

Full Planning Application
at
45 Restalrig Square
Edinburgh
EH7 6EZ

Development Quality Sub-Committee
of the Planning Committee

Proposal: Driveway
Applicant: Mr Kilpatrick + Ms Brady
Reference No: 04/01044/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

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.

2 Main report

Site description

The application site is on the south side of Restalrig Square. This is a quiet residential area characterised by two storey-flatted blocks. The road is relatively narrow and vehicular speeds are correspondingly low.

The front boundary of the application site is formed by a 1.5 metre high hedge.

Site history

There is no relevant planning history for this site.

Development

Scheme 1

The application is for the formation of a driveway into the side garden of the property. No gates are proposed.

The driveway is to facilitate access for a car for a disabled person.

Scheme 2

The length of the driveway has been increased to 6.0 metres in order to comply with the Council's guidelines.

Consultations

No consultations undertaken.

Representations

One letter of objection has been received on the grounds that the proposed development will result in a loss of parking spaces.

Policy

North East Edinburgh Local Plan

The site is within an area of housing and compatible uses, where the existing residential character and amenities will be safeguarded.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Non-statutory guidelines on 'PARKING IN FRONT GARDENS' supplement local plan policies on conservation, design and residential amenity, and provide guidance on the location and design of front garden parking.

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

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals comply with the local plan?
- If the proposals do comply with the local plan, are there any compelling reasons for approving them?
- If the proposals do not comply with the local plan, are there any compelling reasons for not approving them?

ASSESSMENT

In order to address these determining issues, it must be considered whether:

- a) The proposed development will have a detrimental impact on the character or appearance of the property or the wider area
- b) The proposed development will have a detrimental impact on the amenity of the occupiers of any neighbouring property
- c) The proposed development will have a detrimental impact on road safety in the vicinity of the application site

a) The area is characterised by 2 storey-flatted blocks. A number of the gardens in the vicinity of the application site have driveways. The proposed development is to the side of the building and will not dominate the front garden of the property.

The proposed development is compatible with the area and will have no detrimental impact on the character or appearance of the property or the wider area.

b) The proposed development is adjacent to the building and not in front of a window outwith the ownership of the applicant. The proposed development will have no detrimental impact on the amenity of the occupiers of any neighbouring property.

c) The road network in the vicinity of the application site is relatively narrow and results in low vehicular speeds. There are a number of other driveways in the vicinity. The proposed development is on the outside of a gentle bend and the visibility from the proposed driveway is good.

The proposed development will have no detrimental impact on road safety in the vicinity of the application site.

In conclusion the proposed development will have no detrimental impact on the character or appearance of the area or the amenity of the occupiers of any neighbouring development. The development will have no detrimental impact on road safety.

It is recommended that the Committee grant planning permission, subject to the conditions stated.


Alan Henderson
Head of Planning and Strategy

Contact/Tel Peter Jones on 0131 529 3770 (FAX 529 3706)

Ward affected 38 -Restalrig

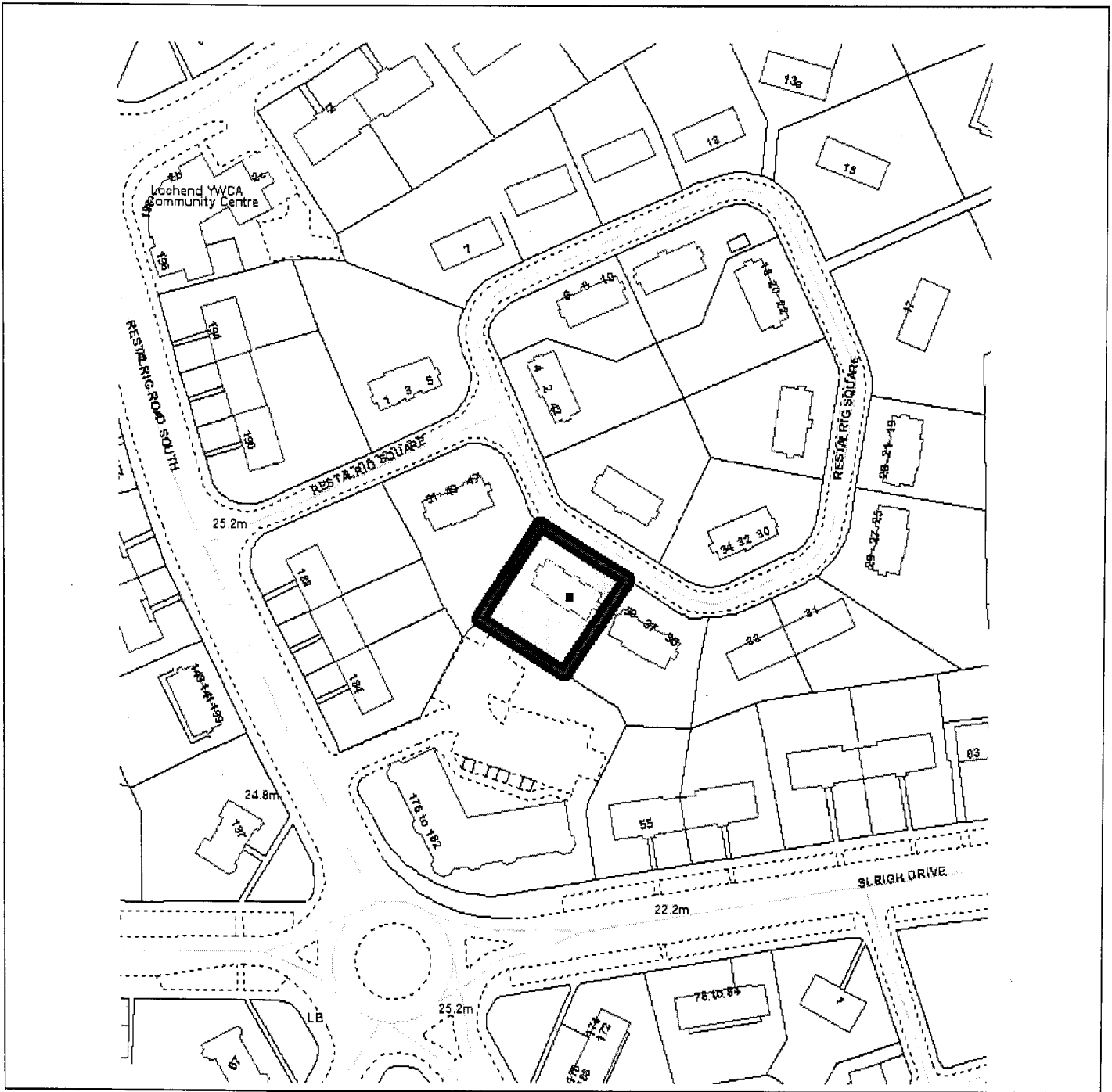
Local Plan North East Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 15 April 2004

**Drawing numbers/
Scheme** 1,3-4
Scheme 2



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PLANNING APPLICATION

Address	45 Restalrig Square, Edinburgh, EH7 6EZ		
Proposal	Driveway		
Application number:	04/01044/FUL	WARD	38- Restalrig
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			