



Item no 5

Full Planning Application 09/01170/FUL

at

62 Salvesen Crescent

Edinburgh

EH4 5JL

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

1 Purpose of report

To consider application 09/01170/FUL, submitted by Mr Fischer. The application is for: **Bike and recycling shed**

It is recommended that this application be **REFUSED AND ENFORCED**

2 The Site and the Proposal

Site description

The site is a two storey mid terrace dwelling house within a cul-de-sac at the western side of Salvesen Crescent. The property has garden ground to the front and rear. The front of the house faces west to a public footpath. The area to the front has an open aspect.

Site History

March 2009- A complaint was received concerning the unauthorised erection of a garden shed in the front garden of the dwelling house (Enforcement reference 09/00160/EOPDEV).

Description of the Proposal

The development is retrospective and for a shed in the front garden of the dwelling house.

The shed is constructed of timber and has a felt roof. It is located adjacent to a public footpath and is 2.2m long by 1.45m wide. The shed has a mono-pitch roof being 1.8m high at the public footpath side and 1.6m at the house side.

3 Officer's Assessment and Recommendations

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?

ASSESSMENT

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

- a) the proposal is detrimental to the visual amenity of the area, and
- b) the proposal adversely affects neighbouring residential amenity.

a) The surrounding area is predominantly residential with well tended small front gardens in a relatively open aspect and larger rear gardens enclosed by timber fences approximately two metres high.

Garden sheds are typically located in the rear gardens of properties and this area is no exception with almost all the neighbouring houses having a shed in their rear garden.

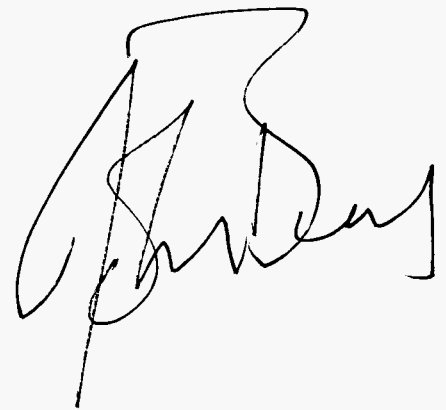
The presence of the shed interrupts the open aspect character of these front garden areas. As a consequence, the shed represents an incongruous

structure which fails to respect the character and appearance of the area. The shed is therefore unacceptable in its current location.

b) The shed is relatively small, and whilst it may overshadow the garden areas of neighbouring properties, it does not adversely affect residential amenity.

In conclusion, the proposal does not comply with the development plan and there are no compelling reasons for departing from policy. The proposal adversely affects the character and appearance of the area. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application for this reason and authorises enforcement action to remove the shed from the front garden area.

A handwritten signature in black ink, appearing to read 'John Bury', written in a cursive style.

John Bury
Head of Planning

Contact/tel	Brian Fleming on 0131 529 3518
Ward affected	A04 - Forth
Local Plan	North West Edinburgh/Edinburgh City Local Plan
Statutory Development Plan Provision	Mainly Residential/Urban Area
Date registered	21 May 2009
Drawing numbers/ Scheme	01-03 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, Helen Martin on 0131 529 3517. Email: helen.martin@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 david.emerson@edinburgh.gov.uk or henry.scullion@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 62 Salvesen Crescent
Edinburgh
EH4 5JL

Proposal: Bike and recycling shed

Reference No: 09/01170/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

It has been certified that neighbours have been notified of the application. One letter of representation was received from a neighbour, objecting.

The material points of concern are:

- a. Design issues, taken account of in assessment a.:
 - out of character with the front garden area.

- b. Residential amenity issues, taken account of in assessment b.:
 - overshadowing of front garden.

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 property is an unlisted building in a Mainly Residential Area in the North West Edinburgh Local Plan and in an Urban Area in the Finalised Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the North West Edinburgh Local Plan.

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.

Relevant policies of the Finalised 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 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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Conditions/Reasons associated with the Recommendation

Recommendation

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Reasons

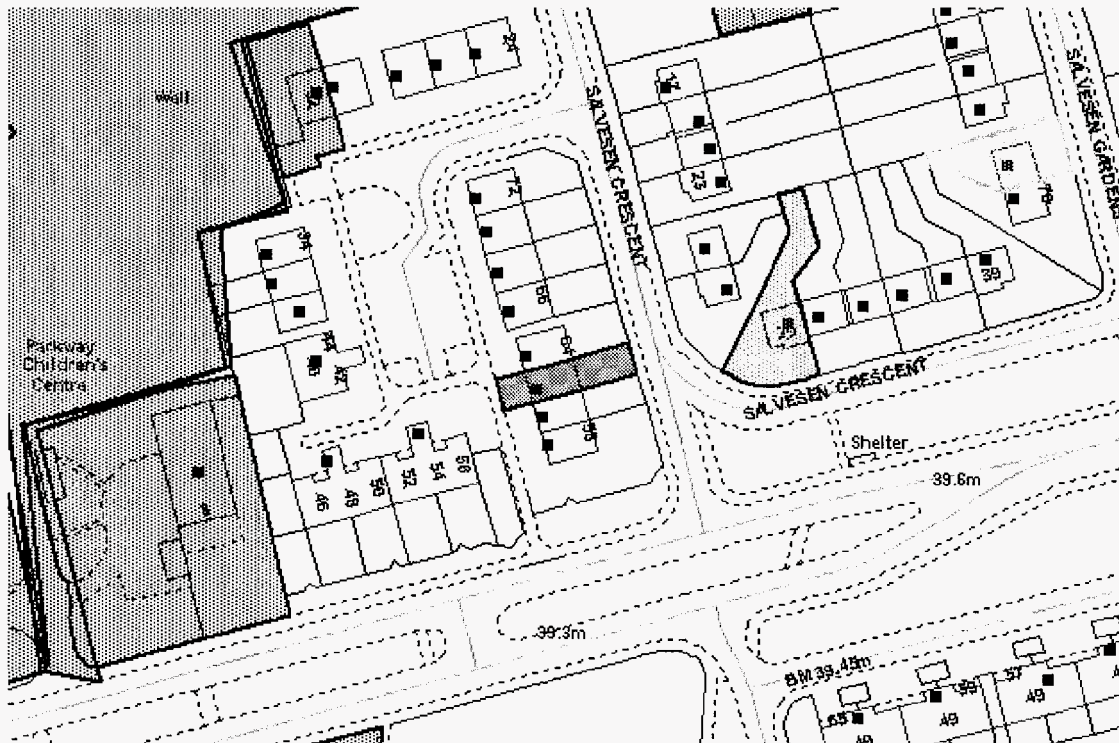
1. The location of the shed in the front garden adversely affects the character and appearance of the surrounding area contrary to policy H4 of the North West Edinburgh Local Plan, policy Des 11 of the Finalised Edinburgh City Local Plan and Non-statutory Guideline 'House Extensions and Alterations'.

End

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Location Plan

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