

## Full Planning Application 04/03189/FUL

at

**6-10 Moubray Grove**

**South Queensferry**

**EH30 9PB**

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

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### **1 Purpose of report**

To consider application 04/03189/FUL, submitted by Ms Shaw. The application is for: **Change of use from public open space to private domestic parking**

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

### **2 The Site and the Proposal**

#### **Site description**

The application site is an area of grassed open space lying to the rear of properties at 6-10 Moubray Grove.

The strip of land is approximately 37 metres in length by 5.6 metres in depth. The land includes one semi-mature tree and a small number of young trees.

On the opposite side of the street there are triangular areas of grassed open space.

## **Site history**

04/00820/FUL Amenity land to be used for parking cars. Refused 26.05.04 for the following reason:-

The development is considered detrimental to the interests of road safety in the respect that the use of land for parking purposes and access through the existing public parking lay-by, results in a loss of parking provision and an increase in vehicle reversing manoeuvres adjacent to an existing priority road junction.

## **Description of the Proposal**

The applicant seeks planning permission to incorporate a common grassed area into private garden ground to allow private parking.

The application includes the relocation of the current 1.93m high ranch style fencing in line with the pavement.

## **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 following should be considered a) whether the development results in any significant loss of amenity space, b) whether neighbouring residential amenities are safeguarded and c) whether the development results in any detrimental impact on road safety.

a) The area of space in this instance is only 5.6 metres in depth and in its position between existing housing and the road means that the land does not serve any significant recreational purpose.

In considering the development in the context of policy E51, the area is too small to consider part re-development or the alternative provision of open space to be applicable. It is notable that there are number of larger areas of open space within this development and larger recreational areas off Scotstoun Avenue.

The land is grassed with a few small trees and one semi-mature specimen. The size and location of the site is such that it does not have any significant nature conservation value.

Housing in this area has been designed with a number of areas of public open space with many of these contributing to the amenity of the area and forming important breaks in the urban development.

In this case the small strip of land is considered to be of limited amenity value due to its size and position. The transfer of land into private garden ground itself has no particular detrimental affect on the amenity of the street.

The application also involves the relocation of the boundary fence along the line of the pavement. However the street layout in this location is irregular and areas of open space on the opposite side of the road will continue to provide a greater amenity value and sense of openness to the area.

The loss of open space in this particular instance is not considered to result in a significant loss of amenity.

b) The use of the land as private garden ground is not considered to result in any loss of amenity to the neighbouring properties.

c) Transport previously advised that the use of land for parking purposes will require access through the existing public parking lay-by, depriving the general public of this parking provision and increase vehicle reversing manoeuvres.

Following further survey work and discussions with the applicant and the network engineer, Transport has advised that they now have no objections.

In conclusion, the previous reasons for refusal - on traffic grounds - have been addressed.

It is recommended that the committee approves this application.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Steven Black on 0131 529 3904 (FAX 529 3716)
<b>Ward affected</b>	04 - Queensferry
<b>Local Plan</b>	Queensferry
<b>Statutory Development Plan Provision</b>	Housing
<b>Date registered</b>	23 August 2004
<b>Drawing numbers/ Scheme</b>	01-02

**Application Type** Full Planning Application  
**Application Address:** 6-10 Moubray Grove  
South Queensferry  
EH30 9PB  
**Proposal:** Change of use from public open space to private domestic parking  
**Reference No:** 04/03189/FUL

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## Consultations, Representations and Planning Policy

### Consultations

#### *Transport*

*No objections to the application*

#### *Note*

*A memo dated 1st July indicating a reversal of my recommendation to the original planning application 04/00820 is referred to the change of view has come about after discussions with the applicants, site survey and agreement with the departments Network engineer.*

### Representations

One letter of representation have been received objecting to the development for the following reasons:-

Loss of public open space  
Reduced parking  
Loss of amenity

***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 application site lies within the adopted Queensferry Local Plan area. The land is allocated as "housing, existing residential character and amenities to be safeguarded."

The site is detailed as lying within the settlement boundary in the finalised Rural West Edinburgh Local Plan.

Relevant Policies:

Queensferry Local Plan

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 QU248 establishes a presumption against new development on existing public open space and on private open space which serves a recreational purpose or enhances local amenities.

Finalised Rural West Local Plan

Policy E51 seeks to retain public and private open space of recreational, amenity or nature conservation value. Proposed development which would result in the loss of all or part of an area of open space will only be permitted where there is no detrimental impact in terms of recreational, amenity or nature conservation value in terms of the criteria used to measure value.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

To recommend that this application be **Granted** subject to the following

### Conditions

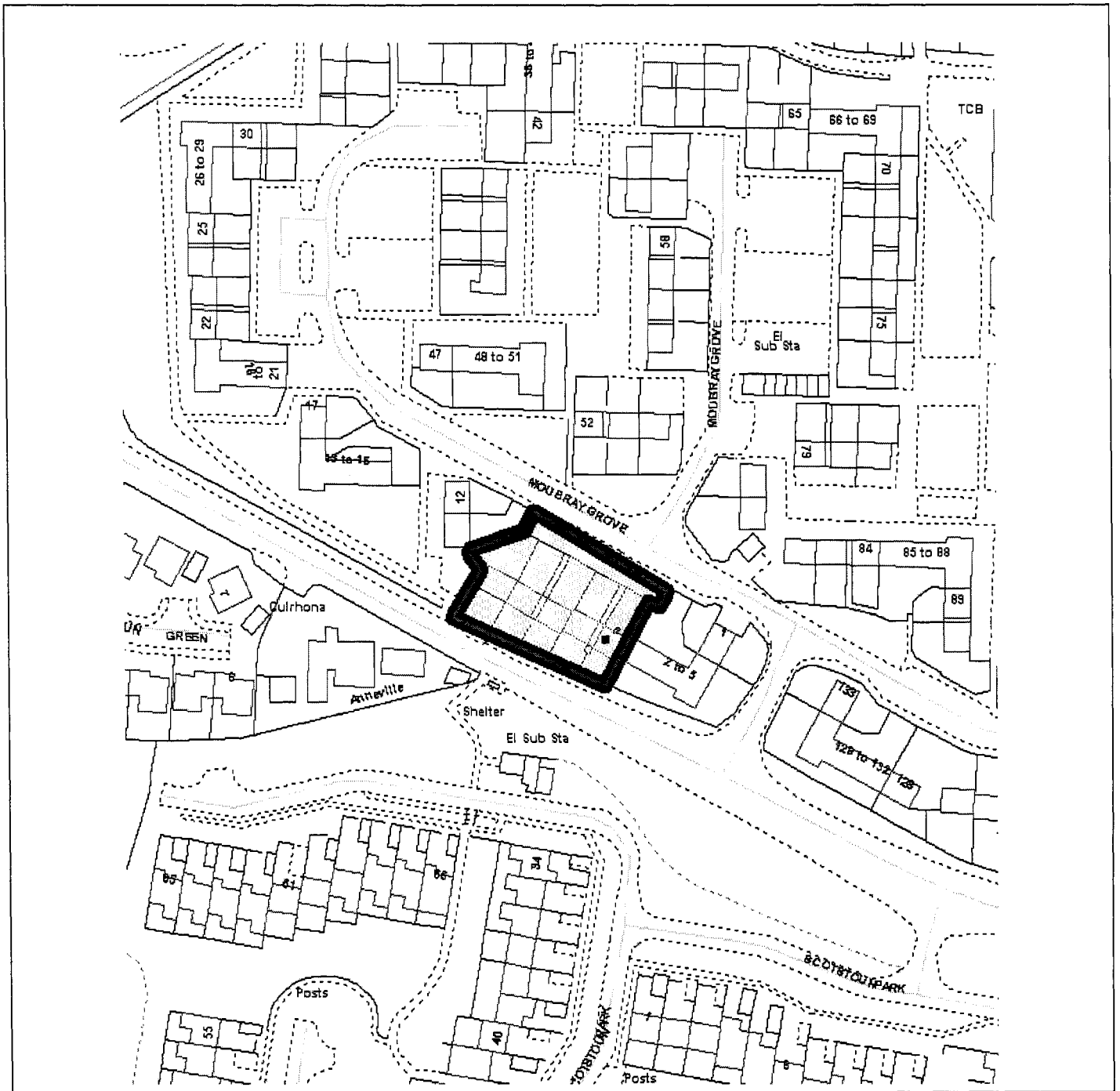
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### 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>6-10 Moubray Grove, South Queensferry, EH30 9PB</b>		
<b>Proposal</b>	<b>Change of use from public open space to private domestic parking</b>		
<b>Application number:</b>	<b>04/03189/FUL</b>	<b>WARD</b>	<b>04- Queensferry</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			