

Full Planning Application 04/03995/FUL

at

Dryden Terrace

Edinburgh

EH7 4NB

Development Quality Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 04/03995/FUL, submitted by Mr Fraser. The application is for: **Erection of five brick built lock-up garages**

It is recommend that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site is an area of scrub land to the rear of the flats that front McDonald Road and the houses that front Dryden Terrace. The area is approximately 9 metres by 14 metres and covered largely by wild vegetation. The land is accessed by a lane at the end of Dryden Terrace. There are six existing lock-up garages facing north. To the east, at a lower level, is a railway line.

Site history

There is no relevant planning history.

Description of the Proposal

It is proposed to erect an additional five lock-up garages on the site, opposite the existing lock-ups. They would have mutual walls and would be in line with flush frontages and rears. The overall footprint of the construction would be 5 metres by 12.5 metres. The height would be 3.15 metres. The roof would be flat.

Materials would be roughcast external walls and stone chippings on felt for the roof.

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 consider whether:

- a) the design of the proposal is acceptable,
- b) the proposals are detrimental to residential amenity or road safety.

a) The garages would utilise a currently undeveloped site to the rear of the existing residential properties. There is adequate space for the development and the scale of the proposal would not be detrimental to the character of the area.

The proposal would reflect the existing garages in this location and is an appropriate use of the currently unused space.

The materials are acceptable. The design of the proposal is acceptable.

b) The garages would not cause undue overshadowing to the gardens of the existing residential properties. The scale of the proposal, coupled with the existing garages, would not intensify the use of the private lane and area to the rear to an unacceptable level in terms of residential amenity or traffic issues.

The proposal would not be detrimental to residential amenity or road safety.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	David Shepherd on 0131 529 3956 (FAX 529 3717)
Ward affected	19 - Broughton
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	16 November 2004
Drawing numbers/ Scheme	1-3.

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, Barbara Cummins on 0131 529 3996. Email: barbara.cummins@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

Application Type Full Planning Application
Application Address: Dryden Terrace
Edinburgh
EH7 4NB
Proposal: Erection of five brick built lock-up garages
Reference No: 04/03995/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations were undertaken.

Representations

Three letters of representation were received from residential neighbours. The following comments were made:

1. loss of open space,
2. overdevelopment,
3. impractical due to lack of space for manoeuvring vehicles,
4. increase in anti-social behaviour.

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

The site is within the Central Edinburgh Local Plan area under a Housing and Compatible Uses land use designation.

Relevant Policies:

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

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

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

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Granted**

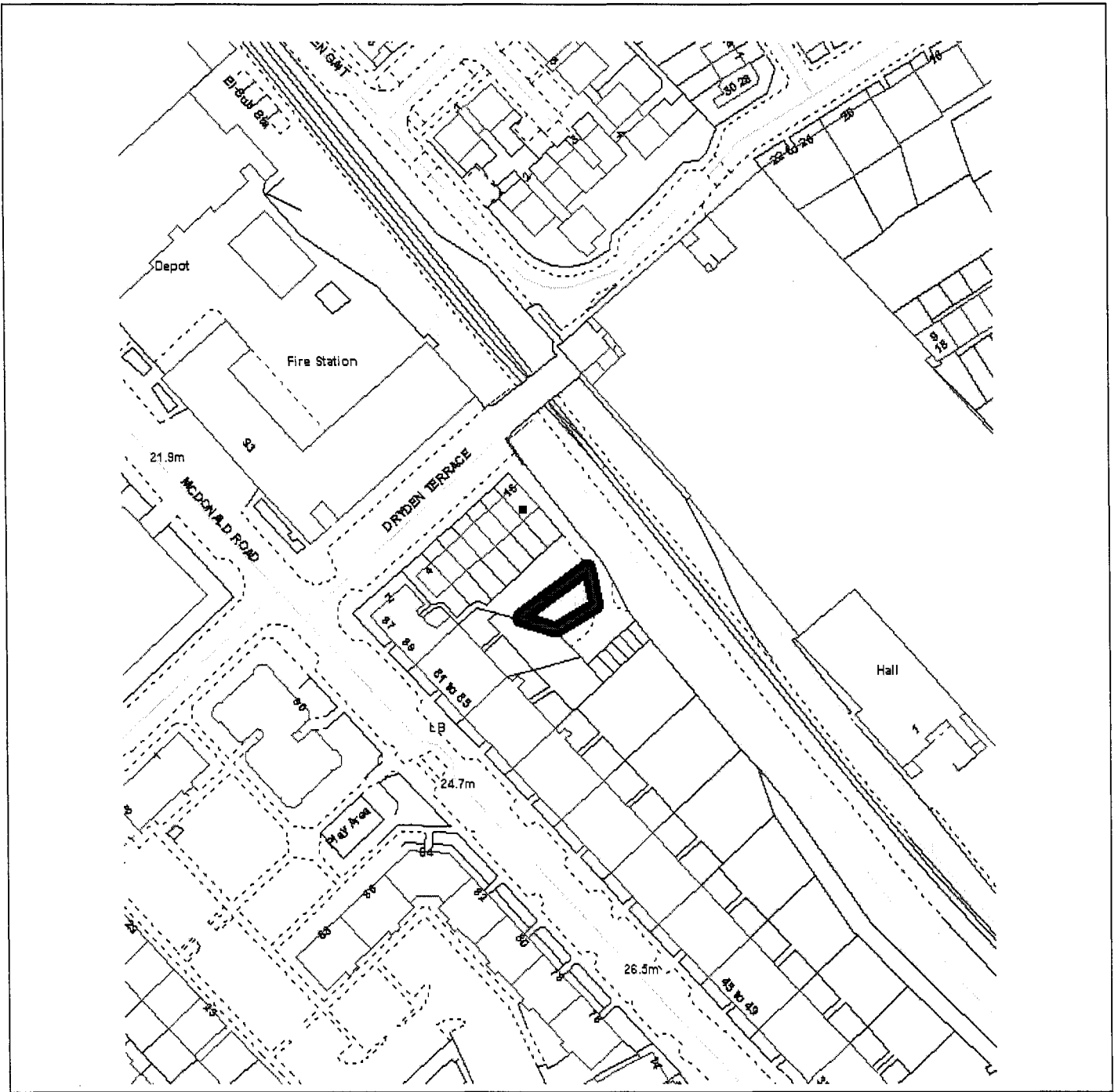
Conditions

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.

End



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PLANNING APPLICATION

Address	Dryden Terrace, Edinburgh, EH7 4NB		
Proposal	Erection of five brick built lock-up garages		
Application number:	04/03995/FUL	WARD	19- Broughton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			