

**Full Planning Application 05/03241/FUL
at
24 - 26 Hopetoun Road
South Queensferry
Edinburgh
EH30 9RB**

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

1 Purpose of report

To consider application 05/03241/FUL, submitted by Punch Taverns. The application is for: **Proposed alterations to existing beer garden**

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 the Moorings Public House which lies between Queensferry Public Library and a telephone exchange on the north side of Hopetoun Road. Residential properties lie across the road. The building sits high in relation to the library to the north and the back gardens of houses to the north west. The building is modern, single storey and finished in facing brick and concrete tile. There is yard area to the rear of the site which is used partly as a car park and partly as an outside seating area with hard landscaping and tables. The pub has windows and access doors into this area.

Site history

No recent history

Description of the Proposal

The proposal is to alter the existing beer garden by constructing additional decking areas with a wooden and polycarbonate canopy above. The canopy would be built on the rear (north and west) elevations of the pub. Electric patio heating is proposed in the area which is to be designated as a smoking area. Two canvas canopies and a new balustrade are proposed to be added to the existing decking area. Two mains gas patio heaters are proposed in this decking area.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals enhance or preserve 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 assess the determining issues, the Committee needs to consider whether:

- a) the proposal is in keeping with the character and appearance of the Conservation Area.
- b) there are any detrimental effects on adjacent properties in terms of loss of amenity.
- c) there are any unacceptable transport implications.

a) A Conservation Area was designated in 1977 around the historic core of Queensferry. The boundaries are shown on the Proposals Map. The Conservation Area was subsequently designated as 'Outstanding' for grant purposes by the Secretary of State For Scotland. Being largely confined along the narrow strip of land between the foreshore and the escarpment of the

raised beach, the old burgh town has retained many features of its medieval origins, notable its distinctive street pattern and several fine examples of Scottish burghal architecture. Although the old town has not been significantly affected by inappropriate modern development, there are locations and points of detail which, if attended to, could enhance the Conservation Area. Of particular concern in this respect is the Binks for which a landscaping scheme will now be sought by the Council. The derelict properties in Edinburgh Road at the east end of the old town and the unsightly backlands at Hawthornbank and Back Braes will also require a systematic and co-ordinated approach to achieve a remedy. Loss of character has also resulted from alterations to minor features such as doors, windows and shop fronts and the Council will exercise a rigorous control over such development in the future to ensure that traditional character can be safeguarded and restored. The Council will also encourage conservation management schemes which might relate to such items as street lighting to pavements railings and frontages.

There are some 80 buildings listed of historic or architectural importance in the Conservation Area and most of these are concentrated in the High Street. The Tolbooth, Black Castle and the Episcopal Church of St Mary are of category 'A' importance and 40 other buildings are listed 'B'. The Conservation Area also includes the Ravel Bank and the heavily wooded area of the Hawes, which contribute greatly to the landscape setting of Queensferry. The Council's intentions of the Queensferry Conservation Area are to maintain its traditional character, by promoting sympathetic design for new buildings, appropriate form and detailing for alteration to existing buildings, the use of materials, external finishes and architectural detail in keeping with the locality.

The proposal is to the rear and side of the existing building and it is of a design which matches its architecture. The materials also match. The siting and design are such as not to adversely affect the character and appearance of the Conservation Area.

c) The site is used as a beer garden at present and operates without complaint. Whilst there is a rear garden of a house which adjoins the beer garden, the house itself is distant and the garden is at a much lower level. As the proposal does not involve a material change of use, the imposition restrictive conditions is not appropriate.

d) The proposal removes some of the existing parking and manoeuvring space at the rear of the pub. However, there is sufficient space to service the pub and sufficient parking space at the front to cater for staff. Most of the custom associated with the premises would be expected to be on foot from the local area.

The proposal is considered acceptable in terms of its impact upon the character and appearance of the Conservation Area and upon neighbouring properties, and in terms of transportation issues.

It is recommended the Committee approves this application.


PP **Alan Henderson**
Head of Planning and Strategy

Contact/tel	David McFarlane on 0131 529 3512 (FAX 529 3716)
Ward affected	04 - Queensferry
Local Plan	South Queensferry Local Plan
Statutory Development Plan Provision	Residential
Date registered	24 October 2005
Drawing numbers/ Scheme	1,2,3,4,5

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, Helen Martin on 0131 529 3517. Email: 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 or sarah.bogunovic@edinburgh.gov.uk

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Proposal: Proposed alterations to existing beer garden

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Consultations, Representations and Planning Policy

Consultations

Environmental and Consumer Services

With reference to the above, this Department is aware there is already a beer garden and the premises is licensed to 1am, it would therefore be inappropriate for a condition restricting the access times to the beer garden.

To protect the amenity for the residents of Shore Road, this Department recommends that the following condition is attached to any consent,

AM 10C All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.

Transport Planning (Development Control)

No objections

Representations

The application was advertised on 4 November 2005

No representations have been received.

Planning Policy

The proposal lies within an area mainly allocated for residential purposes on the South Queensferry Local Plan area. The site is similarly allocated on the Finalised Rural West Edinburgh Local Plan.

The proposal lies within the Queensferry Conservation Area.

Relevant Policies:

South Queensferry Local Plan

The Queensferry Conservation Area Character Appraisal emphasises the importance of the medieval core, the settlement pattern of stone built houses with their lang riggs, and the strong Scots vernacular character of the architecture

Policy QU231 seeks to maintain the residential character of existing housing areas by not permitting changes of use or new developments which would result in loss of amenity or of residential accommodation.

Policy QU259 seeks to ensure the conservation and enhancement of areas and of individual buildings of architectural quality and historic interest, including the historic pattern of streets and spaces.

Policy QU262 seeks to ensure that the alteration or extension of a building within a conservation area must be carried out in a manner sympathetic to the character of the existing building and its setting. New development is required to conform to high standards of design and respect the scale and character of its surroundings.

Policy QU263 seeks to control and influence the design of development, including alterations and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired and the amenity of their surroundings is not adversely affected.

Finalised Rural West Edinburgh Local Plan

Policy E36 seeks to protect the special character and interest of Conservation Areas by ensuring high quality and sensitive development, alterations and re development. The demolition of an existing building, if approved, shall not take place before an application for a replacement building has been approved and the contract let.

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

Policy E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

Policy H6 protects the residential amenity within areas defined as "Housing and Compatible Uses" on the proposals map.

Policy TRA4 requires provision for Pedestrians, Cyclists and Car/Cycle Parking in Development Proposals in conformity with the Council's approved standards.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

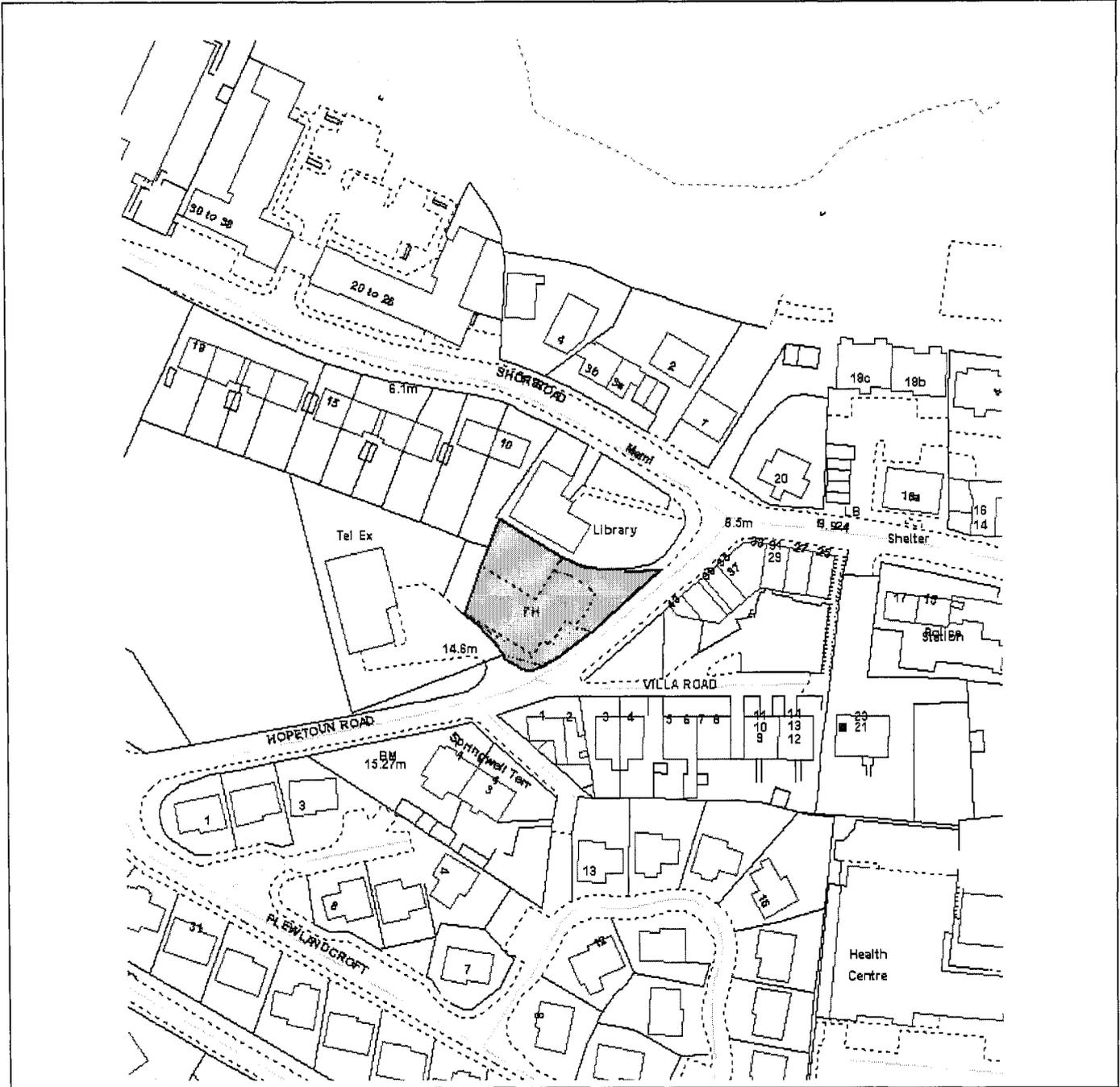
Conditions

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

Reasons

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

End



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PLANNING APPLICATION

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