

Planning Permission 11/02479/FUL
at
42 Howden Hall Road
Edinburgh
EH16 6PJ

Development Management Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 11/02479/FUL, submitted by The City Of Edinburgh Council. The application is for: **The installation of 2.4m high security fencing within the rear garden of the property.**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The application site is an L-shaped building, with two wings and central linking block, with a pitched roof. To the front there is a 1.2-metre high traditional stone wall with a brick wall and security fencing along the side and rear boundaries.

There is a spacious rear garden and a derelict timber garage on the northern boundary of the site. The property is currently vacant, previously in use as a children's residential centre.

The building is located on the western side of Howden Hall road to the south of the Stenhouse Burn. It is not listed or located within a conservation area.

Site History

There is no relevant planning history.

Pre-Application Process

Pre-application advice was provided by Planning.

Description Of The Proposal

The application proposes the erection of a 2.4 metre high, polyester powder-coated, mesh steel panel fence within the rear garden.

Two sections of fence will be erected, one within the southern end of the garden, approximate length of 27 metres, and another in the northern end of the garden, approximate length of 8 metres.

3. Officer's Assessment and Recommendation

Determining Issues

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 be compatible with the character of the existing building in terms of design and form and choice of materials; and

b) The proposal will be detrimental to neighbourhood amenity or character.

a) Edinburgh City Local Plan Policy Des 11 states that planning permission will be granted for alterations to existing buildings which are compatible with the character of the existing building and are not detrimental to neighbourhood amenity or character.

The proposed fencing will be erected within the rear garden and, although visible from the public street, will, due to its location and scale, have little impact on the character of the building and neighbouring amenity.

The design of the fence ensures that the alteration appears as a minor addition. The proposal utilises appropriate materials.

The proposal is acceptable in terms of design, form and choice of materials.

b) The proposed fencing is located to the rear of the building.

The existing boundary is marked by mesh fencing attached to a brick wall. The erection of further fencing will have little impact on the surrounding area as it will be located away from the boundary.

Similarly, due to its design, the fencing is not a solid addition and will give a degree of transparency to the rear garden.

The site forms part of a respite centre and as such, the fencing, although commercial in appearance, will not appear out of place.

The proposal is acceptable and will not have a detrimental impact on the surrounding area.

In conclusion the proposal complies with the development plan, having little impact on the character of the building or the appearance of the surrounding area. There are no material considerations which outweigh this conclusion.

As the Council is the land owner, it has an interest in this application and a Committee decision is required.

It is recommended that the Committee approves this application.

REASON FOR DECISION

The proposal complies with the Edinburgh City Local Plan, having little impact on the character of the building or the appearance of the surrounding area.

John Bury
Head of Planning

Contact/tel	Ross Middleton on 0131 529 6127
Ward affected	A16 - Liberton/Gilmerton
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	1 August 2011
Drawing numbers/ Scheme	01 - 04 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, Paul Devaney on 0131 529 3519.
Email: paul.devaney@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation and you wish to request one at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting. Contact details can be found in the Committee agenda papers.

Application Type Planning Permission
Application Address: 42 Howden Hall Road
Edinburgh
EH16 6PJ

Proposal: The installation of 2.4m high security fencing within the rear garden of the property.

Reference No: 11/02479/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

No representations have been received.

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 site is identified as being located within an Urban Area as defined by the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Appendix B



Application Type Planning Permission
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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

Reasons

INFORMATIVES

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

End

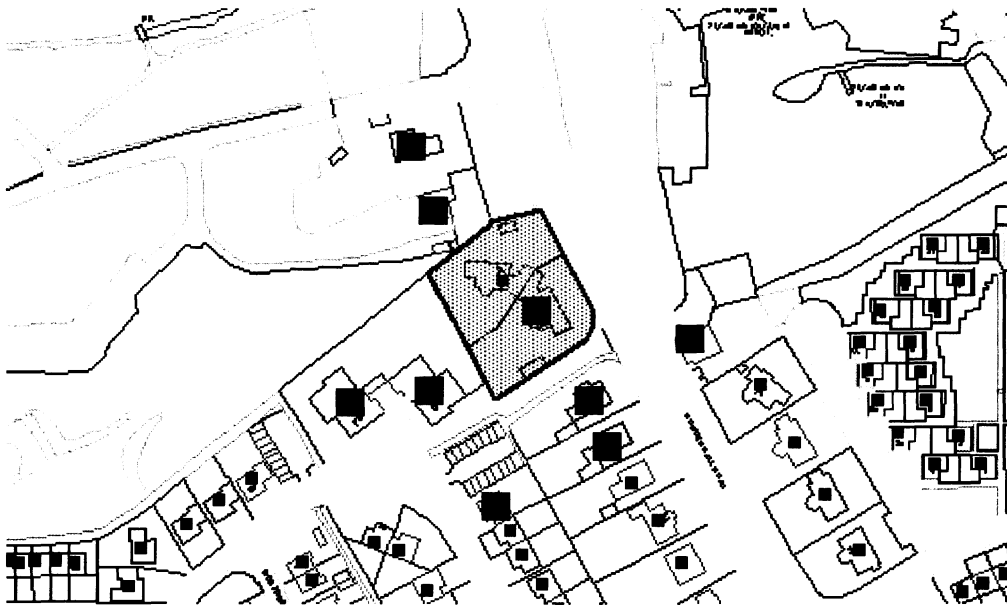
Appendix C



Application Type Planning Permission

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Location Plan

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