

Full Planning Application
at
232-234 Queensferry Road
Edinburgh
EH4 2BP

Development Quality Sub-Committee
of the Planning Committee

Proposal: Change of use from Kitchen + bathroom showrooms to residential lettings business focussed on local area
Applicant: Mr Holden
Reference No: 03/01787/FUL

1 Purpose of report

To recommend that the application be **REFUSED**

Reasons

1. The proposal is contrary to North West Edinburgh Local Plan Policy S3, in respect of Existing Shopping Centres, as it would further increase beyond 20% the proportion of non retail use within this group of shops.
2. The proposal is contrary to Policies R2 and R10 of the draft West Edinburgh Local Plan, as it would further increase beyond 40% the proportion of non retail uses within the Blackhall Shopping Centre, and would result in more than 3 adjacent non-retail units, to the detriment of the vitality and viability of the Centre.

2 Main report

Site description

The application site comprises a vacant retail unit located in a group of commercial properties on the north side of Queensferry Road, between Maidencraig Crescent and Seaforth Drive. The unit forms part of a small local centre as defined in the North West Edinburgh Local Plan, and the Blackhall Local Centre as defined in the draft West Edinburgh Local Plan.

Site history

There is no relevant planning history for this site.

Development

The application is for a change of use from shop (Class 1) to residential lettings business (Class 2). No physical alterations are proposed at present. The unit has been vacant since September 2002.

Applicant's Supporting Statement

The applicant has submitted supporting statements, copies of which are available in the Party Group Rooms, outlining the benefits of the proposal and the length of vacancy.

Consultations

Environmental and Consumer Services

With reference to the above, this Department offers no objections subject to the following condition being attached to the consent:

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

No representations have been received

Policy

Draft West Edinburgh Local Plan - Urban Area

Relevant Policies:

H12 - seeks to protect residential amenity

R2 - presumes against proposals which are detrimental to the vitality and viability of shopping centres.

R8 - accepts the principle of non-retail uses in ground floor units which complement the shopping function of a centre

R10 - seeks to control non-retail uses in Local Shopping Centres

North West Edinburgh Local Plan - Mainly Residential Area, where existing residential character and amenities are to be protected.

Relevant Policies:

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

Policy S3 sets criteria for protecting the retail function in existing shopping centres.

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 whether:

- (a) The proposed use will detract from the vitality or viability of the shopping centre
- (b) There will be any adverse effect on residential amenity.

(a) The proposed use would result in 7 of the 9 units considered to form the "small group of shops" (as defined in the North West Edinburgh Local Plan) being in non-retail use (78%). The policy limit is 20%. In the draft West Edinburgh Local Plan, the centre has been refined and 10 of the 20 units (50%) would be in non-retail use. The Policy limit is 40%. In addition, the proposed use would result in 3 consecutive non-retail uses. The length of vacancy does not justify an exception in this situation.

The proposal is therefore contrary to both adopted and draft Local Plan Policies intended to protect the viability and vitality of shopping centres.

(b) The proposed use is unlikely to adversely affect surrounding residential amenity.

The proposals do not comply with the relevant Local Plan or replacement Local Plan Policies in relation to the protection of retailing.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application, for the reasons stated.



pp Alan Henderson
Head of Planning and Strategy

Contact/Tel Michael Paton on 0131 529 3902 (FAX 529 3706)

Ward affected 08 - Craigleith

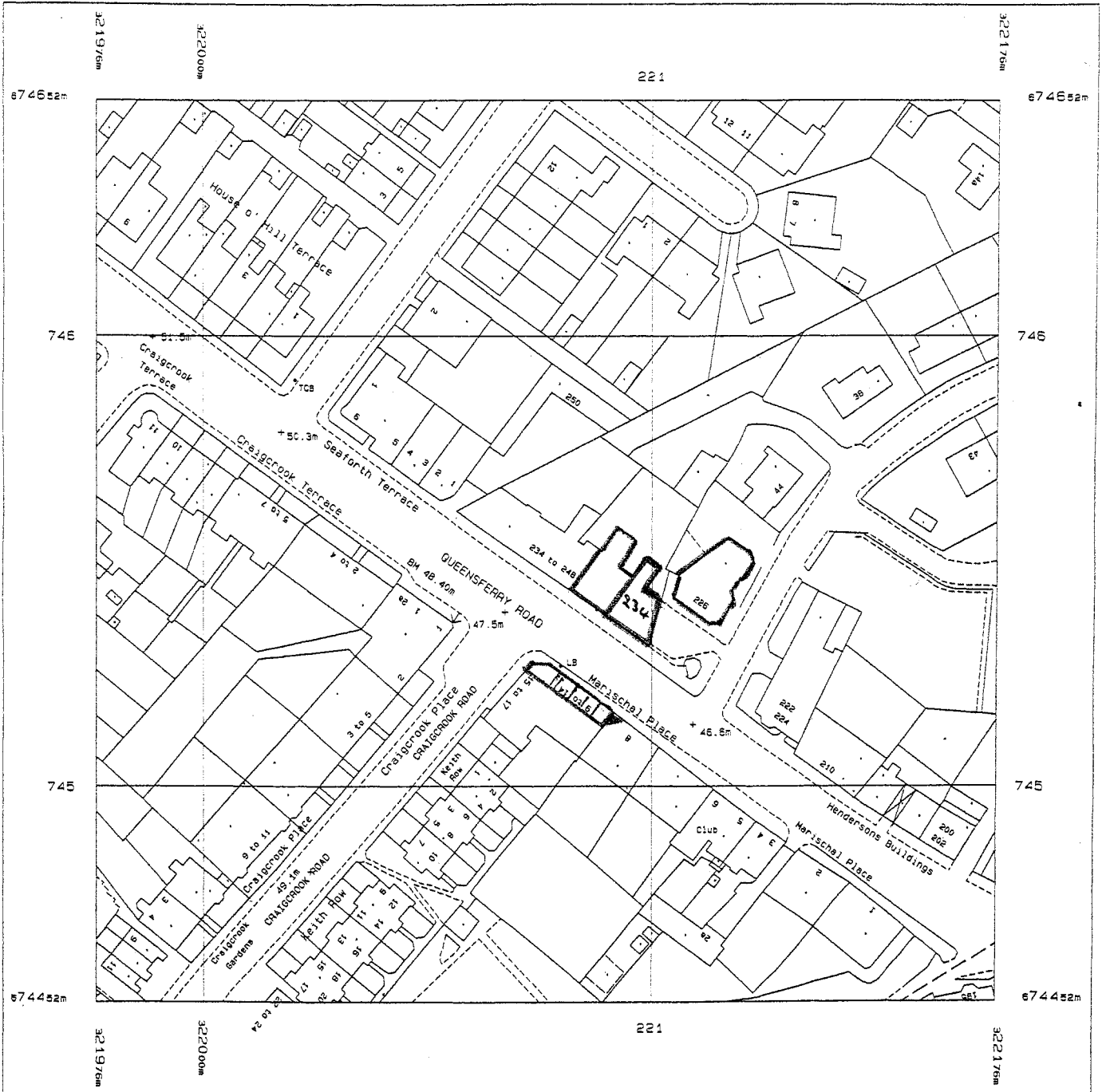
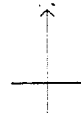
Local Plan North West Edinburgh

**Statutory Development
Plan Provision** Mainly Residential Area

File

Date registered 20 May 2003

**Drawing numbers/
Scheme** 01
Scheme 1



APPLICATION RELATES TO G. floor PROPOSED IN (RED)
 PROPERTIES NOTICED MARKED IN GREEN.

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National Grid sheet reference at centre of this Superplan: NT2274NW

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