

**Full Planning Application 05/00938/FUL
at
8 Deanpark Brae
Balerno
EH14 7DZ**

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

1 Purpose of report

To consider application 05/00938/FUL, submitted by Balerno Garage Limited. The application is for: **Extension and alterations to existing garage**

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 existing car repair garage and filling station located within Balerno. The existing buildings are set back from the road and are single storey. To the front of the buildings there are petrol pumps and a canopy. The majority of neighbouring uses are residential in nature. To the south east of the site there is the public car park.

The site is located within the Balerno Conservation Area.

Site history

1987 - Extension to the commercial garage approved subject to noise condition (87/01041/FUL)

1991- Canopy approved (91/03105/FUL)

Description of the Proposal

The proposed development is the extension to the side and rear of an existing car repair garage. The extension is on the northern section of the site and is set back from the road and the building line of the existing garage. The footprint of the proposed extension to the garage is 91 square metres and will provide additional workshop space. The proposed extension will have a road frontage of 5.5 metres and is proposed to be 4.5 metres high.

The extension has been designed with a flat roof to match the other buildings on the site. The roof behind the front facade of the building has been sloped in order to reduce impact on neighbouring properties. The building is proposed to be roughcast to match the existing building. The sloping roof section will be finished in metal roof sheeting.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:-

Do the proposals harm the character or appearance of the conservation area?
IF they do there is a strong presumption against the granting of permission

- 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 need to consider:

- a) Whether the principle of development is acceptable
- b) Whether the development is appropriately sited and designed and will preserve or enhance the character and appearance of the conservation area, and;
- c) Whether or not the amenity of the neighbouring properties will be adversely affected by the proposed development.

a) The use proposed on the site is not new but the extension to an existing established garage. Policy ED3 provides support for the expansion of existing businesses depending on a number of criteria. The business is located within the built up area of Balerno as defined on the proposals map and in principle the expansion of this businesses is acceptable.

b) The existing building is a common garage style building with a flat roof and is set back from the road with a forecourt area to the front. The proposed extension is on the eastern elevation of the existing building and is set back from the front line of the building by 1 metre. The design of the extension maintains the existing frontage along the same height. The proposed extension is to be finished in materials to match the existing building.

The proposed extension is to be set back from the building line of the existing garage and will relate well to the existing building. It is of a scale appropriate to this location and will not adversely impact on any views within the conservation area. The extension will be viewed as part of an integral part of the garage and will have no significant alteration on the current visual appearance of the garage.

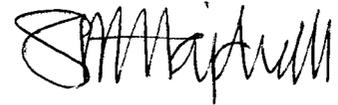
c) There are a number of residential properties which border onto the application site. The nearest of these properties is located on the eastern boundary of the application site. This residential property is located forward of the building line of the garage and the proposed extension will be in line with the rear elevation of the house. Due to this positioning there are no issues relating to overshadowing to the windows of the house. The extension has been set back from the boundary by approximately 1 metre and behind the facade of the extension the roof has been sloped to reduce any overshadowing of the neighbouring property. Due to the design of the proposed roof to the extension there will be no overshadowing onto the neighbouring garden area.

The existing garage has a wide open access frontage onto Deanpark Brae. This access is left clear for any vehicles to enter the site without any impact on traffic flow. There is also provision for parking of vehicles within the site. It is not considered that there are any adverse impacts on road safety from the proposed extension.

Comments have been received from a neighbouring property regarding the potential for additional noise impact from the development. The whole site comprises a long established garage business. Occupying a large proportion of the site will not adversely affect residential amenity, subject to a noise condition as previously composed.

In conclusion it is considered that the proposed extension to the existing garage is of a design and scale appropriate to the location and will safeguard the character and appearance of the conservation area, residential amenity and road safety. There are no material planning considerations which outweigh this assessment.

It is recommended that the Committee approves this application, subject to a condition requiring two additional parking spaces and controlling noise.



for **Alan Henderson**
Head of Planning and Strategy

Contact/tel	Elaine Robertson on 529 3612
Ward affected	01 - Balerno
Local Plan	Currie Balerno
Statutory Development Plan Provision	Mainly Residential
Date registered	7 April 2005
Drawing numbers/ Scheme	

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: 8 Deanpark Brae
Balerno
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Proposal: Extension and alterations to existing garage
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Consultations, Representations and Planning Policy

Consultations

Transport

No objection to the application subject to the following condition being applied.

That two additional parking spaces shall be provided.

Representations

The application was advertised on 22 April 2005 with regards to development affecting the setting of a conservation area and as a bad neighbour development.

Two letters of representation have been received and the following material points have been raised:-

- Contrary to Local Plan/ Structure Plan,
- Appearance,
- Residential amenity. Noise and overshadowing,
- Unsuitable development in a residential area,
- Parking and access.

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 proposal lies within a housing area in the Currie Balerno Local Plan area where existing residential character and amenities are to be safeguarded. The site is similarly allocated on the Finalised Rural West Edinburgh Local Plan.

The site is also within the Balerno Conservation Area where the existing architectural, historic and landscape character are to be maintained and enhanced.

Relevant Policies:

Currie Balerno Local Plan

Policy 2.65 states that the alteration or extension of a building within a conservation area must be carried out in a manner sympathetic to the character of the existing building and its setting. New development must conform to high standards of design and respect the scale and character of its surroundings.

Policy 2.67 states that throughout the local plan area, the Council will seek to control and influence the design of the development, including alterations/additions and extensions to existing buildings to ensure that the appearance of existing buildings is not impaired or the amenity of their surroundings is not adversely affected.

Finalised Rural West Edinburgh Local Plan

Policy E35 seeks the retention of all features which contribute to the special character and appearance of Conservation Areas.

Policy E36 seeks to protect the special character and interest of Conservation Areas by ensuring high quality and sensitive development, alterations and re development. The demolition of an existing building, if approved, shall not take place before an application for a replacement building has been approved and the contract let.

Policy E43 requires that alterations and extension be subservient and relate carefully to the original building. Proposals should preserve the architectural integrity of the existing building and respect its setting.

Policy ED3 supports the expansion of existing business provided they are located in a built up area, there would be no detrimental impact on neighbouring uses and local residential amenity and the scale of the development would be appropriate in terms of the site and its surroundings.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

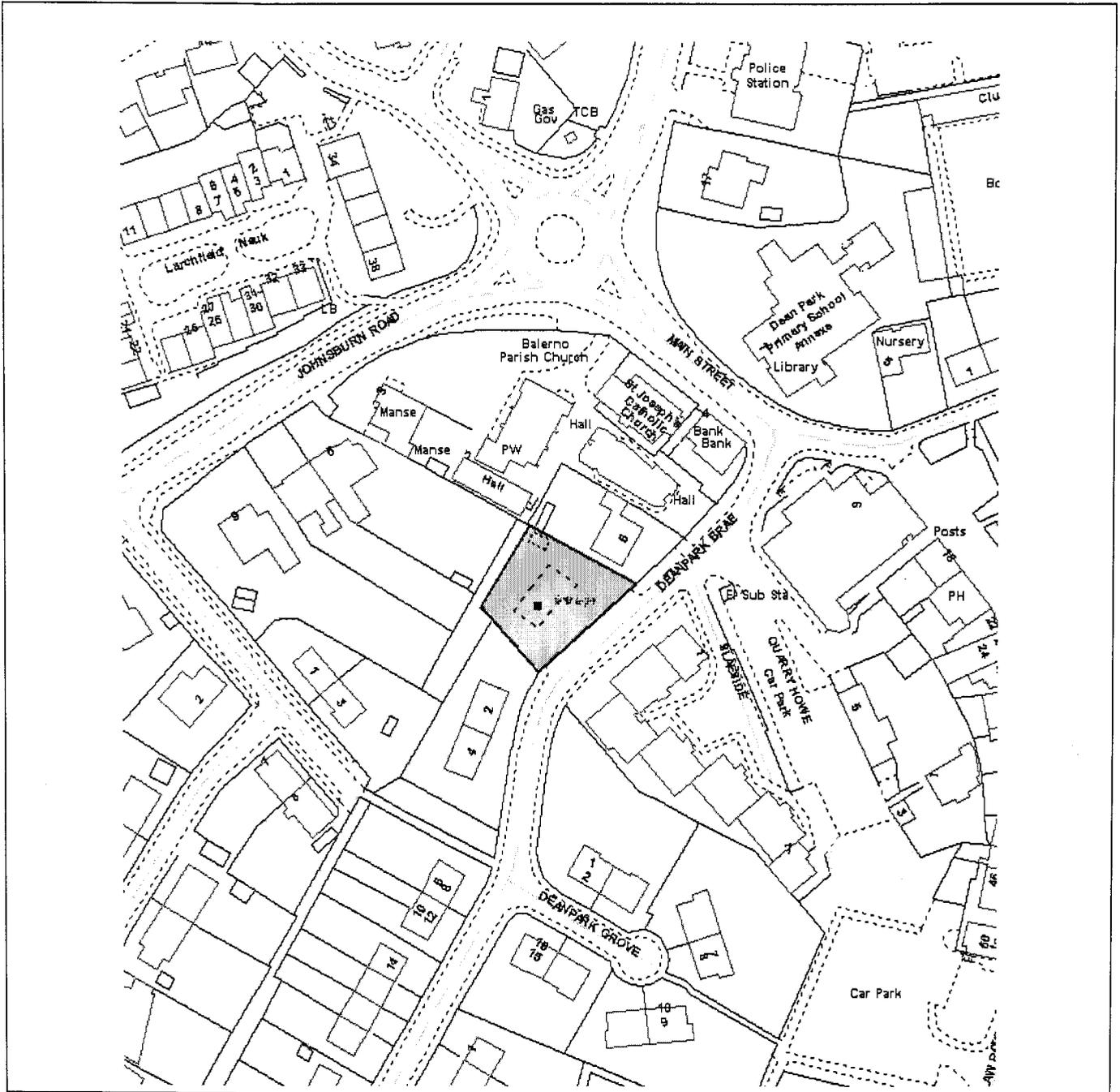
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. That before the development is brought into use two additional parking spaces shall be provided to the satisfaction of the Director of City Development.
3. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that the level of off-street parking is adequate.
3. In order to safeguard the amenity of neighbouring residents and other occupiers.

End



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PLANNING APPLICATION

Address	8 Deanpark Brae, Balerno, EH14 7DZ		
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Application number:	05/00938/FUL	WARD	01- Balerno
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			