

**Planning Permission 12/02640/FUL
at
44 Dumbryden Drive
Edinburgh
EH14 2QR**

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

1 Purpose of report

To consider application 12/02640/FUL, submitted by Pyramid Youth Agency. The application is for: **Proposed annex to existing building to create new office space.**

It is recommended that this application be **Granted** by Committee.

2 The Site and the Proposal

Site description

The application site is the Pyramid Youth Centre located on the west side of Dumbryden Road approximately 60.0m north-west of Wester Hailes Police Station and to the east of the playing fields of Dumbryden Primary School. A public footpath runs parallel to the southern boundary.

The building is roughly square in plan form with a profiled metal pyramidal roof with central cupola, beige coloured facing brick for the walls with blue coloured fascia board, guttering and downpipes.

The building has an existing parking courtyard to the front, and grassed areas to its north, west and south. A detached single garage is located to the east of

the building. The land to the south rises significantly from the building to its southern boundary.

Site History

There is no relevant planning history for this site.

Pre-Application Process

Pre-application advice given in relation to the principle of the proposal.

Description Of The Proposal

It is proposed to erect a single storey extension with a mono-pitch roof to the south side of the existing building. The intended use of the extension is for administration offices for the youth agency.

The extension will be approximately 5.8m deep and is 21.3m wide. The extension will protrude beyond the east side of the youth agency by approximately 6.1m. The height of the extension at the existing building is 2.9m above ground level. The ground level rises from this point southwards and the building is 3.7m above ground level at its most southern point.

The proposed materials include profiled metal cladding to the roof, coloured render (purple) and uPVC windows.

Notwithstanding the proposal for the existing building shown on the drawings and indicated on the application form to paint the existing facing brick finish of the existing building white, the applicant has agreed to keep the facing brick finish, but proposes to paint the fascia board, downpipes, guttering etc purple.

An existing detached garage located to the south-east corner of the building will be removed to facilitate the proposed development.

The proposal will retain the existing six parking spaces on the site.

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 have an adverse effect on the character and appearance of the building or street;
- b) the proposal will have any adverse effect on neighbouring residential amenity; and
- c) the proposal meets sustainability standards.

a) The proposal is for a single storey extension to the existing single storey pyramidal type roof building. The proposed extension is subservient to the existing building and the design and use of colour add visual interest to the building. The revised proposal for the existing building, whilst contrasting with the proposed building, the painting of the fascia board, downpipes, gutters etc will provide a visual connection between the buildings. Notwithstanding this, a condition requiring a specification of the materials and colours is proposed.

The proposal respects the existing building lines as the extension does not protrude beyond the eastern and southern edges of the existing garage that is to be removed.

The proposal will not therefore adversely affect the character and appearance of the building or street.

b) The proposal raises no daylighting or sunlight issues.

In respect of privacy, windows are located to the south and west side of the extension. The windows are within nine metres of their respective boundaries. However, no privacy concerns arise due to the neighbouring uses being a footpath with a parking area beyond to the south and the playing fields of Dumbryden Primary School to the west. The western boundary of the site is also well screened by trees.

The proposal will not have an adverse effect on neighbouring residential amenity.

c) The applicant has submitted a sustainability statement in support of the application. The proposal complies with the requirements of Part A of the Edinburgh Standards for Sustainable Buildings.

As the Council is land owner, a Committee decision is required.

In conclusion, the proposal complies with the development plan, meets sustainability standards and does not prejudice residential amenity. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition relating to materials.

REASON FOR DECISION

The proposal complies with the development plan and whilst it does not fully comply with non-statutory guidance, the proposal will not adversely affect neighbouring residential amenity.

John Bury
Head of Planning & Building Standards

Contact/tel	Brian Fleming on 0131 529 3518
Ward affected	A07 - Sighthill/Gorgie
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	30 August 2012
Drawing numbers/ Scheme	01-11 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Standards Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Helen Martin, helen.martin@edinburgh.gov.uk, 0131 529 3517

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.

Appendix A



Application Type Planning Permission
Application Address: 44 Dumbryden Drive
Edinburgh
EH14 2QR

Proposal: Proposed annex to existing building to create new office space.
Reference No: 12/02640/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Neighbours have been notified of the application. No letters of representation 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 property is an unlisted building in an Urban Area in the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

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

Relevant Non-Statutory Guidelines

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

Appendix B



Application Type Planning Permission
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Edinburgh
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Conditions/Reasons associated with the Recommendation

It is recommended that this application be Granted by Committee, subject to the conditions, reasons and informatives stated below.

Conditions:-

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning and Building Standards before work is commenced on site; Note: samples of the materials may be required.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.

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.

End

Appendix C

Application Type Planning Permission

Proposal: Proposed annex to existing building to create new office space.

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Location Plan

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