

Full Planning Application
at
100 Telford Road
Edinburgh
EH4 2NF

Development Quality Sub-Committee
of the Planning Committee

Proposal: Additional security gate and fencing to west of site, creation of garage type extension to the east elevation
Applicant: Securicor Cash Services Ltd.
Reference No: 04/00703/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.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2 Main report

Site description

The application site lies to the southern side of Telford Road. The property is occupied by 'Securicor', and is set back approximately 10m from the road at the nearest point. There is currently a security fence around the perimeter of the building and the car park. The surrounding area is predominantly residential, with the Western General, Telford College and a public house in the vicinity. The site is not within a Conservation Area.

Site history

00/03039/FUL - erect and extend security fencing - GRANTED

94/00161/FUL - alter roof and front elevational windows - GRANTED

Development

The application involves the construction of a garage type extension to the east of the existing structure. The floor area of the development is 96 square metres (approx.) with a sloping roof from the existing west building to east. Where it abuts the existing structure it reaches a height of 5.5 metres and slopes down to a height of 4.4 metres. The extension will consist of a steel frame construction with ridged cladding externally to a mono-pitched roof. The external material will be composed of cladding to match the existing brick colour of the adjoining structure. Security wire mesh (razor wire 900mm) specified to the perimeter of the internal envelope of the roof will be installed. External security columns 1.5m high set on concrete foundations will be erected in front of the north and east elevations. There are two external openings to the development, a 4x3m roller shutter door to the rear and an emergency exit on the eastern elevation.

A new security fence will be constructed at the rear of the building to the south west outwith the existing fence and gate. The new fence is 2.4 metres high and will be 20 metres west from the existing fence.

Consultations

No consultations undertaken.

Representations

Neighbour notification was issued on the 27th February 2004. Three letters of objection have been received to date as follows:

Two letters refer to a lack of detail in relation to fencing and potential noise increase. The remaining letter related solely to the existing operation.

Policy

CENTRAL EDINBURGH LOCAL PLAN

The application site is situated within an Area of Housing and Compatible Uses.

Relevant Policies:

Policy CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

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 GE12 (LANDSCAPING) requires development proposals to include provision for landscaping of high quality and new open spaces where appropriate.

Policy ED5 (BUSINESS DEVELOPMENT - INNER HOUSING AREAS) sets out criteria for assessing business and industrial development in defined Housing and Compatible Uses policy areas.

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.

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) Is the scale and design of the proposals acceptable?
- b) Do the proposals have any adverse effect on the amenity of neighbouring residents?

a) The property is a modern functional building. The proposed extension ties in with this. Whilst the design is slightly different, there being a lean-to roof, it is subservient to the main structure and in this context is considered appropriate. The use of razor wire is not normally supported, but in this case is within the site and will have no significant visual impact.

The fence extends the existing boundary treatment and is a standard design. It is considered appropriate for a site of this nature in this location.

On balance the extension and the new fence will not impact on the visual amenity of the area and are considered acceptable.

b) This is an existing and established commercial operation. The development is proposed to accommodate the existing use and volumes of traffic already serving the site and is not proposed to facilitate any intensification of use. The proposed extension will not contribute to any further loss of amenity on neighbouring residential areas.

The fence will be erected within the site and along the north boundaries of three neighbouring residents. Due to this location there will be no overshadowing.

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 Mary Crowley on 529 3634

Ward affected 08 -Craigleith

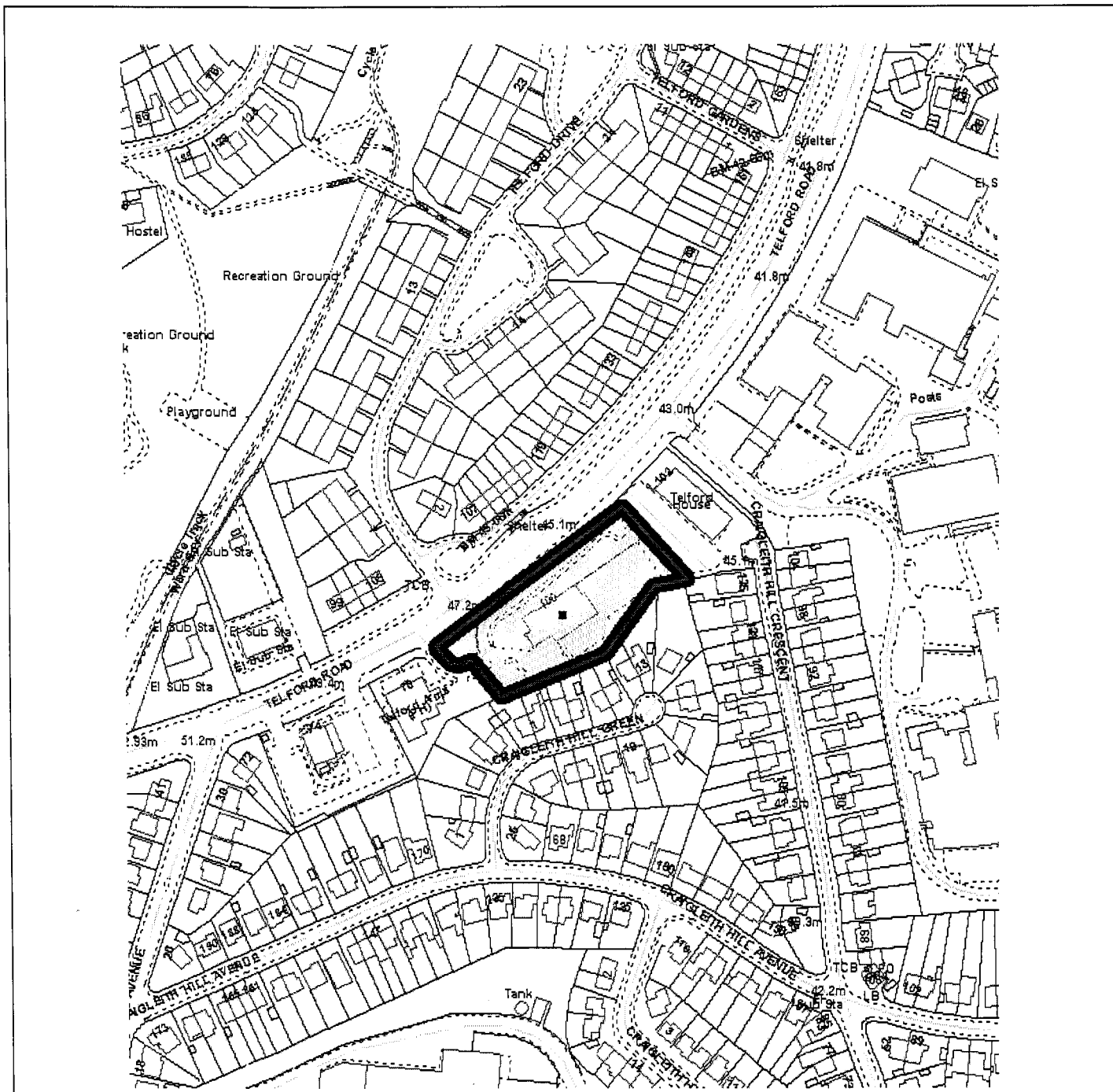
Local Plan Central Edinburgh Local Plan

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

File

Date registered 15 March 2004

**Drawing numbers/
Scheme** 1-4



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PLANNING APPLICATION

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