

Full Planning Application 06/03176/FUL
at
21 Coltbridge Gardens
Edinburgh
EH12 6AQ

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 06/03176/FUL, submitted by Mr + Mrs Scott. The application is for: **Erect garage**

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

2 **The Site and the Proposal**

Site description

The application site located within the grounds of Windmill House. The proposed site is a flat section of land, which is partly tarmac and lined with conifer trees. The proposed site consists of vacant land which is currently used as a car park for four or more cars with single vehicular access.

This property is located within the Coltbridge and Wester Coates Conservation Area.

Site History

There is no relevant planning history for this site.

Description of the Proposal

This application concerns the erection of a double garage towards the west of the site, approximately 20 metres from Windmill house. The proposed footprint is 7 metres by 8.2 metres and the height is 5.4 metres. The slate roof is proposed to be at a pitch of 60 degrees and will have lead flashing. The garage will be rendered and a pvc box gutter will be used. There will be two metal up and over garage doors, each 3 metres in width and with redwood frames. There will also be a single pedestrian door which will be lined with timber and 1 metre in width.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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, are there any compelling reasons for approving them?

ASSESSMENT

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

- a) The effect of the scale, form and design on the character and appearance of the conservation area;
- b) The effect on neighbouring amenity.

a) The character of the Coltbridge and Wester Coates Conservation Area is summarised as follows:

"The area contains two distinct character zones: the streets of Victorian and Edwardian villas to the west of Donaldson's School and the tenements and stone built terraces of Roseburn further west. Murrayfield House (1735) is an important listed building (category 'A'), the setting of which is defined by the surrounding streets of terraced housing. More recent housing constructed in Wester Coates, although not visible from the main A8, has led to an erosion of character."

Windmill house is a large property built in the Scottish Georgian style with harled walls, astragalled windows and a slate roof. The materials proposed for the garage will match those of Windmill House. The design and scale of the garage is acceptable.

The proposed garage will be well screened by trees and mature planting and will therefore not be easily visible from any public elevations. The proposed garage will not have any adverse impact on the character and appearance of the conservation area.

b) The proposed garage is located at the end of a single track road which does not access the main property; however it is used by neighbouring properties. The proposed garage will not be detrimental to residential amenity as it is well screened by trees and therefore can not be seen from either Number 17 & 18 Coltbridge Gardens. It will be located 27 metres away from the neighbouring property.

Although the site is located in an area of open space of outstanding landscape quality and townscape significance, the garage will have no adverse effects on these.

In conclusion, there will be no loss of amenity to surrounding residential properties or adverse impact upon the conservation area. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application.


Alan Henderson
 Head of Planning and Strategy

Contact/tel	Lorna Sharp on
Ward affected	15 - Murrayfield
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	1 August 2006
Drawing numbers/ Scheme	01-02 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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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

Application Type Full Planning Application
Application Address: 21 Coltbridge Gardens
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Reference No: 06/03176/FUL

Consultations, Representations and Planning Policy

Consultations

Policy had no objections to this proposed development as the site is well screened by trees and will therefore not be easily visible from any public elevations.

Representations

The application was advertised on the 25th August 2006.

Four letters of representation were received. Grounds of objection relate to:

- The use of the garage
- Increased traffic
- Contrary to the character of the conservation area
- Neighbourhood residential amenity

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

CENTRAL EDINBURGH LOCAL PLAN - The site lies within an area of Housing and Compatible Uses.

It is also located within an area of open space and outstanding landscape quality and townscape significance and is an Urban Wildlife site.

Relevant Policies:

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended 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

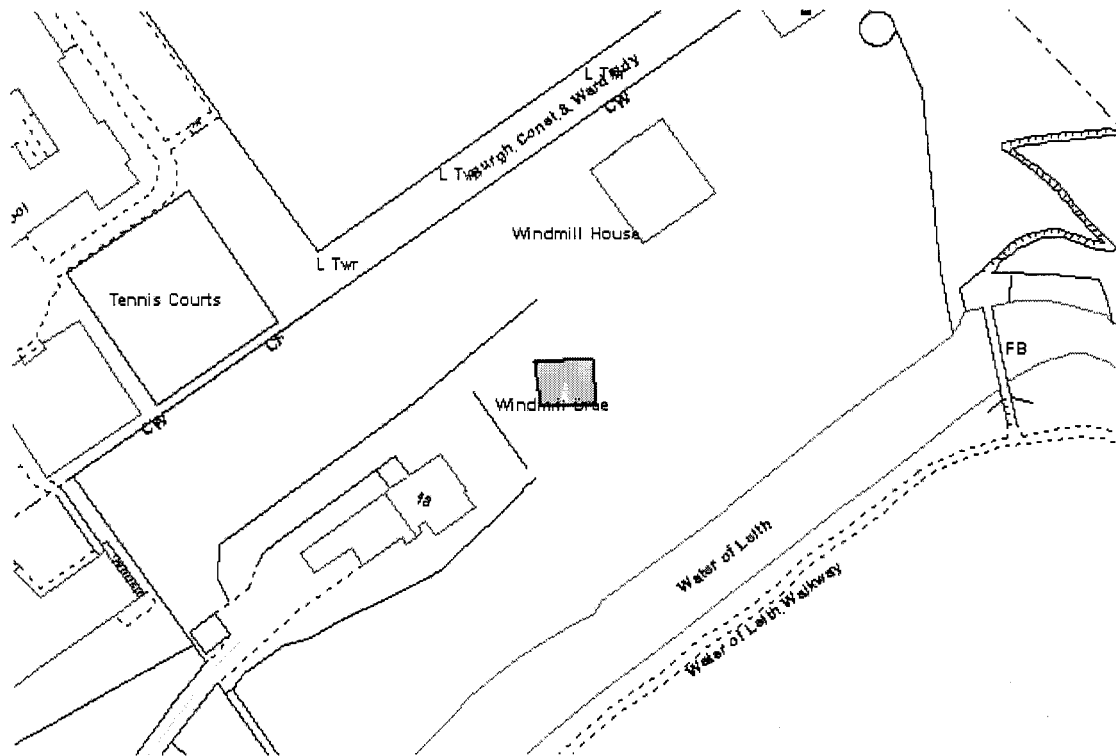
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End

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Location Plan

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