

## Full Planning Application 05/03937/FUL

at

86 Pilton Drive

(Land @)

Edinburgh

EH5 2HF

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Development Quality Sub-Committee  
of the Planning Committee

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### 1 Purpose of report

To consider application 05/03937/FUL, submitted by Mr Walker. The application is for: **Erect a garage lockup**

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 site lies adjacent to a driveway providing access to 26 lock-up garages, and to the rear gardens of 82/84 Pilton Avenue. The land was originally garden ground for these properties. This site (43 sqm) represents part of a strip of land 29m in length and slightly wider than the width of a car. The site is currently used for car parking/storage in association with the works of the adjacent Ainslie Park Garage, in the ownership of the applicant, but leased to the current occupiers. Land opposite the site on the east side of Pilton Drive is being developed for new housing. The boundaries of the site are marked by a low breeze block wall.

## **Site history**

The site is adjacent to 86 Pilton Drive for which planning permission was granted in 1999 for a change of use from garage to MOT testing centre.

## **Description of the Proposal**

The application is for a double length, flat roofed garage 2.9m in height, to be built upon land currently used for car parking adjacent to the Ainslie Park Garage. The proposed garage with a combined footprint of 43 sqm will have up-and-over doors at both ends and will fit the narrowing width of the site. The proposal is 4.27m wide at the entrance from Pilton Drive reducing to 2.35m. at the rear entrance from the lane. The total length of the garage is 12.0m, representing less than half of the 29m long site. The remainder of the application site is given over to car parking. The proposed materials are wet dash render and felt roofing with steel up and over doors.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- 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 proposed garage will adversely affect the character of the surrounding area;
  - b) Neighbouring amenity will be adversely affected;
  - c) Safety and security of neighbouring properties is compromised;
  - d) The access is satisfactory;
- a) The proposed garage will be adjacent to a lane leading to a group of twenty-six lock-ups. The design of the proposed garage and the materials

selected are satisfactory in this location and will tidy up the existing parking area. The proposal will not adversely affect the character of the surrounding area.

b) The garage will result in some overshadowing of the rear garden of the adjacent property at 82 Pilton Drive, however, this falls within the acceptable limits identified in the policy guidelines. Concerns expressed relating to noise and disturbance associated with the garage use will be addressed by a condition restricting the use to car parking and storage only. Other concerns expressed by the neighbours are not material considerations.

c) Concern has been expressed that the erection of this garage will create a focus for vandals in an area already subject to vandalism. However, this issue cannot be addressed through the current garage application.

d) The access point is more than 15m from a junction and on a local access road, transportation have raised no objections subject to the formation of a footway crossing. The proposal is therefore acceptable in transport terms.

The proposals comply with the relevant Local Plan Policies and Non-statutory guidelines.

In conclusion, the proposal is satisfactory in this location.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application subject to a restriction on the use of the garage and requirement for a dropped kerb.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Jeanette Arnott - Tuesday, Wednesday And Alternate Thursdays on 0131 529 3594 (FAX 529 3706)
<b>Ward affected</b>	09 - Pilton
<b>Local Plan</b>	North West Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mainly Residential
<b>Date registered</b>	23 November 2005
<b>Drawing numbers/ Scheme</b>	1 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@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](mailto:gavin.king@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 86 Pilton Drive  
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EH5 2HF  
**Proposal:** Erect a garage lockup  
**Reference No:** 05/03937/FUL

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## Consultations, Representations and Planning Policy

### Consultations

Transport Planning have no objections subject to the formation of a dropped kerb crossing to the pavement at the access point.

### Representations

Two representations have been received, one letter and one petition with five signatures. The concerns relate to overshadowing of garden ground, security issues and a perceived risk from vandalism from vandals climbing onto the roof of the garages and additional noise and disruption. Issues outwith planning control relate to loss of view and disturbance to pets.

***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 identified in the North West Edinburgh Local Plan as being located within a mainly residential area where existing residential character and amenities are to be safeguarded. The property lies within the Urban Area of the Draft West Edinburgh Local Plan. It is opposite a site identified for housing in Pilton Avenue, Policy DQ6 Design of new development applies.

Relevant Policies:

**Draft West Edinburgh Local Plan**

Policy DQ6 states that new development should be designed to make a positive contribution to the quality, accessibility and safety of the environment, having regard to the character, opportunities and constraints of the site and its surroundings and the basic character of the city.

Policy H12 states that development which would result in an unacceptable reduction in amenity for residents in the locality will not be permitted.

**North West Edinburgh Local Plan**

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

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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.
2. The garages should be used for the parking and storage of cars only and for no other purpose.
3. A dropped kerb footway crossing must be constructed at the access point.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to create a legal footway crossing for vehicles.

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End

Application number:

05/03937/FUL

WARD

09 - Pilton

Proposal

Erect a garage lockup

Address

86 Pilton Drive, (Land @), Edinburgh, EH5 2HF

# PLANNING APPLICATION

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