

Full Planning Application
at
233 St John's Road
Edinburgh
EH12 7XA

Development Quality Sub-Committee
of the Planning Committee

Proposal: Change of use from licensed betting shop to residential use
Applicant: William Hill Organisation Ltd.
Reference No: 03/02038/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

233 St Johns Road is a bookmakers premises located on the south side of the road, to the west of Corstorphine's main retail frontage.

The bookmaker has its frontage at ground floor level; however this only gives access to a stairwell with the bookmaker use located at first floor level.

Site history

There is no relevant planning history for this site.

Development

The applicant seeks planning permission for a change of use from a Class 1 betting shop to a flatted dwellinghouse.

Consultations

Environmental and Consumer Services

No objection.

Transport

No objection.

Representations

The application was advertised on 13 June 2003.

No representations have been received.

Policy

The application site lies within the North West Edinburgh Local Plan area and the Draft West Edinburgh Local Plan Area. The area is identified as being within the secondary frontage of Corstorphine shopping centre.

Relevant Policies:

North West Edinburgh Local Plan

Policy S3 sets criteria for protecting the retail function in existing shopping centres.

Policy S1 states that the retail land defined on the Proposals Map at South Gyle be allocated for shopping purposes and be developed as a district shopping centre not exceeding 300,000 sq ft (27,900 sq m) gross floor area.

Policy H3 requires all new housing development to make provision for landscaping and open space in conformity with the Council's standards.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Draft West Edinburgh Local Plan

Policy R1 sets out the circumstances in which proposals for retail development in or adjacent to the St John's Road Corstorphine centre will be supported.

Policy R6 indicates that Policies R1 - R5 also apply to leisure development, with the added proviso that there should be no detrimental impact on residential amenity.

Policy R7 sets out additional criteria for assessing retail and leisure proposals of 2500 square metres floor space and above.

Policy R8 indicates, for all shopping centres, the circumstances in which the change of use of ground floor shop units will be permitted.

Policy R9 sets out additional criteria for assessing proposals for the change of use of ground floor shop units in Corstorphine.

Policy H1 General housing Policy seeks to encourage residential development, providing a satisfactory level of residential amenity can be achieved.

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 needs to consider a)whether the change of use is acceptable in this location and b) whether neighbouring residential amenities are safeguarded.

The adopted North West Edinburgh Local Plan is the statutory plan however in assessing this case the information contained within the Draft West Edinburgh Local Plan is the most up to date information.

a) The property No. 233 St Johns Road falls within the secondary frontage of the Corstorphine shopping centre. For the purposes of calculating the percentage of retail uses (this property falls within the frontage covering unit numbers 197 to 239).

This secondary frontage does not achieve the percentage of Class 1 uses sought through the Draft West Edinburgh Local Plan Policy.

In addition a change of use to a residential property is normally a use which would be considered contrary to the policies of the Draft Local Plan which seek to protect local retail centres.

However, the main operation of the bookmaker is carried out at first floor level with only a window and stairwell at the ground floor level. The amount of useable floorspace at ground floor level (a space of just 2.5 metres in width) is not considered to constitute an existing retail frontage but rather provides access to the retail use above. The ground floor level is not considered adequate to viably accommodate any new retail function. For these reasons the unit at ground floor level is not considered to form part of the protected Corstorphine Retail frontage.

The policies of the draft west Edinburgh Local Plan do not protect the first floor retail units.

The change of use is therefore acceptable.

b) The applicant has stated that a floor area of 86 metres is available at the first floor level and that a shared yard to the rear of the property would provide some amenity space. A satisfactory level of residential amenity can be achieved with a flat at first floor level, similar to adjacent flatted dwellings.

The impact on neighbouring residential amenity would be expected to be an improvement as a result of the proposed change of use.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 24 -South East Corstorphine

Local Plan North West

**Statutory Development
Plan Provision** Secondary Retail Frontage

File

Date registered 3 June 2003

**Drawing numbers/
Scheme** 01



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PLANNING APPLICATION

Address	233 St John's Road		
Proposal	Change of use from licensed betting shop to residential use		
Application number:	03/02038/FUL	WARD	24- South East Corstorphine
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			