

Full Planning Application 05/02763/FUL
at
31 Bridge Street
Newbridge
EH28 8SR

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/02763/FUL, submitted by S + N Pub Enterprises. The application is for: **Addition of 2 new windows to side elevation (Old Liston Road)**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application premises are a one and two storied public house on the north-west corner of the crossroads formed between Bridge Street and Old Liston Road.

The building is statutorily listed, category C(s) (30.1.1981)

Site history

30.1.2006 - advertisement application to erect signage considered in a separate report (05/02763/ADV)

30.1.2006 - listed building application to form two windows, re-paint the premises, erect signage and carry out internal alterations considered in a separate report (06/00144/LBC)

Description of the Proposal

The proposal is to form two new windows on either side of the entrance on the east elevation of the building, fronting onto Old Liston Road, and re-paint the building.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;
- 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 proposals have an adverse impact on the building or its setting;
- b) Whether the proposals are detrimental to residential amenity.

a) Whilst the windows are to be formed on an elevation facing onto the street, the east elevation of this building has the appearance of an offshoot, which is subservient to the main frontage onto Bridge Street. There are four existing windows of varying sizes on this elevation, with little architectural or visual rhythm present.

The formation of two additional windows, which will be timber, sash and case units, flanking the side entrance to the building, relate well to the elevation of the building in terms of scale and design.

The proposed colour scheme is to be cream harling with bamboo window surrounds, and this is considered to be a sympathetic and acceptable finish for the building.

The proposals will have no adverse impact on the character of the building.

b) The windows are at ground floor level on an elevation with existing fenestration, which faces onto a public road; there are no adverse implications in terms of residential amenity, and the proposals are acceptable.

The proposals comply with the development plan and non-statutory guidelines, have no adverse effect on the building and its setting, and have no detrimental impact on residential amenity.

There are no material planning considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Alan Moonie on 0131 529 3909
Ward affected	03 - Dalmeny/Kirkliston
Local Plan	Rural West Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	25 August 2005
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, Martin Easson on 0131 529 3989. Email: martin.easson@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 gavin.king@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 31 Bridge Street
Newbridge
EH28 8SR

Proposal: Addition of 2 new windows to side elevation (Old Liston Road)
Reference No: 05/02763/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection received from the Ratho and District Community Council concerned that the proposals would have an adverse affect on the appearance of the building, and that other existing windows could be utilised to allow more natural light to enter the property, rather than form additional windows.

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 the Finalised Rural West Edinburgh Local Plan, in an area of Housing and Compatible Uses.

Relevant Policies:

Policy E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'COLOUR OF BUILDINGS' provide guidance on this matter, in support of local plan conservation and design policies.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

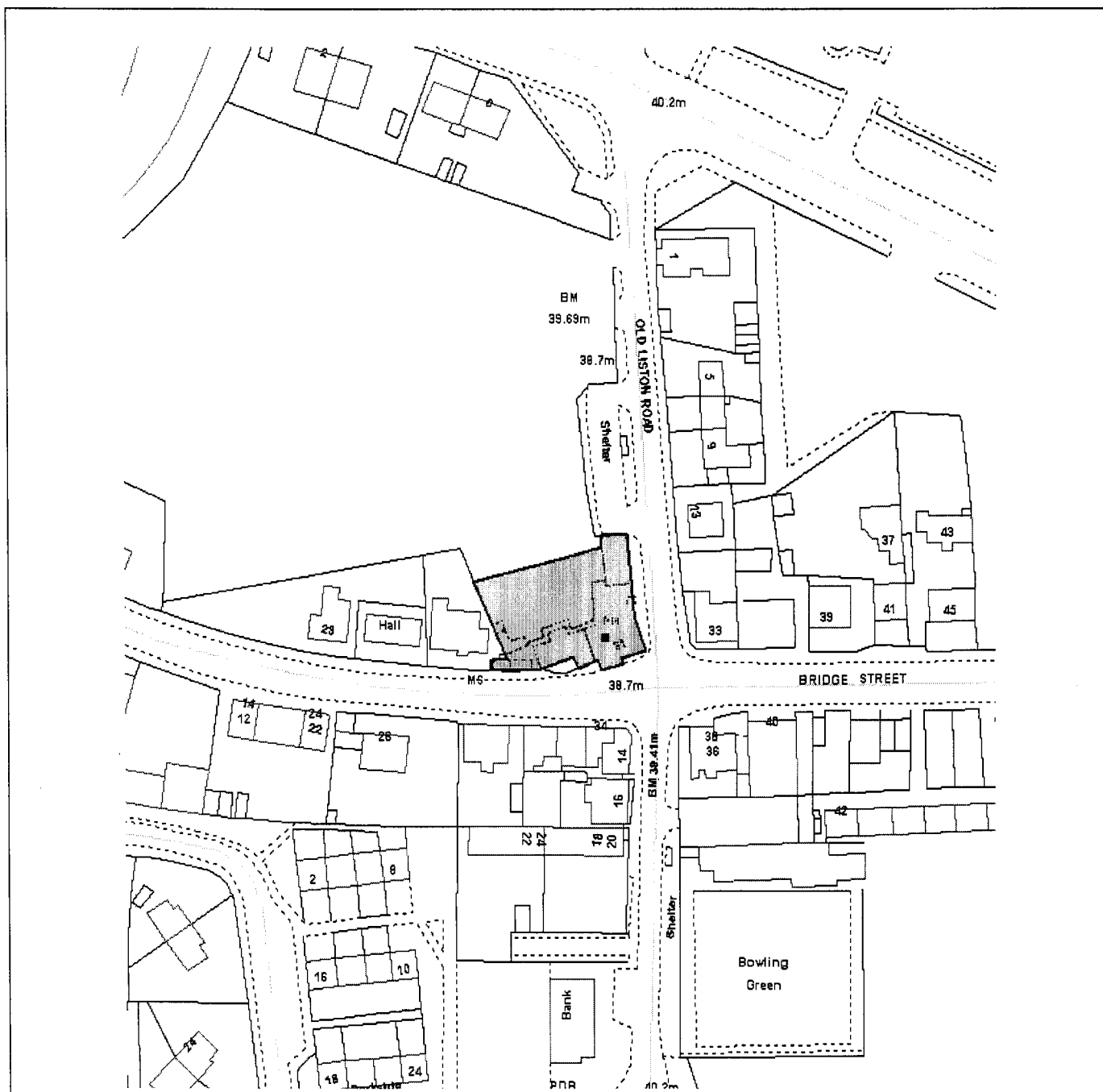
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

INFORMATIVES

It should be noted that:

1. This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

End



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PLANNING APPLICATION

Address	31 Bridge Street, Newbridge, EH28 8SR,		
Proposal	Addition of 2 new windows to side elevation (Old Liston Road)		
Application number:	05/02763/FUL	WARD	03- Dalmeny/Kirkliston
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			