

**Full Planning Application
at
6 Meadowbank Place
Edinburgh
EH8 7AW**

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

Proposal: Change of use from shop to residential
Applicant: Carabay Ltd.
Reference No: 03/01643/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 is on the south side of Meadowbank Place. The site is occupied by a 4-storey stone built tenement property, with flats above and a shop unit at ground floor level.

Site history

There is no relevant planning history for this site.

Development

The application is for the change of use of the unit from retail to residential. The application also proposes to divide the existing window vertically and horizontally to form a more domestic style window, although the original external proportions will be retained.

Consultations

Environmental and Consumer Services

No objection

Representations

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

- the proposed change of use could prejudice existing businesses in the vicinity
- the unit is inappropriate for the formation of a flat
- noise disturbance
- unit too small, with only one window

Policy

North East Edinburgh Local Plan

The site is within an area of housing and compatible uses, where the existing residential character and amenities will be safeguarded.

The site is also within an area of window control.

Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy H3 (HOUSING - CONVERSION OF NON-RESIDENTIAL BUILDINGS) encourages, and sets out criteria for assessing, the change of use of suitable non-residential buildings to housing.

Non-statutory guidelines on 'SHOPS - CONVERSION TO RESIDENTIAL USE' provide guidance for assessing such proposals.

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

Non-statutory guidelines on 'WINDOW ALTERATIONS' supplement local plan conservation and design policies, providing additional guidance on window alterations.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- -Do the proposals comply with the Local Plan?
- -If the proposals do comply with the Local Plan, are there any compelling reasons for not approving them?
- -If the proposals do not comply with the Local Plan, are there any compelling reasons for approving them?

ASSESSMENT

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

- a) The loss of the retail unit is acceptable in this location and the new use is appropriate.
- b) The proposed unit will be offered a satisfactory level of amenity and
- c) Whether the proposed change of use will prejudice existing uses in the vicinity of the application site.
 - a) The loss of the retail unit is acceptable in this location as the unit is not in a protected retail frontage. The area is generally residential in character. The proposal will have no detrimental impact on the amenity of the occupiers of any neighbouring property.

The alterations to the external window will be carried out in wood and will have no detrimental impact on the character or appearance of the property or the wider area.

b) Environmental and Consumer Services have raised no objection to the proposed change of use. The unit has only one window, to the front elevation. Daylighting is offered to the basement area via the open staircase to the lower level. The unit is of a suitable size for conversion to a single residential unit and will be offered a satisfactory level of amenity.

c) The neighbouring uses are compatible with a residential area and will not be prejudiced by the proposed residential use.

In conclusion the proposed alterations to the frontage will have no detrimental impact on the character or appearance of the building or the wider area. The proposed new residential unit will have an adequate level of amenity and is acceptable in this location.

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 Peter Jones on 0131 529 3770 (FAX 529 3706)

Ward affected 35 -Meadowbank

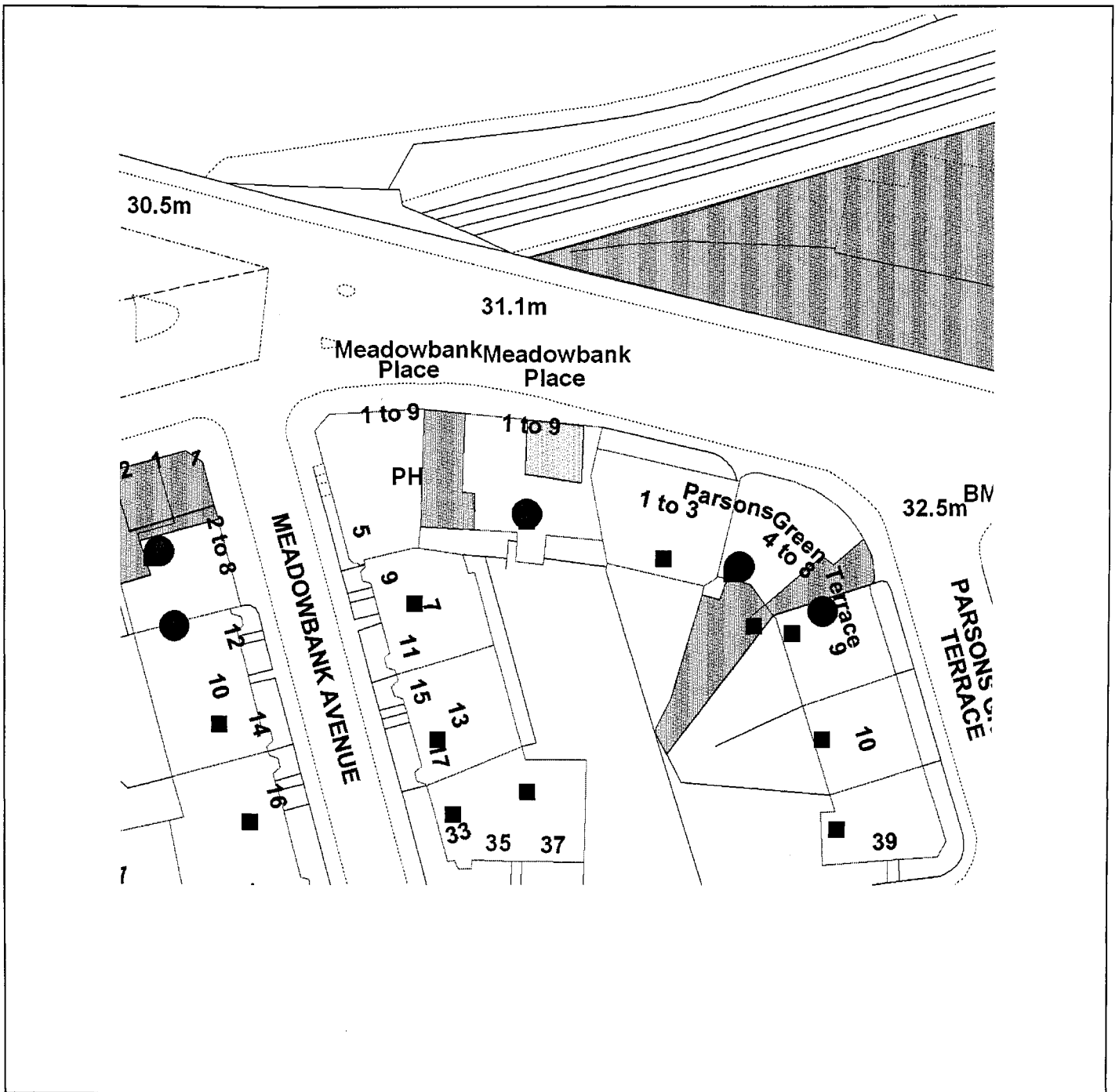
Local Plan North East Edinburgh

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

File

Date registered 20 May 2003

**Drawing numbers/
Scheme** 1-5



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PLANNING APPLICATION

Address	6 Meadowbank Place		
Proposal	Change of use from shop to residential		
Application number:	03/01643/FUL	WARD	35- Meadowbank
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			