

# Development Management Sub Committee

Wednesday 4 November 2015

**Application for Planning Permission 15/02569/FUL  
At 2 Southfield Loan, Edinburgh, EH15 1QR  
Internal alterations and extension of existing building.**

|                      |                                |
|----------------------|--------------------------------|
| <b>Item number</b>   | 4.4                            |
| <b>Report number</b> |                                |
| <b>Wards</b>         | A14 - Craigentenny/Duddingston |

## Summary

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The proposal complies with development plan and represents a minor infringement to the non-statutory guidelines. The extension is acceptable in terms of scale, form and design. The infringement of the non-statutory guidelines due to the size and positioning of the extension does not justify refusal because it does not cause harm to the visual amenity of the area. There will be no detrimental impact on the neighbours amenity. There are no traffic and car parking issues. There are no other material considerations which outweigh this conclusion.

## Links

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| <a href="#">Policies and guidance for this application</a> | LPC, CITD3, CITD11, NSG, NSBUS, NSGD02, |
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# Report

## **Application for Planning Permission 15/02569/FUL At 2 Southfield Loan, Edinburgh, EH15 1QR Internal alterations and extension of existing building.**

### **Recommendations**

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

### **Background**

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#### **2.1 Site description**

The site lies on the east side of Southfield Loan at its corner with Milton Road West. The premises relate to the ground floor of a two storey building which is used as a dental practice. There are residential premises located above and to the west and east. To the north are commercial premises. There is an open tarmac forecourt to the street frontage.

#### **2.2 Site History**

12 July 1993 - planning permission was granted to alter the dental surgery (application number 93/1433/FUL).

### **Main report**

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#### **3.1 Description Of The Proposal**

The application is for internal alterations for form a new surgery for the existing dental practice and a single storey flat roof extension measuring 9.5 metres wide, 7.4 metres deep and 4 metres high to the front of the building to form a waiting room, increased storage areas, office, disabled toilet with baby change facilities, reception with entrance hall and outside access ramp.

The proposed materials are smooth white render, aluminium trim for the roof and timber framed windows to match the existing materials.

#### **3.2 Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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?

### **3.3 Assessment**

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

- a) the proposed scale, design and materials are acceptable;
- b) the proposal is detrimental to the amenity of neighbours;
- c) the proposal affects road safety;
- d) the proposal has any equalities or human rights impacts; and
- e) representations raise issues to be addressed

#### **a) Scale, design and materials**

The locality has a mixed character in terms of built form which is predominately bungalows many of which have been extended and in some cases unsympathetically. The bespoke design of the proposal will have a positive impact on this setting as although it projects beyond the existing building line on Milton Road West, there is a generous amount of existing pavement to accommodate the extension. This design feature gives this part of Milton Road West additional character and enhances the overall visual interest to the corner entrance of Southfield Loan.

The proposed materials are in keeping with the existing materials.

The scale, design and materials are acceptable.

#### **b) Residential Amenity**

The premises occupy the ground floor of a building where there are residential premises above to the north and east. Environmental Assessment has no objection to the proposed development in terms of increased noise and disturbance.

The proposed extension projects beyond the existing front wall facing onto Milton Road West. The Edinburgh Design Guidance states that new buildings should be laid out so that reasonable levels of sunlight are maintained to existing gardens and spaces. The impacts on the daylighting of the neighbouring property at 60-62 Milton Road west are acceptable as the adverse impacts are confined to non-habitable rooms. The neighbouring garden will still be capable of receiving adequate sunlight, albeit there will be some loss in the evening. The level of overshadowing is not significant enough to justify the refusal of planning permission.

All the new windows face onto the Milton Road West or Southfield Loan. There is no additional overlooking of neighbouring gardens or properties.

There is no significant loss of neighbouring amenity.

c) Transport

There are no existing dedicated parking spaces for the dental surgery but there are on-street spaces on Southfield Loan. Transport Planning offer no objection to the proposals.

There proposal is acceptable in terms of transport and car parking.

d) Human Rights and Equalities

This application was assessed in terms of equalities and human rights. No impact was identified but the proposal includes a ramp facility to enter the building and a disabled / baby change facility. An Equality and Rights Impact Assessment Summary is available to view on Planning and Building Standards online services.

e) Public Comment

**Material considerations**

- Increase traffic and lack of car parking spaces - assessed in section 3.3c and found that Transport had no objections to the proposal.
- Design of the extension does not fit in with the surrounding buildings - assessed in section 3.3a and found that design is appropriate for the area.
- Loss of privacy - assessed in section 3.3b and found that proposal complies with Council's Edinburgh Design Guidance.
- Overshadowing and loss of daylighting to front rooms – assessed in section 3.3b and found that there is an infringement to Council's Edinburgh Design Guidance but not enough to justify refusal.

**Non-material considerations**

- Loss of communal bin – not relevant to planning process.

**Community Council**

No comments were received.

Conclusion

In conclusion, the proposal complies with development plan and although there is an infringement to the Council's Edinburgh Design Guidance in respect to overshadowing this is considered to acceptable and not to justify refusal. There are no traffic and car parking issues. There are no other material considerations which outweigh this conclusion

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

### **3.4 Conditions/reasons/informatives**

#### **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.

#### **Financial impact**

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##### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

#### **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

#### **Equalities impact**

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##### **6.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

#### **Sustainability impact**

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##### **7.1 The sustainability impact has been assessed as follows:**

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

#### **Consultation and engagement**

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##### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

## 8.2 Publicity summary of representations and Community Council comments

Following the neighbour notification, 11 letters of representations were received: 7 objecting, 3 supporting and 1 making comments.

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

### Background reading/external references

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development  
Plan Provision**

The site lies within the urban area of the adopted  
Edinburgh City Local Plan.

**Date registered**

2 June 2015

**Drawing numbers/Scheme**

1-5,

Scheme 1

**David R. Leslie**

Acting Head of Planning and Building Standards

Contact: Jennifer Zochowska, Senior Planning Officer

E-mail:jennifer.zochowska@edinburgh.gov.uk Tel:0131 529 3793

**Links - Policies**

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**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.

**Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** 'GUIDANCE FOR BUSINESSES' provides guidance for proposals likely to be made on behalf of businesses. It includes food and drink uses, conversion to residential use, changing housing to commercial uses, altering shopfronts and signage and advertisements.

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

# Appendix 1

## Application for Planning Permission 15/02569/FUL At 2 Southfield Loan, Edinburgh, EH15 1QR Internal alterations and extension of existing building.

### Consultations

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#### Transport Planning

*I have no objection to the application.*

*Note:*

*Current Council parking standards for dental practices in this area (Zone 4) permits zero parking.*

#### Environmental Assessment

*The application proposes to extend the existing dental building. Residential properties are above, to the north and east of the application site.*

*Environmental Assessment has no objections to this proposed development*

### Location Plan

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