

**Full Planning Application 07/04066/FUL  
at  
14 Biggar Road  
Edinburgh  
EH10 7BQ**

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

19 December 2007

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**1 Purpose of report**

To consider application 07/04066/FUL, submitted by J Hope. The application is for: **Proposed alterations and change of use of garage to dog grooming salon**

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

**2 The Site and the Proposal**

**Site description**

The application site measures 1250 square metres in area and is currently occupied by a large detached house and garage, located on Biggar Road. The site is bounded by residential properties to the north, south and west, with open space to the east. The dwellinghouse is set back from Biggar Road by 25 metres. The existing garage, which is the subject of this application, projects forward of the building line and is located 6 metres from Biggar Road. This garage measures 3 metres by 5.5 metres and is 2.8 metres in height. Vehicular access into the site is taken from Biggar Road onto a hardstanding, whereas pedestrian access is taken via an adjacent gate.

## **Site History**

August 1996 - planning permission was granted to convert the attic space to form a terrace over extension (96/01277/FUL).

## **Description of the Proposal**

This application relates to the existing garage within the curtilage of the property, and proposes to change the use of this garage from domestic use to a commercial dog grooming salon. To facilitate this development, the garage will increase in area from 16.5 square metres to 41.8 square metres and increase in height from 2.6 metres to 3 metres, and is proposed to be finished in green timber cladding with a felt roof. Internally, the building will comprise the grooming area, a shop and a store. The existing access to the site is proposed to be widened from 3.5 metres to 5.5 metres, with the existing hardstanding increasing in area by 18 square metres. This will necessitate the removal of 2 metres of stone wall, in order to provide sufficient access and manoeuvrability when entering and egressing the site.

The proposed hours of operation are 9am to 5pm Monday to Friday.

## **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 is acceptable and if the amenity of the neighbouring properties will be adversely affected by the proposed development,;
- b) The access and parking arrangements are acceptable;
- c) The proposal is acceptable in terms of height, scale and design;

a) The proposed development is for a relatively small scale commercial use, albeit within a predominantly residential area. Although this will result in intensification of the use of the site, this does not preclude such developments where they are compatible with residential areas. The levels of visual amenity currently enjoyed by neighbouring residents will not be affected due to the fact that adjacent properties benefit from large plots, and are all set back from the main road by almost 20 metres, and in some cases as much as 25 metres. The proposed salon will be located 6 metres from the road, and will be almost 15 metres away from the nearest dwellinghouse. The existing natural landscaping provides adequate visual screening and will also act as an informal noise buffer, thereby mitigating any potential conflict between properties. Although it is acknowledged that the appearance of the frontage will be altered by means of an extended dropped kerb access and partial removal of the front wall, this only constitutes half of the total curtilage frontage and so within the overall streetscape this will not appear significant. In addition, the overall amenity afforded to neighbouring residents will not be detrimentally affected as the hours of operation are 9am to 5pm Monday to Friday, with no works being carried out at weekends. In terms of setting a precedent for further commercial activities within this area, every application is considered on its individual merits and will be assessed against the development plan and all other material considerations.

b) Vehicular access is proposed to be taken via an extended dropped kerb access onto a hardstanding parking area. This parking area provides adequate space for cars to park and manoeuvre within the site in a safe manner, and the widened access will allow cars to enter and exit the road network without causing a danger to other road users. Therefore the access and parking arrangements are acceptable.

c) The proposal will resemble a large domestic garage by virtue of its size and materials and therefore is not an incongruent feature within a residential area. The height is acceptable and will not result in an adverse visual impact. Therefore, the height, scale and design are acceptable at this location.

In conclusion, the proposed development raises no issues of a strategic nature and complies with the South West Edinburgh Local Plan and the Finalised Edinburgh City Local Plan. There will be no adverse effect on residential amenity or road safety and therefore it is recommended that Committee approves this application, subject to conditions relating to hours of operation, access, noise and restricted use.



**Mr Alan Henderson**

Head of Planning and Strategy

Contact/tel	Jennifer Zochowska on 0131 529 3793
<b>Ward affected</b>	A08 - Colinton/Fairmilehead (NEW)
<b>Local Plan</b>	South West Edinburgh Local Plan Finalised Edinburgh City Local Plan
<b>Statutory Development Plan Provision</b>	Residential Area Urban Area
<b>Date registered</b>	20 September 2007
<b>Drawing numbers/ Scheme</b>	1 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: [helen.martin@edinburgh.gov.uk](mailto:helen.martin@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](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

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## Consultations, Representations and Planning Policy

### Consultations

#### Transport Planning

*Transport Planning have no objections to the application subject to the following condition being applied*

*Access be by means of a dropped kerb to the satisfaction of the Director of City Development using the existing access maximum width 5.5 metres*

#### Services for Communities

*Environmental Health has no objections to this proposed development subject to the following condition:*

*1. The design, installation and operation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment.*

### Representations

The application has attracted six representations. The material grounds of objection received are concerned with the following points: -

1. Residential amenity issues - proposed use is not compatible with the surrounding residential area; general appearance of the building; the removal of the stone wall; and widening of the driveway, considered under a) of the assessment above.
2. Traffic issues - increase traffic, considered under b) above.

3. Precedent - the development will set a precedent for future similar developments, considered under a) above.

***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 zoned in the adopted South West Edinburgh Local Plan as a residential area, where policies E5 and H5 apply. These policies seek to retain the residential character of the area and protected amenity.

The finalised draft Edinburgh City Local Plan zones the site as an Urban Area.

### Relevant Policies:

#### **Relevant policies of the Edinburgh City Local Plan**

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

#### **Relevant policies of the South West Edinburgh Local Plan**

Policy H5 establishes that the introduction of non-residential uses within areas of predominantly residential character will only be accepted where they are compatible with the primary housing use of the area. It also establishes a presumption in favour of developments which enhance the provision of local community facilities and services.

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.

#### **Relevant Non-Statutory Guidelines**

Non-statutory guidelines on 'WORKING FROM HOME' specify when the Council will require an application for planning permission for proposals to work from home.

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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.
2. That access to the site shall be taken via a dropped kerb crossing, to the satisfaction of the Director of City Development.
3. That the hours of operation are restricted to 9am to 5pm Monday to Friday, and no animals shall be kept on the premises outwith these hours, to the satisfaction of the Director of City Development.
4. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
5. That notwithstanding the provisions of the Town and Country Planning (Use Classes)(Scotland) Order 1997, the development hereby permitted shall be restricted to a dog grooming salon and to no other use specified under Class 2 of the above order without the written consent of the Planning Authority.
6. That for the avoidance of doubt, there shall be no display of advertisements or signage in connection with the operations, either within or outwith the curtilage of the application site, without prior written consent of the Planning Authority.

## **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the interests of road safety.
3. In order to safeguard the amenity of neighbouring residents and other occupiers.
4. In the interests of amenity of adjoining residents.
5. To define the permission and to safeguard the amenity of future residents.
6. For the avoidance of doubt and to define the permission.

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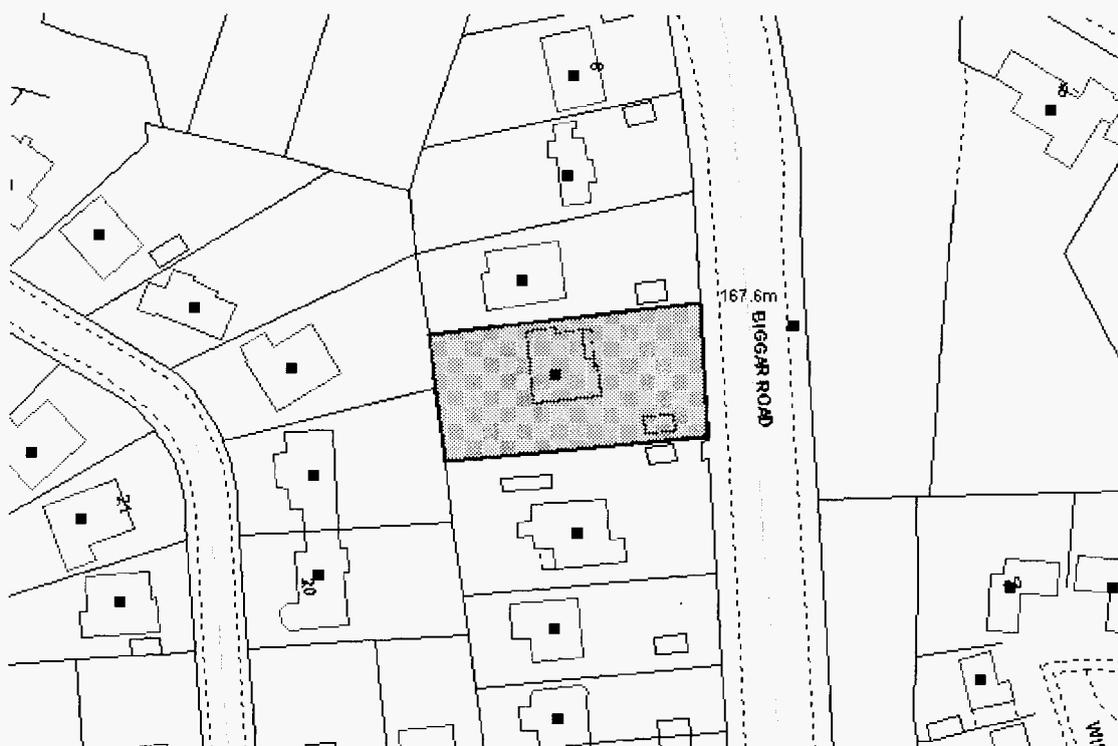
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### Location Plan

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