

Planning Permission 09/01923/FUL
at
37 Southhouse Road
Edinburgh
EH17 8EU

Development Management Sub-Committee
of the Planning Committee

1. Purpose of report

To consider application 09/01923/FUL, submitted by The City of Edinburgh Council. The application is for: **Erection of an additional 2.43m high fence along rear boundary**

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

2. The Site and the Proposal

Site description

The application site is Burdiehouse community centre currently under construction on Southhouse Road in the south east of the city. The surrounding area is predominantly residential with some retail use.

Site History

14.03.2007 - Planning permission granted for the erection of a community centre comprising of multi-purpose hall, cafe, crèche and general purpose rooms for community use. Permission was also granted for a 2.43 metre high fence on two sides of the site as part of this application. (06/02834/CEC)

PRE-APPLICATION PROCESS

Pre-application discussions by telephone.

DESCRIPTION OF THE PROPOSAL

Consent is sought to erect an additional 2.43 metre high security fence along rear boundary of the newly built Burdiehouse Community Centre. The proposed fence material is galvanised mild steel painted green and is the same type of perimeter fence which has been approved already on two sides of the site to protect and enclose the rear open space. This proposal, for the additional fence, is proposed on the third side of the boundary in order to maintain security.

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:

To address these determining issues, the Committee needs to consider whether:

- a) the character of the area will be adversely affected

a) The Edinburgh City Local Plan and the South East Edinburgh Local Plan emphasise that new development must be of a high quality and must integrate with its surroundings as regards to scale, form, siting, alignment and materials. New development should not be of poor quality or be inappropriate to the surrounding area. The proposed materials fit suitably with the Community Centre and the surrounding area. The proposal architecturally compatible in design, scale and materials.

The proposed fence is acceptable. The scale and design is appropriate to the area and approval is recommended.

REASON FOR DECISION

The proposals comply with the development plan and the non-statutory guidance and are acceptable.


 M **John Bury**
 Head of Planning

Contact/tel	Rachel Gillen on 0131 529 3464
Ward affected	A16 - Liberton/Gilmerton
Local Plan	South East Edinburgh Local Plan
Statutory Development Plan Provision	Housing & Compatible Uses
Date registered	31 July 2009
Drawing numbers/ Scheme	01-03 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

Appendix A



Application Type Planning Permission
Application Address: 37 Southhouse Road
 Edinburgh
 EH17 8EU

Proposal: Erection of an additional 2.43m high fence along rear boundary

Reference No: 09/01923/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

None.

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

Residential area of SELP.

Relevant Policies:

Relevant policies of the South East Edinburgh Local Plan.

Policy DQ6 states that new development should make a positive contribution to the character and appearance of the environment. It will be expected to create or contribute to a sense of place and reinforce local distinctiveness, promote community safety, afford ease of movement for all, minimise the potential for pedestrian/cyclist/traffic conflict and connect satisfactorily with the surroundings.

Relevant policies of the Finalised Edinburgh City Local Plan.

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Application Type Planning Permission
Application Address: 37 Southhouse Road
Edinburgh
EH17 8EU

Proposal: Erection of an additional 2.43m high fence along rear boundary

Reference No: 09/01923/FUL

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 three 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:

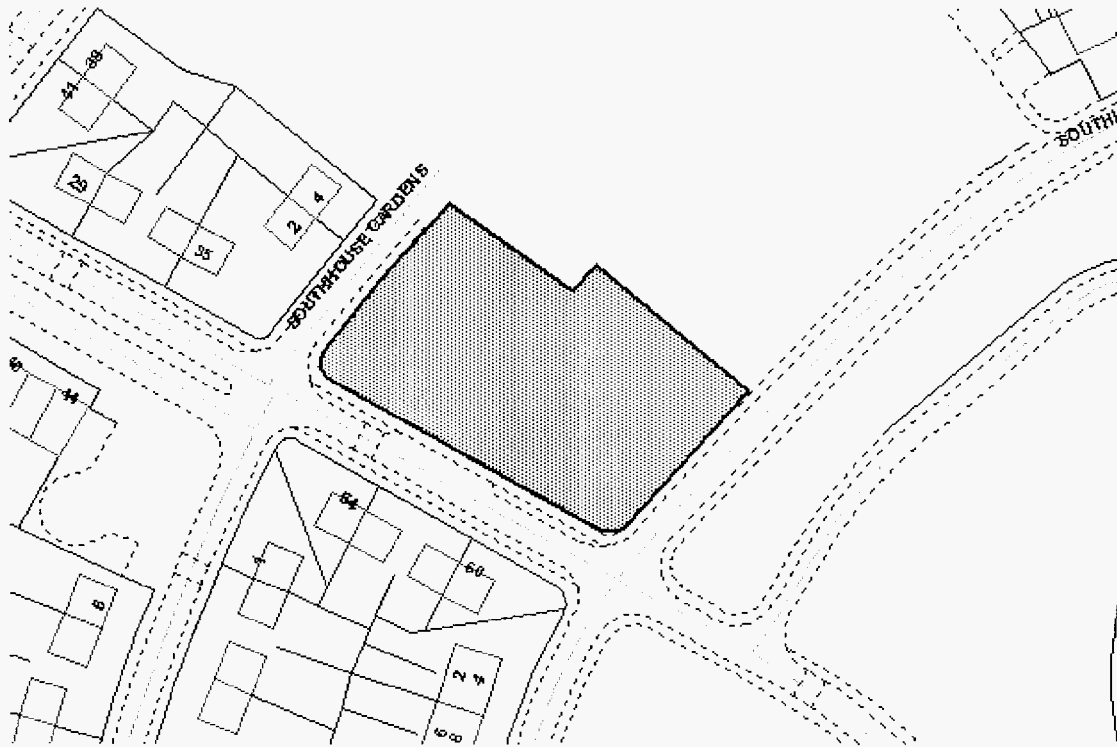
1. No development shall take place on the site until a 'Notice of Intention to Develop' has been made in writing to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123 (1) of the Town and Country Planning (Scotland) Act 1997.

End

Application Type Planning Permission

Proposal: Erection of an additional 2.43m high fence along rear boundary

Reference No: 09/01923/FUL



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.