2).

Description of the Proposal

Scheme 1

The application is for the erection of a single storey extension to the rear. The extension will have a 'L' shaped configuration and will adjoin and rationalise the outshots to the rear. It will have a hipped roof clad in slate to match the original property and will be finished in render also to match the existing finishes. It is proposed to install timber patio doors which will open out onto the rear garden area and proposed decking area. The extension will provide additional floorspace for the existing dining room.

Scheme 2

The proposed decking area is now removed as part of this proposal.

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 these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in terms of its design and form in this location;
- b) the proposal will have a detrimental impact on neighbouring residential amenity.

a) There are no objections to the proposed extension in terms of its design and materials. It will rationalise the space at the rear between the existing outshots and it is considered that it will not detract from the appearance of the original building. It represents a reduction in comparison with the scheme approved in January 2001, which was on two levels.

b) Due to the siting of the proposed extension and its orientation, there will be no effect on the daylighting and sunlight enjoyed by neighbouring residential properties, nor will there be any overlooking and loss of privacy.

The property was originally two individual dwelling houses and does lie within a predominantly residential area, however it has been a hotel for many years. Concern has been raised by neighbouring residents regarding the intensification of the use and the noise and disturbance associated with this. The premises are well established and Environmental Services has raised no objections subject to conditions relating noise and ventilation. It is considered that, on balance, the proposed extension is unlikely to significantly increase the level of activity within the premises to the detriment of residential amenity. In conclusion, the proposed extension is acceptable and will not detract from the original appearance of the property nor have an undue effect on neighbouring residential amenity.

It should be noted that the unauthorised decking area, that presently exists, will be considered as a separate matter by Enforcement Officials.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Emma Wilson- Wednesday, Thursday And Alternate Fridays Only on 0131 529 3634 (FAX 529 3717)
Ward affected	50 - Prestonfield
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Use
Date registered	21 February 2005
Drawing numbers/ Scheme	01,03 Scheme 2

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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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.boqunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 14-16 Marchhall Crescent
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EH16 5HL

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Reference No: 05/00529/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental and Consumer Services

No objections subject to conditions relating to noise and ventilation.

Representations

Neighbour notification was carried out on or about 16 February 2005. Two letters have been received from neighbouring residents objecting to the proposals on the following grounds:

- intensification of the hotel use;
- detrimental to neighbouring residential amenity;
- loss of privacy;
- noise nuisance;
- traffic and road safety implications.

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 Central Edinburgh Local Plan identifies the site as being within an Area of Housing and Compatible Uses.

Relevant Policies:

Policy CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy L4 (LEISURE USES IN HOUSING AREAS) states that commercial leisure uses will not be acceptable in wholly or predominantly residential areas.

Policy L6 (RETENTION OF HOTELS).

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

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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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. All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.
3. 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.
4. The kitchen shall be ventilated by a system capable of achieving 30 air changes per hour, and the cooking effluvia shall be ducted to a suitable exhaust point to ensure that no cooking odours escape or are exhausted into any neighbouring premises, all to the satisfaction of the Head of Planning & Strategy.

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.
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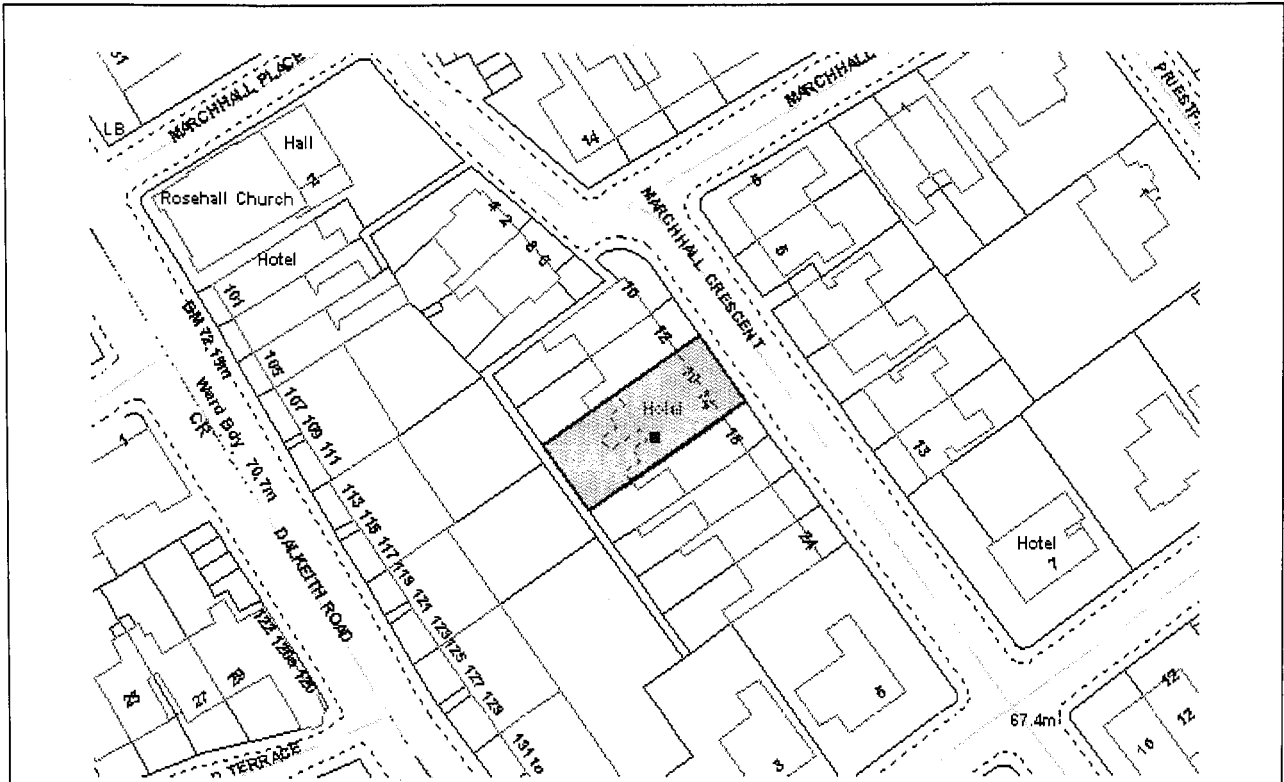
End

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Proposal: To alter and extend the hotel, which is a reduction to the previously approved 2 storey extension

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Location Plan



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