

**Full Planning Application 05/03650/FUL**  
**at**  
**77 Telford Road**  
**Edinburgh**  
**EH4 2SB**

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

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**1 Purpose of report**

To consider application 05/03650/FUL, submitted by Mr David Searle. The application is for: **Change of use from a doctor's surgery to a day nursery with alterations to the back of the property to incorporate a conservatory**

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 a traditional bungalow situated on the corner of Groathill Road North and Telford Road. The site is screened to the south and west by a beech hedge approximately three metres in height. Mature vegetation and a two metre high brick wall surround the site to the north and east. The property has an existing flat roofed extension to the rear.

The site is bound directly to the north and east by residential properties. Drylaw Primary School lies to the North east with the playground adjoining the corner of the site.

## **Site history**

The last known use of the premises as a Doctor's Surgery. The following history is of relevance;

95/02118/FUL Change of use from Doctors Surgery to Day Care Nursery accommodating a maximum of ten children granted 29/11/1995

## **Description of the Proposal**

The proposal is for the change of use of the premises to a children's nursery which will involve the erection of a single storey conservatory to the rear of the property, linking into the existing flat roofed extension. The Conservatory would measure 4.6 metres by 4.7 metres. The nursery use would take up approx. 75% of the ground floor space with the dining room and living room being retained for residential use. The first floor would be retained solely for residential use.

The property is accessed from Groathill Road North to the west. The access lies twenty-nine metres back from the road junction with Telford Road. Parking for two vehicles can be accommodated on site.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- 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:

- a) Whether the proposed use is acceptable in this location;
- b) Whether the design is satisfactory given the setting of the site;
- c) Whether the proposals are detrimental to residential amenity or road safety.

a) The principle of the partial change of use is acceptable in this location. Consent was granted in 1995 but the use was not taken up at that time. The applicant has identified that two habitable rooms will be retained with additional bedrooms upstairs. The function of the property as a residential unit will therefore remain. The proposed change of use complies with the Council's non statutory guidelines in respect of Private Day Nurseries.

b) The proposed conservatory at the rear of the property is appropriate in scale and design and would not give rise to overshadowing or overlooking. The proposed conservatory complies with the Council's non statutory guidelines in respect of Daylight Privacy and Sunlight and House Extensions.

c) In order to assess the impact upon the surrounding properties in terms of general amenity and highway issues, a temporary consent for a period of twenty-four months is recommended. This will allow Environmental Health and Transport to monitor the operations. Any time period less than this is considered unrealistic in terms of the starting up of the nursery business.

The proposed conditioning of hours of outdoor play as recommended by Environmental Health accords with that of the neighbouring school and in this regard minimal noise disturbance should be caused to neighbouring properties.

Environmental and Consumer Services have recommended restraints in respect of the reheating facility. However as the property will be maintained as a residential property it is not considered appropriate to impose such conditions. Environmental and Consumer Services have since agreed to the removal of this request.

Transport have raised no objection subject to conditions.

In conclusion, the proposal, controlled by condition, will not be detrimental to the character of the area, neighbouring amenity or road safety.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions on duration, hours of operation, use of garden and access.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Jennifer Paton on 0131 529 3594 (FAX 529 3716)
<b>Ward affected</b>	07 - Muirhouse/Drylaw
<b>Local Plan</b>	North West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing
<b>Date registered</b>	2 November 2005
<b>Drawing numbers/ Scheme</b>	01 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 77 Telford Road  
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## Consultations, Representations and Planning Policy

### Consultations

#### Environmental and Consumer Services

*With reference to the above, this Department has some concerns regarding this site for the proposed nursery.*

*The site is located next to flatted residential accommodation on the north and east sides with trees and shrubs creating a visual barrier. However this greenery does not create an effective acoustical barrier. To protect the amenity of the existing dwellings this Department recommends that the following conditions be attached to any consent.*

*Consent should be granted for one year initially, in order to allow for an assessment to be made of the impact this proposal will have on neighbouring properties.*

*The hours of operation of all the outdoor play areas is restricted to between 10.00 and 16.00 daily.*

*The number of children in the outdoor play areas shall be restricted to 10 at any one time.*

*The hours of operation shall be restricted to between 08.00 and 18.00 Monday to Friday.*

*As no ventilation details have been provided, it will be necessary to restrict the extent of the catering that can be undertaken on these premises to a re-heating facility only. This would normally mean restricting the facilities to*

One microwave  
One soup kettle  
One toastie machine

*However in this instance more than one microwave may be acceptable.*

## **Transport**

*Consent should only be issued for a temporary period of 18 months to allow for assessment of the traffic and parking generated on Groathill Road North by the Nursery.*

*No objection subject to;*

*1. Minimum width of access to driveway to be three metres*

## **Representations**

No representations have been received.

## **Planning Policy**

The proposal is subject to the Housing and Compatible Use policies of the North West Edinburgh Local Plan and the Finalised West Edinburgh Local Plan.

### Relevant Policies:

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Policy DQ11 Alterations and extensions, where acceptable in principle, should be subservient and relate clearly to the original building. They should be of a suitable scale to the existing building and space around it.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

Non-statutory guidelines on 'PRIVATE DAY NURSERIES' supplement local plan policies on community services and provide policy guidance in areas where local

plans do not contain appropriate policies; they provide guidance on when planning permission is required and set criteria for assessing proposals.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

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

### Conditions

1. Planning permission for the change of use of the facilities is hereby granted for a period of two years from the date of this consent.
2. The hours of operation of all the outdoor play area is restricted to between 10.00 and 16.00 daily.
3. The number of children in the outdoor play areas shall be restricted to 10 at any one time.
4. The minimum width of the access to driveway shall be three metres

### Reasons

1. In order to assess the impact of the proposal on adjoining properties.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to safeguard the amenity of neighbouring residents and other occupiers.

4. In order to safeguard the interests of road safety.

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**End**

