

Committee Minutes

City of Edinburgh Planning Local Review Body

Edinburgh 24 February 2010

Present: Councillors Hinds (Convener), Burgess and Thomas.

1 Planning Local Review Body Procedure

Decision

To note the outline procedures for consideration of reviews.

2 Request For Review – 16 Lanark Road West, Edinburgh

At its meeting on 20 January 2010 the Planning Local Review Body considered a request for review of the refusal of planning permission to erect a new residence in a part of a large garden at 16 Lanark Road West, Edinburgh (Application No 09/02182/FUL).

The applicant had requested that the review proceed on the basis of holding one or more hearing sessions and a site inspection.

At that meeting the Planning Local Review Body agreed to continue consideration of the matter for an accompanied site visit.

The site had been visited on 4 February 2010.

At this meeting the Planning Local Review Body considered the notice of review submitted by the applicant. The Planning Local Review Body also considered the decision notice and report of handling submitted by the Head of Planning.

The Planning Local Review Body having considered these documents and having undertaken the accompanied site visit agreed that it now had sufficient information before it and did not require to hold a hearing and would determine the review using only the information circulated to it.

The LRB in their further deliberations on this matter considered the following points:

- 1) The development plan, including the relevant policies of the Rural West Edinburgh Local Plan.
- 2) The non-statutory guidelines on housing development in garden ground.
- 3) The non-statutory guidelines on daylighting, privacy and sunlight.
- 4) The impact of the development on the character and appearance of the surrounding area.
- 5) Any loss of residential amenity.
- 6) The procedure used to determine the application.
- 7) The issues which the Planning Local Review Body identified on their site visit.
- 8) The reason for refusal.

The LRB, having taken all the above matters into consideration, was of the opinion that no new material considerations had been presented which would lead it to overturn the original determination by the Head of Planning. The LRB therefore resolved to uphold the decision by the Head of Planning to refuse planning permission, but to indicate that it had no objection in principle to the erection of a new residence and associated site access at this location, provided it was of an appropriate design and amended the reason for refusal to reflect its particular concerns.

Decision

To uphold the decision of the Head of Planning to refuse planning permission for the reason the proposals are contrary to the Policies E41 and E42 of the Rural West Edinburgh Local Plan, and to the non-statutory guidelines on Housing Developments in Garden Ground and on Daylighting, Privacy and Sunlight, as the proposed building was out of keeping with its surroundings, particularly in regard to design, setting and height and would adversely affect the character and appearance of the surrounding area and would prejudice neighbouring and residential amenity.

(References – Planning Local Review Body 20 January 2010 (item 5), Notice of Review; Decision Notice and Report of Handling, submitted).