

Planning Permission 09/03064/FUL**at****84 St John's Road****Edinburgh****EH12 8AT**

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

DEPARTURE FROM THE DEVELOPMENT PLAN

The development proposed by this application is a departure from the development plan:

The proposal is contrary to Policy Ret 10 of the Edinburgh City Local Plan in relation to the protection of the retail frontage. However, the proposal is judged not to adversely affect the vitality or viability of Corstorphine Town Centre. It is considered that the breach of Policy Ret 10 is therefore justified in this case.

1. Purpose of report

To consider application 09/03064/FUL, submitted by Renee Mackay. The application is for: **Change of use from shop to office**

It is recommended that this application be **GRANTED** subject to the conditions below.

2. The Site and the Proposal

Site description

The application site comprises an existing retail unit to the north of St John's Road. The premises have been vacant for the previous six months.

Site History

There is no relevant planning history for this site.

PRE-APPLICATION PROCESS

Pre application advice was given prior to the submission of the application.

DESCRIPTION OF THE PROPOSAL

The application proposes the change of use from retail to Class 2 Office

SUPPORTING STATEMENT

The applicant has submitted a supporting statement which covers the following issues:

- town centre vitality and viability;
- market demand for retail accommodation on the site;
- description of the business operations

This document is available to view on the Planning and Building Standards Portal.

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 use is acceptable in principle

a) In the adopted Edinburgh City Local Plan the site is included within the Corstorphine Town Centre. ECLP Policy Ret 10 permits the change of use of a shop unit to a non-shop use provided the change of use would not result in four or more consecutive non-shop uses. Four consecutive units immediately to the east of the site already accommodate non-shop uses, comprising two betting shops and two banks. To the west of the site is a charity shop. The change of use to an office on the application site would therefore extend the number of consecutive non-shop uses to 5 along this frontage. One shop unit would remain at each end of the frontage.

Although the Edinburgh City Local Plan designates this section to the north of St John's Road located within the Corstorphine Town Centre, the frontage is not part of the primary retail core of the town centre.

The applicants have provided supporting information specifying that the proposed use will maintain an element of retail character stating that a high proportion of business would be generated through the 'walk-in' trade.

The applicants also state that they intend to sell software and that the design / layout including the proposed signage will further reinforce the retail character of the proposed use.

The site is on a busy main road and in an area characterised by a high proportion of non-residential properties. Overall, the proposal will not adversely affect the vitality or viability of Corstorphine Town Centre. It is considered that the breach of the Policy Ret 10 of the Edinburgh City Local Plan is therefore justified in this case.

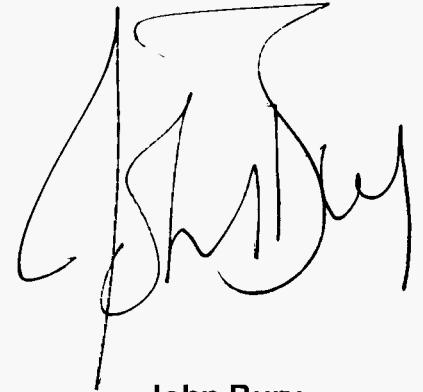
The principle of use on the site is acceptable.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, for these reasons.

REASON FOR DECISION

The proposal is contrary to Policy Ret 10 of the Edinburgh City Local Plan in relation to the protection of the retail frontage. However, the proposals judged not to adversely affect the vitality or viability of Corstorphine Town Centre. It is considered that the breach of Policy Ret 10 is therefore justified in this case.



John Bury
Head of Planning

Contact/tel	Daniel Lodge on 0131 529 3901
Ward affected	A06 - Corstorphine/Murrayfield
Local Plan	Finalised Edinburgh City Local Plan
Statutory Development Plan Provision	Change of use from Shop to Office
Date registered	24 November 2009
Drawing numbers/ Scheme	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.

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 4325/4273. Alternatively, you may e-mail ailen.mcgregor@edinburgh.gov.uk or jack.dunn@edinburgh.gov.uk

Application Type Planning Permission
Application Address: 84 St John's Road
 Edinburgh
 EH12 8AT

Proposal: Change of use from shop to office
Reference No: 09/03064/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 4th of December 2009, no letters of representation have been received.

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 within a mainly residential area in the North West Edinburgh local Plan. Within the finalised Edinburgh City Local Centre the site is part of the Corstorphine Town Centre.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Ret 10 (Alternative Use of Shop Units – Elsewhere in Defined Centres) sets criteria for assessing the change of use of a shop unit to a non-shop use in defined centres (excluding core and primary frontages).

Application Type Planning Permission
Application Address: 84 St John's Road
Edinburgh
EH12 8AT

Proposal: Change of use from shop to office

Reference No: 09/03064/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

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

INFORMATIVES

It should be noted that:

1. This consent is for planning permission for the change of use only. Work must not begin until other necessary consents, eg planning consent for alterations to the commercial frontage and advertisement consent for commercial signage have been obtained.
2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

End

Application Type Planning Permission

Proposal: Change of use from shop to office

Reference No: 09/03064/FUL



Location Plan

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 2005.