

**Full Planning Application
at
14 West Mains Road
Edinburgh
EH9 3BG**

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

Proposal: Proposed erection of proprietary storage portakabin (in retrospect).
Applicant: Eastern Holdings Ltd.
Reference No: 04/02395/FUL

1 Purpose of report

To recommend that the application be **REFUSED AND ENFORCED**.

Reasons

1. The proposal is contrary to Central Edinburgh Local Plan Policy H11 (Housing Amenity) and to Non-statutory Guidelines in respect of Daylight, Privacy and Sunlight as the length and height of the portakabin and linked corridor result in an unreasonable level of overshadowing to the neighbouring gardens to the detriment of residential amenity.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD19, in respect of Building Alterations, as the scale and appearance of the extensions has an adverse effect on the visual amenity of neighbouring properties.

2 Main report

Site description

The application site is a commercial garage premises located on the north side of West Mains Road. To the south of the site lies Edinburgh University Kings' Buildings. The surrounding area is predominantly residential in character, with properties lying to the north, west and east of the site. The properties to the north sit at a lower level than the garage with the boundary brick wall to the rear of these properties sitting considerably higher than that on the side of the car showroom.

The site does not lie within a conservation area. It is not a listed building.

Site history

13 August 2003 - Planning Permission granted for the erection of proprietary storage portakabin for storage of parts

Development

The application is for the erection of a portakabin and corridor in retrospect. This links into the existing showroom in an L shape. The portakabin has been positioned in the corner bounded on two of its sides by a 1.7 metre high brick wall. The total height of the portakabin is 3.42 metres with the height of the linked corridor being 3.6 metres; this is due to the difference in levels within the site. Given the difference in levels the portakabin has been elevated on bricks by 920mm to enable it to link in with the corridor. The portakabin is constructed from galvanised steel finished in white. The portakabin is being used for the storage of parts for the Harley Davidson garage.

Consultations

No consultations undertaken.

Representations

Neighbour Notification was carried out on 17th June 2004. A total of four letters have been received. Three letters of objection and one comment. The main grounds of objection are as follows:-

1. Height of the portakabin
2. Loss of light.

Policy

The Central Edinburgh Local Plan identifies the site as being within an Area of Housing and Compatible Uses.

Relevant Policies:

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

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

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

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals comply with the development plan?
- if the proposals do not comply with the development plan, are there any compelling reasons for not approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether a) the proposal would detract from the character and visual amenity of the property and surrounding area and b) would have any detrimental effects on neighbouring residential amenity.

a) The portakabin is located within the same footprint as the previous application. However it has been pushed forward from the wall to the east to allow the linked corridor to be erected. The total length of the structure is now 7.2 metres. The portakabin has also been elevated by 920mm and now sits 1.8 metres above the height of the existing wall.

The existing garage building is set back within the site and does not in itself afford the properties of Rankin Drive an open outlook. The addition of the linked corridor to the approved portakabin - the raised height of the portakabin and the proximity to the boundary wall has an adverse impact on the visual amenity of these properties.

b) The wall within the neighbouring gardens is approximately 4 metres in height. The portakabin and linked corridor projects a further 2 metres above the height of the wall. The increase in the height coupled with the increase in length results in a significant amount of overshadowing to the gardens of these properties.

In conclusion, it is considered that the increase in length and height of the structure have an adverse impact on the visual amenity of the neighbouring properties and cause significant overshadowing to the detriment of residential amenity.

As the structure is already in place, enforcement action is sought to remove the linked corridor and lower the height of the portakabin as approved in 03/01929/FUL.

It is recommended that Committee refuses this application for the reason stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 49 -Newington

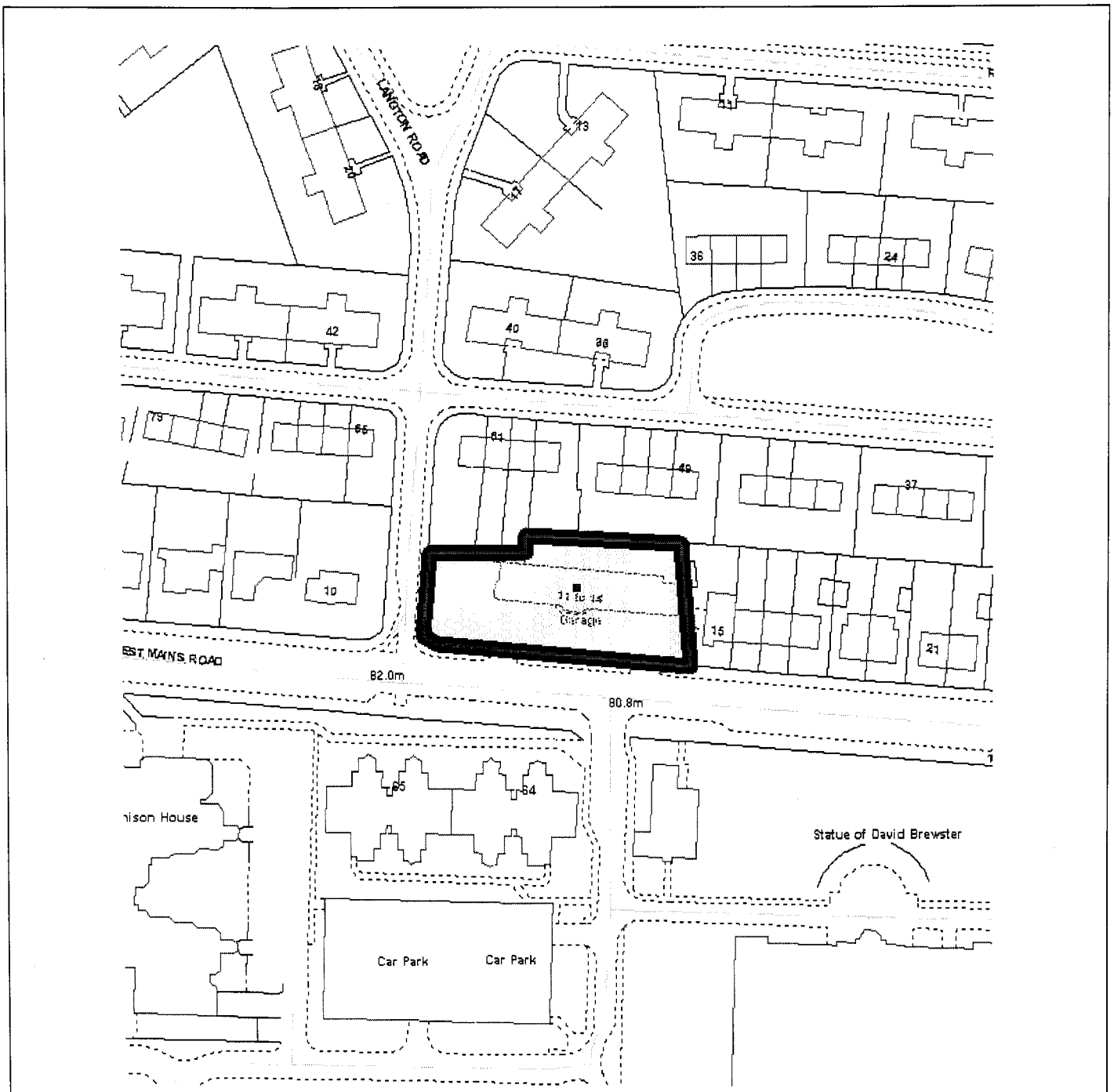
Local Plan Central Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 7 July 2004

**Drawing numbers/
Scheme** 01-04



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PLANNING APPLICATION

Address	14 West Mains Road, Edinburgh, EH9 3BG		
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Application number:	04/02395/FUL	WARD	49- Newington
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			