

Full Planning Application 08/00678/FUL

at

Flat 7 30 Elbe Street

Edinburgh

EH6 7HW

Development Management Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 08/00678/FUL, submitted by I + A Wylie... The application is for: **Sub-division of single property to 3 No. separate dwellings**

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

2 The Site and the Proposal

Site description

The application property forms the central block of a converted residential development on the east side of Elbe Street just north of its junction with Pattison Street. The property, which is 2-storeys high with basement level, faces an internal courtyard that is not publicly accessible. The surrounding area hosts a variety of uses including, business, public house and residential.

Site History

There is no relevant planning history for this site.

Description of the Proposal

Permission is sought to sub-divide the existing flatted unit into 3 separate properties. Two one-bedroom units will be split over the basement and ground floor levels. The existing first floor arrangement will be unaltered.

Four new windows will be introduced at basement level on the courtyard elevation and the access stair will be heightened with a new doorway installed.

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 principle of the proposed development is acceptable;
- b) there are any implications for road safety;
- c) residential amenity will be adversely affected;
- d) the level of amenity proposed is acceptable;

a) The application property is currently in residential use and located in an area where a variety of uses, including new residential development, are to be encouraged. The principle of forming additional residential units is acceptable.

b) The creation of an additional 2 dwellings has the potential to add to pressure for on-street parking on surrounding streets. In order to address this matter, the applicant is willing to contribute towards the City Car Club in lieu of additional on-site parking provision. Transport has not objected to the proposal.

c) The proposal relates to forming additional residential properties in a building that is already in residential use. The proposal will not have any adverse impact upon amenity.

d) Each unit will have an internal floor area in excess of 40sqm. This level of floorspace is sufficient to achieve an acceptable standard of living accommodation. In terms of the level of daylight afforded, the proposed flats at ground and basement level will be single aspect. The ground floor windows will achieve a good level of daylight but the basement level windows will suffer from the presence of the building directly opposite. However, by splitting the two flats over ground and basement levels, the proposed layouts will maximise the level of daylight available and will be of an acceptable standard.

In terms of privacy, there is a distance of 8.2 metres between the application property and the nearest point of the building opposite. Given this distance, which spans the communal courtyard area, the fact that the flats are split over two levels, and that the proposed windows follow the existing established pattern, the level of privacy afforded is acceptable.

The flats will have no defensible external amenity area. However, the properties will have access to the courtyard and Leith Links is in close proximity that further provides high quality amenity space.

In conclusion, the proposed development is acceptable in principle, will not impact upon amenity or have any road safety implications. No material considerations outweigh this conclusion.

It is recommended that the Committee approves this application subject to the satisfactory conclusion of a legal agreement in relation to City Car Club contributions.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Andrew Trigger on 529 3931
Ward affected	A13 - Leith (NEW)
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Mixed Activities Zone
Date registered	4 March 2008
Drawing numbers/ Scheme	01-05 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, 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

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Consultations, Representations and Planning Policy

Consultations

Services for Communities

No objections to the proposal.

Transport Planning

No objections to the application.

Consent should not be issued until the developer has entered into a suitable legal agreement to contribute the sum of £6,500 to City Car Club.

Representations

No representations have been received.

Planning Policy

The application site is within a mixed activities zone as identified by the North East Edinburgh Local Plan. The finalised Edinburgh City Local Plan shows the site within the urban area.

Relevant Policies:

Relevant policies of the North East Edinburgh Local Plan.

Policy H2 (HOUSING DEVELOPMENT - MIXED ACTIVITIES ZONE) encourages, and sets out criteria for assessing, proposals for housing development within the Mixed Activities Zone.

Policy H7 (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 the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy H8 (HOUSING RETENTION) establishes a presumption against proposals for change of use or redevelopment which would result in the loss of residential accommodation.

Policy NEH13 (DEVELOPER CONTRIBUTIONS) sets out the requirements for developers to pay financial contributions where infrastructure and facilities are a necessary part of the development

Policy T10 (PRIVATE CAR PARKING) requires all new development to comply with approved car parking standards as set out in the Development Control Handbook

Relevant policies of the Finalised Edinburgh City Local Plan.

Policy Hou 2 (Housing Mix) requires the provision of a mix of house types and sizes in new housing developments.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Policy Hou 6 (Loss of Housing) identifies the circumstances in which the change of use of an existing dwelling to another use will be permitted.

Policy Hou 8 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

Policy Tra 3 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Policy Tra 2 (Planning Conditions and Agreements) requires, where appropriate, transport related conditions and/or planning agreements for major development likely to give rise to additional journeys.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

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.

INFORMATIVES

It should be noted that:

1. Consent shall not be issued until a suitable legal agreement has been concluded in relation to the Edinburgh City Car Club

End