

## Full Planning Application 04/03817/FUL

at

**91 Comiston Drive**

**Edinburgh**

**EH10 5QT**

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

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### 1 Purpose of report

To consider application 04/03817/FUL, submitted by A J Snell. The application is for: **Erect a bike store in front garden, in retrospect (as amended)**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

### 2 The Site and the Proposal

#### Site description

The site is a terrace dwelling house on the south side of Comiston Drive. To the south is a strip of woodland, beyond which is Greenbank Drive. Surrounding properties are residential.

#### Site history

There is no relevant planning history.

## **Description of the Proposal**

This application has been made in response to an enforcement enquiry and is therefore retrospective. However, the application is for a hut different to the existing unauthorised hut.

It is proposed to erect a hut in the front garden of the property. It would be positioned on the eastern boundary. It would have a footprint of 2 metres by 800 mm and a height of 1.2 metres. It would have a shallow mono-pitch roof. It would be timber and painted green.

A supporting letter was submitted outlining the reasons why the applicant's preference is for a shed in the front garden to store bicycles.

## **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 needs to consider whether the proposal would be detrimental to the streetscape and the character of the area.

The shed would not dominate the front garden of the property. It would not detract from the appearance of the front elevation of the house. It would have a minimal effect on the streetscape as the front gardens have a mix of boundary treatments and vegetation at varying heights.

The proposed shed, at a lower height to the unauthorised existing shed, is an acceptable alternative. It is recommended that a condition is attached to the consent requiring the removal of the existing shed within six weeks.

There are no residential amenity issues.

There are other approved sheds in front gardens in the area. They are of similar heights but larger footprints to this application.

The proposed shed would not be detrimental to the streetscape or the character of the area.

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

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	David Shepherd on 0131 529 3956 (FAX 529 3717)
<b>Ward affected</b>	51 - South Morningside
<b>Local Plan</b>	South West Edinburgh; Draft West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential; Urban Area
<b>Date registered</b>	29 October 2004
<b>Drawing numbers/ Scheme</b>	1-2.

#### **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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Barbara Cummins on 0131 529 3996. Email: [barbara.cummins@edinburgh.gov.uk](mailto:barbara.cummins@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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 91 Comiston Drive  
Edinburgh  
EH10 5QT  
**Proposal:** Erect a bike store in front garden, in retrospect (as amended)  
**Reference No:** 04/03817/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No consultations were undertaken.

### Representations

Two neighbours have made representations, one of which submitted 14 signatures from other neighbours against the application. The issue of visual impact was raised.

***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 site is within the South West Edinburgh Local Plan area under a Mainly Residential land use designation. It is also within the Draft West Edinburgh Local Plan area under an Urban Area land use designation.

#### 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.

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

## **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 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

To recommend that this application be **Granted**

### Conditions

1. The shed shall be altered as approved within six weeks of the date of this consent.

### Reasons

1. In the interests of the visual impact on the streetscape and the character of the area.

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End

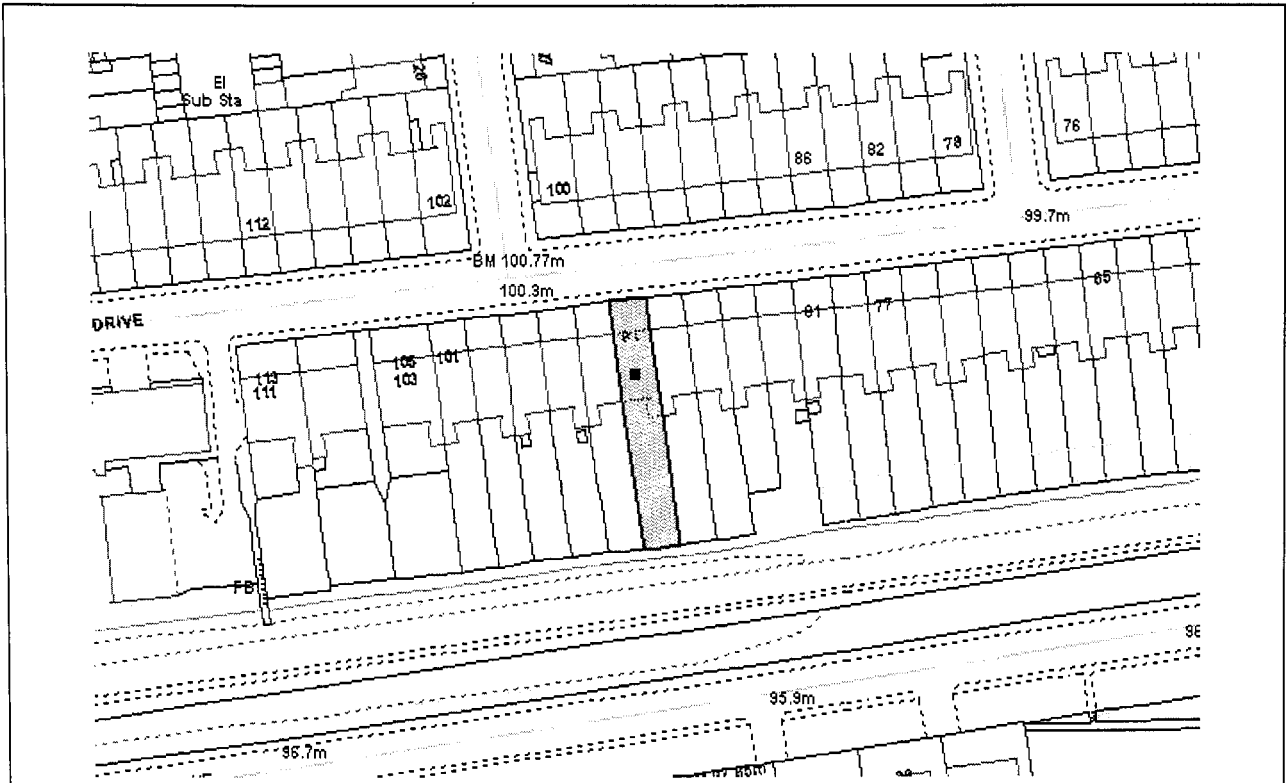
## Appendix C

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### Location Plan



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