

Full Planning Application 08/01556/FUL

at

23 Parkgrove Street

Edinburgh

EH4 7NT

Development Management Sub-Committee of the Planning Committee

DEPARTURE FROM THE DEVELOPMENT PLAN

This development proposed by this application is a departure from the development plan:

The development is acceptable as the proposed residential use will not have a detrimental impact upon either the local centre or the needs of the local residents.

1 Purpose of report

To consider application 08/01556/FUL, submitted by Universal Property Services. The application is for: **Change of use from shop on ground floor to new two bedroomed flat on ground floor**

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

2 The Site and the Proposal

Site description

This site is one of a group of seven commercial units at ground floor level on the east side of Parkgrove Street. It is currently vacant. There are two floors of residential flats above.

The shops are in a wider residential area and are set back from the road by an area of open space. There is a public lay-by to the front

Site History

05/09/90 Planning permission was refused for the change of use of the premises to a hot food take away for the reason that it would have a detrimental effect on the amenities of neighbouring residents by virtue of odour and noise nuisance. (90/01252/FUL)

29/04/98 Planning permission was granted for the change of use from shop to tearoom/coffee shop. (98/00488/FUL) This consent was not taken up.

History of Neighbouring Property

21 Parkgrove Street

05/07/2005 Planning permission was granted for alterations to and change of use from shop on ground floor to flat (04/00763/FUL)

Description of the Proposal

The proposed development is for a change of use from an existing ground floor class 1 unit to a two bedroom flat on the ground floor.

The proposed flat includes 2 bedrooms to the rear and a living room area to the front. The frontage maintains the existing features so as to remain in keeping with the remainder of the units in this group. The 2 windows on the rear of the property are to be repositioned. These windows are to match existing.

3 Officer's Assessment and Recommendations

Determining Issues

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 principle of the proposed development is acceptable;
- b) The impacts on the character and amenity of the existing building and surrounding area are acceptable;
- c) The proposal provides adequate living accommodation;
- d) The impact on parking is acceptable;

a) This group of shops is not in an identified shopping centre in either the adopted North West Edinburgh Local Plan or the Finalised Edinburgh City Local Plan.

In the North West Edinburgh Local Plan it falls within a non-identified parade of shops where the retail policies (S3) apply. The aim of this policy is to retain 80% of units in retail use and accept only non retail uses as an appropriate alternative. However, residential use is not a non-retail use for the purpose of this policy and is not deemed appropriate. As a result, the proposal is contrary to policy S3.

In the Finalised Edinburgh City Local Plan it falls within policy RET 11 which is used to assess alternative use of shop units on other locations. There are a number of small shops in this frontage that cater to the local needs, as a result there is no clear justification to retain the unit in shop use to meet local needs. A residential use complies with the Finalised Edinburgh City Local Plan providing a satisfactory standard of amenity can be achieved and the external appearance is acceptable.

Although the proposed change of use is contrary to the North West Edinburgh Local Plan, the residential use is appropriate in this location with a similar application for a residential use granted for the neighbouring property at 21 Parkgrove Street. The loss of the current use would not be detrimental to local needs.

b) The frontage alterations have been amended to keep the shop front and the recessed door which are in keeping with the remainder of the units in this group.

There is a commercial unit and residential unit on either side of the site. There are no specific planning conditions which could control noise out with the premises. However, a building warrant will be required for the change of use and noise insulation standards should be considered as part of this process.

c) The size of the unit at approximately 50 square metres is adequate for residential use.

d) The proposed development will not have a detrimental impact to the surrounding area. However, Transport request that 1 secure cycle parking space must be provided. This may be located within the property.

In summary, although the proposal constitutes a departure from the adopted North West Edinburgh Local Plan, it complies with the Finalised Edinburgh City Local Plan and the non statutory guidelines.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Craig Wood on 529 3904
Ward affected	A03 - Drum Brae/Gyle (NEW)
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	30 April 2008
Drawing numbers/ Scheme	1-6 Scheme 1

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, Graham Dixon on 0131 529 3519. Email: graham.dixon@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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 23 Parkgrove Street
Edinburgh
EH4 7NT

Proposal: Change of use from shop on ground floor to new two bedroomed flat on ground floor

Reference No: 08/01556/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental Health

Environmental Health has no objections to this proposed development.

Transport

The parking survey was carried out on 26/05/08 and found that there is ample on-street parking available nearby to allow the development to proceed. Therefore, I have no objections to the application subject to the following condition.

1 Secure cycle parking space must be provided.

Representations

The application was advertised on 16.04.04.
No representations have been received.

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 site is in a mainly residential area in the adopted North West Edinburgh Local Plan. It is in the urban area in the Draft West Edinburgh Local Plan.

Relevant Policies:

Relevant policies of the North West Edinburgh Local Plan.

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

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.

Policy H4 requires new development to be sympathetic in scale and density with its surroundings. In conservation areas and defined "areas of interest" in particular, special care is required to protect local character and amenity.

Relevant policies of the Finalised Edinburgh City Local Plan.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Ret 11 (Alternative Use of Shop Units in Other Locations) sets out the factors to be taken into account in assessing the change of use of a shop unit outwith defined centres.

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

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bedroomed flat on ground floor

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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.

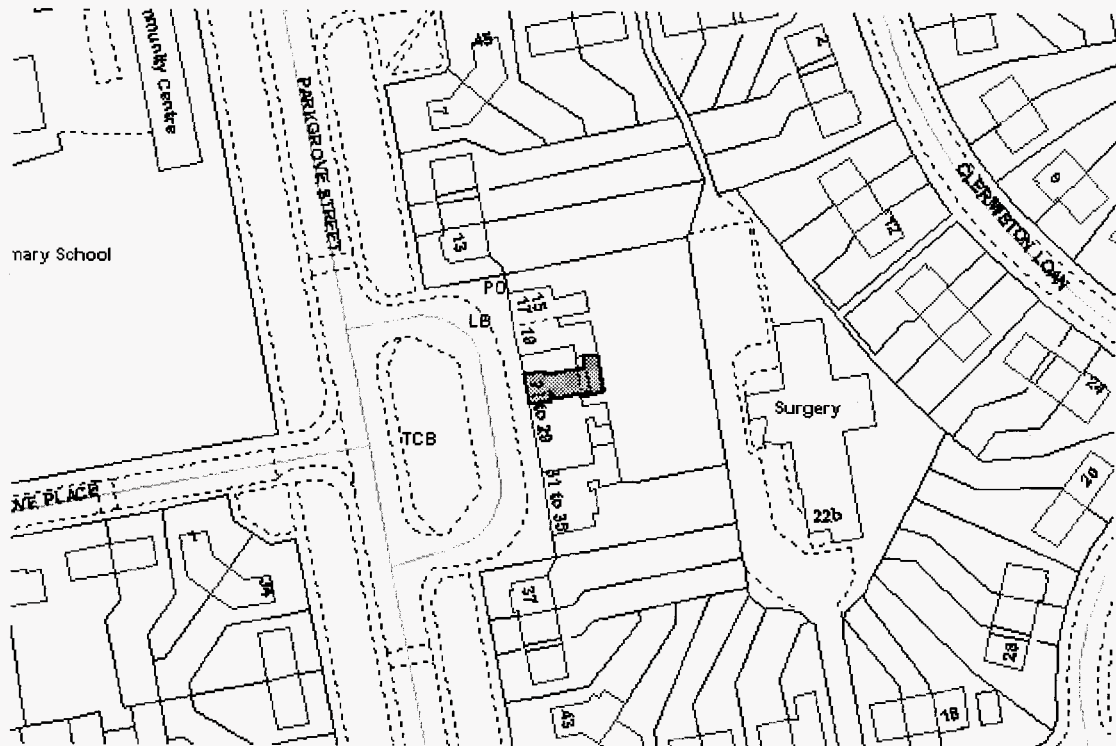
Reasons

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

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Location Plan

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