

Full Planning Application
at
59-67 Ratcliffe Terrace
Edinburgh
EH9 1SU

Development Quality Sub-Committee
of the Planning Committee

Proposal: Minor alteration to Planning approval 02/01870/FUL to increase height of lift over-run
Applicant: Mr Kinnear.
Reference No: 04/00473/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 development shall be carried out in accordance with items 2-11 of the schedule of conditions of planning appeal reference P/PPA/230/482.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To ensure compliance with the terms of the original planning permission.

2 Main report

Site description

The application site the east side of Ratcliffe Terrace to the north of the junction with West Mayfield. The site is immediately to the north of the recent Applecross development and has tenements to the north. To the west are the rear gardens of the listed villa at 8 South Gray Street. The rear site boundary lies adjacent to the Blasket Conservation Area. A two story stone villa, in residential use, fronting Ratcliffe Terrace currently occupies the site. The Ratcliffe Terrace frontage also contains a take away and two retail units. A collection of workshops and lock up garages are located to the rear. The buildings to the rear of the villa are predominantly single storey. There is a small garden to the rear of the villa.

Site history

25.07.01 Application for 13 flats and 2 houses withdrawn, (reference 01/01200ful.

02.10.02 Application for 2 commercial units, 2 mews houses and 14 apartments (ref 02/01870/ful) refused

11.09.03 Appeal against refusal of planning application ref. 02/01870/ful allowed, subject to eleven condition.

Development

The proposal involves a 1.2mm increase in height to the lift over-run, located to the rear of the consented residential block.

Consultations

No consultations undertaken.

Representations

Two letters of representation were received from local residents. Material objections are: -

1. Excessive height
2. Inappropriate design

Policy

The Central Edinburgh Local Plan places the site within a Housing and Compatible Uses policy area. The Site is also identified within a Local Shopping Centre: suitable location for new shopping development of an appropriate scale.

Relevant Policies:

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy T15 (PRIVATE CAR PARKING) requires all new development to comply with car parking standards set out in the Development Control Handbook, including provision for people with disabilities, and requires car parking to be designed to minimise visual intrusion.

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

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 take account of the following specific considerations:

- a) Whether the additional height of the proposal is acceptable in terms of its relationship with the existing buildings and the adjacent conservation area.
- b) Whether the proposals will have a detrimental impact on residential amenity.

a) The raising of the lift over-run will have a minimal visual impact upon the surrounding area. The increased lift shaft will not increase the overall height of the building nor will it be visible from the street. The lift shaft is designed as an integral part of the composition and its modest increase does not detract from the overall design quality.

b) The lift shaft is located centrally within the site. The increase in height will have no detrimental impact upon amenity levels within neighbouring dwellings.

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 Bruce Nicolson on 0131 529 3516 (FAX 529 3717)

Ward affected 49 -Newington

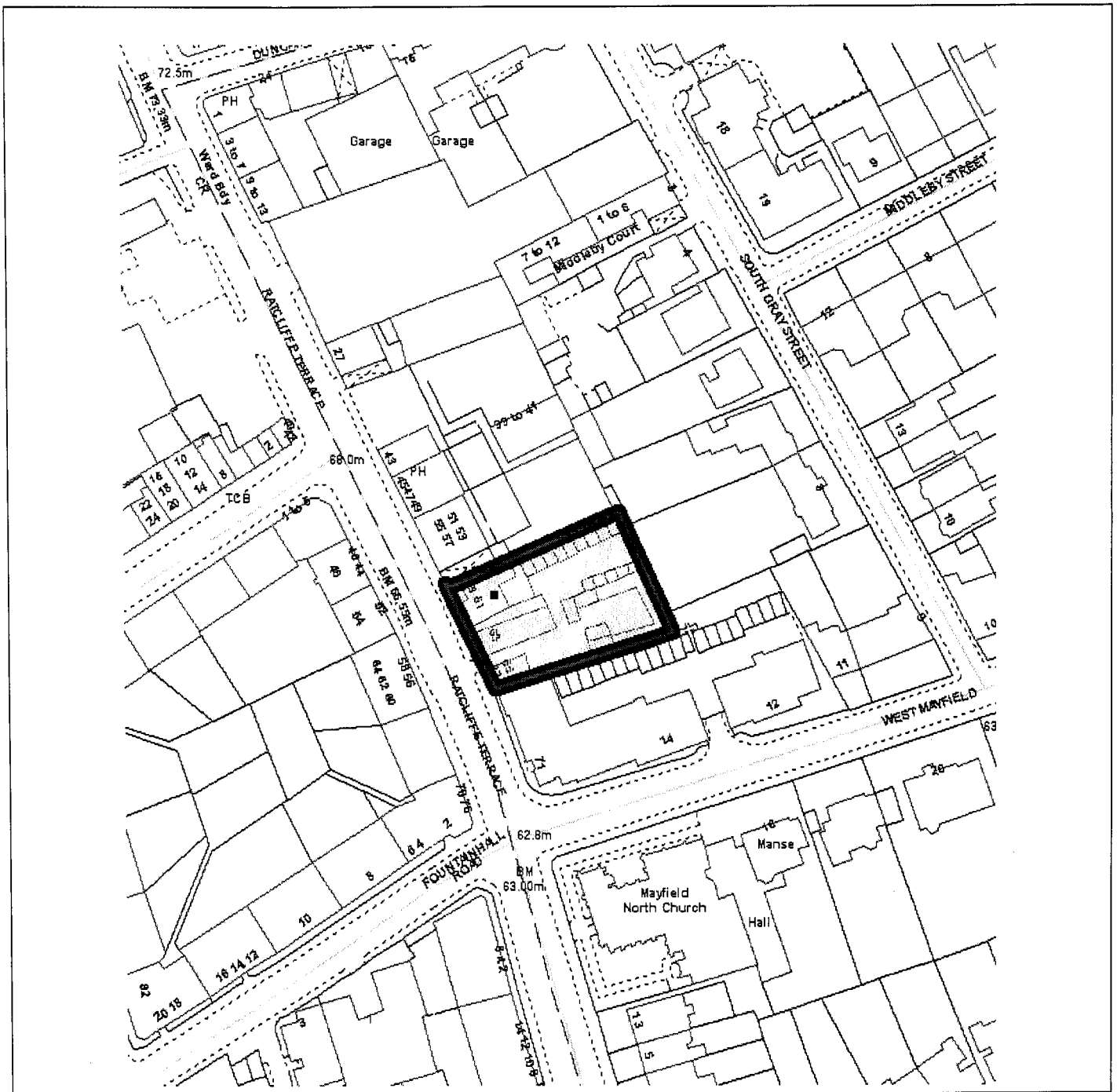
Local Plan Central Edinburgh Local Plan

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

File

Date registered 23 February 2004

**Drawing numbers/
Scheme** 1-4



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	59-67 Ratcliffe Terrace, Edinburgh, EH9 1SU		
Proposal	Minor alteration to Planning approval 02/01870/FUL to increase height of lift over-run		
Application number:	04/00473/FUL	WARD	49- Newington

THE CITY OF EDINBURGH COUNCIL
 THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY