

Full Planning Application 05/03534/FUL
at
1 Brunstane Road
Edinburgh
EH15 2EZ

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/03534/FUL, submitted by Mrs Calder. The application is for: **Erection of satellite dish (diameter 60cm).**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application property is an end terraced dwelling located at 1 Brunstane Road within the Portobello Conservation Area. The property is flat roofed with parapet details consisting of stone ballustrade to the front above the bay windows and ornate wrought iron work atop the remainder of the parapet to the front and side. There are two chimneys on the gable of the dwelling.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application seeks to position a small satellite dish (60cm) behind one of the gable chimneys on the side of the property. The satellite dish is to be set down behind the chimney on the flat roof. The dish would not be visible from any public vantage point of the property.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area, there being a strong presumption against the granting of planning permission if this is not the case?
- 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 following needs to be considered whether;

- a) The scale and design of the proposal is appropriate to preserve or enhance the character and appearance of the conservation area;
- b) The proposal will adversely affect the character of the existing building or the surrounding area; and
- c) There will be any loss of residential amenity as a result of the proposals.

PORTOBELLO CHARACTER APPRAISAL

Portobello Conservation area includes several distinct character zones. The High Street provides the focus for the Conservation Area, retaining many original two storey Regency 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 the 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 some 179 listed buildings within the conservation area, including building groups of particular interest in Brighton Crescent and Brighton Place.

a) The satellite dish is proposed to be positioned on the inner side of the chimney on the gable (side elevation) of the property. The diameter of the dish is 60cm. The satellite dish will sit behind the chimneystack where no part of it will be visible when viewed from the ground. As the dish will not be visible, it is considered to preserve the character of the Conservation Area.

b) The dish will not be visible on the building and is therefore not considered to have any adverse affects on the building or the surrounding area.

c) There will be no loss of residential amenity as a result of this proposal.

There are no material considerations that outweigh this conclusion.

It is recommended that the Committee approve this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Shelley Thomson on 0131 529 3770
Ward affected	40 - Milton
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Housing
Date registered	4 November 2005
Drawing numbers/ Scheme	01 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 Full Planning Application
Application Address: 1 Brunstane Road
Edinburgh
EH15 2EZ

Proposal: Erection of satellite dish (diameter 60cm).

Reference No: 05/03534/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 18 November 2005

1 letter of representation has been received in relation to this application concerning:

- The siting of the dish, as it would be unsightly and prominent, damaging the quality of the terrace within the Conservation Area.

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 property is identified within the North East Edinburgh Local Plan as being within the Portobello Conservation Area, where special character and appearance is to be maintained.

Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Non-statutory guidelines on 'SATELLITE DISH AERIALS' set criteria for assessing such proposals.

Application Type Full Planning Application
Application Address: 1 Brunstane Road
Edinburgh
EH15 2EZ

Proposal: Erection of satellite dish (diameter 60cm).

Reference No: 05/03534/FUL

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.

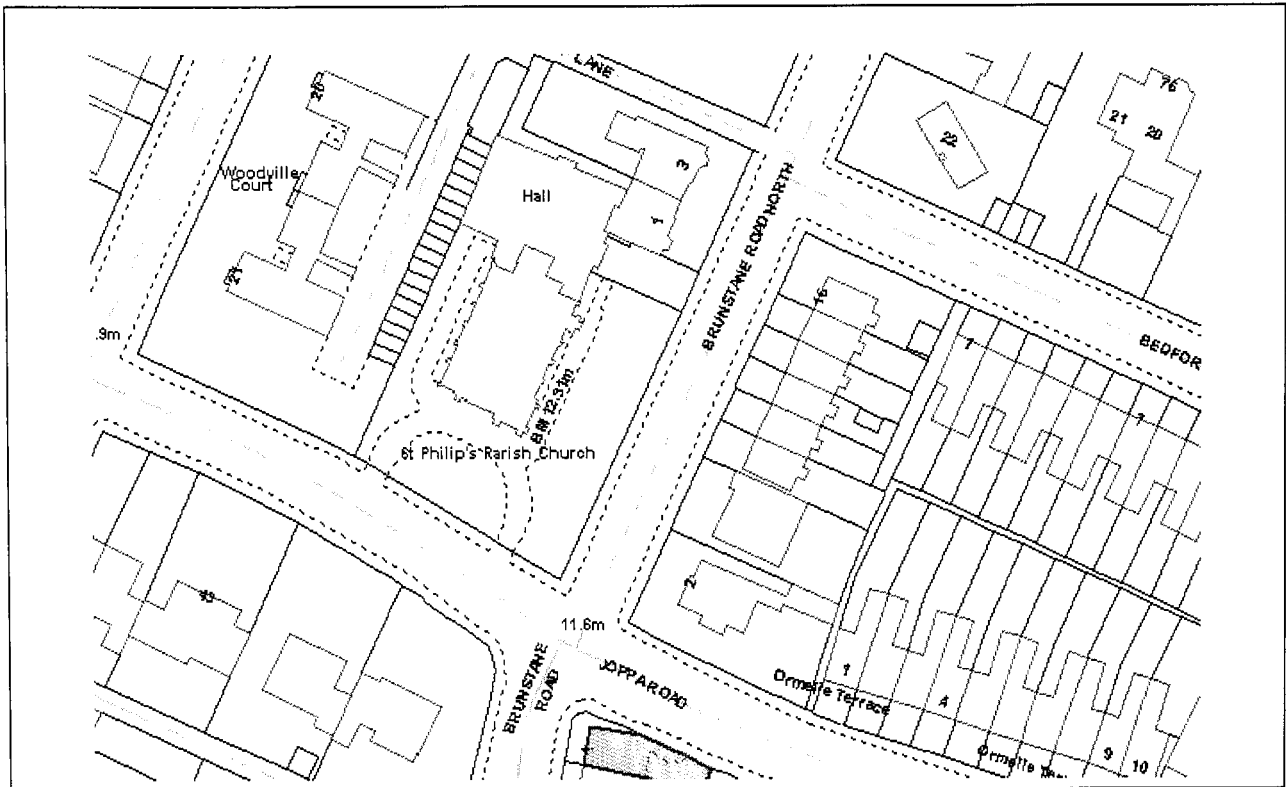
End

Application Type Full Planning Application

Proposal: Erection of satellite dish (diameter 60cm).

Reference No: 05/03534/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.