

**Full Planning Application 05/01581/FUL
at
27 Forbes Road
Edinburgh
EH10 4EG**

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

1 Purpose of report

To consider application 05/01581/FUL, submitted by Aitken + Niven.. The application is for: **Installation of condenser unit at rear of property at ground level**

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

2 The Site and the Proposal

Site description

The application site is a vacant shop unit, situated on the ground floor of a tenement building, on the east side of Forbes Road. Residential properties lie directly above the unit.

The surrounding area is a mixture of commercial and residential.

The application site is an unlisted building, located within the Marchmont and Meadows Conservation Area.

Site history

09/05/05 - Planning Permission granted for shop signage and projecting sign and fascia signage (05/00818/ADV).

Description of the Proposal

The application is for the installation of a condensor unit at the rear of the property at ground floor level. The unit will measure 900mm wide, 320mm deep and 1345mm high.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area? there being a strong presumption against the granting of planning permission of this is not the case;
- Do the proposals comply with the development plan?
- If the proposals do not 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 these determining issues, the Committee needs to consider whether

a) the proposal in terms of its size, design and location and effect on the character and appearance of the conservation area is acceptable, and the proposals will be detrimental to residential amenity.

a) The unit is located to the rear of the property and will not be visible from street level. It is of modest size and will be located outside the rear windows of the shop unit. The proposal will not have an adverse impact on the character and appearance of the area.

b) The condensor unit will be located outside the building and will be at ground floor level. Residential is at first floor and Environmental and Consumer Services have confirmed that there are no objections to the proposal provided the conditions relating to noise is attached.

It is recommended that the Committee approves this application subject to a condition on noise control.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Lynsey Townsend on 0131 529 4279 (FAX 529 3717)
Ward affected	45 - Merchiston
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	1 June 2005
Drawing numbers/ Scheme	01-04

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.

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.

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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type

Application Address:

Proposal:

Reference No: 05/01581/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental and Consumer Services

This Department offers no objections subject to the following:

AM12C The design, installation and operations of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured at night within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

Representations

Neighbour Notification was carried out on 6th May 2005 and the application was advertised on 17 June 2005. One letter of representation have been received. The main grounds of objection are noise.

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

CENTRAL EDINBURGH LOCAL PLAN - The site is in an area identified as Housing and Compatible Uses.

Relevant Policies:

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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 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.

Application Type

Application Address:

Proposal:

Reference No: 05/01581/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

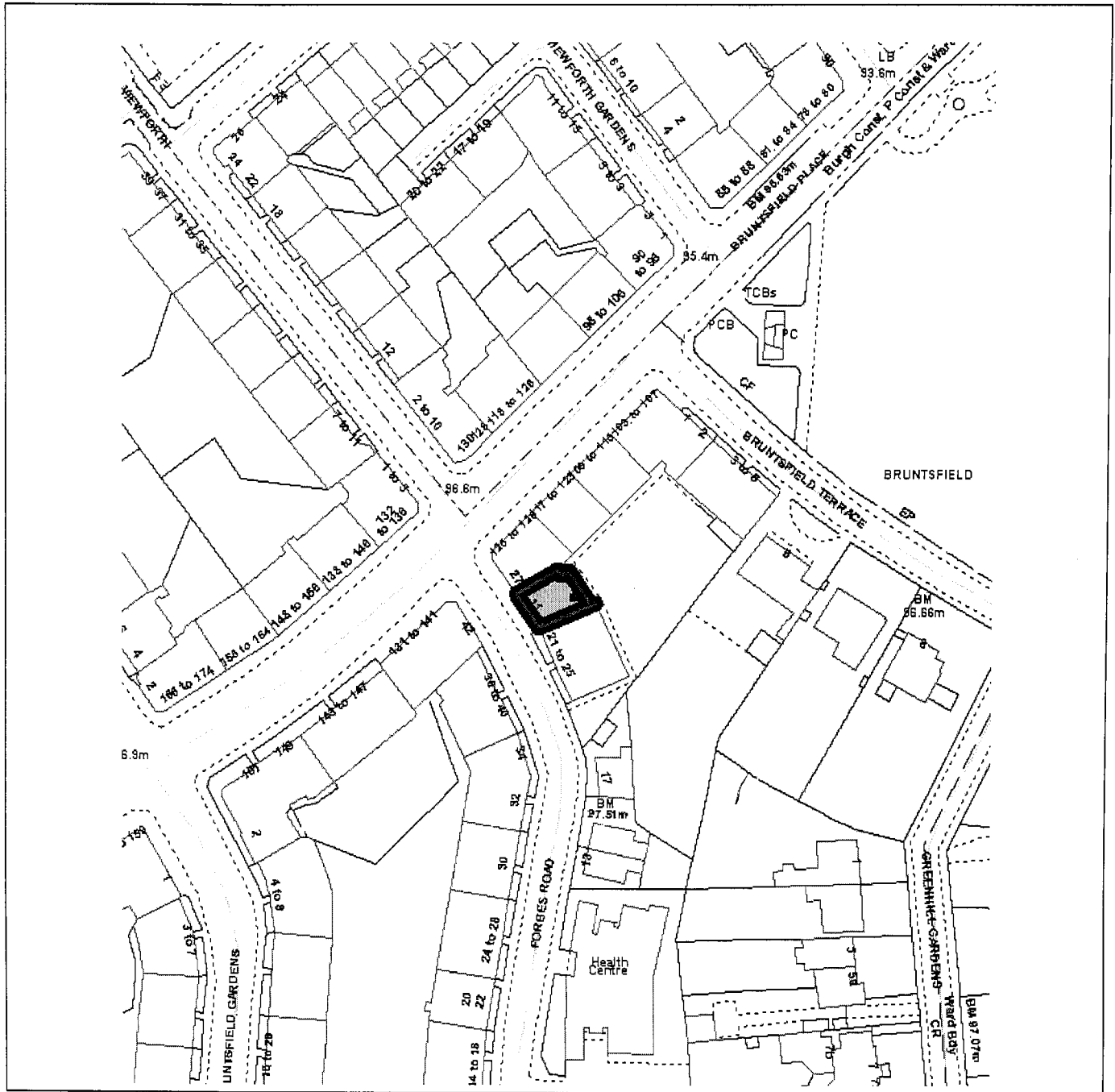
Conditions

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.

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.

End



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PLANNING APPLICATION

Address	27 Forbes Road, Edinburgh, EH10 4EG		
Proposal	Installation of condenser unit at rear of property at ground level		
Application number:	05/01581/FUL	WARD	45- Merchiston
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			