

**Application by City of Edinburgh Council
04/04628/CEC**

at

**65-77 Portobello High Street
(area Out with)
Edinburgh
EH15 1BQ**

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

1 Purpose of report

To consider application 04/04628/CEC, submitted by City Of Edinburgh Council. The application is for: **Enhance the streetscape quality and create garden space out with housing**

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 comprises a wide area of road and pavement at the northern end of Portobello High Street, where modern Council housing has been set back from the traditional building line.

The area is currently hard-landscaped.

The small section of road opposite the Council housing lies in the Portobello Conservation Area, although the bulk of the site does not.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application proposes various street landscaping works in front of the Council housing at the north west end of Portobello High Street. Minor works are also included on the opposite side between Bridge Street and Pipe Street.

3 Officer's Assessment and Recommendations

Conservation Area Character Statement

Portobello Conservation Area includes several distinct character zones. The High Street provides a focus for the Conservation Area, retaining many original two-storey early 19th century buildings, as well as a number of significant public buildings. The seaside character of the Promenade is still evident, despite the loss of the pier and construction of several modern buildings of poor quality. The remainder of the area includes an abundance of fine Georgian (and later) villas, as well as a robust stock of Victorian tenements, public buildings and churches. In total there are 179 listed buildings within the Conservation Area, including building groups of particular interest in Brighton Crescent and Brighton Place.

DETERMINING ISSUES

The determining issues are:

- Do the proposals improve and enhance the conservation area? If not, there is a presumption against approving.
- Do the proposals comply with the development plan?
- If they do, are there any compelling reasons for not approving them?
- If they do not are there any compelling reasons for approving them?

ASSESSMENT

In order to determine this application the Committee should consider

- a) The effect of the form and design on the character and appearance of the conservation area

b) The effect on residential amenity

a) Since the majority of works lie out with the conservation area boundary, these are exempt from Planning Permission under Classes 30 to 33 of the General Permitted Development Orders, as works by the local authority. This includes all elements on the south west side of the road, upon which the sole objector commented. Since these elements do not require planning permission the comments are not relevant to the planning decision.

The only element which requires consent, owing to its being within the conservation area, is the erection of two bins near the junction of Pipe Street. There are no objections to this element of the proposals.

All works are considered to improve and enhance the area concerned.

b) In general the amenity of residential properties facing the created garden spaces will be greatly enhanced.

The land will remain in Council control.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
Ward affected	39 - Portobello
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	23 December 2004
Drawing numbers/ Scheme	1-7 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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Application by City of Edinburgh Council
Application Address: 65-77 Portobello High Street
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Proposal: Enhance the streetscape quality and create garden space out with housing

Reference No: 04/04628/CEC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 21st January 2004.

One letter of objection was received from a resident in one of the blocks recessed from the High Street.

This did not think it was a good idea to put gardens in front of their block, and queried who would be responsible for the upkeep of the created gardens.

Portobello Amenity Society wrote in support of the principle, hoping residents had been consulted on the proposal, and suggesting appropriate planting species.

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 lies in an area shown as Housing and Compatible Uses in the NEELP. The strip of pavement at the extreme north-east side of the site lies just within Portobello Conservation Area.

Relevant Policies:

Policy S7 (IMPROVEMENT OF SHOPPING ENVIRONMENT) supports, and sets out criteria for assessing, proposals to improve and enhance the public environment and shopping areas.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend 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.

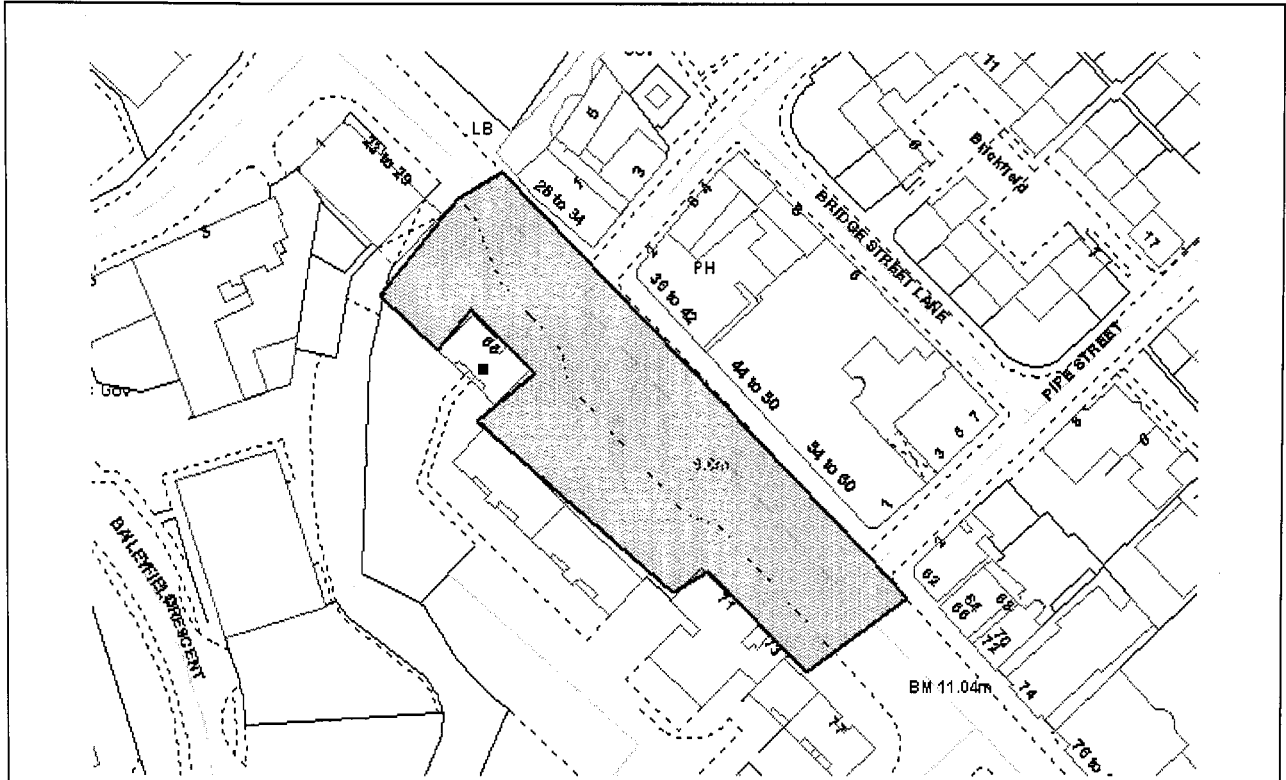
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Location Plan



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