

**Full Planning Application 05/03548/FUL**  
**at**  
**47 Buckstone Terrace**  
**Edinburgh**  
**EH10 6QJ**

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

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**1 Purpose of report**

To consider application 05/03548/FUL, submitted by BBW Leisure Ltd. The application is for: **Proposed alterations to external decking area to form protective barriers at differences in levels and additional area for smoking**

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 the Tusitala bar and restaurant located on Buckstone Terrace to the east of Comiston Road (A 702), on the opposite side of which are residential properties. To the north is the BT telephone exchange building, whilst to the south and east are premises belonging to Scottish Water.

**Site history**

An application to extend the car park was approved on 25 May 1994 (94/00333/FUL).

An extension to create a larger dining room and relocate the kitchen was approved on 27 February 2001 (98/01919/FUL). Extension to the kitchen was approved on 13 December 2001 (01/03812/FUL). Extension to the kitchen and dining room to the rear was approved on 29 November 2002 (02/03316/FUL).

### **Description of the Proposal**

#### **SCHEME 2**

It is proposed to erect a raised decked area adjacent to the building's main entrance, which would be used as an external smoking area. It would be accessed from a side door, which currently provides wheelchair access to the building, and be 15sq m in area and enclosed by a 1100mm high glazed barrier. The underbuilding of the deck would be finished in facing brick to match the existing building.

The proposed external smoking area would displace two existing car parking spaces. Replacement spaces would be provided to the south east of the building.

A glazed protective barrier would also be erected adjacent to the southern side of the building, where there is a difference in levels.

#### **SCHEME 1**

The proposed glazed protective barrier had been adjacent to car parking spaces located to the west of the building.

### **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 needs to take account of the following specific considerations:

a. Whether the proposal would adversely affect the appearance of the building or the surrounding area.

b. Whether the proposal is detrimental to the amenity of neighbours.

a. Whilst the proposed raised deck would be positioned on the main elevation, it would not project any further forward than the existing entrance foyer. It would be constructed in appropriate materials that either match existing materials or are being proposed elsewhere on the exterior of the building. The building is set back from the road frontage and the proposal would appear as an integral feature. It would, therefore, not have an adverse impact on either the appearance of the building or surrounding area.

b. Those using the external smoking facility would congregate at the front of the building. The application site is set within a mixed commercial/residential area, with the nearest dwelling houses on the opposite side of the A702, and to the North at Buckstone Avenue. Loss of residential amenity would not, therefore, be an issue with this proposal.

It is recommended that the Committee approves this application.

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

<b>Contact/tel</b>	Suzanne Walker- Monday To Thursday 9.30-16.00 Only on 529 3903
<b>Ward affected</b>	52 - Fairmilehead
<b>Local Plan</b>	South West Edinburgh
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	24 October 2005
<b>Drawing numbers/ Scheme</b>	01, 04, 05 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:** 47 Buckstone Terrace  
Edinburgh  
EH10 6QJ

**Proposal:** Proposed alterations to external decking area to form protective barriers at differences in levels and additional area for smoking

**Reference No:** 05/03548/FUL

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## Consultations, Representations and Planning Policy

### Consultations

#### Transport

*No objection.*

### Representations

The application was advertised by press and site notice on 4 November. No representations have been received.

***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 South West Edinburgh Local Plan locates the application site within a Mainly Residential Area where existing residential character and amenities are to be protected. The Draft West Edinburgh Local Plan locates the site within the Urban Area, whilst the A702 is designated a Principal Tourist Route.

#### Relevant Policies:

#### **South West Edinburgh**

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.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

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

### Conditions

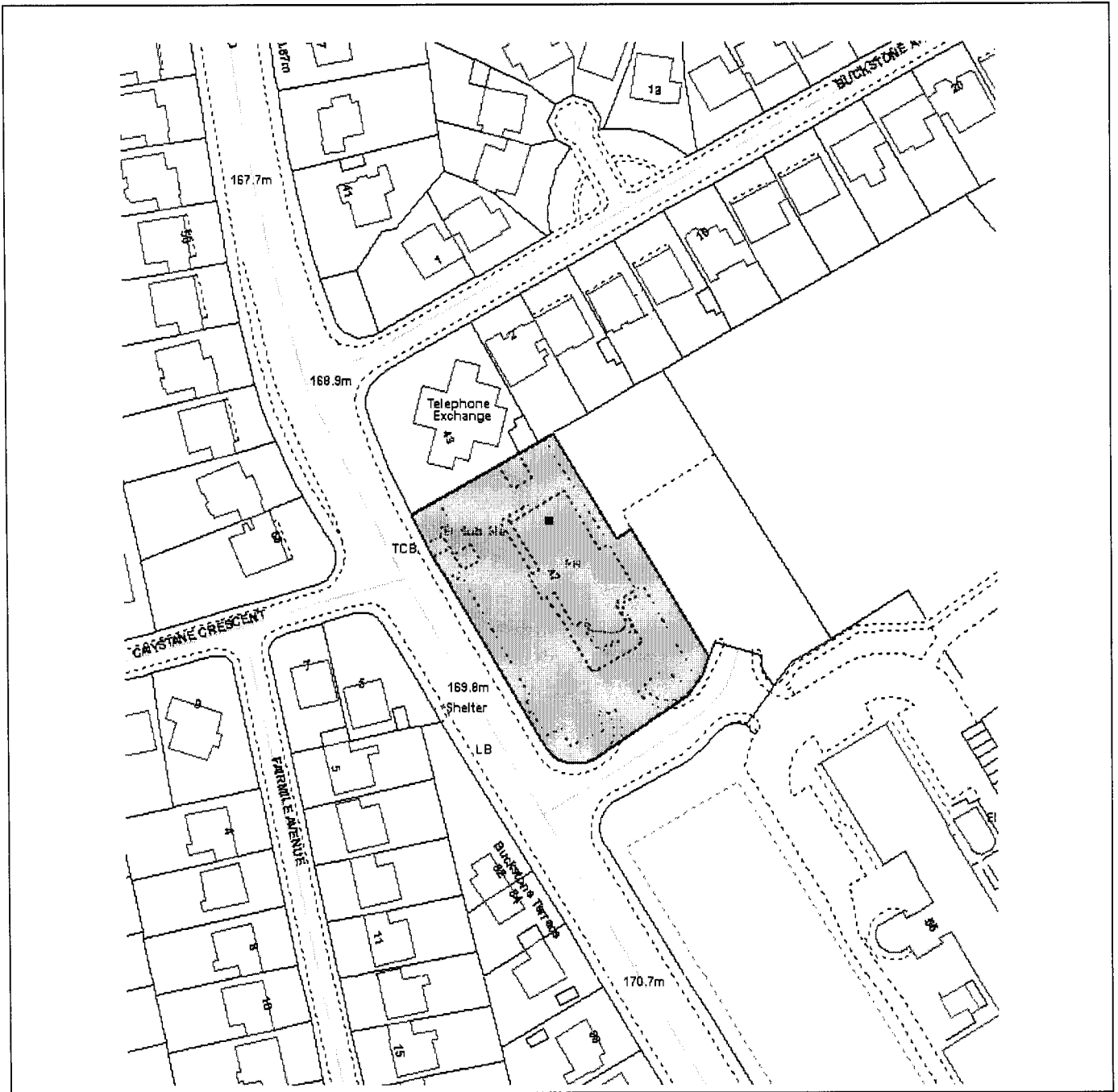
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### Reasons

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

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End



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# **PLANNING APPLICATION**

<b>Address</b>	<b>47 Buckstone Terrace, Edinburgh, EH10 6QJ</b>		
<b>Proposal</b>	<b>Proposed alterations to external decking area to form protective barriers at differences in levels and additional</b>		
<b>Application number:</b>	<b>05/03548/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>			