

Full Planning Application 07/02924/FUL

at

65 Glenvarloch Crescent

Edinburgh

EH16 6AS

Development Management Sub-Committee of the Planning Committee

DEPARTURE FROM THE DEVELOPMENT PLAN

This development proposed by this application is a departure from the development plan:

The justification is that the premises are no longer suitable for modern retailing needs and the conversion to residential use would improve the amenity of the area. Principal services would not be lost and residential properties already exist in the former units on either side of the property.

1 Purpose of report

To consider application 07/02924/FUL, submitted by G Akbar. The application is for: **Alterations + change of use of existing vacant class1 shop premises to form a two bedroom flat**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The application site is the ground floor unit of a two storey property that is contained within a parade of small retail units bound by Ringwood Place to the

west and Inglewood Place to the east. The upper floor is already in residential use as are the properties immediately adjacent, including the ground floor. The majority of the ground floor retail units are closed with only the convenience store, post office and bakery still operating. There is a service lane running parallel to the units at the rear and a large lay-by located in front of the units for parking. The surrounding area is residential in nature.

Site History

There is no relevant planning history for the application site.

Relevant history of neighbouring properties

61-63 Glenvarloch Crescent

16.06.1999 Permission was refused for the conversion of the retail unit to form two flats (99/00894/FUL).

24.10.2001 Permission was again refused for the formation of flats on the grounds that it would be detrimental to the predominantly shopping character of the area (01/02568/FUL).

04.04.2002 Appeal against the above decision was allowed for the conversion from retail to residential use (P/PPA/230/384). This has been implemented.

69-71 Glenvarloch Crescent

25.06.1997 Permission was refused for the use of the unit as a hot food take-away in the interest of residential amenity (96/02489/FUL).

25.04.2000 Permission was granted to convert the retail unit into residential use (00/00870/FUL)

Description of the Proposal

Permission is sought for a change of use from a retail unit to form one residential flat comprising two bedrooms, living room, kitchen and bathroom.

Modest alterations in the form of a new door and windows are proposed for the front and rear elevations to provide a residential rather than commercial appearance.

3 Officer's Assessment and Recommendations

Determining Issues

- 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 these determining issues, the Committee needs to consider whether:

a) the loss of a retail unit is justified;

b) the proposal would be injurious to existing residential amenity;

a) The application unit is contained within a small parade of shops located within a predominantly residential environment. Modern retailing patterns have resulted in the decline of the parade. Of the 10 units within the parade, 2 are residential conversions and 5 are closed. Of the three that remain operating, there is a convenience store, a post office and a bakery. Essential services required in this neighbourhood centre are therefore still in place.

The adopted planning policy for this location is aimed at maintaining retail use. However, this format of retailing is acknowledged as being in decline and the finalised Edinburgh City Local Plan recognises the change in circumstances and no longer identifies this as a protected shopping group. Policy now supports the proposed change of use on the basis that the unit is not within a speciality shopping street or a commercial area, is not suitable for business use, does not serve local needs and the intended use will have sufficient accommodation and suitable external appearance.

The units on either side have already been converted to residential properties. This reduces the attractiveness of the unit to prospective retailers as it marginalises the unit from the remainder of the parade, and in particular, those units which are currently occupied.

The loss of the unit is acceptable in terms of current policy development.

b) Given that there are residential properties on either side and directly above, the conversion of the existing unit to residential use would not impinge on existing residential amenity.

In conclusion, there are compelling reasons which justify a departure from the development plan as emerging policy supports the use; the likelihood of the unit being utilised for retailing purposes is remote and the proposed use would be beneficial to existing residential amenity.

There are no material considerations that outweigh this conclusion. It is recommended that the Committee approves this application.

Alan Hendenen

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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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 or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 65 Glenvarloch Crescent
Edinburgh
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Proposal: Alterations + change of use of existing vacant class1 shop premises to form a two bedroom flat

Reference No: 07/02924/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental Services

No objection to the proposal.

Representations

The application was advertised on 5 October 2007. No representations have been received.

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 property referred to in this application is identified in the South East Edinburgh Local plan as being located within a neighbourhood centre. Within this area the retail function is to be preserved with any other uses compatible with such a use and nearby housing. The site has been identified in the Edinburgh City Local Plan within an area zoned for housing and compatible uses. All proposals in these areas should have due regard to the residential character and amenity of these areas.

Relevant Policies:

Relevant policies of the South East Edinburgh Local Plan.

Policy R6 states that proposals for the change of use of a ground floor shop unit in a local centre or other neighbourhood centre will be permitted provided the proposed use is an appropriate shopping centre use and the proposed use would not be detrimental to the amenity of any nearby housing.

Relevant policies of the Edinburgh City Local Plan.

Policy Ret 11 (Alternative Use of Shop Units in Other Locations) sets out the factors to be taken into account in assessing the change of use of a shop unit outwith defined centres.

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

Relevant Non-Statutory Guidelines

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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.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

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Location Plan

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