

Full Planning Application 05/03226/FUL
at
17 Orwell Place
Edinburgh
EH11 2AD

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/03226/FUL, submitted by Garvald Centre Edinburgh. The application is for: **Extension of former school building**

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 former Dalry School which is set to the rear of Dalry House. This element was added to Dalry House in 1877-1880 and is a plain brick building which has been painted. The building retains its original timber sash and case windows which are currently boarded up. The former school is mentioned in the list description as, "incongruous 3-storey painted brick schoolrooms."

The building is accessed via a gap between Dalry House and a single storey lodge building set against the gable of traditional tenements. The site includes the former playground area to the south east which is covered in tarmac.

The building, as attached to Dalry House, is category B listed (Item 22).

Site history

21.03.2005 - Listed building consent granted for refurbishment and upgrading of Dalry House for conversion into 15 flats (as amended). 04/04617/LBC

05.05.2005 - Planning consent granted for the conversion of Dalry House to form 15 flats, change of use from institutional to residential (as amended). 04/04617/FUL

Concurrent listed building consent application being determined under delegated powers. 05/03226/LBC

Description of the Proposal

The application is for the extension of this former school building including landscaping and two parking spaces. The proposed extension will be a single storey flat roof extension in a contemporary form. An area for bin and cycle storage is included on the plans. Existing windows on the building are boarded up and the proposal is to retain and repair these windows. The exterior is currently painted brick and will be repainted to match existing. One blocked up window on the rear elevation will be re-instated.

Supporting Statement

The agent has submitted a supporting statement, which is available in the Group Rooms.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;
- 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 use is acceptable in this location;
- b) Whether the proposals have an adverse impact on the building or its setting;
- c) Whether the design is satisfactory given the setting of the site;
- d) Whether the proposals are detrimental to residential amenity or road safety.

a) Although the building is currently vacant the previous use for educational purposes will be maintained. The provision of these facilities is encouraged by Policies CS 2 (Community Services- local need) and CS 5 (Community facilities- special provision) which both support the provision of these facilities on suitable sites. The continued use of this premises for educational and training needs will be compatible with surrounding uses and will provide a suitable use of this building.

The applicant/agent has submitted supporting information relating to the use of the building, operational hours and transport arrangements. This information demonstrates a sensitive use for the building.

b) The proposed extension will be set to the side (south-east) elevation and will cover part of the ground floor of the former school. The location of the extension set within the site and on part of this plain brick elevation will respect the overall setting of Dalry House and will remain as a subservient element to the former school.

The proposed extension will have no adverse impact on the building or its setting.

c) The design of the proposed extension is clearly contemporary and will add an element of interest to this plain school building. The extension will be finished in blue brick work with aluminium and timber screens and doors with a grey PVC flat roof. The proposed extension will remain distinct from the main building and will complement its form and appearance.

The proposed extension will retain a sizeable portion of the existing open space and will be set back from the existing boundaries. A garden area is shown on the proposed plans and a condition is recommended for details of landscaping to be submitted.

Other alterations including repairing windows, re-instating a window on the rear elevation and repainting the brickwork to match the existing colour will be sympathetic to the character of the original building.

The design of the proposed extension and alterations are satisfactory given the setting of the site.

d) The proposed extension will be set back from the boundaries and will have no impact on the amenity of neighbours. The use of the building for educational purposes will continue its previous use and will be compatible with surrounding uses. A condition restricting noise from plant, machinery or equipment is not considered necessary. This application is a small extension to an existing use which has no similar condition. It is not, therefore, appropriate to impose such a condition.

The proposals will not be detrimental to residential amenity.

The comments made by Transport regarding the two proposed parking spaces are noted and an exception is recommended to allow a limited number of parking spaces for this site. This will alleviate parking pressure on Orwell Place and surrounding streets and allow specialist personnel to use these spaces. The requirement for a drop off/pick up area has been raised with the Traffic Control function and it is anticipated that this will be included in the implementation of the Extended Central Area Controlled Zone.

The proposals will not be detrimental to road safety.

In conclusion, the proposals represent a sensitive re-use of this historic building which will be sympathetic to the character and setting of the building, residential amenity and road safety.

The proposals comply with the development plan and non-statutory guidelines. The proposals will have no adverse effect on the building and its setting, and have no undue impact on residential amenity or road safety.

There are no material planning considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions requiring cycle parking, landscaping and materials.


Alan Henderson
Head of Planning and Strategy

Contact/tel	Damian McAfee on 0131 529 3529 (FAX 529 3717)
Ward affected	30 - Dalry
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	3 October 2005
Drawing numbers/ Scheme	01-26 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, Martin Easson on 0131 529 3989. Email: martin.easson@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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Consultations, Representations and Planning Policy

Consultations

Transport

No objections to the application subject to the following condition being applied: -

- 1. Cycle store to contain enough space for 4 cycles.*

Notes: -

- 1. Applicant may wish to reconsider the two car parking spaces provided. Ordinarily the parking spaces would be refused due the lack of a turning area and possible conflict with pedestrians but due to the lack of car parking spaces on Orwell Place and the personnel using the spaces (therapists with equipment etc) the spaces will be allowed.*
- 2. A drop off/pick up area (currently a single yellow line with Keep Clear markings or similar) to be maintained after the implementation of the Extended Central Area Controlled Zone.*

Environmental and Consumer Services

No objections subject to the following condition:

The design, installation and operation 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 14 October 2005.

One letter of representation was received.

A neighbour objected to the proposals on the grounds of;

- Ground floor extension inappropriate materials.
- The extension will encroach on the openness of the site and destroy amenity.

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 application property lies within an area of Housing and Compatible Uses of the Central Edinburgh Local Plan.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD3 (LISTED BUILDINGS - USES) establishes a presumption (with stated qualifications) in favour of retaining a listed building in (or restoring it to) its original use.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy CS2 (COMMUNITY SERVICES - LOCAL NEED) supports, and sets out criteria for assessing, the provision or improvement of community services required to meet the needs of the resident population.

Policy CS5 (COMMUNITY FACILITIES - SPECIAL PROVISION) encourages the provision of community and cultural centres catering for the needs of particular population groups on suitable sites and in compatible surroundings.

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

Non-statutory guidelines on Edinburgh Standards for Urban Design sets criteria for the quality of design in new development to maintain and improve the visual image and identity of Edinburgh.

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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. Before any part of the development is brought into use, secure, covered cycle parking for a minimum of four cycle spaces shall be provided within the site to meet the standard required by City of Edinburgh Council policy, to the satisfaction of the Head of Planning & Strategy.
3. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
4. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
5. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the interests of road safety.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
4. In order to ensure that the approved landscaping works are properly established on site.
5. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

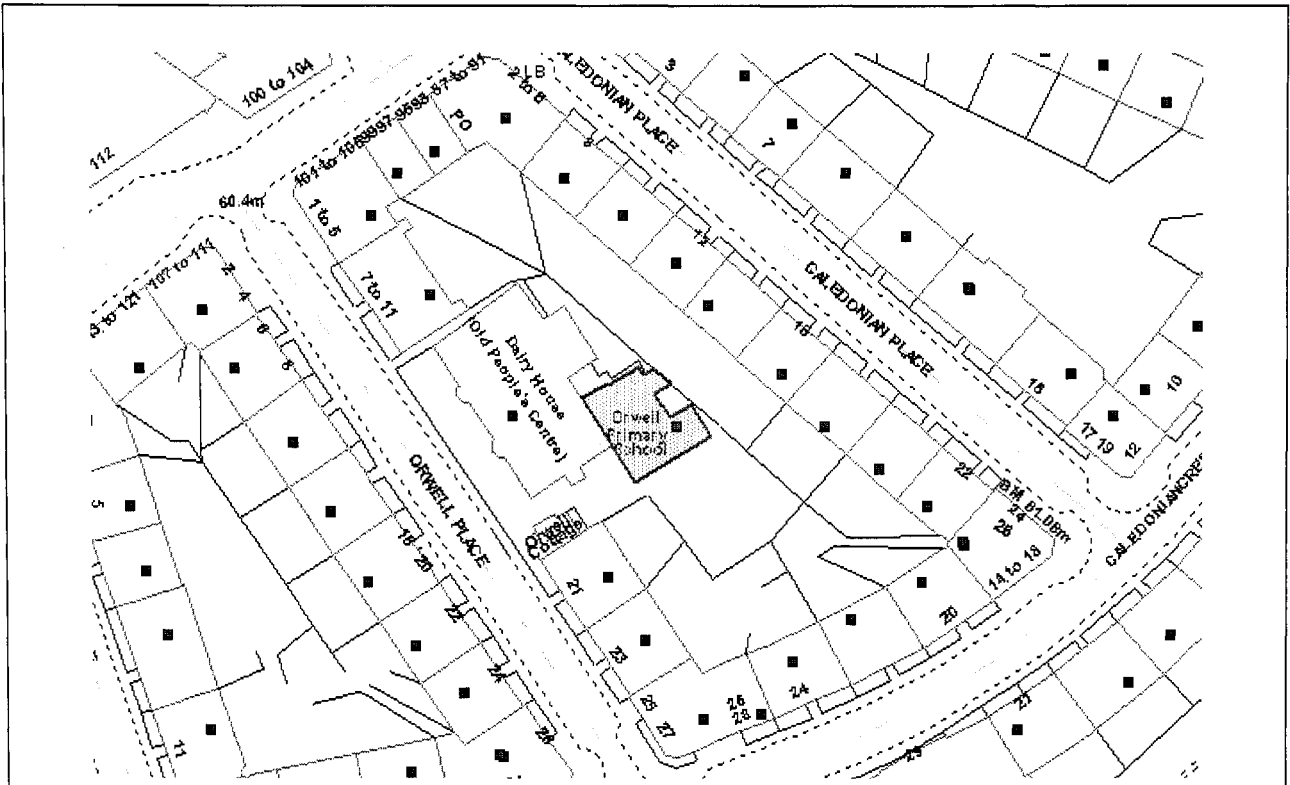
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Location Plan



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