

The supporting statement is available in party group rooms.

Education have corrected their consultation response, which has the same conclusion but which now refers to the correct catchment areas and schools.

It is further concluded that the Committee approves this application, subject to the conditions stated.

Further Assessment - Continued at committee 26/05/04

The application was continued at this committee meeting in order that reasons for refusal could be prepared by the Head of Planning and Strategy that reflect the sub-committees concerns. These have been drafted as follows:-

1. The proposed development is contrary to policies CD11 and CD15 of the Central Edinburgh Local Plan, as it is out of character with the surrounding buildings in respect of height, scale and established building form, and does not respect the constraints of the site.
2. The proposed development would set an undesirable precedent for other potential development sites in the immediate area.

Addendum

Further to the previous two committee decisions on this proposal, the applicant has now provided a revised scheme, which it is considered addresses the concerns of the committee raised at the meeting of 12/05/04.

As the applicant is not the owner of the site, and as the site had initially been marketed based on achieving a specific number of units on the site it was thought that the reduction previously sought by committee would not be possible. This has however been overcome and hence the revised scheme was now been submitted.

The number of units has been reduced from 11 to 9. The whole development is now reduced to three storeys, with the upper floor being set back by 1300mm over the rear section. The upper floor is to be clad in timber. Materials otherwise remain as before. The bay window that faced towards 33-37 McDonald Place has been removed.

It is considered that these amendments resolve the concerns raised by the committee regarding the height and scale of the building, and that the building now relates more favourably to adjacent buildings.

Alan Henderson
Head of Planning and Strategy