

**Application by City of Edinburgh Council  
04/03354/CEC**

at

**14 Bingham Way  
EDINBURGH  
EH15 3NW**

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

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**1 Purpose of report**

To consider application 04/03354/CEC, submitted by The City Of Edinburgh Council. The application is for: **Temporary homeless persons' accommodation and warden's office**

It is recommend that this application be **APPROVED**.

**2 The Site and the Proposal**

**Site description**

The application site is the first of three, four storey residential blocks on the western edge of the Bingham estate served off Bingham Way which ends in a cul-de-sac at these blocks. Existing terraces of single and two storey dwellings stand to the north and east of the site.

The building itself is constructed in red facing brick at the ground floor with grey roughcast render to the remaining floors and is set within grassed areas behind one metre high metal palisade fencing.

**Site history**

There is no relevant planning history for this site.

## **Description of the Proposal**

The application is made by the Council's Housing Department for the change of use of an existing block of individual flats on four floors to provide Warden controlled accommodation for temporary homeless persons. The only external alterations relate to the provision of a new entrance foyer in matching red faced brick and a bin storage area behind 2 metre high metal palisade fencing all contained within the existing central access to 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 these determining issues, the Committee needs to consider whether; (a) the proposal will adversely affect the character of the existing building or the surrounding area; and (b) there will be any loss of residential amenity as a result of the proposals.

a) The proposed use is residential and therefore compatible with the area. The external alterations proposed are minimal and will be well contained within the overall fabric of the building. Physically this proposal will have no impact upon the character of the building or this part of the wider residential estate.

b) The principle difference between the present provision of residential accommodation and that proposed in the building is the provision of a Warden Control facility for occupants. In essence that occupation is likely to be transient. The proposed use will therefore result in an element of difference for adjoining residential occupants. However, within the lay out of the estate the building is reasonably self-contained and any such change will be within acceptable levels.

In conclusion, the proposal is in accordance with the Development Plan and it will not have any adverse implications for residential amenity. As the application has been advertised without attracting objection, permission is deemed to be granted.

It is recommended that the Committee approve this application.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	John Maciver on 0131 529 3918
<b>Ward affected</b>	58 - Duddingston
<b>Local Plan</b>	South East Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	23 September 2004
<b>Drawing numbers/ Scheme</b>	01-02 Scheme 1

**Application Type** Application by City of Edinburgh Council  
**Application Address:** 14 Bingham Way  
EDINBURGH  
EH15 3NW  
**Proposal:** Temporary homeless persons' accommodation and warden's office  
**Reference No:** 04/03354/CEC

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## **Consultations, Representations and Planning Policy**

### **Consultations**

No consultations undertaken.

### **Representations**

The application was advertised as development by City of Edinburgh Council on 26 November 2004.

No representations have been received.

***Full copies of the representations made against this application are available in Group Rooms or can be requested for viewing at the Front Counter, 1 Cockburn Street.***

### **Planning Policy**

#### **Finalised South East Edinburgh Local Plan - Urban Area**

##### **Relevant Policies:**

DQ19 - seeks to ensure that alterations and extensions have due regard to the existing building.

H2 - accepts housing development unless other policies indicate otherwise and provided a satisfactory level of residential amenity can be achieved.

H9 - accepts housing providing care to residents will be acceptable in residential areas provided that the scale of the site is suitable and there will be no adverse effect on residential amenity in the surrounding area.

**South East Edinburgh Local Plan** - The area is allocated as Mainly Residential, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy H4 sets out quality objectives for new development, especially with special regard to Conservation Areas.

Policy H5 presumes against the establishment or extension of a non-residential use likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

**Appendix B**



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**Conditions/Reasons associated with the Recommendation**

**Recommendation**

To recommend that this application be **Approved**.

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**End**

## Appendix C

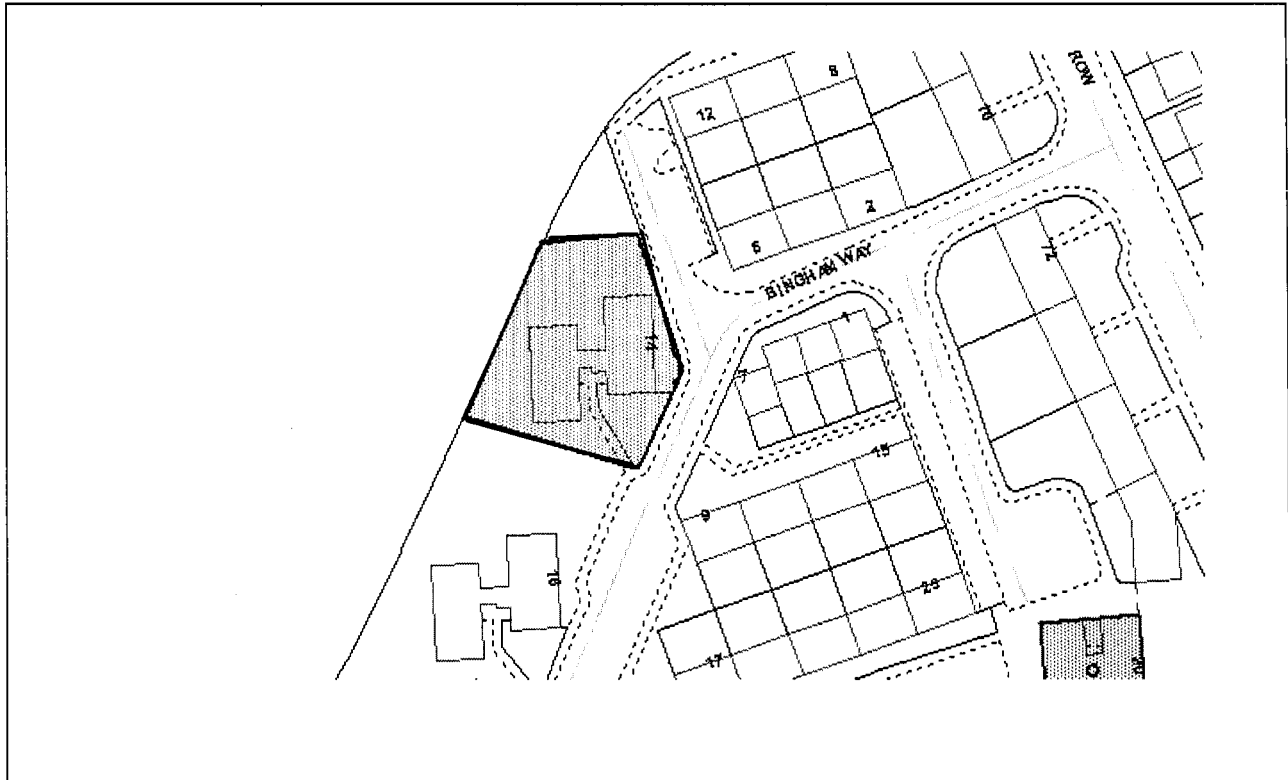


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### Location Plan



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