

**Full Planning Application
at
12 Succoth Avenue
Edinburgh
EH12 6BT**

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

Proposal: To demolish a former air raid shelter at the rear of existing garage and construct an extension to the existing garage to create a garage space for an additional car and a work bench area

Applicant: Mr Thomson + Ms King

Reference No: 04/02532/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 site lies to the east of Succoth Avenue and comprises a two storey, substantial, detached villa sitting within a large garden. There is a single storey flat roofed garage situated on the south facing elevation. Directly behind the garage is an air raid shelter.

The surrounding area is pre-dominantly residential.

The premises are neither listed nor lie within a conservation area.

Site history

11/12/03 - Planning Permission was granted for demolition of a former air raid shelter at the rear of existing garage and construct an extension to the existing garage to create a garage space for an additional car and a work bench area (03/03284/FUL).

Development

The application involves the removal of the air raid shelter to the rear of the garage and the erection of a new extension. The new extension will measure 4.2 metres from the rear building line of the house and will be 4.2 metres in width and 2.2 metres in height with a pitched roof. The extension will be finished in brick and the roof is to be finished in felt. No windows are proposed, only one doorway leading out into the garden.

This application has been submitted to rectify a procedural error with the previous application (03/03284/FUL). The application should have been advertised as it was not possible to carry out neighbour notification on an area of land to the rear of the application site. The applicant had correctly filled out the application form and paid a fee for the advert. However, due to an administrative oversight, the application was not advertised.

Consultations

Culture and Leisure - Archaeology

Comments received on previous application

It is recognised that such monuments are archaeological monuments in their own right (e.g. CBA's Battle of Britain Campaign) and accordingly this air raid shelter should be regarded as being of local historic importance.

Therefore this application should be considered under the following planning policies, issued by the Secretary of State for Scotland: National Planning Policy Guidance 18: Planning and the Historic Environment (NPPG 18), 1999, and National Planning Policy Guidance 5: Planning

and Archaeology (NPPG 5) and its accompanying Planning Advice Note 42 (PAN 42), 1994. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where it is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

After an assessment of the cultural significance of the development it is considered that the loss of this structure would not be sufficient to justify refusal of consent on archaeological grounds. However it is essential that a photographic and written survey, linked to an appropriate level of documentary research, be undertaken of the air raid shelter prior to its demolition.

It is essential therefore that a condition be applied to any consent to secure this programme of archaeological works (historic building recording). A condition based upon the model condition stated in PAN 42: Planning and Archaeology, Para 34 should be used.

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works (historic building survey) and for the archiving and appropriate level of publication of the results lies with the applicant.

25 August 2004

Further to recent discussions regarding the new information submitted by Mr Morrison, confirming that it is not a WW II air-raid shelter as previously stated. This Department is happy for earlier comments to be withdrawn and state that there is no archaeological constraint upon this application.

Representations

The application was advertised on 16 July 2004.

Neighbour Notification was carried out on 16 July 2004. Five representations were received from or on behalf of the neighbouring property, the grounds were the height of the new wall will block out a significant amount of light to the kitchen windows on the north side of the property.

Policy

CENTRAL EDINBURGH LOCAL PLAN - The site is identified as being within an area of Housing and Compatible Uses.

Relevant Policies:

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

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

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

3 Conclusions and Recommendations

To address these determining issues, the Committee needs to consider whether a) the scale and design of the proposals are appropriate to the property and the area, and b) there will be any adverse impact on the neighbouring amenity.

- a) The extension has been designed to create additional accommodation to the garage to provide room for two cars and a small workshop area. The extension is to be built within the area of the existing air raid shelter, although it will extend out 4.2 metres from the rear of the property. The extension is to be built hard onto the boundary where no windows are proposed. The scale and design of the proposed extension are appropriate and will not detract from the character and appearance of the property or the area.
- b) In terms of residential amenity, calculations show that the extension will protect daylighting to the adjoining property and will result in minimal overshadowing. However, the extension is only marginally greater than 4 metres in length and any overshadowing is within acceptable limits. There will be no undue impact on residential amenity.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Lynsey Townsend on 0131 529 4279 (FAX 529 3717)

Ward affected 15 -Murrayfield

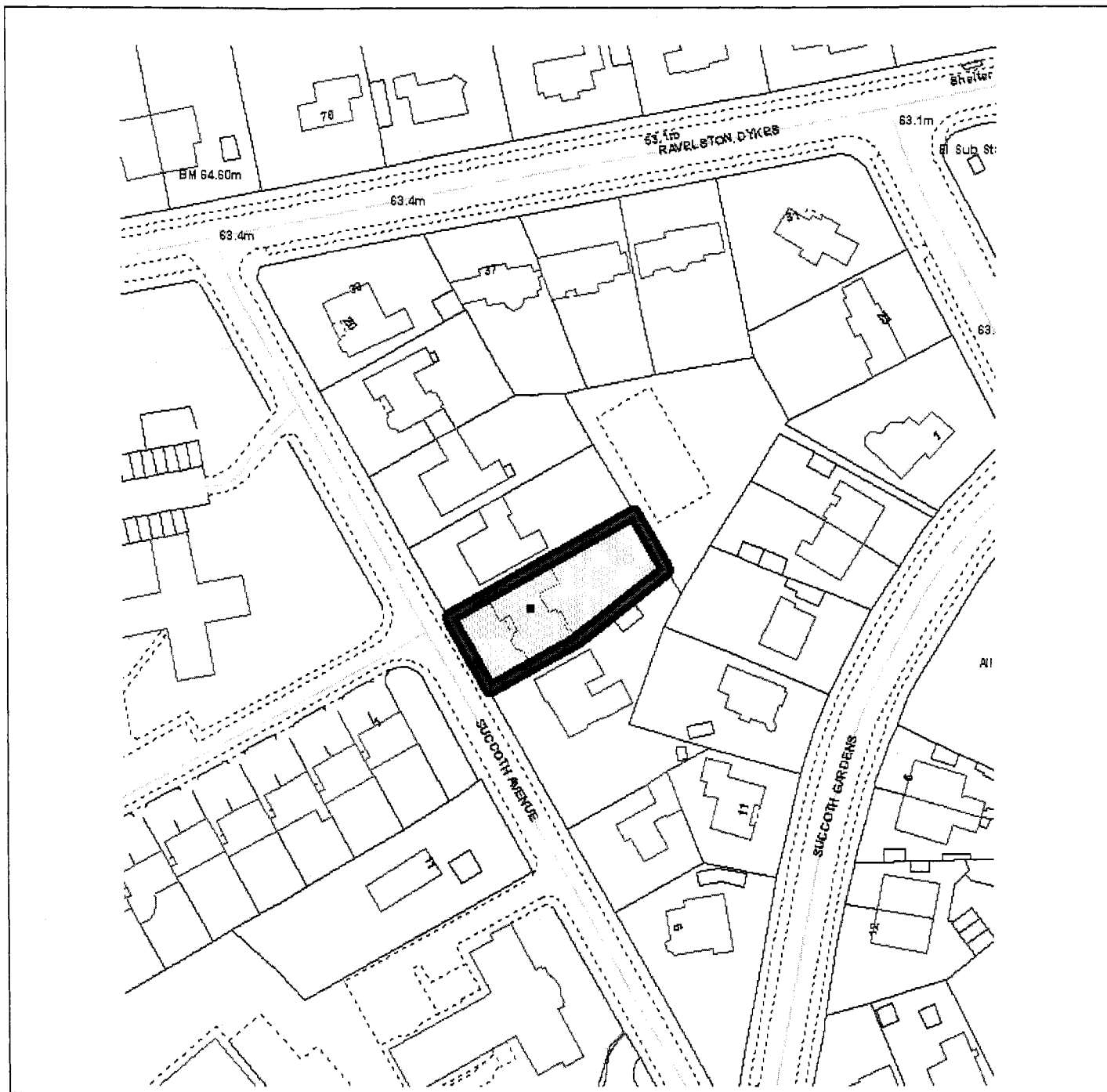
Local Plan Central Edinburgh Local Plan

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

File

Date registered 5 July 2004

**Drawing numbers/
Scheme** 01-03



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PLANNING APPLICATION

Address	12 Succoth Avenue, Edinburgh, EH12 6BT,		
Proposal	To demolish a former air raid shelter at the rear of existing garage and construct an extension to the existing garage to		
Application number:	04/02532/FUL	WARD	15- Murrayfield
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			