

**Full Planning Application 05/03995/FUL
at
69 - 71 Whitehill Street
Edinburgh
EH21 8QZ**

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

1 Purpose of report

To consider application 05/03995/FUL, submitted by RDA Ltd. The application is for: **Material variation to previous consent (04/01102/FUL) to reduce car parking spaces. Amended from 9 spaces to 10 for the 11 approved residential units.**

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 property is rectangular-plan plain Gothic church finished in yellow colliery brick with red brick banding built 1876 and is listed category C (S). This former church building is currently used as storage and as a piano repair workshop. The building sits on the south east side of Whitehill Street in Newcraighall and is bound on one side by Newcraighall Primary School and a flooring sales and storage unit on the other, with open ground to the rear of the application site.

Site history

02.07.2004 - Listed building consent granted for alterations to form flats and residents parking. 04/01102/LBC

22.09.2005 - Planning permission granted for change of use and alterations to form 11 flats and resident parking. 04/01102/FUL

Description of the Proposal

The application is a follow up application from the previous consent to change of use of this former church building to form 11 self-contained flats. The application was been submitted to show the parking provision reduced from the approved eleven spaces to nine spaces. The proposals have been subsequently amended to show an additional parking space with a total number of ten spaces for the eleven flats.

The applicant has established that they own a smaller portion of the site to the rear of the church than was indicated on the previous application. Hence the current proposal to reduce the car parking provision.

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 are 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 proposed use is acceptable in this location;

b) Whether the proposals have an adverse impact on the building or its setting;

c) Whether the proposals are detrimental to residential amenity or road safety.

a) The proposed residential use has been approved through the previous consent and the formation of ten parking spaces for the eleven flats will be appropriate to this use.

b) The changes to the parking layout and open space will result in a minor change to the consented scheme for the conversion of this former church. The site will retain green space around the building and be an improvement on the unkempt appearance of the existing grounds. Bin and cycle storage will be retained in the same locations as previously approved.

The proposed revised parking and landscape layout will respect the character of this historic building and will have no adverse impact on the building or its setting.

c) The reduction of the proposed parking provision for this development will result in one unit not having access to a parking space. To enable the re-use of this historic building a relaxation to the normal parking standards which requires a minimum of one parking space per dwelling is considered acceptable. Although parking on the main road is restricted there is spare capacity on neighbouring streets to accommodate some parking. The proposed parking provision and access arrangements are satisfactory in this location and the proposals will not be detrimental to road safety.

The proposals comply with the development plan, will result in a minor deviation to the current parking standards and will have no adverse effect on the building and its setting, and have no detrimental impact on residential amenity or road safety.

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	Damian McAfee on 0131 529 3529 (FAX 529 3717)
Ward affected	57 - Craigmillar
Local Plan	South East Edinburgh Local Plan
Statutory Development Plan Provision	Urban Area
Date registered	9 December 2005
Drawing numbers/ Scheme	01, 03A Scheme 2

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

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Consultations, Representations and Planning Policy

Consultations

Transport

No objections.

Representations

The application was advertised on 23 December 2005.

One letter of representation was received.

A neighbour objected to the reduction of parking spaces from 11 to 9 and the street is not conducive to parking.

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 application lies within an Urban Area of the South East Edinburgh Local Plan 2005.

Relevant Policies:

Policy DQ12 states that permission will not be given to the demolition of a listed building unless unavoidable, or alterations and extensions which would result in the loss of historic fabric, or change of use proposals which would adversely affect the architectural character, or development adjoining a listed building which would diminish its setting.

Policy DQ11 states that the character and setting of listed buildings will be safeguarded and encouragement will be given to their retention in viable uses, the preservation and repair of historic fabric which contribute to their interest, the restoration of missing architectural features, and the use of high quality materials and proposals which would enhance their setting.

Policy H2 states that within the urban area development for housing by way of new development, redevelopment or conversion of existing buildings will be acceptable, unless other policies indicate otherwise.

Policy T9 states that car parking provision will be required in conformity with the Council's adopted parking standards.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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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.

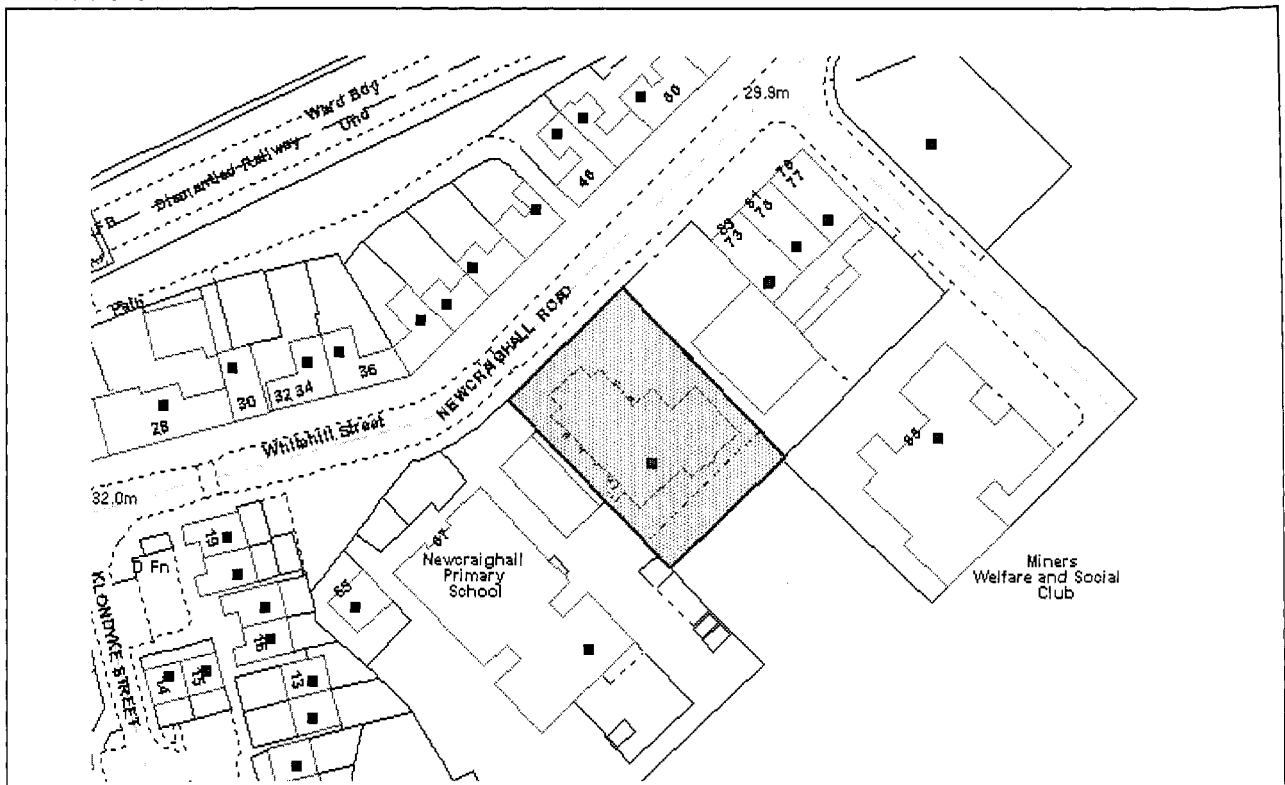
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Location Plan



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