

Development Management Sub Committee

Wednesday 29 January 2013

**Application for Planning Permission 13/05020/FUL
At Land 10 Metres Northwest Of 43 West Court, Ravelston
House Park, Edinburgh
Creation of new timber bin enclosure for recycling facilities
serving flat numbers 43-56, to sit adjacent to existing car
port gable wall at north-eastern side of West Court.**

Item number	4.4
Report number	
Wards	A06 - Corstorphine/Murrayfield

Links

Policies and guidance for this application	LPC, CITD11, NSG, NSHOU,
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Executive summary

Application for Planning Permission 13/05020/FUL At Land 10 Metres Northwest Of 43 West Court, Ravelston House Park, Edinburgh Creation of new timber bin enclosure for recycling facilities serving flat numbers 43-56, to sit adjacent to existing car port gable wall at north-eastern side of West Court.

Summary

The proposal complies with the development plan and non statutory guidance. The proposal is acceptable in this location and is of an appropriate scale, form and design. The character and appearance of the surrounding area will not be adversely affected. There will be no impact on residential amenity. Approval is recommended.

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

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

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

Consultation and engagement

Pre-Application Process

Pre-application discussions took place on this application.

Publicity summary of representations and Community Council comments

There have been 13 letter of objection received for this application. The letters of representation raised the following material issues:

- Siting
- Impact on the appearance of the area
- Impact on transport
- Impact on residential amenity

Non material comments made were based on the grounds of land ownership, supervision and maintenance issues, fire risk issues and the impact on the prices of properties.

A full assessment of the representations can be found in the main report in the Assessment section.

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 site is a flat area next to an existing carport on the north east side of West Court, a group of 4 blocks of flats accessed off Ravelston House Park. The site currently forms part of the landscaped greenspace of the residential area. The design of the surrounding buildings and car port is modern in style.

1.2 Site History

There is no relevant planning history for this site.

2. Main report

2.1 Description Of The Proposal

The proposal is to erect an 8.7sqm area of concrete paving enclosed by a light weight timber fence to be used as a bin storage area. The height of the fence is to be 1.8m, the length - 3.3m and it is proposed to be 2.5m deep. The storage area is to be accessed from the existing road. The nearest residential unit is within the residential block which applied for planning permission and is 10m away. The nearest residential unit from a different block is 24m away.

2.2 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?

2.3 Assessment

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

a) the proposal will have a detrimental impact on the character and appearance of the building and street;

- b) the proposal will result in a loss of privacy or natural light to neighbouring residential properties;
- c) the proposal will have a detrimental impact on road safety;
- d) any impacts on equalities or human rights are acceptable; and
- e) comments raised have been addressed.

a) Impact on the Character and Appearance of the Building and Street

The proposal will be located next to an existing car port and will be modest in scale. The enclosure will not protrude beyond the front or the rear line of the carport and therefore it will not have an impact on the spatial character of the area.

The proposed height and rectilinear form of the enclosure will ensure that the structure is subservient to the car port.

The proposed use of timber for the fencing and concrete paving is considered acceptable.

b) Impact on Residential Amenity

The location and scale of the proposal ensures that there is no loss of natural light or privacy for neighbouring residents.

c) Impact on Transport

Transport has been consulted and has no objection to the application. It is considered that the proposal will not have a detrimental impact on road safety.

d) Equalities and Human Rights Impacts

The access to the enclosure possibly raises a problem for disabled users however as the proposed use has been approved by all residents who submitted the application and will only be used by these residents it is considered that no revision is required.

e) Public Comments

Material representations -

- Siting - this has been addressed in section 2.3a)
- Impact on the appearance of the area - this has been addressed in section 2.3a)
- Impact on transport - this has been addressed in section 2.3c)
- Impact on residential amenity - this has been addressed in section 2.3b)

Non-material representations - land ownership, supervision and maintenance concerns, fire risk concerns and the impact on the prices of properties.

CONCLUSIONS

In conclusion, the proposal complies with the development plan and non statutory guidance. The proposal is acceptable in this location and is of an appropriate scale, form and design. The character and appearance of the surrounding area will not be adversely affected. There will be no impact on residential amenity. There are no other material considerations which outweigh this conclusion and approval is recommended.

3. Recommendations

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

3.2 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.

Statutory Development Plan Provision

The area within which the site is located has been defined as urban area within the Edinburgh City Local Plan.

Date registered

4 December 2013

Drawing numbers/Scheme

01,

Scheme 1

David R. Leslie

Acting Head of Planning and Building Standards

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.

Relevant Non-Statutory Guidelines

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

Appendix 1

Consultations

Transport

Transport has no objections to the application.

Location Plan



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