

**Application by City of Edinburgh Council
at
500 Gorgie Road
Edinburgh
EH11 3YJ**

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

Proposal: Existing external entrance area to be refurbished into an internal entrance area
Applicant: The City Of Edinburgh Council.
Reference No: 03/01066/CEC

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

The proposal relates to the Building occupied by the Council's Environmental Health Team on the northern side of Gorgie Road.

Site history

There is no relevant planning history for this site.

Development

The application is proposed by the Local Authority and the cost of works are in the region of £200,000.

The proposal involves reconfiguring of the entrance involving new automated doors, new revolving door, new glazed screen and changing of the column formation.

Consultations

No consultations undertaken.

Representations

The proposals have been advertised and no representations have been received.

Policy

The proposal is subject to the Housing and Compatible Use policies of the South West Edinburgh Local Plan and the Draft West Edinburgh Local Plan.

Relevant Policies:

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy DQ6 states that new development should make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and it's surroundings and the basic character of the city

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 design is satisfactory given the setting of the site;
 - b) whether the proposals are detrimental to residential amenity or road safety.
- a) The proposed alterations to the entrance would not detract from the street scene. They would provide better clarity to the existing entrance to the building. The design of the proposal is considered acceptable.
- b) The proposal would not affect residential amenity nor impact upon road safety.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application

As there have been no representations, planning consent is deemed to be granted.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Jennifer Young on 0131 529 3903 (FAX 529 3716)

Ward affected 28 -Moat

Local Plan West Edinburgh Local Plan

Statutory Development Plan Provision South West Edinburgh Local Plan
Draft West Edinburgh Local Plan

File

Date registered 31 March 2003

Drawing numbers/ Scheme 1-6



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PLANNING APPLICATION

Address	500 Gorgie Road		
Proposal	Existing external entrance area to be refurbished into an internal entrance area		
Application number:	03/01066/CEC	WARD	28- Moat
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			