

**Full Planning Application 05/04129/FUL  
at  
6-10 Gorgie Road  
Edinburgh  
EH11 2LZ**

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

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**1 Purpose of report**

To consider application 05/04129/FUL, submitted by Mr Martone. The application is for:  
**Change of use from bank to four flats**

It is recommended that this application be **REFUSED** for the reasons below.

**2 The Site and the Proposal**

**Site description**

The application property is a former bank on the north side of Gorgie Road, close to the junction with Murieston Road and Dalry Road. It comprises the ground and basement floors. Surrounding properties are a mix of commercial premises at ground floor and residential above.

The property is a C(S) Listed Building.

**Site History**

There is no relevant planning history for this site.

**Description of the Proposal**

It is proposed to change the use of the property from a bank to residential use. It is proposed to subdivide the property to provide four flats. External alterations include opening up the basement stallrisers and glazing them.

### 3 Officer's Assessment and Recommendations

#### Determining Issues

- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.
- 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, are there any compelling reasons for approving them?

#### **ASSESSMENT**

To address these determining issues, the Committee needs to consider whether:

- a) The principle of the use is acceptable,
  - b) Design of the proposal is acceptable and preserves the character of the Listed Building,
  - c) The proposals are detrimental to residential amenity.
- a) The property is within a district shopping centre where Local Plan policy seeks to ensure that commercial units are retained for uses which contribute to the vitality of the centre. A residential use is not an appropriate use in this context.

The proposal is contrary to the Local Plan and is unacceptable.

- b) There are no external alterations to the Listed Building. Any internal alterations would be assessed under a Listed Building Consent application. The glazed stallrisers are to the unlisted part of the property. They would not have an adverse effect on the appearance of the building.
- c) The four flats would have adequate daylight to the bedrooms and living rooms. Flat three, which does not have as high a level of daylighting as the other flats, has access to its own private garden ground to the rear. The other three flats share open space to the rear. The level of amenity afforded to future occupants is acceptable.

It is recommended that the Committee refuses this application for reasons relating to loss of a commercial unit within a district shopping centre.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	David Shepherd on 0131 529 3956
<b>Ward affected</b>	30 - Dalry
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	8 December 2005
<b>Drawing numbers/ Scheme</b>	1-3. Scheme 1

### **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](http://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](mailto: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 [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 6-10 Gorgie Road  
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**Proposal:** Change of use from bank to four flats  
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## Consultations, Representations and Planning Policy

### Consultations

#### Environmental and Consumer Services

*No objections subject to a condition requiring submission, approval and implementation of a scheme protecting future occupants from traffic noise.*

#### Transport

*No objections subject to legal agreement to contribute £6,500 to the city car club.*

#### Representations

Neighbours were originally notified on the 6th December 2005. further notification was carried out on the 31st March 2006, 12th May 2006 and 19th May 2006. Five objections have been received. One was from the Architectural Heritage Society of Scotland and the other four from residential neighbours. The following concerns were raised:

1. inappropriate density,
2. loss of commercial unit,
3. contrary to the local plan,
4. procedural issues.

Other concerns were raised which are not material planning issues.

***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 site is within the Central Edinburgh Local Plan area under a Housing and Compatible Uses land use designation. It is within a defined district shopping centre.

### Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Non-statutory guidelines on 'SHOPS - CONVERSION TO RESIDENTIAL USE' provide guidance for assessing such proposals.

Non-statutory guidelines on 'SUB-DIVISION OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance on sub-division with the aim of protecting the character and appearance of listed buildings.

Policy H1 (HOUSING DEVELOPMENT) encourages the provision of new residential accommodation, in conjunction with other land uses if necessary to maintain the mixed use character, its locality, and sets out criteria for assessing development proposals in predominantly residential areas.

Policy H3 (HOUSING - CONVERSION OF NON-RESIDENTIAL BUILDINGS) encourages, and sets out criteria for assessing, the change of use of suitable non-residential buildings to housing.

Policy H7 (HOUSING DIVERSITY) sets out policy objectives for achieving a mix of house types and sizes in new developments.

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.

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Conditions/Reasons associated with the Recommendation

**Recommendation**

It is recommended that this application be **REFUSED**

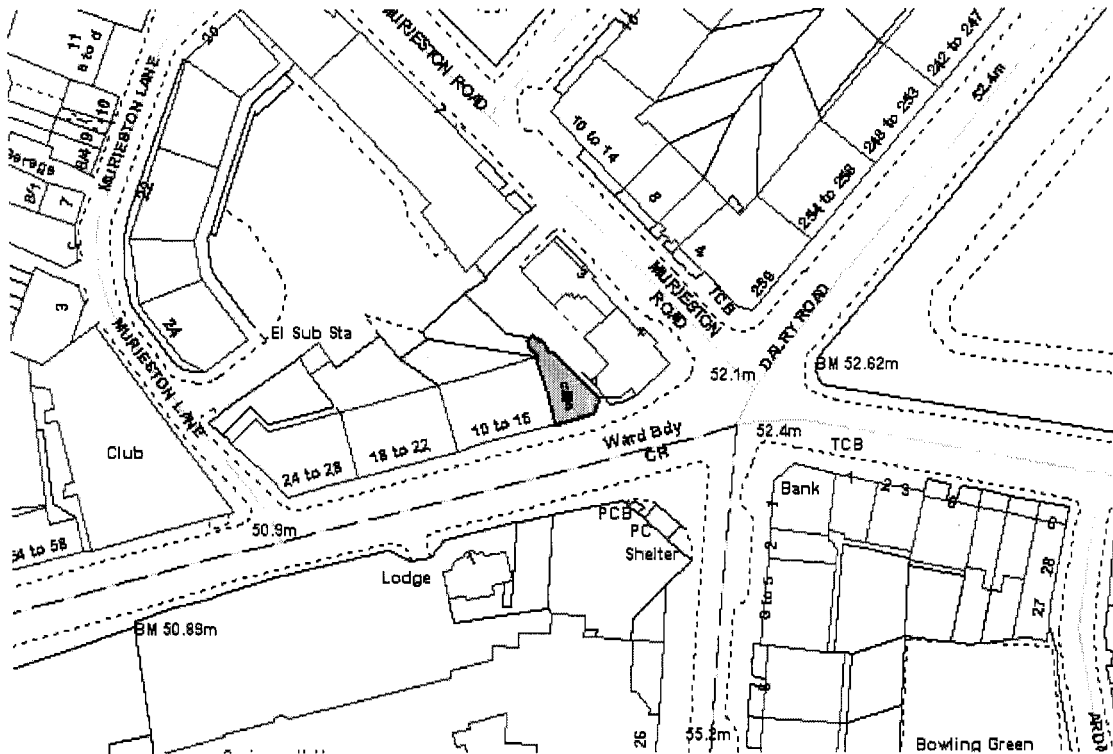
**Reasons**

1. The proposals are contrary to Central Edinburgh Local Plan Policy S7, in relation to protection of shopping uses, as it results in the loss of a commercial unit to the detriment of the vitality and visibility of the district shopping centre. The proposed residential use is not appropriate for a shopping centre and will result in dead frontage to the detriment of the vitality of the centre.

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## Location Plan

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