

**Full Planning Application 05/00680/FUL
at
126 Brunton Gardens
Edinburgh
EH7 5ET**

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

1 Purpose of report

To consider application 05/00680/FUL, submitted by Mr Thurrott Architect. The application is for: **Lower existing front yard level and provide retaining walls and access stairs to facilitate independent main door access to lower ground floor property (126A Brunton Gardens), new guard rails and bridge to main door of 126 Brunton Gardens**

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

2 The Site and the Proposal

Site description

The site is the basement area of a ground floor flat on a tenement property on the south side of Brunton Gardens. To the north is a public park. To the south is a bowling green and rear gardens of the tenements. All other surrounding properties are residential.

The site is within the New Town Conservation Area. It is not listed.

Site history

November 1993 - Planning Permission granted for the sub-division of the property to create two dwellings.

June 2003 - Change window in kitchen facing rear garden to french doors and replacement windows for rooms facing rear garden.

Description of the Proposal

The proposal relates to the excavation of the front garden to form a lowered front garden with access walkway/bridge at street level. This access bridge with cast iron railings (approximately 1 metre high) and this will serve the applicant's ground floor property. Access to the basement flat (consent granted and implemented under an earlier consent) will be taken from the street at the northeastern corner of the site via steps. This will be adjacent to the existing walkway that is communal and serves the remaining other flats within the block. The lowered garden area is to be finished in natural stone effect pavements. The entire garden boundary at street level will be enclosed by similar cast iron railings that will enclose the new access bridge. This new boundary treatment will replace an existing timber fence.

The new windows are to be timber sash and case style with the new exposed fascade to be ashlar stone. The new entrance door is to be finished in timber.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are;

- do the proposals preserve or enhance the character or 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

To address the determining issues, the Committee needs to take account of the following specific considerations:

- a. whether the proposed alterations are appropriate to the dwellinghouse and are complementary to the character and appearance of the New Town Conservation Area
- b. whether the proposal will have an adverse effect upon the amenity of neighbouring occupiers.

a. The character of the conservation area is summarised in the local plan as follows;- *Centred on the Royal Mile, the city's main historic thoroughfare, the Old Town evolved from two separate burghs. Although few medieval buildings remain, the original plot widths and the 'fishbone' street pattern of narrow closes and wynds remain extensively visible, although overlain by major Victorian rebuilding and street improvements. The administrative, ceremonial, legal and religious functions of the modern city remain focused within the Old Town. The key elements of the area's character are therefore its density of building and mixture of uses with high tenements and important historic buildings arranged on a historic street pattern.*

In terms of its impact upon the overall street scene the majority of the alterations in effect will be below ground/street level. These proposals will only be particularly visible when passing on the footway adjacent. The boundary treatment is to consist of cast iron railings. In particular these will replace an existing modern timber fence that has no particular visual merit.

Although there are no basement flats in the immediate vicinity, there are similar ones in adjoining streets.

The proposed materials to the building facade which will be exposed is an ashlar stone frontage with timber windows and a door which will complement the existing tenement building. A condition is attached ensuring that samples are submitted to ensure as good a match as possible. Existing hedging on the side front boundaries is to remain. This will reinforce the fact that the impact upon the wider street scene will be negligible. The openings of the windows and door match exactly with the openings at ground floor level above. As a result there will be no imbalance or loss of symmetry to the building. It should also be noted that the building is not listed.

b. Owing to the location of the proposed alterations they will have no impact upon any neighbouring properties in respect of loss of privacy. Nor will it raise any issues in respect of daylighting/overshadowing for neighbours.

The concern of the impact upon the existing services within the ground is not a material planning consideration.

In conclusion, the proposals will be complementary to the original property, the character and appearance of the New Town Conservation Area and it will raise no affect upon the amenity of neighbouring occupiers.

It is recommended that the Committee approves this application, subject to the conditions covering samples of materials that relate to the building and ground surface.



Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Dryden on 0131 529 3464 (FAX 529 3717)
Ward affected	20 - Calton
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	7 March 2005
Drawing numbers/ Scheme	S1: 01-16 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, Ian Dryden on 0131 529 3464. Email: ian.dryden@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: 126 Brunton Gardens
Edinburgh
EH7 5ET

Proposal: Lower existing front yard level and provide retaining walls and access stairs to facilitate independent main door access to lower ground floor property (126A Brunton Gardens) , new guard rails and bridge to main door of 126 Brunton Gardens

Reference No: 05/00680/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 18 March. One letter of objection has been received expressing concern that the proposal will have an adverse impact upon the listed building, its symmetry, and on the wider street scene. It will also impact upon existing services within the ground.

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 within the Central Edinburgh Local Plan under a Housing and Compatible Uses land use designation.

Relevant Policies:

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

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

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

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Conditions/Reasons associated with the Recommendation

Recommendation

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

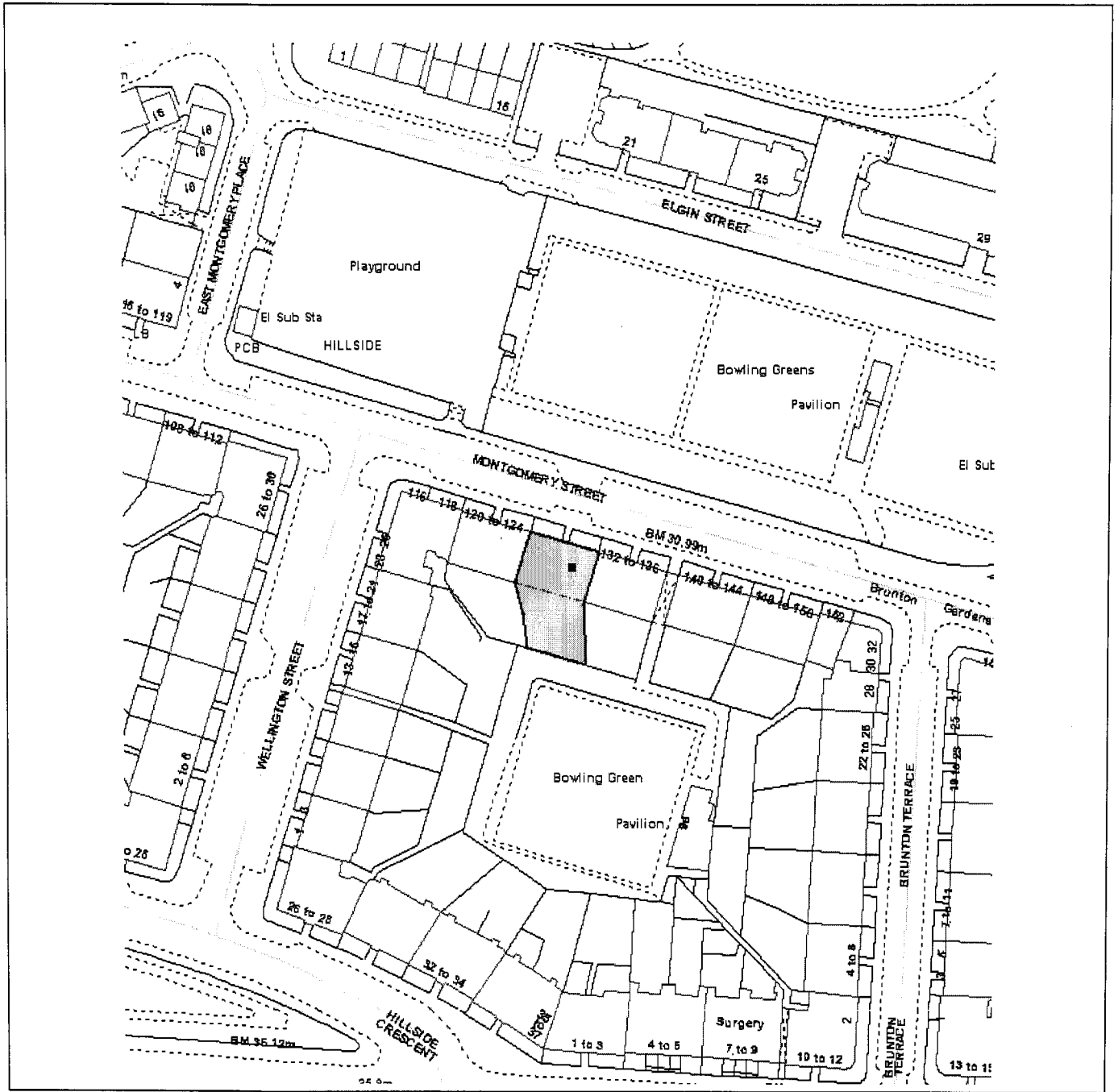
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
3. Sample/s of the proposed window design and entrance door shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

End



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PLANNING APPLICATION

Address	126 Brunton Gardens, Edinburgh, EH7 5ET		
Proposal	Lower existing front yard level and provide retaining walls and access stairs to facilitate independent main door access		
Application number:	05/00680/FUL	WARD	20- Calton
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			