

**Full Planning Application 05/01513/FUL
at
52 Flat 2 Stenhouse Crescent
Edinburgh
EH11 3JF**

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

1 Purpose of report

To consider application 05/01513/FUL, submitted by L Muir. The application is for: **Erect a wooden shed with felt roof for the purpose of storage + hobby activities namely woodturning/woodworking on a non commercial basis**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application site is an area of land to the rear of 52/2 Stenhouse Street.

The area associated with the flatted dwellings is divided into a communal area of approximately 230 square metres and 4 strips of private garden ground.

The strip of garden ground on which development is proposed measures approximately 16.3 metres in length by 5.2 metres wide. The land is delineated by small fences. There is a taller fence and tree marking the rear (southern) boundary.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The applicant seeks planning permission for the erection of a 4 metre wide by 7 metre long timber shed, with a pitched roof of 3.775 metres above ground level.

3 Officer's Assessment 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 consider

- a) Whether the development is in keeping with the character of its surroundings and
- b) Whether neighbouring residential amenities are safeguarded.

a) There is a large communal space to the rear of the dwelling and several private strips of garden ground.

The proposed shed lies within a private strip of land to the rear of the flatted dwelling.

The shed takes up less than one third of the area of private garden ground in compliance with the relevant guidelines and will not have any significant detriment to the character of the property and its surroundings.

The appearance and finishes would be acceptable.

b) The building is not proposed for habitable accommodation and does not result in any loss of privacy in excess of the Council's guidelines.

The height of the shed is such that it will marginally exceed the Council's guidelines on overshadowing resulting in a strip of 0.7 square metres of overshadowing in excess of the Council's non-statutory planning guidelines, on both side neighbouring garden areas. The breach of the guidelines is minor and is not significantly detrimental to the amenities of any neighbouring property.

To the rear the boundary is marked by a fence and a large tree and overshadowing from the proposed shed does not add significantly to existing overshadowing.

It is recommended that the Committee approve this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Steven Black on 0131 529 3904 (FAX 529 3716)
Ward affected	28 - Moat
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Mainly Residential
Date registered	5 May 2005
Drawing numbers/ Scheme	01-07

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: helen.martin@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 52 Flat 2 Stenhouse Crescent
Edinburgh
EH11 3JF
Proposal: Erect a wooden shed with felt roof for the purpose of storage +
hobby activities namely woodturning / woodworking on a non
commercial basis
Reference No: 05/01513/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

One letter of objection has been received objecting to the application on the grounds that the shed would detract from the visual amenity of back gardens and result in overshadowing.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The application site lies within a mainly residential area within the adopted South West Edinburgh Local Plan and within the urban area as identified in the Draft West Edinburgh Local Plan.

Relevant Policies:

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy DQ11 Alterations and Extensions where acceptable in principle, should be subservient and relate clearly to the original building.

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

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

Application Type Full Planning Application
Application Address: 52 Flat 2 Stenhouse Crescent
Edinburgh
EH11 3JF
Proposal: Erect a wooden shed with felt roof for the purpose of storage +
hobby activities namely woodturning / woodworking on a non
commercial basis
Reference No: 05/01513/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

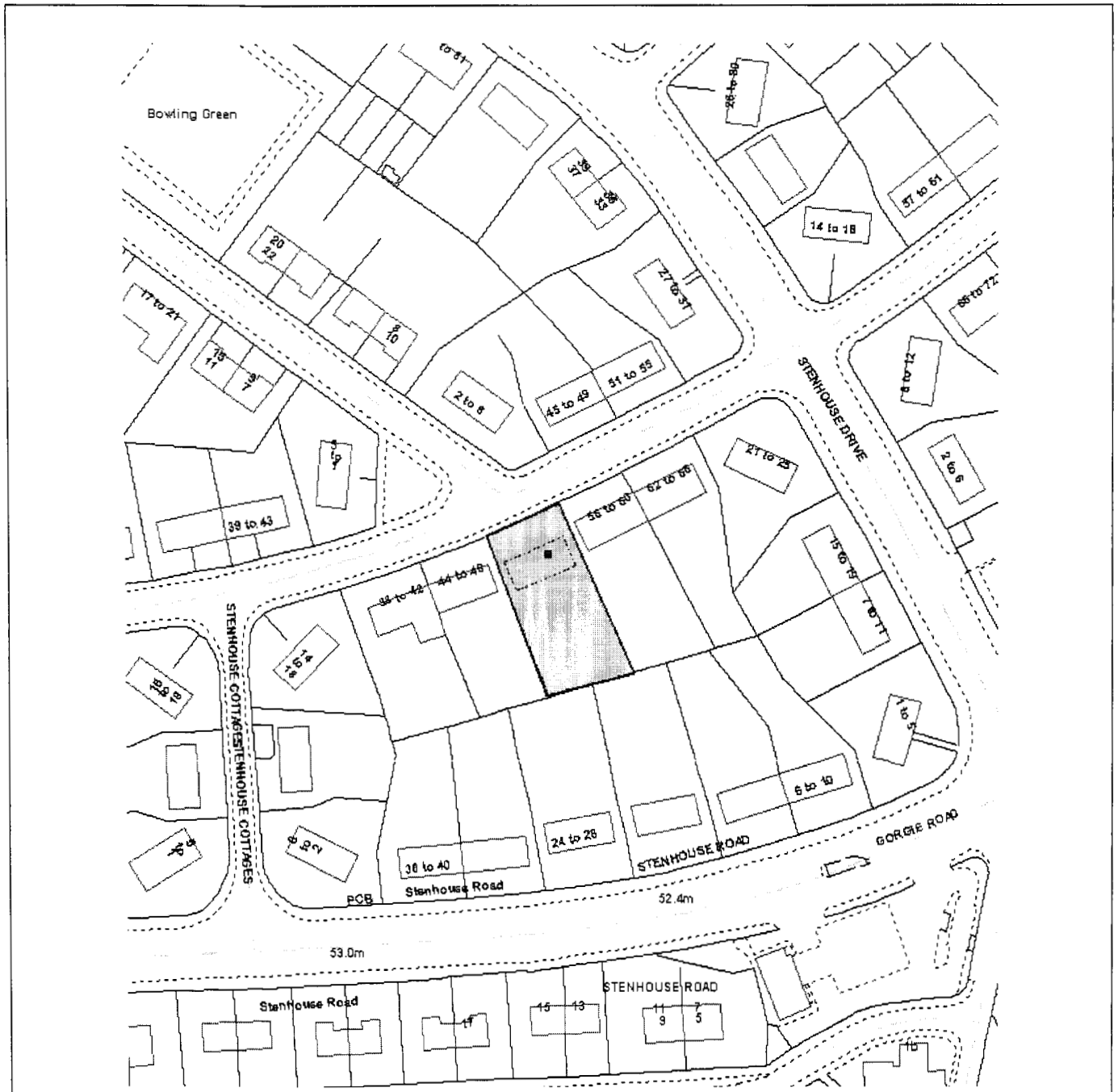
Conditions

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.

End



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

PLANNING APPLICATION

Address	52 Flat 2 Stenhouse Crescent, Edinburgh, EH11 3JF		
Proposal	Erect a wooden shed with felt roof for the purpose of storage + hobby activities namely woodturning / woodworking on a		
Application number:	05/01513/FUL	WARD	28- Moat
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			