

**Full Planning Application
at
8 Kittle Yards
Edinburgh
EH9 1PJ**

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

Proposal: Install air conditioning external unit
Applicant: Tadpole Cartesia.
Reference No: 04/00876/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

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.

2 Main report

Site description

The site is a modern office building on the east side of Kittle Yards. It is part of a small business complex to the west of Causewayside. There are residential properties to the west. Causewayside has commercial properties at ground floor level and residential above. To the front of the building is the communal access and parking courtyard for the complex. To the rear are the private residential gardens of flats fronting Causewayside.

Site history

There is no relevant planning history.

Development

It is proposed to install an air conditioning unit on the rear of the property at first floor level. It would be between two existing windows. It will be positioned on a proposed maintenance platform 2 metres in length and 600mm in projection. The platform would be metal and coloured oxide red. The unit itself would measure 643mm by 840mm by 336mm. The colour will be dove grey.

Consultations

Environmental and Consumer Services

No objections to the application subject to the following condition:

The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

Representations

One letter of representation was received from a residential neighbour. It was signed by four owner/occupiers of flats in the same stair. The following points were made:

1. noise,
2. cooking smells,
3. appearance,
4. could the unit not be positioned on the front of the building?

Policy

The site is within the Central Edinburgh Local Plan area under a Housing and Compatible Uses land use designation.

Relevant Policies:

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Non-statutory guidelines on 'SERVICES ON BUILDINGS' supplement local plan conservation and design policies, providing additional guidance on the installation of services on the exterior of buildings.

3 Conclusions 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 the determining issues, the Committee needs to consider whether:

- a) the positioning of the proposal is acceptable,
- b) the proposals are detrimental to residential amenity.

a) The unit will be concealed from public view being to the rear of the office building. It will be visible from the rear of the residential properties fronting Causewayside. However, the unit is not of a scale so as to be an unacceptable visual intrusion. The unit and associated platform will not project beyond the ground floor building line.

The proposal complies with the Council Non-Statutory Guideline on Services on Buildings in that the unit would not be positioned on the front or a conspicuous elevation.

The positioning of the proposal is acceptable.

b) A condition is attached on the recommendation of Environmental and Consumer Services to ensure the unit does not affect residential amenity in terms of noise.

As the unit is to serve existing offices, and not a café or restaurant, it is not expected to generate or expel smells.

The proposals will not be detrimental to residential amenity.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel David Shepherd on 0131 529 3956 (FAX 529 3717)

Ward affected 48 -Sciennes

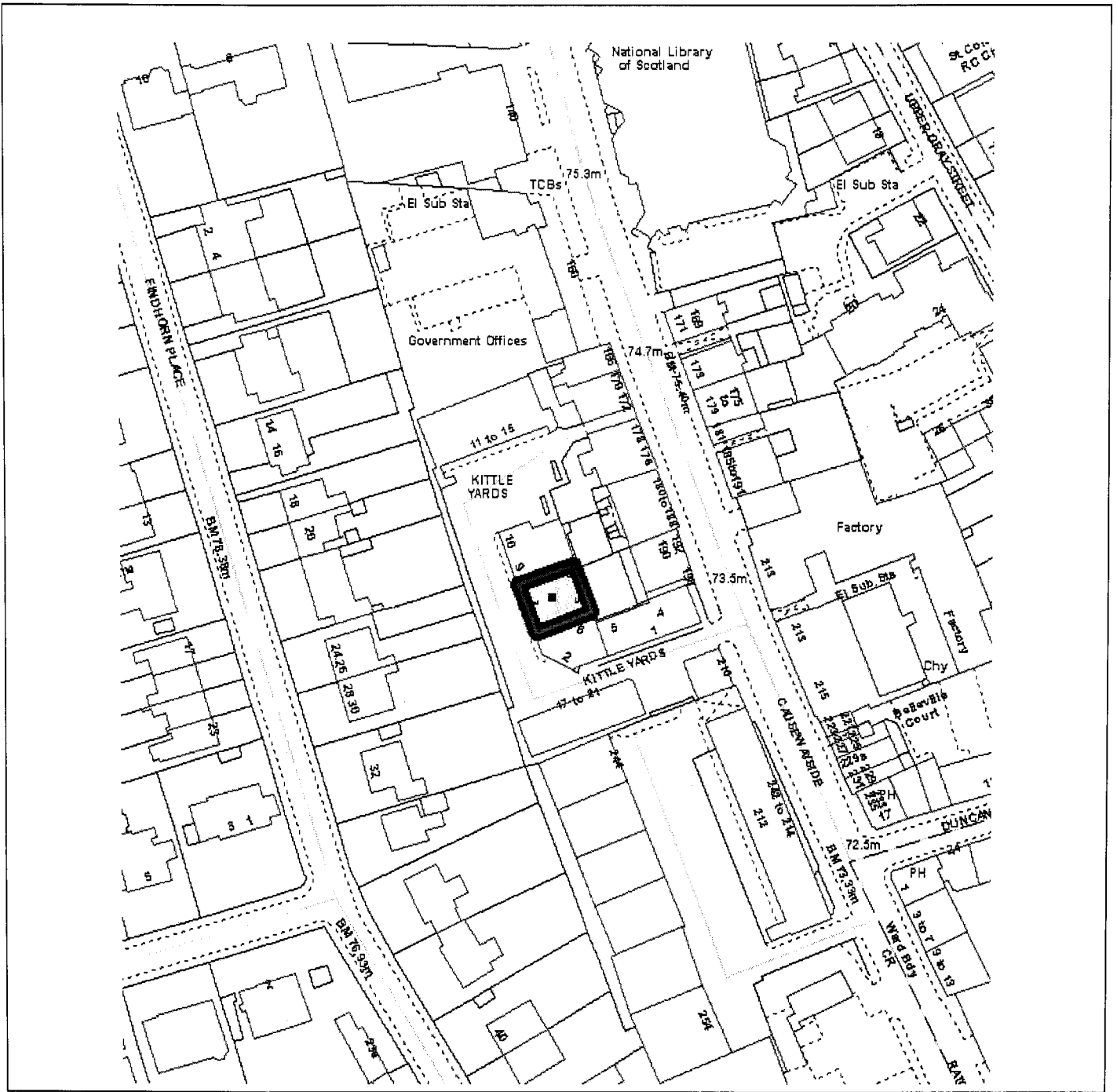
Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 15 March 2004

**Drawing numbers/
Scheme** 2-5.



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	8 Kittle Yards, Edinburgh, EH9 1PJ		
Proposal	Install air conditioning external unit		
Application number:	04/00876/FUL	WARD	48- Sciennes
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			