

**Full Planning Application 05/03223/FUL  
at  
48 Pentland Terrace  
Edinburgh  
EH10 6HD**

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

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**1 Purpose of report**

To consider application 05/03223/FUL, submitted by Mr Irwin. The application is for: **Extend existing garage, mono-block turning area, improve visibility splays.**

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

**2 The Site and the Proposal**

**Site description**

The site is on the corner of Comiston Road and Riselaw Crescent. The rectangular shaped site is in the ownership of 53 Pentland Terrace, to the south and is on the west side of 2 Riselaw Crescent. A 5.4m x 8.4m x 3.6m brick and render garage with a pitched slate roof is set within the northern half of the site which contains a number of mature trees around the edge of the site. The site slopes from the south west towards the garage.

**Site history**

19 May 2004, planning consent for a dwelling house was refused, reference 04/01129/FUL. This application was refused due to the proposal affecting the

amenity of 2 Riselaw Crescent, impacting upon trees within the site and resulting in the loss of a listed building.

1 April 2005, planning consent was refused for the extension of the existing garage, 04/04527/FUL. The reason for refusal was inadequate visibility for vehicles and pedestrians, vehicles cannot wait off the main road and there is no turning within the site. An appeal against this decision was dismissed on 23 August 2005.

### **Description of the Proposal**

#### **Scheme 2**

It is proposed to extend the existing garage in a southern direction to create a 11.4m x 8.4m x 3.6m rendered garage with concrete roof tiles. The roof pitch will remain the same and there will be a flat roofed element over part of the garage.

#### **Scheme 1**

The original proposal had not plotted all of the trees at the entrance to the site.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are: -

- 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 the determining issues, the Committee need to consider:

- a) Whether the proposed garage is of an acceptable scale and design;
  - b) Whether there is any risk to road safety; and,
  - c) Whether the amenity of neighbouring properties will be unduly affected.
- a) The proposed building will be partly screened from view by the retaining stone boundary wall along the edge of the footway to the north and west. Existing planting within the site would also add to the screening. The trees

within the site would require to be protected during construction to ensure that they are retained.

The proposed materials will complement the property to the east, 2 Riselaw Crescent, and are considered acceptable. The garage will also be below the property to the east and is considered to be of an appropriate scale.

The site is separated from the garden ground of 53 Pentland Terrace, a B listed building, by a stone wall. The garage extension will not affect the setting of the listed building.

b) Transport have advised that they have no objections to this application, therefore there are no road safety issues.

c) Shadow generated by the garage will fall within the site and as a result the proposal will not overshadow, any of the neighbouring properties. It is not considered to affect the amenity of neighbouring properties.

There are no material planning considerations which outweigh this assessment.

It is recommended that the Committee approves this application subject to a condition requiring the protection of the existing trees during construction.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Kevin Murphy on 0131 529 3794
<b>Ward affected</b>	52 - Fairmilehead
<b>Local Plan</b>	
<b>Statutory Development Plan Provision</b>	
<b>Date registered</b>	5 October 2005
<b>Drawing numbers/ Scheme</b>	1 and 2A Scheme 2

**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 [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 48 Pentland Terrace  
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## Consultations, Representations and Planning Policy

### Consultations

#### Transport

*No objections to this application.*

### Representations

One letter of representation was received, the following material points were raised:

- \* Visual impact;
- \* Access concerns on to Pentland Terrace;
- \* Impact upon trees within the site; and,
- \* Potential impact upon stone wall to the front.

***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 proposal lies within an area allocated for residential purposes in the South West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated in the Draft West Edinburgh Local Plan.

Relevant Policies:

South West Edinburgh Local Plan

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.

Draft West Edinburgh Local Plan

Policy DQ11 Alterations and extensions, where acceptable in principle, should be subservient and relate clearly to the original building. they should be of a suitable scale to the existing building and space around it.

Non-Statutory Guidelines

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

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

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **GRANTED**

### Conditions

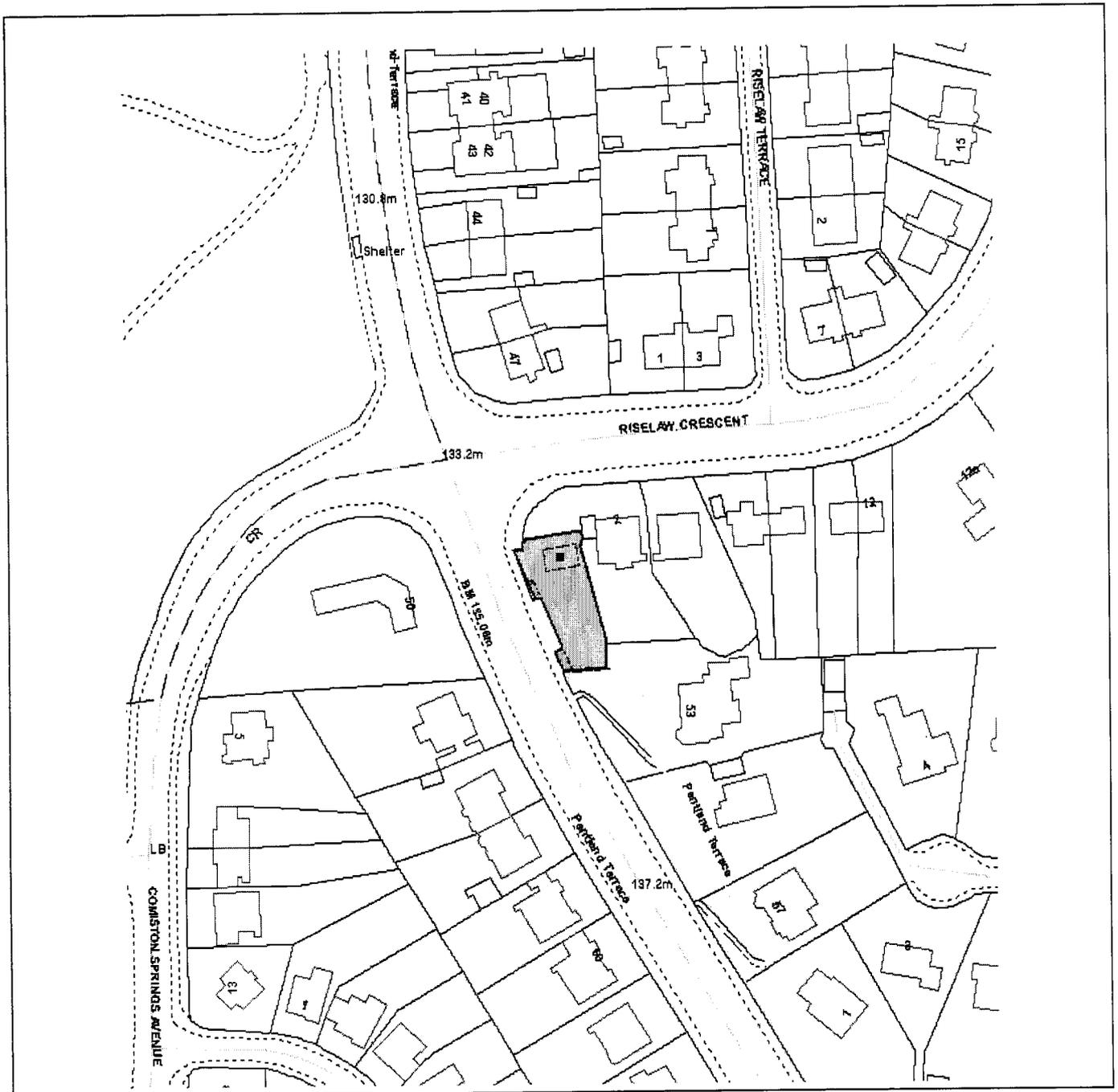
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The trees on the site shall be protected during the construction period by chepspale fencing, or similar fencing as approved in writing by the Head of Planning; no materials, equipment or buildings shall be stored or located within the protected area, nor there be any access through it. The fencing shall be maintained in a secure and upright condition to the satisfaction of the Head of Planning.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard trees within the site.

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End



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# **PLANNING APPLICATION**

<b>Address</b>	<b>48 Pentland Terrace, Edinburgh, EH10 6HD,</b>		
<b>Proposal</b>	<b>Extend existing garage, mono-block turning area, improve visibility splays.</b>		
<b>Application number:</b>	<b>05/03223/FUL</b>	<b>WARD</b>	<b>52- Fairmilehead</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			