

Full Planning Application
at
6-10 Beaverhall Road
Edinburgh
EH7 4JE

Development Quality Sub-Committee
of the Planning Committee

Proposal: Change of use from warehouse units to offices including caretakers flat.
Applicant: Beaverhall Properties Ltd.
Reference No: 03/00342/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.
2. 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.
3. Before any part of the development is brought into use, secure, covered cycle parking shall be provided within the site to meet the standard required by City of Edinburgh Council policy, to the satisfaction of the Head of Planning & Strategy.
4. Before any part of the development is brought into use, dropped kerb footway crossing points with associated buff colour textured paving are to be provided at the vehicular entrance to the site.

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.
 3. In order to ensure that adequate provision is made for cycle parking.
 4. In the interest of road and pedestrian safety.
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2 Main report

Site description

The site is a two storey brick built building (copper clad at first floor level) situated on the east side of Beaverhall Road at its junction with Dunedin Street. Access to a rear courtyard is via Dunedin Street. The building is currently in warehouse/workshop use with associated offices at first floor level. A caretaker's flat is located at first floor level on the corner of Beaverhall Road/Dunedin Street.

The surrounding uses are predominantly industrial although there is a tenement directly to the south on Dunedin Street, and a new residential development to the south west on Beaverhall Road at its junction with Dunedin Street.

Site history

23.10.1996 - Planning permission for change of use from warehouse to office with ancillary caretakers flat granted (A 00355 96).

Development

It is proposed to alter and extend the existing building to provide additional office space.

The extensions include a two-storey extension above the existing courtyard to the rear. The courtyard area will be retained as a parking area for a total of seven cars. The three-storey element of the building will have a barrel roof. The top floor of the extension on the south east elevation will be all glazed and at first floor there will be four windows to match existing. The south west elevation of the top floor will be predominantly glazed. Five small windows are proposed on the north east elevation above the height of the adjacent warehouse building.

In addition, it is proposed to alter the existing roof of the property to form a curved roof on the Dunedin Street elevation, form a domed roof on the corner of Dunedin Street and Beaverhall Road, and alter the existing pattern of fenestration at ground floor level.

It is proposed to clad the roof and first and second floor exterior walls in copper, retain the terracotta colour render to the external walls at ground floor, with all windows being uPVC. A small canopy is to be located above the front door on Beaverhall Road.

Scheme 1 proposed to relocate the existing warden's flat to the second floor level. Scheme 2 retains this residential element in its existing position on the corner of Beaverhall Road and Dunedin Street at first floor level and reduces the number of bedrooms from two to one.

Consultations

Environmental and Consumer Services

No objections subject to conditions relating to the design and installation of any plant, machinery or equipment.

Transport Planning

No objections subject to conditions relating to cycle storage and requirement for dropped kerb footway crossing points to be provided at vehicular entrance.

Representations

The application was advertised on 28.02.2003. Two letters of representation have been received from neighbouring occupiers. The issues are:

1. Inaccurate plans
2. Loss of daylight
3. Loss of privacy
4. Design incongruous with surroundings
5. Place pressure on on-street parking

Policy

The site lies within an area identified as industrial in the Central Edinburgh Local Plan.

Relevant Policies:

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 ED4 (BUSINESS DEVELOPMENT - EXISTING INDUSTRIAL AREAS) lists acceptable uses (with qualifications) for defined Existing Industrial Areas and states that development proposals incompatible with the primary business/industrial use of these areas will not be allowed.

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 T15 (PRIVATE CAR PARKING) requires all new development to comply with car parking standards set out in the Development Control Handbook, including provision for people with disabilities, and requires car parking to be designed to minimise visual intrusion.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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

In order to address the determining issues Committee must consider whether a) the proposed use is acceptable in this location, b) the proposed extension and alterations are compatible with the character of the original building and neighbourhood, and c) there will be any adverse impact upon neighbouring amenity.

a) The site lies within an area identified for business and industry within the local plan and therefore the extension of the existing office accommodation is to be supported. Whilst the residential element proposed in the original scheme was disproportionate in size to the rest of the unit, the revised scheme reduces the proposed residential unit to a single bedroom. This is considered to be ancillary to the main use of the building. The proposal accords with the development plan in this respect.

b) The existing building on this site is of no architectural merit and contributes little to the visual amenity of the area.

The proposed extension will ensure that the tenement in Dunedin Street opposite will maintain its dominant relationship with the existing building on this site. As such the height proposed is considered appropriate. The extension will follow the existing building line of the street. And, as there is no regular feu pattern to follow in this instance, extending the building over the rear yard will not have an adverse impact upon the urban grain. Accordingly, the proposed extension responds positively to its context.

In terms of the detailed design, the roof form takes its reference from the recently completed residential scheme that is situated on the opposite corner of Beaverhall Road and Dunedin Street. Similar window proportions to the existing building will be retained on the ground and first floors with a more contemporary style of fenestration proposed for the second floor level of the extension. The new elements in conjunction with the remodelled existing building combine to produce an attractive design. Whilst copper is not widely used in the area, it reflects the existing character of the building. In view of this, the extension and alterations are considered compatible with the character of the existing building and immediate area and will result in a building that will make a positive contribution to visual amenity.

c) As a result of its orientation, the proposed extension will not overshadow neighbouring properties. The extension will result in a loss of daylight to neighbouring flats on Dunedin Street at ground floor level. However as a result of the curved roof form of the extension and the fact that it is to the north means, any loss will be marginal. In addition the height of the building is not considered to be excessive in relation to the tenement properties on Dunedin Street and in streetscape terms would result in visual improvement. Therefore, a relaxation to the sidelines is considered acceptable. Although the distance from the window of the proposed extension to the windows of the tenement opposite on Dunedin Street will be only 14m, it is not considered that there will be an unacceptable loss of privacy to neighbouring occupiers. The building will be in use as an office. The arrangements with the existing flat will be relatively unchanged.

Environmental and Consumer Services are satisfied that subject to conditions, the proposals will have no adverse impact upon the amenity of neighbouring occupiers.

There will be no adverse effect on road safety or parking in the street. Seven parking spaces are to be provided, which exceeds the number required by the non-statutory guideline on 'Parking Standards.' Subject to conditions, Transport Planning have no objections.

In conclusion, the proposed development is considered acceptable in principle. It is considered compatible with the character of the original building and the wider area, and will not have an unacceptable impact upon the amenity of neighbouring occupiers. The proposals comply with the development plan and there are no material considerations that outweigh this conclusion.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 19 -Broughton

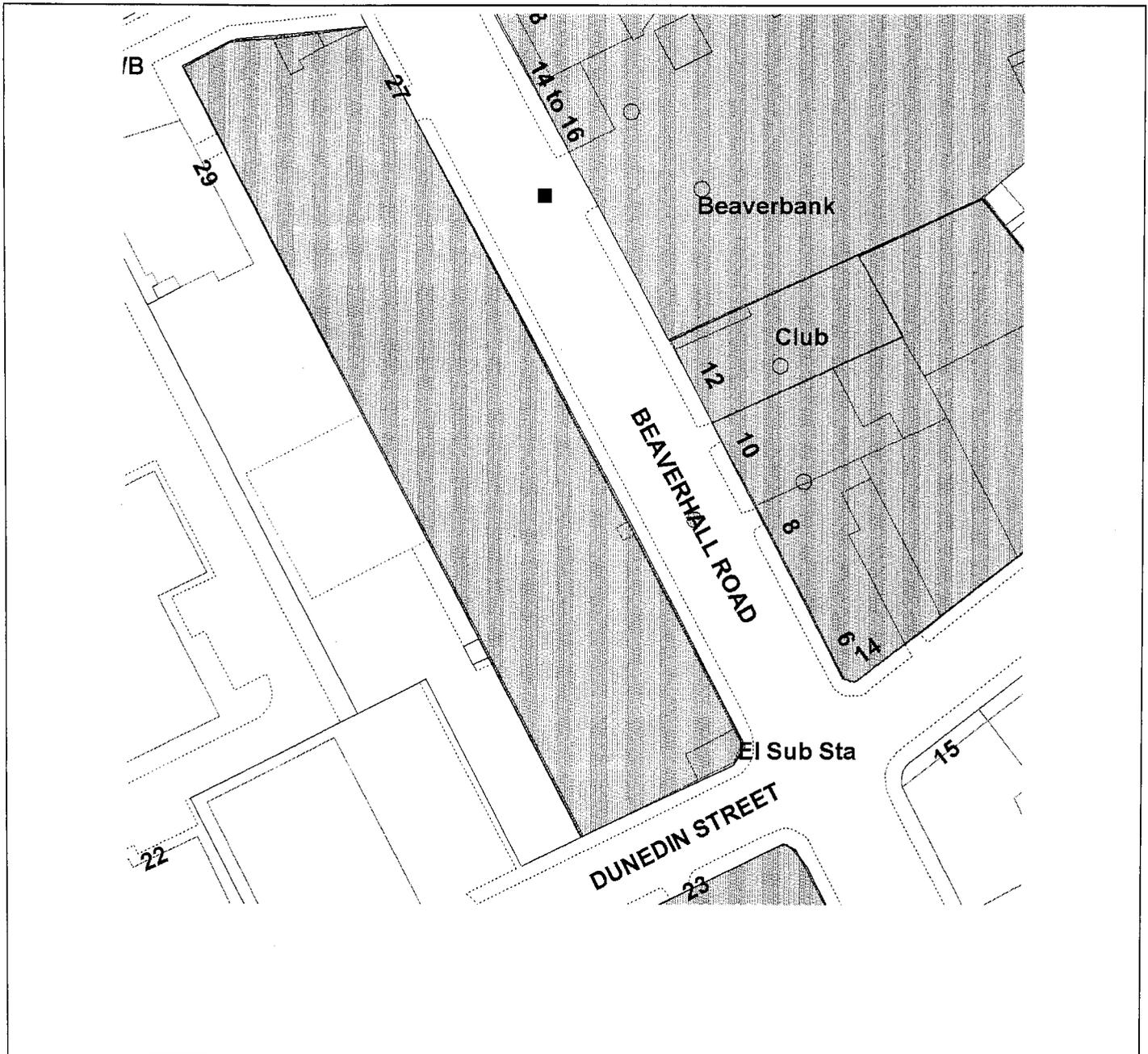
Local Plan Central Edinburgh Local Plan

**Statutory Development
Plan Provision** Business and Industry

File AF

Date registered 19 February 2003

**Drawing numbers/
Scheme** S2 - 1, 3 & 4



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			