

**Full Planning Application**  
**at**  
**1B Barnton Grove**  
**Edinburgh**  
**EH4 6EQ**

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

**Proposal:** Extension to existing boundary by 1.5 metres to provide new private access directly off Barnton Grove with new 6 ft high wall. (as amended)  
**Applicant:** Ian G C MacLennan.  
**Reference No:** 03/00207/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 detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site;  
Note: samples of the materials may be required. In particular the proposed railings must be designed to allow clear vision into and out of the entrance to Number 534 Queensferry Road.

**Reasons**

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

2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
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## **2 Main report**

### **Site description**

The application site is part of a private lane which provides access to several houses. The lane forms a pedestrian link between Barnton Grove and Queensferry Road.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The application is for the division of an access lane into two parts to provide a private access to 1B Barnton Grove. The proposal incorporates the erection of a wall bounding the new access route. Railings will be provided in the wall at the south east corner of the site. The combined height of the wall and railings is 2 metres. The wall will continue at a height of 1 metre to within 3 metres of the entrance onto Barnton Grove.

### **Consultations**

#### **Transport**

No objections were raised, subject to the following condition:

The purpose of the railing on top of the 800mm high wall is to ensure that visibility for emerging drivers from No. 534 Queensferry Road is not impeded by this development. Therefore the railing must be designed in such a way that it meets the above requirement and should remain clear of all obstructions.

### **Representations**

Two letters of objection have been received on the grounds of:

- access into the road
- road safety
- access for emergency vehicles

## **Policy**

### **North West Edinburgh Local Plan**

The site is within an area allocated as mainly residential, where the existing residential amenities and character will be safeguarded.

The site is also covered by the draft West Edinburgh Local Plan

The following draft policies apply in this case:

DQ6 - Design of new development

#### Relevant Policies:

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

## **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**

In order to address these determining issues the Committee must consider whether:

- a) the proposal will have a detrimental impact on the character or appearance of the area
  - b) the proposal will have a detrimental impact on the residential amenity of the area
  - c) the proposal will have a detrimental impact on road safety in the vicinity
- a) The proposed alterations and erection of a wall will have no detrimental impact on the character or appearance of the area. There is an existing brick wall forming the boundary of the rear garden of 1b Barnton Grove and the proposal will match the style and finish of this wall.

b) The proposed alterations will have no detrimental impact on the residential amenity of the occupiers of any neighbouring properties through overshadowing or privacy.

c) The proposed alterations will narrow the lane but not to a point that would limit access for the existing properties, off the lane. The altered entrance will have no detrimental impact on the visibility into and out of the lane.

Neither the existing vehicular access to the other properties on the lane, nor the pedestrian link to Queensferry Road will be prejudiced by this development

The proposal will have no detrimental impact in terms of road safety.

In conclusion the proposed alterations will have no detrimental impact on the character or appearance of the area. The alterations will have no impact on road safety or the amenity of any neighbouring property. The condition recommended will cover the issue of the detail of the proposed railings raised by Transportation.

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

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Peter Jones on 0131 529 3770 (FAX 529 3706)

**Ward affected** 05 - Cramond

**Local Plan** North West Edinburgh Local Plan

**Statutory Development  
Plan Provision** Mainly Residential

**File**

**Date registered** 7 February 2003

**Drawing numbers/  
Scheme** 4



