

**Full Planning Application 05/02623/FUL
at
8C Salisbury Road
Edinburgh
EH16 5AB**

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

1 Purpose of report

To consider application 05/02623/FUL, submitted by Mr M + Dr N Dunn. The application is for: **Widen entrance gate/alter stone pier**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site is a modern two storey detached dwelling on the South side of Salisbury Road. It has a paved driveway bounded by a head height stone wall with a narrow gateway. Surrounding uses are predominantly residential.

The site is within the Blacket Conservation Area. The building is not listed.

Site history

05.12.1995 – approved - Install french doors to rear 95/02635/FUL - 8C Salisbury Road

A previous application to widen the gate was granted consent in December 1998 (98/02796/FUL). This was not carried out.

Description of the Proposal

The proposal involves widening the entrance gate to the property and the creation of a new stone pier. The entrance will be widened from its current width of 2360mm to 3440mm. The existing gates will be replaced with wider wrought Iron gates of the same type to make up the difference. The stone from the dismantled section of wall will be re-used to construct the new stone pier.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area? there being a strong presumption against the granting of planning permission of this is not the case;
- Do the proposals comply with the development plan?
- If the proposals do not 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 alterations would be in keeping with the appearance and character of the Conservation Area and
- b) there would be any adverse effects on road and pedestrian safety.

a) A previous application to widen the gate was granted consent in December 1998 (98/02796/FUL), but was not carried out. There are a variety of styles of entrances on this part of Salisbury Road. The proposed opening will be enlarged to reflect the size of the opening generally found in this street. At present the entrance is narrower than the entrances on neighbouring properties. The new stone pier will be constructed from stone used in the existing wall. Therefore the entrance will retain its current character which is in keeping with the area. The entrance will have a gate across to maintain its sense of enclosure. The attachment of a condition relating to the quality of the stonework used to alter the entrance should ensure that there will be no adverse effects on the appearance or character of the Conservation Area.

b) There will be no adverse effects on road and pedestrian safety associated with the application.

In conclusion, the proposals will not adversely impact on the character and appearance of the conservation area, or road safety.

It is recommended that the committee approves this application subject to a condition on stone repair.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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|---|--------------------------------|
| Contact/tel | David Jeffery on 0131 529 3464 |
| Ward affected | 50 - Prestonfield |
| Local Plan | Central Edinburgh Local Plan |
| Statutory Development Plan Provision | Housing and Compatible Uses |
| Date registered | 9 August 2005 |
| Drawing numbers/ Scheme | 01 - 02 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, Ian Dryden on 0131 529 3464. Email: ian.dryden@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bozunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 8C Salisbury Road
Edinburgh
EH16 5AB
Proposal: Widen entrance gate/alter stone pier
Reference No: 05/02623/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

This application was advertised on the 19th August 05. One letter of representation has been received objecting to the proposals on the grounds that, the alterations would be out of character with the area, the demolition of the original stone wall is inappropriate as it would adversely affect the appearance of the Conservation Area.

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 site is identified by Central Edinburgh Local Plan as being within an area suitable for Housing and Compatible Uses.

Relevant Policies:

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

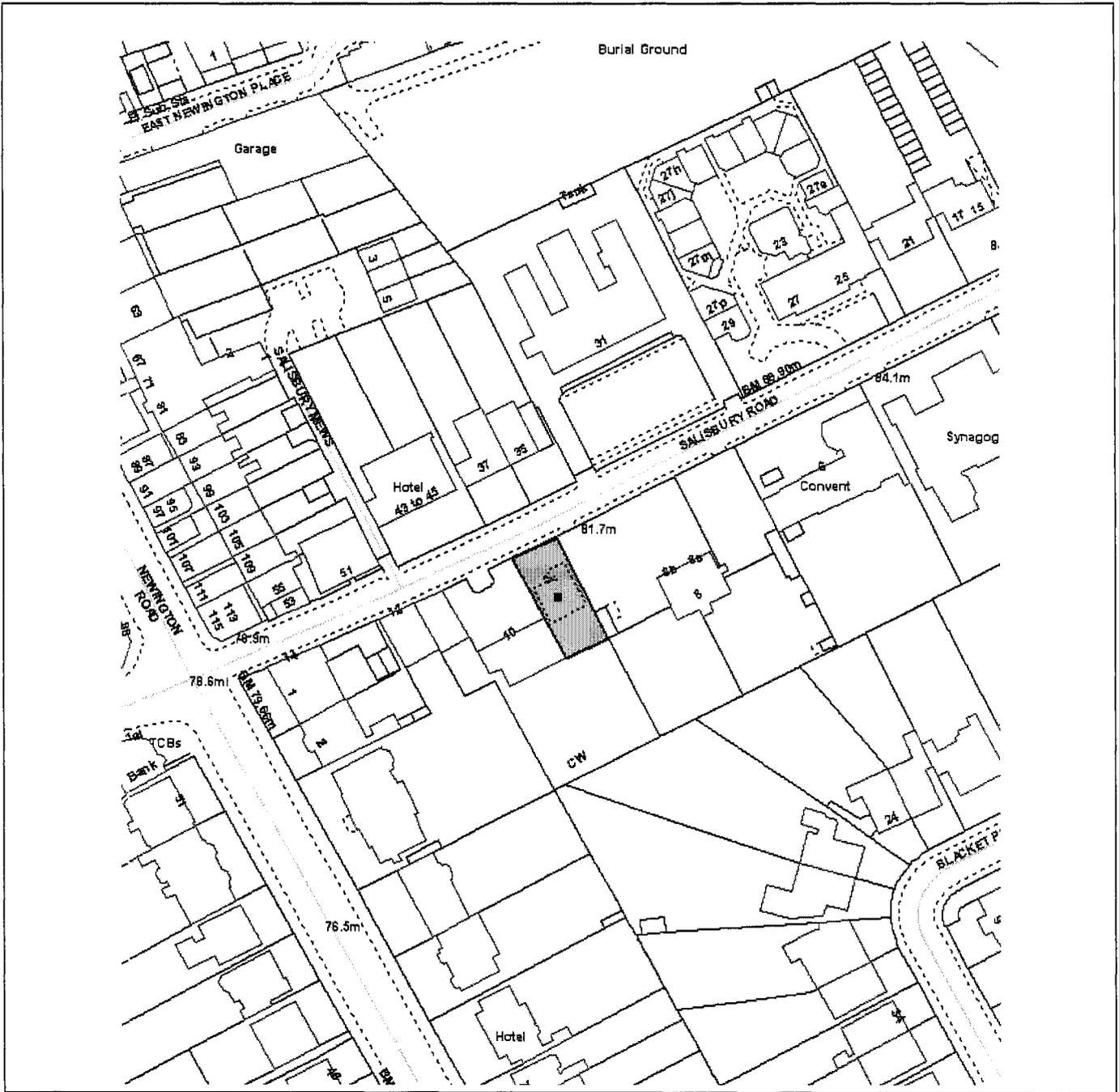
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The existing stonework shall be repaired to the satisfaction of the head of planning, following the alteration of the gateway hereby approved.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.

End



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PLANNING APPLICATION

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|---|---|-------------|-------------------------|
| Address | 8C Salisbury Road, Edinburgh, EH16 5AB | | |
| Proposal | Widen entrance gate/alter stone pier | | |
| Application number: | 05/02623/FUL | WARD | 50- Prestonfield |
| THE CITY OF EDINBURGH COUNCIL | | | |
| THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY | | | |