

**Full Planning Application**  
**at**  
**1 Succoth Park**  
**Edinburgh**  
**EH12 6BX**

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

**Proposal:**            **Erection of boundary wall and fence**  
**Applicant:**         **Mr C Hunter**  
**Reference No:**      **03/04499/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. A small sample of masonry work, indicating courses, surfacing finish and pointing, shall be prepared for inspection on site and shall be approved in writing by the Head of Planning & Strategy before work commences on site.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to retain and/or protect important elements of the existing character and amenity of the site.

## **2 Main report**

### **Site description**

The property is a large modern two-storey house set within large garden grounds. The property is located at the intersection of Succoth Park and Succoth Avenue. The surrounding area is characterised by properties of a similar design and style.

The property is not within a conservation area.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The applicant seeks planning permission for the erection of a boundary wall and fence. The fence and wall would delineate the north and north-east boundary of the applicant's side garden, adjacent to Succoth Avenue. Inserted into the fence would be a pedestrian gate. The fence would be on top of the Ashlar stone wall of 1.0 metres in height, with a combined height of some 2.0 metres. The fence would be constructed of close-boarded timber.

The fence and wall has been amended so it is set back from the corner of Succoth Park/Succoth Avenue road, in order to allow adequate visibility splays to be achieved.

### **Consultations**

Transport has no objection to the amended proposal.

### **Representations**

The application was advertised on the 19 December 2003. Two letters of objection have been received from Murrayfield Community Council, a summary of which is as follows:

The fence is not in keeping with the character of the surrounding area.

It is recommended that a beech hedge would be better planted instead of the fence.

### **Policy**

CENTRAL EDINBURGH LOCAL PLAN - The site is identified as being within an area of Housing and Compatible Uses.

### 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 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

## **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 these determining issues, the Committee needs to consider a) the affect of the proposal on the surrounding area b) residential amenity c) highway safety.

- a) The property and the surrounding area is characterised by large modern houses of a similar style and design. The property is not within a conservation area. The offsetting of the fence/wall from the adjacent road (Succoth Avenue) would leave a small area of grass, which would allow the proposal to integrate into the surrounding area in a more acceptable manner.
- b) It is considered that the proposal would not adversely affect residential amenity.
- c) The Transport Unit has no objection to the proposal. Given that the fence would be set back from the adjacent road in order to achieve satisfactory visibility splays, highway safety and efficiency would not be compromised.

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** Mark Russell on 529 3665

**Ward affected** 15 -Murrayfield

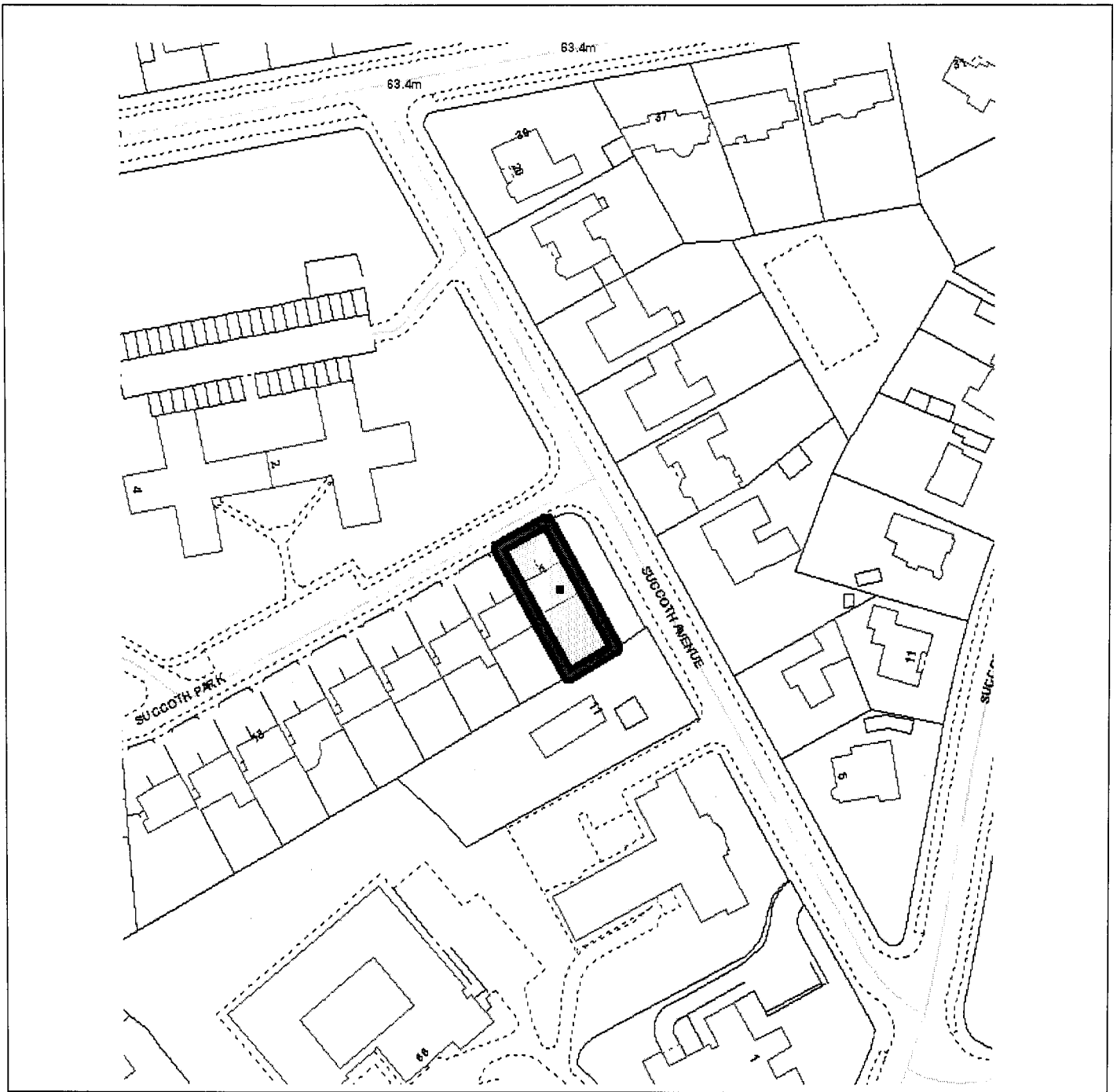
**Local Plan** Central Edinburgh Local Plan

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

**File** 03/04499/ful

**Date registered** 9 December 2003

**Drawing numbers/  
Scheme** 1,4,5



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# PLANNING APPLICATION

<b>Address</b>	<b>1 Succoth Park, Edinburgh, EH12 6BX</b>		
<b>Proposal</b>	<b>Erection of boundary wall and fence</b>		
<b>Application number:</b>	<b>03/04499/FUL</b>	<b>WARD</b>	<b>15- Murrayfield</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			