

**Full Planning Application 05/03142/FUL
at
20 Rattray Grove
Edinburgh
EH10 5TL**

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

1 Purpose of report

To consider application 05/03142/FUL, submitted by Mr Alonzi. The application is for: **Erection of the wrought iron fence around the boundary of the property and removal of wall and addition of wrought iron gate to existing partition wall**

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

2 The Site and the Proposal

Site description

The property is situated within the old City Hospital site. The site is a two storey terraced property located at the entrance of the cul-de-sac. It is surrounded by residential properties of varying styles.

The property is located within the Craiglockhart Hills Conservation Area, with no Article 4 Direction. The property is not listed.

Site history

There is an application of a similar nature under consideration for 19 Rattray Grove (05/03261/FUL).

Description of the Proposal

The proposal comprises of the erection of a 1.125 metre high wrought iron fence around the southern boundary of the property, the addition of an iron gate to the existing rear garden wall, and the removal of a section of garden wall to the front garden to allow access to the side garden.

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 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 the determining issues, the committee needs to consider whether the proposal will be detrimental to the character and appearance of the conservation area.

The site is situated within the Craiglockhart Hills Conservation Area.

The essential character of the Craiglockhart Hills Conservation Area derives from its significant cluster of former Victorian institutions within a very high quality landscape and topographic setting.

The Wester and Easter Craiglockhart Hills both rise to over 150 metres above sea level and form prominent landscape features. Glenlockhart Road traverses the Conservation Area from east to west following the line of the Glenlockhart valley which separates the two hills. The area encompasses a mosaic of habitats which are exceptional within a city environment, and

provide extensive panoramic views of Edinburgh, across the Firth of Forth and to the hills beyond. Views to the Hills from Arthur's Seat, Calton Hill, Blackford Hill and Edinburgh Castle are also spectacular, in particular to Easter Craiglockhart Hill on which high quality Victorian buildings are set against a predominantly wooded hill, the woodlands emphasising the visual prominence of the site over the local surrounding area. The Hills are fringed by the substantial existing or former institutional buildings.

The proposed fence is to match the existing fence located along the boundary of the front garden. It is to make use of the same materials and is also to be the same design as the existing fence. The design, scale and materials proposed are considered to be acceptable.

Although open end gardens are a feature of this area, a number of properties have used planting to define their boundaries, which has already started to change the character of the area. The use of iron railings would have a minimal visual impact compared to that of a wall or hedge.

Given the fact that the front garden boundaries are marked by iron railings and the rear gardens have 2m high brick walls, the addition of iron railings to the side of the property will not have a detrimental impact on the character and appearance of the conservation area.

The removal of part of the rear garden wall and replacement with an iron gate is to match that of the existing iron railings in the front garden, and is therefore considered to be acceptable in scale, materials and design.

In conclusion, the proposals are considered to be acceptable. There will be no adverse impact on the character and appearance of the conservation area.

It is recommended that Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	David Shepherd on 0131 529 3956 (FAX 529 3717)
Ward affected	26 - Craiglockhart
Local Plan	South West Edinburgh; Draft West Edinburgh
Statutory Development Plan Provision	Mainly Residential; Urban Area
Date registered	29 September 2005
Drawing numbers/ Scheme	1-5.

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.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 20 Rattray Grove
Edinburgh
EH10 5TL

Proposal: Erection of the wrought iron fence around the boundary of the property and removal of wall and addition of wrought iron gate to existing partition wall

Reference No: 05/03142/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 07.10.2005. Seven letters of objection were received. The following point was raised:

The proposal would alter the open plan nature of the area and have a detrimental impact on the character and 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 located within the South West Edinburgh Local Plan Housing and Compatible Uses land use designation and the Draft West Edinburgh Local Plan Urban Area land use designation

Relevant Policies:

South West Edinburgh Local Plan

Policy E1 seeks to exercise careful control over development proposed in Conservation Areas to ensure traditional character is retained and enhanced.

Draft West Edinburgh Local Plan

Policy DQ17 states that development or redevelopment proposals within a conservation area will only be permitted where the proposal is of a high design standard and would preserve or enhance the character or appearance of the area.

Application Type Full Planning Application
Application Address: 20 Rattray Grove
Edinburgh
EH10 5TL

Proposal: Erection of the wrought iron fence around the boundary of the property and removal of wall and addition of wrought iron gate to existing partition wall

Reference No: 05/03142/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

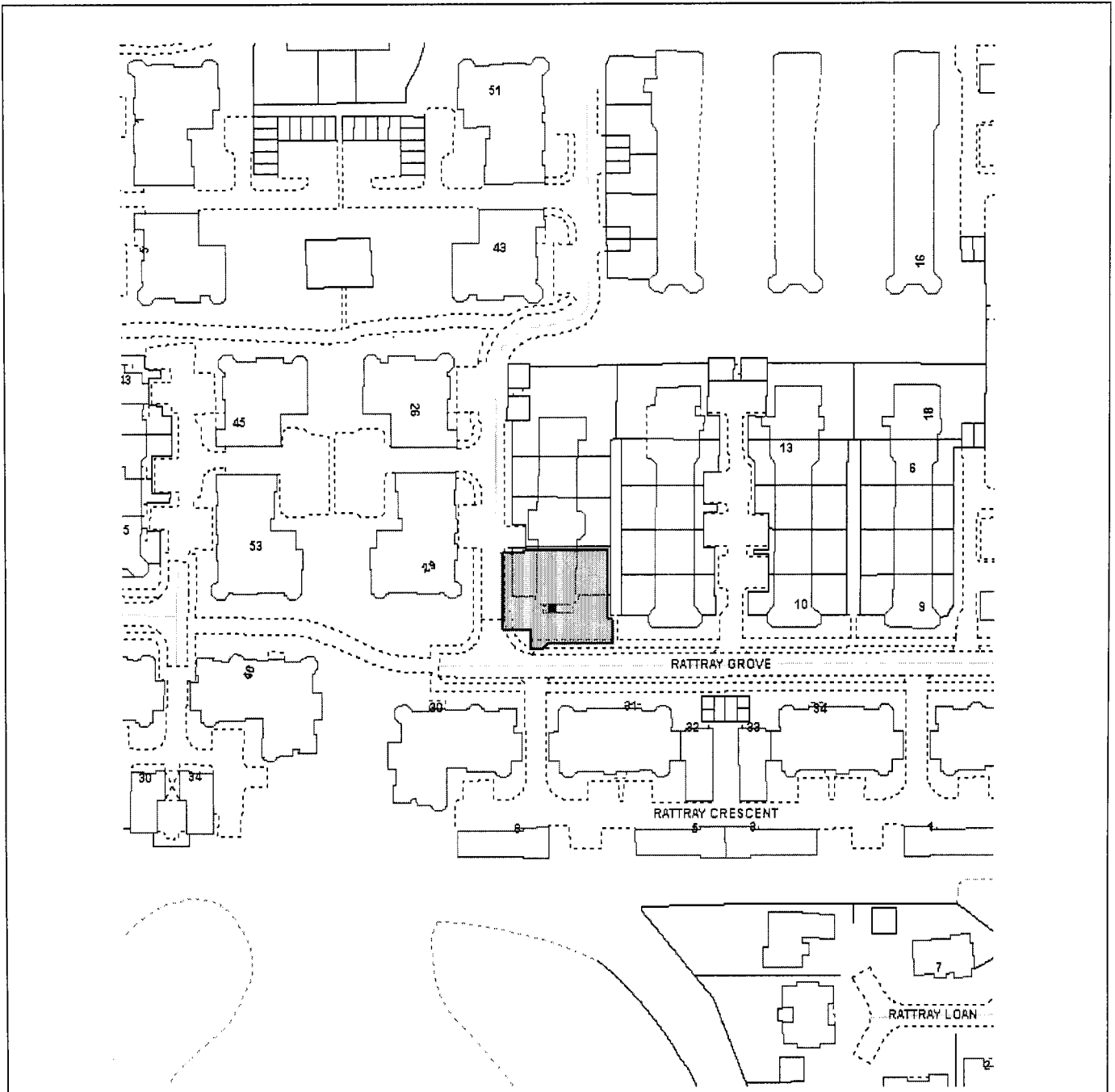
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

End



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	20 Rattray Grove, Edinburgh, EH10 5TL,		
Proposal	Erection of the wrought iron fence around the boundary of the property and removal of wall and addition of wrought		
Application number:	05/03142/FUL	WARD	26- Craiglockhart
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT - PLANNING & STRATEGY			