

**Application by City of Edinburgh Council  
at  
79 Craigmount Brae  
Edinburgh  
EH12 8XF**

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

**Proposal:** School extension + alterations to form 6 additional classrooms and extend entrance offices  
**Applicant:** Department Of Education Edinburgh Council.  
**Reference No:** 03/04616/CEC

**1 Purpose of report**

To recommend that the application be **APPROVED**.

**2 Main report**

**Site description**

East Craigs Primary School is situated to the East of Safeway's Car park, in a slightly elevated position. To the front (west) of the school building lies a hard playground area with formal grass verges, to the rear (east) lies an area of open space.

**Site history**

There is no relevant planning history for this site.

## **Development**

The proposal is for a front extension to the school building which would extend across the hard part of the playground. It would form an L-shape around the corner of the building measuring a total of 552 square metres, providing six new class rooms. The extension would be of similar design to the existing school with smooth render finish and aluminium glazing system with sun louvres.

## **Consultations**

### **Environmental and Consumer Services**

No objection subject to

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.

## **Representations**

The application was advertised on 23 January 2004. No letters of representation have been received.

## **Policy**

The proposal is subject to the Housing and Compatible Use policies of the North West Edinburgh Local Plan and the Draft West Edinburgh Local Plan.

### Relevant Policies:

#### **North West Edinburgh Local Plan**

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

#### **Draft West Edinburgh Local Plan**

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

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 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 needs to consider:

- a) whether the design is satisfactory given the setting of the site;
- b) whether the proposals are detrimental to residential amenity or road safety.

a) The proposed extension would reflect the design and scale of the existing building. It would connect with the eaves height of the existing school and is considered appropriate in design terms. It would be built upon part of the hard playground; however it is considered that there is adequate space around the rest of the school to provide an appropriate level of children's play area.

b) The proposed extension would be contained within the school grounds and would not unduly affect any neighbouring residential amenity. It would not give rise to overshadowing or overlooking and would not result in the loss of car parking spaces or affect highway safety. Environmental and Consumer Services have advised on noise levels from the extension and the architect has been advised of the need to take such measures into account within the design of the extension.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application. As there have been no objections, consent is deemed to be granted.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Jennifer Paton on 0131 529 3903 (FAX 529 3716)

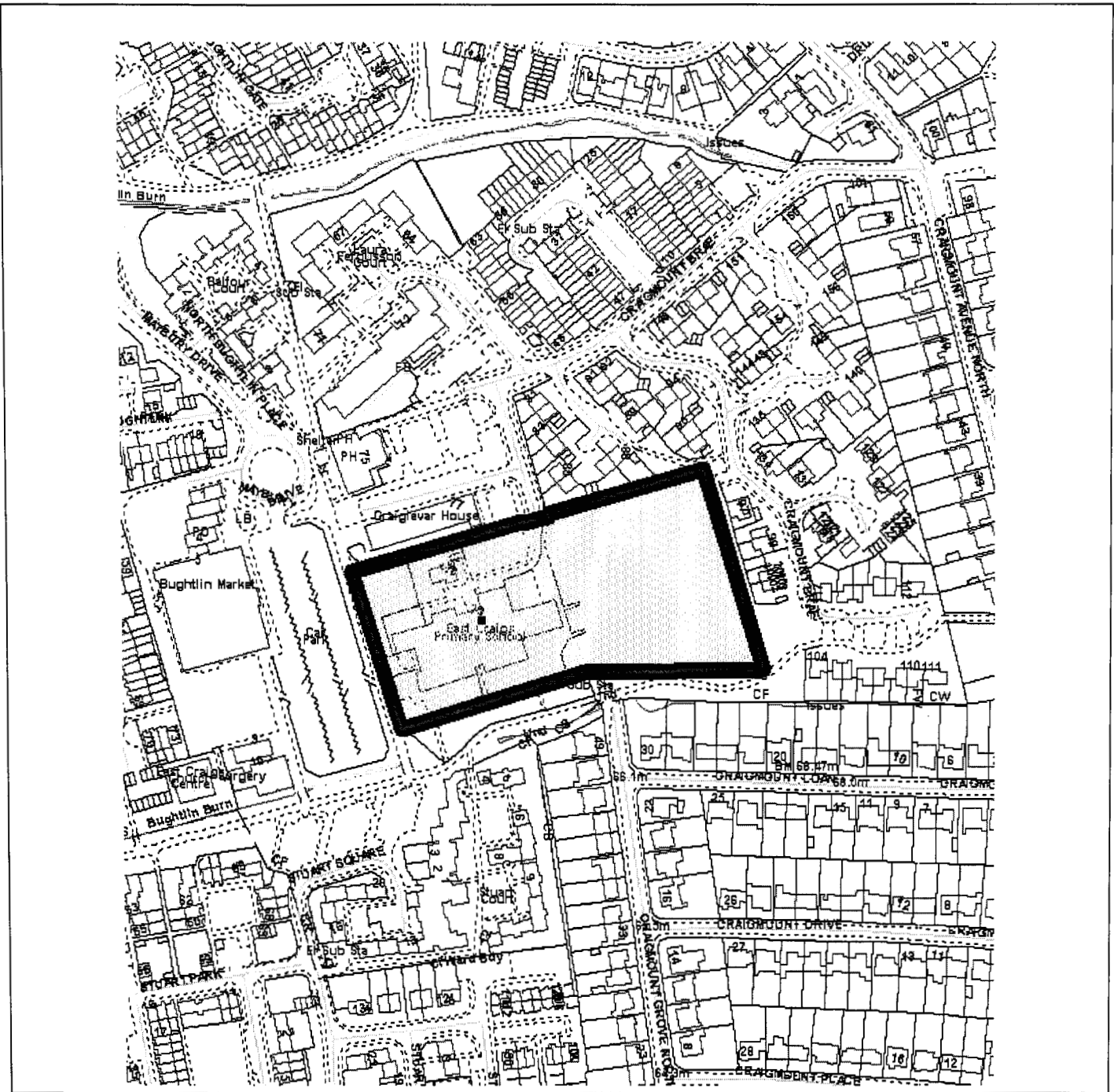
**Ward affected** 13 -East Craigs

**Local Plan** North West Edinburgh Local Plan  
Draft West Edinburgh Local Plan  
**Statutory Development** Housing  
**Plan Provision**

**File**

**Date registered** 12 January 2004

**Drawing numbers/  
Scheme** 5-10



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# **PLANNING APPLICATION**

<b>Address</b>	<b>79 Craigmount Brae, Edinburgh, EH12 8XF</b>		
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<b>Application number:</b>	<b>03/04616/CEC</b>	<b>WARD</b>	<b>13- East Craigs</b>

**THE CITY OF EDINBURGH COUNCIL  
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**