

**Full Planning Application 05/01992/FUL
at
1 Parkhead Grove
Edinburgh
EH11 4RZ**

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

1 Purpose of report

To consider application 05/01992/FUL, submitted by Ms Rose. The application is for: **Proposed car run-in to front garden**

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

2 The Site and the Proposal

Site description

The application site is a lower flat in a four in a block at Parkhead Grove. The property is located in close proximity to the junction of Parkhead Drive and Parkhead Grove. Parkhead Grove is a cul-de-sac.

Site history

There is no previous planning history for the site.

Description of the Proposal

It is proposed to form a driveway in the front garden of the house at 1 Parkhead Grove, Edinburgh. The front garden has a depth of 10 metres and the driveway is proposed to extend 6 metres into the garden area. It is

proposed that the garden ground will be reduced in level by 1 metre. The driveway will be finished in concrete slabs or mono blocks.

3 Officer's Assessment 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 need to consider:

- a) Whether the principle of the proposal is acceptable;
- b) Whether there will be any adverse impact upon road safety; and,
- c) Whether there will be any adverse affect on the amenity of neighbouring properties.

a) The proposed car driveway is located within the front garden of a flatted property. The front garden area has a depth of 10 metres and the driveway complies with the policy requirements in this respect. The driveway will not be directly in front of any main windows. In addition the level of the garden ground will be reduced by approximately 1 metre over the area for the driveway. This reduction in ground level on this sloping garden will reduce any impact of the parking area on the front appearance of the flatted property. The proposed driveway will not adversely affect the amenity of the flatted property. The parking area will only provide space for the parking of a single car. The principle of the development is acceptable.

b) The proposed driveway will take access from a residential street which is a cul-de-sac. Transport have no objections to the provision of a driveway in this location subject to a condition relating to maximum height of boundary fencing. The applicant has indicated that the boundary fence will be 1 metre high which complies with the condition requested. There are no road safety issues arising from the proposal.

c) The proposed parking area is located away from any other neighbouring windows. Concerns have been raised that the proposed driveway will further reduce the provision of on street parking in this area. It is considered that there is no overall loss in onstreet parking as the driveway access represents a space where the applicant's car would be parked. It is considered that there are no adverse impacts on the amenity of any neighbouring properties.

In conclusion the proposals respect the character of the areas and will have no undue impact on residential amenity or road safety.

There are no material considerations which outweigh this assessment.

It is recommended that the Committee approves this application, subject to a condition on fence height.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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|---|------------------------------|
| Contact/tel | Elaine Robertson on 529 3612 |
| Ward affected | 25 - Parkhead |
| Local Plan | South West Edinburgh |
| Statutory Development Plan Provision | Mainly Residential |
| Date registered | 13 June 2005 |
| Drawing numbers/ Scheme | 1 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.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: helen.martin@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: 05/01992/FUL

Consultations, Representations and Planning Policy

Consultations

Transport Planning

*No objections to the application subject to the following condition being applied.
Boundary fencing should be limited to 1.05m over frontage to allow adequate sightlines.*

Representations

One letter of representation has been received. The material points raised are as follows:-

- Current problems finding on street parking and the formation of a driveway will further reduce parking available.

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 proposal lies within an area allocated for residential purposes in the South West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated on the Draft West Edinburgh Local Plan.

Relevant Policies:

South West Edinburgh Local Plan

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.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Non-statutory guidelines on 'PARKING IN FRONT GARDENS' supplement local plan policies on conservation, design and residential amenity, and provide guidance on the location and design of front garden parking.

Application Type

Application Address:

Proposal:

Reference No: 05/01992/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

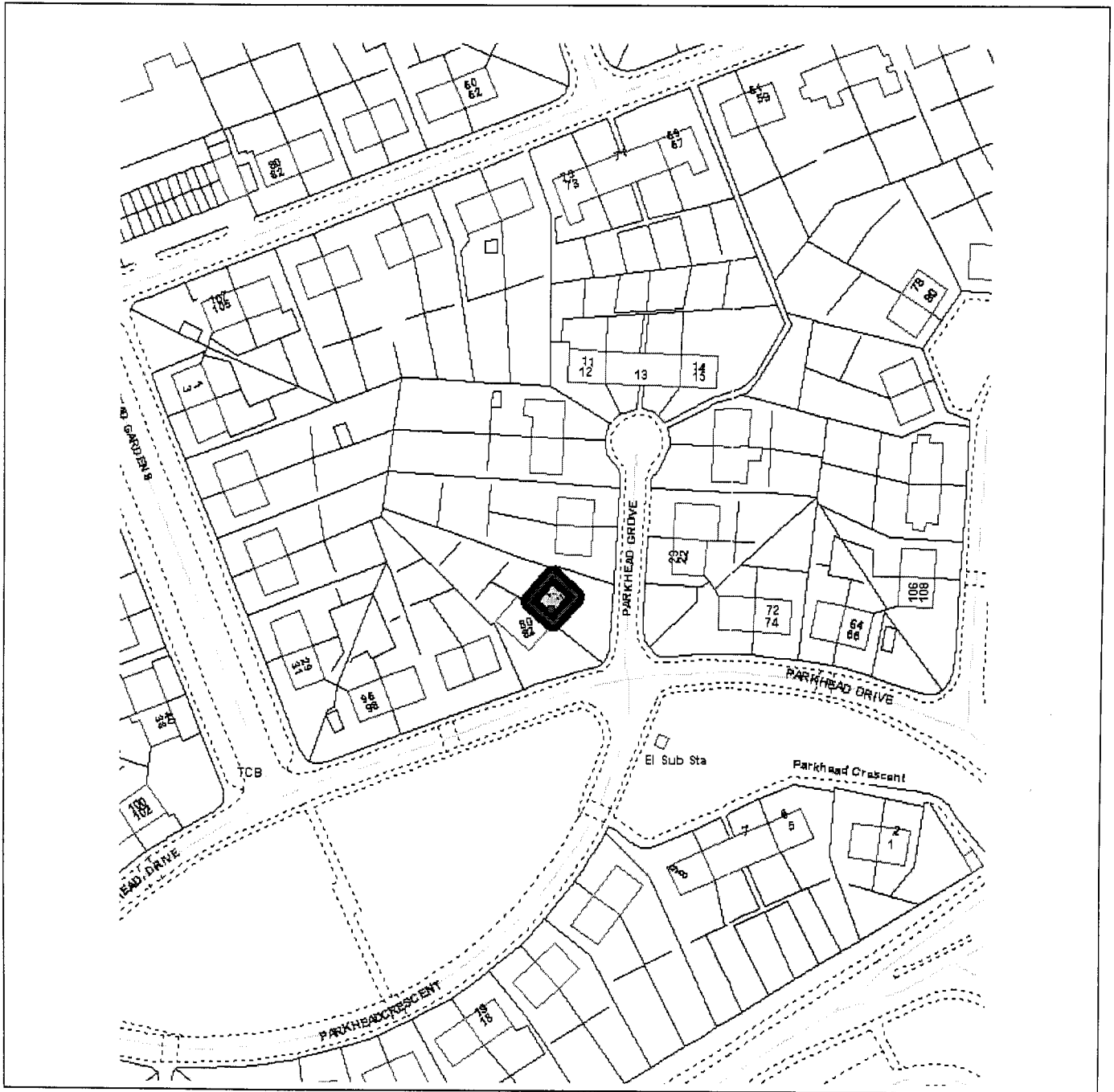
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The height of boundary fencing shall be limited to 1.05m over the site frontage to allow adequate sightlines.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the interests of road safety.

End



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PLANNING APPLICATION

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|---|--|-------------|---------------------|
| Address | 1 Parkhead Grove, Edinburgh, EH11 4RZ | | |
| Proposal | Proposed car run-in to front garden | | |
| Application number: | 05/01992/FUL | WARD | 25- Parkhead |
| THE CITY OF EDINBURGH COUNCIL | | | |
| THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY | | | |