

Development Management Sub Committee

Wednesday 6 November 2013

**Application for Planning Permission 13/02968/FUL
At 16 Ravenscroft Street, Edinburgh, EH17 8QL
Reopening of door in boundary wall to lane to allow access
to mobility scooter.**

Item number	4.5
Report number	
Wards	A16 - Liberton/Gilmerton

Links

<u>Policies and guidance for this application</u>	LPC, CITD11, CITE6, NSG, NSHOU, NSLBCA, OTH, CRPGIL,
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Executive summary

Application for Planning Permission 13/02968/FUL At 16 Ravenscroft Street, Edinburgh, EH17 8QL Reopening of door in boundary wall to lane to allow access to mobility scooter.

Summary

The proposal is in accordance with the Edinburgh City Local Plan and the Council's Non-Statutory Guidelines. The proposal is acceptable in terms of design, form, materials and positioning. The character and appearance of the conservation area will be maintained and there will be no detrimental impact on pedestrian or road safety. The proposal will have a positive impact on equalities and human rights in that it will improve the accessibility of the property.

Recommendations

It is recommended that this application be Granted subject to the details below (in section 3 of the main report).

Financial impact

There are no financial implications to the Council.

Equalities impact

The proposed works are deemed to represent an improvement, in terms of accessibility, in that the new rear access gate will enable the occupant to access the rear of the property using a mobility scooter.

Sustainability impact

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

Pre-Application Process

There is no pre-application process history.

Publicity summary of representations and Community Council comments

The application was advertised on 06 September 2013 and attracted eight letters of objection from neighbouring residents. The letters of representation raised the following material issues -

- The impact on the character of the existing boundary wall.
- The impact on the character of the surrounding area and on the Conservation Area.
- The impact on pedestrian and road safety.

The following non-material issues were raised -

- Previous alterations to the wall, unauthorised or otherwise, which have been reinstated.
- Claims that properties 28-30 Ravenscroft Street and the boundary wall in question are B listed.
- Legal right of access to the rear access lane and ownership of the lane.
- The setting of a precedent.

Background reading / external references

- [To view details of the application go to](#)
- [Planning and Building Standards online services](#)

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1. Background

1.1 Site description

The application site is a traditional stone built, slate roofed, single storey terraced dwelling house which is located on the north side of Ravenscroft Street, approximately 20m north east of its junction with Ravenscroft Gardens. There is an access lane to the rear.

The proposal site is located in a residential area which is characterised by dwelling houses of a variety types and styles.

This property is located within the Gilmerton Conservation Area.

1.2 Site History

17 August 2008 – Permission granted for a vehicular access and accompanying driveway (08/01709/FUL).

2. Main report

2.1 Description Of The Proposal

The proposal is to install an access gate into the rear boundary wall to provide access to the lane to the rear of the property. The proposed brace and rail gate will measure 1m wide by 1.8m tall and be constructed of tongue and groove timber lining front and back. The gate will be finished in paint and the opening in the stonework made good.

The gate is required to provide access to the property rear garden using a mobility scooter.

2.2 Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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?

2.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in terms of design, form, materials and positioning;
- b) the proposal will maintain or enhance the character and appearance of the conservation area;
- c) the proposal will have a detrimental impact on pedestrian or road safety;
- d) the proposal will have any detrimental impact on equalities and human rights; and
- e) the representations raise issue to be addressed.

a) Design, Form, Materials and Positioning

The proposed rear access gate is of a modest domestic style and scale and its positioning is such that it will only be visible from the access road, not from a public road. The visual impact of the proposed gate will be minimal, there will be no detrimental impact on neighbourhood character or amenity. The style and scale of the proposed gate is such that the character and appearance of the existing wall will largely be maintained. The proposal is compatible with the character of the existing building in terms of design and form, choice of materials and positioning.

b) Conservation Area

The Gilmerton Conservation Area Character Appraisal emphasises the *predominance of a limited number of building types within the historic core, the strong representation of buildings in the vernacular tradition displaying domestic scale and attractive proportions, and the predominance of traditional materials (stone, wet dash, Scots slate and pantiles) providing a unifying element within the townscape.*

The proposed access gate is of a style and scale which is in keeping with the residential character of the area and the use of timber is appropriate to its location within a conservation area. The proposal will have minimal visual impact and will not represent an incongruous feature. The vertical tongue and groove design will maintain the sense of enclosure to the rear of the cottage. The proposal will maintain the character and appearance of the conservation area.

c) Transport

The proposal will not have any detrimental impact on pedestrian or road safety.

d) Equalities and Human Rights

This application was assessed in terms of equalities and human rights. The proposed works are deemed to represent an improvement, in terms of accessibility, in that the new rear access gate will enable the occupant to access the rear of the property using a mobility scooter.

An Equality and Rights Impact Assessment Summary is available to view on Planning and Building Standards Online Services.

e) Public Comments

The application was advertised on 06 September 2013 and attracted eight letters of objection from neighbouring residents.

Material Representations

- The impact on the character of the existing boundary wall – addressed in section 2.3 a).
- The impact on the character of the surrounding area and on the Conservation Area – addressed in section 2.3 b).
- The impact on pedestrian and road safety – addressed in section 2.3d).

Non-Material Representations

- Previous alterations to the wall, unauthorised or otherwise, which have been reinstated.
- Claims that properties 28-30 Ravenscroft Street and the boundary wall in question are listed.
- Legal right of access to the rear access lane and ownership of the lane.
- The setting of a precedent.

Conclusion

In conclusion, the proposal complies with the development plan. The proposal is acceptable in terms of design, form, materials and positioning. The character and appearance of the conservation area will be maintained and there will be no detrimental impact on pedestrian or road safety. The proposed works are deemed to represent an improvement, in terms of accessibility, in that the new rear access gate will enable the occupant to access the rear of the property using a mobility scooter.

3. Recommendations

3.1 It is recommended that this application be Granted subject to the details below

3.2 Conditions/reasons

Conditions:-

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. 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.

3. 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.

Statutory Development

Plan Provision

The proposal site is located in an urban area and within the Gilmerton Conservation Area, as designated by the Edinburgh City Local Plan.

Date registered

22 August 2013

Drawing numbers/Scheme

01-02,

Scheme 1

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Links - Policies

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.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Other Relevant policy guidance

The Gilmerton Conservation Area Character Appraisal emphasises the predominance of a limited number of building types within the historic core, the strong representation of buildings in the vernacular tradition displaying domestic scale and attractive proportions, and the predominance of traditional materials (stone, wet dash, Scots slate and pantiles) providing a unifying element within the townscape

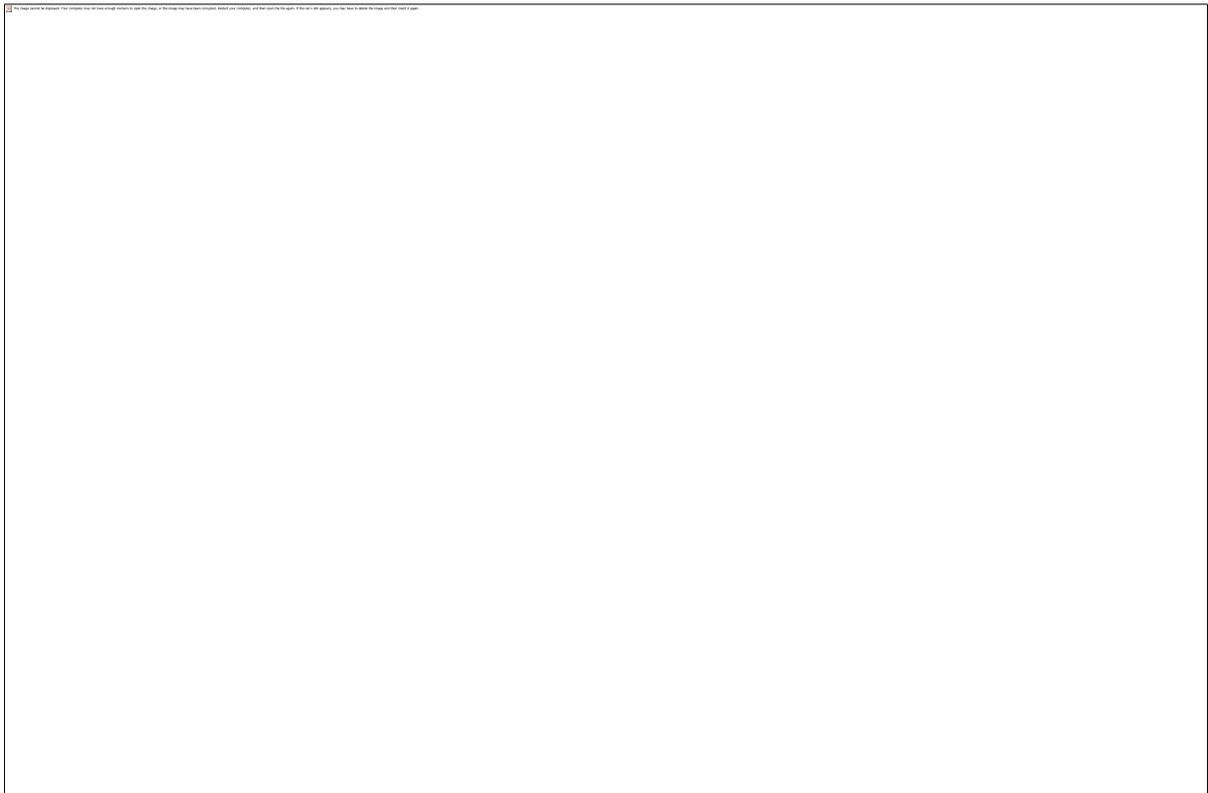
Appendix 1

Consultations

Transport Planning

No objections raised.

Location Plan



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