

Full Planning Application 05/01040/FUL
at
35 Argyle Crescent
Edinburgh
EH15 2QE

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/01040/FUL, submitted by Mr + Mrs Rough. The application is for: **Form driveway (As amended)**

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 property is a traditional two-storey stone, mid-terraced dwellinghouse sited within the Portobello conservation area. The property features bay windows to the lower and upper floor, with timber sash and case windows, peaked stone gable details above the upper floor windows and a pitched roof clad in slate. The property has a small enclosed front garden, bounded by a stone dwarf wall topped with decorative painted wire fencing. The property is accessed on foot via wrought iron gate set in the centre of the dwarf wall. The adjacent properties also have retained the traditional front garden layout with walls intact.

Site history

00/01897/FUL

Permission granted for erection of conservatory.

Description of the Proposal

The application seeks to remove part of the stone boundary wall to establish an area to the front of the dwelling for off-street parking. The removal of the wall would also see the wrought iron gate being removed, creating an opening of 3.65 metres wide. The area of hard standing would be altered from loose stones to stone slabs, which are currently beneath the loose stones.

Supporting Statement: available for inspection in Party Group Rooms.

The applicant has submitted supporting information in relation to the levels of car related crime experienced in the area.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area, there being a strong presumption against the granting of planning permission if this is not the case?
- 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 for the application to be determined the following issues should be considered:

- a) The effect of the proposal on the conservation area;
- b) The effect of the proposal on the character of the building;
- c) Effect on neighbouring amenity and road safety.

PORTOBELLO CONSERVATION AREA CHARACTER STATEMENT

Portobello Conservation Area includes several distinct character zones. The High Street provides a focus for the Conservation Area, retaining many original two storey Regency buildings as well as a number of significant public buildings. The seaside character of the Promenade is still evident, despite the loss of the pier and the construction of several modern buildings of poor quality. The remainder of the area includes an abundance of fine Georgian (and later) villas as well as a robust stock of Victorian tenements, public buildings and churches. In total there are some 179 listed buildings within the Conservation Area, including building groups of particular interest in Brighton Crescent and Brighton Place.

- a) Argyle Crescent is made up of a mixture of house types, predominantly terraced dwellings to the north side of the street and a mix of terraced, detached and semi-detached properties to the south. There are examples of driveways having been approved at 25, 27 and 29 Argyle Crescent in 2000 and 2001. This proposal would see the removal of a small section of boundary wall approximately 400mm in height to the front of the property for a length of approximately 2400mm. The removal of the wall is not considered to be detrimental to the character or appearance of this part of the Conservation Area. The area of hard standing is already established.
- b) The garden area at present has hard landscaping within the boundary wall. The removal of a section of the dwarf wall, approximately 400mm high is not considered to be detrimental to the character of the dwelling. The application seeks one car parking space only in keeping with similar development within Argyle Crescent.
- c) There are no implications relating to loss of residential amenity or road safety.

There are no material considerations that outweigh this conclusion.

It is recommended that the committee approves this application subject to a condition restricting the area to be used for parking.



Alan Henderson
Head of Planning and Strategy

Contact/tel	Shelley Thomson on 0131 529 3770
Ward affected	40 - Milton
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Mainly Residential
Date registered	8 April 2005
Drawing numbers/ Scheme	02 Scheme 2

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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 35 Argyle Crescent
Edinburgh
EH15 2QE

Proposal: Form driveway (As amended)

Reference No: 05/01040/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Five representations have been received in relation to this application.

Two Representations have been received from adjacent neighbouring properties concerning:

1. Conservation Area
2. Detract from the setting of the properties
3. Create an undesirable precedent
4. Loss of residential amenity, due to noise of parking car

Three representations have been received from local amenity groups. The Architectural Heritage Society of Scotland object on the grounds of setting an undesirable precedent within a conservation area; Portobello Community Council object on the grounds that the setting of the property and the wider environment would be detrimentally affected; The Portobello Amenity Society objects on the grounds that its contrary to Council Policy, symmetry of the terrace will be compromised.

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 property is identified within the North East Edinburgh Local Plan as being within the Portobello Conservation Area where special character and appearance to be maintained and enhanced.

Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

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

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Conditions/Reasons associated with the Recommendation

Recommendation

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

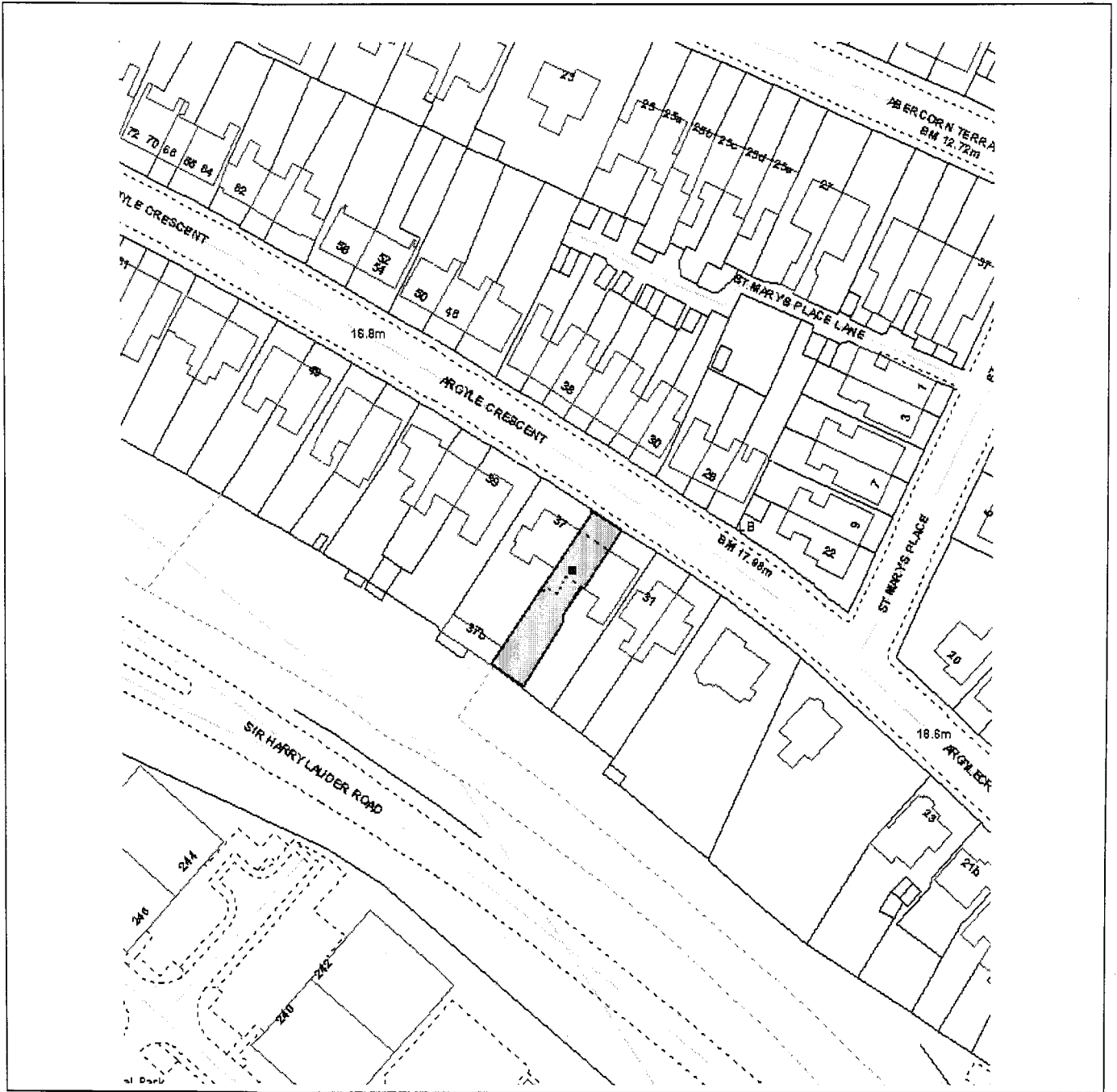
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The area shown "proposed vehicle space" on the plan hereby approved and extending to 2.4 metres x 6 metres shall be the only area used for the parking of motor vehicles.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In the interests of safeguarding visual amenity.

End



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PLANNING APPLICATION

Address	35 Argyle Crescent, Edinburgh, EH15 2QE,		
Proposal	Form driveway (As amended)		
Application number:	05/01040/FUL	WARD	40- Milton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			