

Full Planning Application
at
31 Hamilton Drive
Edinburgh
EH15 1NP

Development Quality Sub-Committee
of the Planning Committee

Proposal: Erect new timber hut + lap fencing to side garden (in retrospect)
Applicant: Mr D Lovie.
Reference No: 04/00127/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

The application site is on the south side of Hamilton Drive. The site is occupied by a divided villa finished in roughcast with a cement tile roof. To the north of the site is a small car park. The site slopes gently down from an access path to the west of the site.

Site history

A complaint was made to Enforcement on 10 December 2003 with regard to the erection of a garden hut. The current application is as a result of the Enforcement Enquiry. There is no other relevant planning history on file for this site.

Development

The application is in retrospect for the erection of a garden shed in the side garden of the property. The application also includes minor works to level the garden and the erection of a 1.55 metre fence. The garden shed measures 2.4 metres by 1.8 metres and is 1.8 metres in height to the ridge.

Consultations

No consultations undertaken.

Representations

Four letters of objection have been received from neighbouring residents on the grounds that the proposed development is out of character with the area, the shed is too high, the fences will result in a loss of security and will overshadow a path.

Two letters of support have also been received from neighbouring residents.

Policy

North East Edinburgh Local Plan

The site is within an area of housing and compatible uses, where the existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

-do the proposals comply with the local plan?

-if the proposals do comply with the local plan are there any compelling reasons for not approving them?

-if the proposals do not comply with the local plan, are there any compelling reasons for approving them?

ASSESSMENT

In order to address these determining issues the Committee must consider whether:

a) the proposed development will have a detrimental impact on the character or appearance of the site or the wider area

b) the proposed development will have a detrimental impact on the residential amenity of the occupiers of any neighbouring property

a) The area is quiet and residential in character. The application site is the garden of the ground floor flat to the east of the site. The application is for retrospective consent to erect a garden hut and for consent to erect a 1.5 metre high, close boarded fence. The fence will match that of the property immediately to the west of the site.

The proposed development is compatible with the character and appearance of the general area and will have no detrimental impact on the character or appearance of the site.

b) The proposed development will have no detrimental impact in terms of the Council's non-statutory guidelines on privacy or overshadowing.

The proposed development will have no detrimental impact on the amenity of the occupiers of any neighbouring property.

In conclusion the proposed development will have no detrimental impact on the character or appearance of the site or the wider area and will have no detrimental impact on the amenity of the occupiers of any neighbouring property.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Peter Jones on 0131 529 3770 (FAX 529 3706)

Ward affected 58 -Duddingston

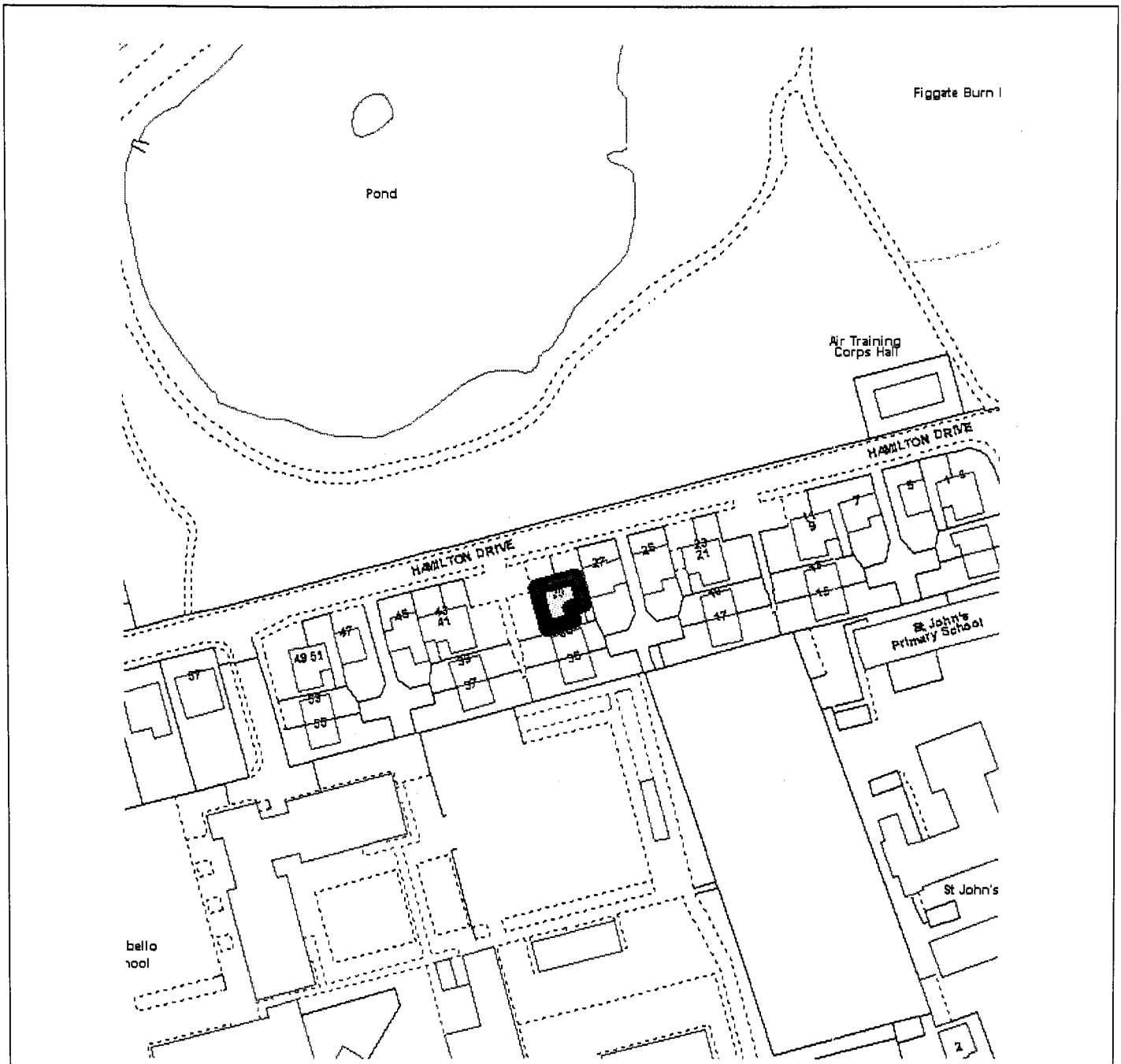
Local Plan North East Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 16 January 2004

**Drawing numbers/
Scheme** 1



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PLANNING APPLICATION

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Application number:	04/00127/FUL	WARD	58- Duddingston

THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY