

Enforcement Report

First floor flat, 206-208 Queensferry Road, Edinburgh, EH4 2BN

Development Quality Sub-Committee of the Planning Committee

Owner: unknown

Occupier: unknown

Reference No: 02/00583/E02

1. Purpose of report

Breach of Control

A satellite dish has been erected on the front elevation of 206-208 Queensferry Road at first floor level, contrary to council non-statutory guidance on Satellite Dish Aerials.

Recommendation

That an enforcement notice be served requiring the removal of the satellite dish from the front elevation to the rear roof of the property or to a more suitable location agreed in writing by the Head of Planning and Strategy.

2. Main report

Site Description

The property is a first floor flat within a traditional two-storey building of coursed sandstone with a slate, gabled roof. There is an arched pend at the southeast side of the property, leading to a rear yard and motor vehicle repair workshop. These properties are predominantly of residential flats on the upper floor with a mix of commercial and residential properties on the ground floor.

The property is neither listed nor within a conservation area.

Queensferry Road, to the front of the property, is a main approach to the city (A90).

Site History

28 October 1998 – Planning permission was granted for the conversion of the first floor premises at 204-206 Queensferry Road (including the space above this unit) into two flats. Conditions include acoustic double glazing and cycle provision. (reference number: 98/01117/FUL)

20 June 2001 – Planning permission was granted for alterations and change of use from hairdressing salon to a 3 apartment flat at 208 Queensferry Road. (reference number: 01/01380/FUL).

17 September 2002 a complaint was received in respect of the location of two satellite dishes at 206-210 Queensferry Road. A site visit confirmed their location on the front elevation at first floor level. The dishes are located on the main elevation contrary to the council's non-statutory guidance on Satellite Dish Aerials.

Letters were sent to the whole building to establish ownership and request that the dishes be moved. Neighbouring proprietors advised that they thought that the dishes belonged to 210 (2F1) and 206C Queensferry Road. Letters were sent to these owners on the 27th October 2002 and 18 February 2003. There has been no response.

20 March 2003 a second site visits established that the satellite dish at 210 Queensferry Road had been removed. A section 272 notice was served on 206C on the 19 March 2003. To date, there has been no response from the owners/occupiers. It is unclear from the building layout whether the dish belongs to 206 or 208 Queensferry Road. 1 May 2003 a final site visit was carried out on which confirmed that the dish had not been removed.

Representations

One complaint was received on the 17 September 2002 from a neighbouring property regarding the location of two satellite dishes on the front elevation.

Policy

The property is located within an area allocated as in a Mainly Residential Area in the NorthWest Edinburgh Local Plan. Residential character and amenities are to be safeguarded.

It is also defined as a Principal Shopping Centre where shopping uses are to be retained.

In the draft West Edinburgh Local Plan, the shopping frontage has been more narrowly defined and does not include this property.

The following policy and guidelines are relevant:

The Council's Non Statutory Guidance on Satellite Dish Aerials.

3. Conclusions and Recommendations

Assessment

The determining issue in this case is the detrimental impact of the satellite dish on the character and appearance of the property and the surrounding area.

As the dish is sited in a conspicuous location, planning permission is required for its erection. The dish is on the front elevation on a prominent building on a main approach road and is contrary to the Council's non-statutory guidance on Satellite Dish Aerials. It is therefore unlikely that planning permission would be approved. Letters have been sent on several occasions requesting that the dish to be moved to the rear of the chimneystack or the rear elevation. This would not require planning permission as it would be classed as permitted development under Class 68 of the G.D.O. There has been no response to date, and the dish has not been removed.

It is recommended that the Committee initiates enforcement action to secure the removal of the dish.

Alan Henderson

Alan Henderson
Head of Planning

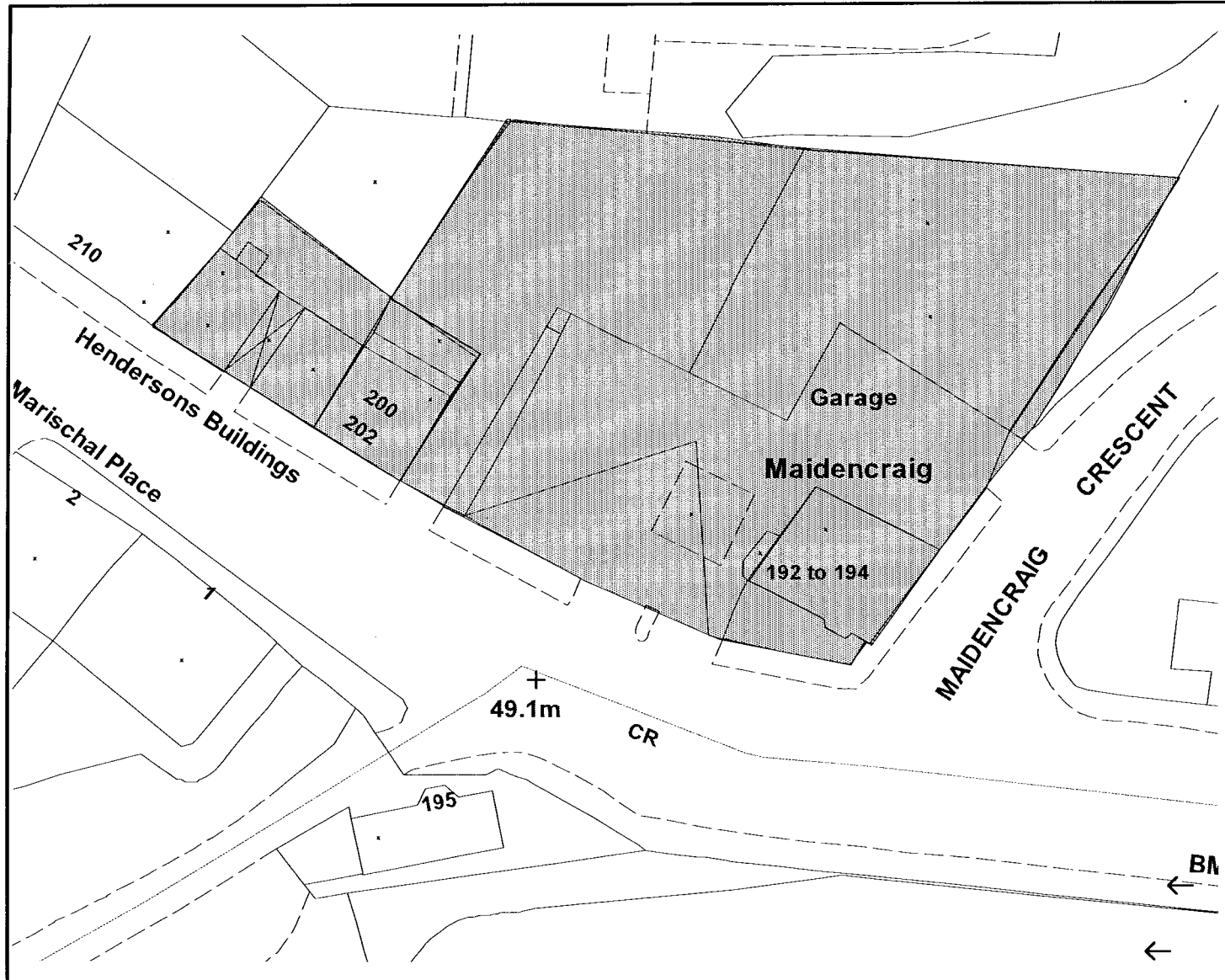
Contact/Tel Gayle Adams/ (0131) 529 3908
Ward Affected Craigleith
Local Plan Northwest Edinburgh Local Plan
File af
Date Registered 08/10/02
Drawing Nos & Scheme Site Plan 1:1250

Map Title 208-210 QUEENSFERRY ROAD



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