

## Committee Minutes

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# City of Edinburgh Planning Local Review Body

Edinburgh, 17 November 2010

**Present: (Items 2 – 5)** Councillors Burgess (Convener) Hinds, Paisley, Peacock and Thomas

**Present: (Item 6 Continued Case)** Hinds (Convener), Paisley, Peacock and Thomas

### 1 Appointment of Convener

Councillor Burgess was appointed as Convener for items 2 - 5

### 2 Planning Local Review Body Procedure

#### Decision

To note the outline procedures for consideration of reviews.

### New Cases

### 3 Request For Review – 42 Grassmarket, Edinburgh

Details were provided of a request for review of refusal of planning permission to install a canopy to the front elevation at 42 Grassmarket, Edinburgh (Application number10/02207/FUL).

The plans used to determine the application were reference numbers 01-03 being the drawings shown under this application reference number on the Council's Planning & Building Standards Portal.

The applicant had requested that the review be undertaken on the basis of assessment of the review documents and a site inspection.

The Planning Local Review Body had been provided with copies of the notice of review including the request for a site inspection. The Planning Local Review Body had also been provided with copies of the decision notice and the report of handling submitted by the Head of Planning.

The Planning Local Review Body heard from the Planning Adviser who summarised the issues raised previously, presented the drawings submitted, along with photographs of the site.

The Planning Local Review Body having considered these documents agreed that it had sufficient information before it and did not require to undertake a site inspection and would therefore determine the review using only the information circulated to it.

The Planning Local Review Body in their further deliberations on this matter considered the following points:-

- 1) The development plan, including the relevant policies of the Edinburgh City Local Plan.
- 2) Non statutory guidelines in respect of Commercial Frontages, which supplemented the Local Plan Policies by providing guidance on shop frontages, shop front security, adverts and signs and blinds and canopies.
- 3) The procedure used to determine the application
- 4) The reason for refusal.

The Planning Local Review Body, having taken all the above matters into consideration, was of the opinion that no information had been presented in all the review documents which would lead it to alter the original determination. The Planning Local Review Body therefore resolved to uphold the decision by the Head of Planning to refuse planning permission for the proposals.

### **Decision**

To uphold the decision by the Head of Planning to refuse planning permission to install a canopy to the front elevation at 42 Grassmarket, Edinburgh (Application number 10/02207/FUL).

### **Reason for Refusal**

The proposals were contrary to policies Des 12 and Env 6 of the Edinburgh City Local Plan and to the relevant non-statutory guidelines on "Commercial Frontages" as the canopy housings failed to relate well to the existing architectural detailing of the building adversely affecting the character and appearance of the Old Town Conservation Area.

(References – Notice of Review; Decision Notice and the Report of Handling, submitted).

## **4 Request For Review – 1 Stable Lane, Edinburgh**

City of Edinburgh Planning Local Review Body  
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Details were provided of a request for review of refusal of planning permission the installation of solar water heating system and system boiler and installation of rooflight for internal bathroom at 1 Stable Lane, Edinburgh (Application number 10/01606/FUL).

The plans used to determine the application were reference number 01-07 being the drawings shown under the application reference number on the Council's Planning and Building Standards Portal.

The applicant had requested that the review be undertaken on the basis of assessment of the review documents and a site inspection.

The Planning Local Review Body had been provided with copies of the notice of review including the request for a site inspection. The Planning Local Review Body had also been provided with copies of the decision notice and the report of handling submitted by the Head of Planning.

The Planning Local Review Body heard from the Planning Adviser who summarised the issues raised previously, presented the drawings submitted, along with photographs of the site

The Planning Local Review Body having considered these documents agreed that it had sufficient information before it and that it did not require to undertake a site inspection, and would therefore determine the review using only the information circulated to it.

The Planning Local Review Body in their further deliberations on the matter considered the following points:-

- 1) The development plan, including the relevant policies of the Edinburgh City Local Plan.
- 2) The non-statutory guidelines in respect of Daylighting, Privacy and Sunlight; House Extensions and Alterations: Alterations to Listed Buildings and Setting of Listed Buildings.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal.

Having taken all the above matters into consideration, the Planning Local Review Body was of the opinion that the visual impact of the works, both the solar panels which had already been installed and the other works proposed, would not be significant. In reaching this conclusion, the Local Review Body had regard to the particular location of the proposals, the constricted views of the site, the photographs submitted and the topography of the immediate surroundings. The Planning Local Review Body also concluded that there would therefore be no significant adverse impact on the character or appearance of the conservation area, which would be preserved, or on the setting of the listed building. These material considerations, which it had identified, were of sufficient weight to lead

the Planning Local Review Body to overturn the original determination by the Head of Planning and to grant planning permission subject to the conditions detailed below.

### **Decision**

To grant planning for the installation of a solar water heating system and system boiler and the installation of a rooflight for an internal bathroom at 1 Stable Lane, Edinburgh (Application number 10/01606/FUL) subject to the following conditions:

- 1) The solar panels shall remain fixed in the position shown in the photographs and plans submitted and shall not be altered without the prior written approval of the planning authority (Reason: in order to protect the character and appearance of the conservation area)
- 2) As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development must be given in writing to the Council.

(References – Notice of Review; Decision Notice and the Report of Handling, submitted).

## **5 Request For Review – 5 Wolridge Road, Edinburgh**

Details were provided of a request for review of refusal of planning permission for the erection of a single storey side extension with hipped roof and formation of side dormer at 5 Wolrige Road, Edinburgh (Application number 10/00395/FUL).

The plans used to determine the application were reference numbers 01,03,04A,05A,06,07A,08A,09,10 (Scheme 2) being the drawings shown under this application reference number on the Council's Planning & Building Standards Portal.

The applicant had requested that the review be undertaken on the basis of assessment of the review documents and a site inspection.

The Planning Local Review Body had been provided with copies of the notice of review and the decision notice and the report of handling submitted by the Head of Planning.

The Planning Local Review Body heard from their Planning Adviser who summarised the issues raised and presented the plans submitted.

Having considered the information in detail and after deliberation on the matter, the Planning Local Review Body agreed to proceed by way of an unaccompanied site inspection. The Planning Local Review Body also requested that the applicant provide a more detailed block plan of the whole site (at 1:100), showing the existing house, the proposed extension, the relationship to the site boundaries and the location of neighbouring properties in order that they might make a more fully informed decision on the merits of the proposals.

## **Decision**

- 1) To continue consideration of the matter for an unaccompanied site inspection.
- 2) That the applicant provide a more detailed block plan of the whole site (at 1:100), showing the existing house, the proposed extension, the relationship to the site boundaries and the location of neighbouring properties

(References –Notice of Review; Decision Notice and the Report of Handling, submitted).

## **Continued Case**

### **6 Request For Review – 12 Liberton Gardens, Edinburgh**

Details were provided of a request for review of refusal of planning permission for single storey rear extension with hipped roof and two storey side extension with pitched roof at 12 Liberton Gardens, Edinburgh (application number 10/01024/FUL).

The plans used to determine the application were reference numbers 01-11 (Scheme 1) being the drawings shown under this application reference number on the Council's Planning & Building Standards Portal.

The applicant had requested that the review be undertaken on the basis of assessment of the review documents and a site inspection.

This matter was first considered by the City of Edinburgh Planning Local Review Body on 29 September 2010. At this meeting the Planning Local Review Body had been provided with copies of the notice of review submitted by you and your request that the review proceed on the basis of a site inspection. The Planning Local Review Body had also been provided with copies of the decision notice and the report of handling submitted by the Head of Planning.

At that meeting the Planning Local Review Body agreed to proceed by way of an unaccompanied site inspection. The site was visited on 1st November 2010.

The Planning Local Review Body heard from the Planning Adviser who also summarised the issues raised previously, presented the drawings of the development and reminded the Planning Local Review Body of the issues which they had identified on their site visit.

The Planning Local Review Body having considered these documents and having undertaken the unaccompanied site visit agreed that it now had sufficient information before it and would therefore determine the review using only the information circulated to it.

The Planning Local Review Body in their further deliberations on this matter considered the following points:-

- 1) The development plan, including the relevant policies of the Edinburgh City Local Plan.
- 2) Non statutory guidelines relating to Daylighting, Privacy and Sunlight; House Extensions and Alterations;
- 3) The procedure used to determine the application.
- 4) The reason for refusal.

The Planning Local Review Body, having taken all the above matters into consideration, was of the opinion that no material considerations had been presented which would lead it to overturn the determination by the Head of Planning. The Planning Local Review Body therefore resolved to uphold the decision by the Head of Planning to refuse planning permission.

The Planning Local Review Body also indicated that it had no objection in principle to an extension of this type at the property subject to the design detailing being more in keeping with the property and surrounding buildings. In particular, the Planning Local Review Body was of the view that the blank elevations with no fenestration and the absence of quoin detailing at the corners were unsympathetic to the property.

### **Decision**

To uphold the decision by the Head of Planning to refuse planning permission for the erection of a two storey side extension with pitched roof at 12 Liberton Gardens, Edinburgh (Application number 10/01024/FUL).

This refusal relates to the side extension (north facing elevation) above the garage

### **Reason for Refusal**

The proposal was contrary to Edinburgh City Plan Policy Des 11 – Alterations and Extensions - of the Edinburgh City Local Plan, and House Extensions and Alterations Non-Statutory Guideline by way of its design resulting in an obtrusive feature in this location, to the detriment of the character of the building and streetscape

(References – Planning Local Review Body 29 September 2010 (item 4), Notice of Review; Decision Notice and the Report of Handling, submitted).