

**Full Planning Application 05/00599/FUL
at
30 Brunswick Road
(stair 8)
Edinburgh
EH7 5GW**

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

1 Purpose of report

To consider application 05/00599/FUL, submitted by Barratt East (Scotland) Ltd. The application is for: **Change of use from flat to gym at stair 8.**

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 located within a residential development currently under construction on the north side of Brunswick Road. Directly to the east of the development is a four storey traditional tenement building, and to the west is the Royal Mail sorting office. Immediately to the south of the site, on Brunswick Road, is a modern four storey flatted and three storey terrace development. To the north west of the site, at the bottom of Allanfield, is a modern three and four storey flatted development.

Site history

There are two further applications currently pending consideration for a reconfiguration of residential accommodation within the development, which, if granted consent, would result in an increase of six single storey flats and sixteen starter units, and a loss of three duplex flats and three townhouses (05/00625/FUL and 05/00601/FUL). These are yet to be determined.

23/03/2004 - planning permission for change of use from medical centre to seven flats (03/04582/FUL)

09/02/2004 - planning permission for variation to residential development granted (02/00746/VAR2)

09/02/2004 - planning permission for variation to residential development granted (02/00746/VARY)

26/03/2003 - planning permission for residential development granted (02/00746/FUL)

Description of the Proposal

The application is for an amendment to the residential development on this site approved by Committee on 21/07/2003 (02/00746/FUL). This application proposes to delete a flat from the ground floor of Block 8 in the scheme and replace it with a gymnasium.

A slight redesign of the ground floor is proposed to accommodate the required additional space for the gymnasium. The principal alteration is the expansion of floorspace into the adjacent pend, and the deletion of a bike store. The fenestration pattern will be altered, and a door will replace a window on the front elevation of the development. No change will be proposed to the fenestration on the Brunswick Road elevation. Materials will be those originally approved for the development.

3 Officer's Assessment and Recommendations

The determining issues are:

- 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 to address these determining issues, Committee must consider whether a) the proposal to change one residential unit to a gymnasium is acceptable in principle, b) the proposals will have any adverse impact upon the appearance of the approved development, c) the proposals would have any adverse effect upon occupant amenity, neighbouring amenity, or road safety.

a) The original development provided for 16% affordable housing. The previous application granted consent to accommodate an additional seven units to the original 220 units, which was granted consent in 2003, retained the level of affordable housing on the site at above 15%. The loss of one residential unit does not have an adverse impact on the level of affordable housing provision. Adequate cycle storage provision is provided within the overall development; therefore loss of a bike store is acceptable.

The proposed gymnasium is a small facility that will solely be used by occupants of the development. The hours of operation will be from 06:00 to 22:00, seven days a week. It is not considered that noise and activity as a result of the development will have a detrimental impact on residential amenity as the occupiers of the residential development will be the users of the gym facility.

The provision of a gymnasium within the development is therefore considered compatible with the residential use in these circumstances; it is a positive addition to the development and complements government guidance on healthy living.

Loss of one residential unit and the addition of a gymnasium is acceptable in principle.

b) The removal of the residential unit will have no adverse impact upon the overall design of the approved residential development and the increase in footprint of the ground floor unit and alteration to the fenestration pattern will have no adverse impact upon the overall scheme layout.

c) The change of use from one residential unit to a gymnasium will not result in an increase in traffic and activity to the detriment of occupant or neighbouring amenity; as the gymnasium will be for the use of residents only, it should not result in any increase in traffic and therefore any loss of amenity.

In conclusion, the proposal will have no adverse impact upon the original design of the development, will provide a desirable facility for occupants of the development, with no adverse impact on the amenity of neighbouring occupiers, and is not contrary to the development plan. There are no material considerations that outweigh this conclusion.

It is recommended that Committee approves this application subject to conditions on acoustic protection and the restricted use of the premises to occupiers of the development only.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Jenny Bruce on 0131 529 3905
Ward affected	20 - Calton
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	
Date registered	1 March 2005
Drawing numbers/ Scheme	Scheme 1, 01-06

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

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Consultations, Representations and Planning Policy

Consultations

No Consultations received.

Representations

Neighbour notification was carried out on 17 February 2005. One letter of representation has been received from a neighbouring resident concerned that the opening hours will cause increased activity during unsociable hours and will cause an increase in traffic on Brunswick Road.

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 lies within an area identified as Housing and Compatible Uses in the Central Edinburgh Local Plan.

Relevant Policies:

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

Policy H1 (HOUSING DEVELOPMENT) encourages the provision of new residential accommodation, in conjunction with other land uses if necessary to maintain the mixed use character, its locality, and sets out criteria for assessing development proposals in predominantly residential areas.

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.

Policy T8 (CYCLE PARKING) requires new development to provide cycle parking facilities in accordance with agreed standards and on suitable sites to contribute to the network of safe routes.

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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 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.
3. The gymnasium shall be used solely by occupiers of the residential development.
4. All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.

Reasons

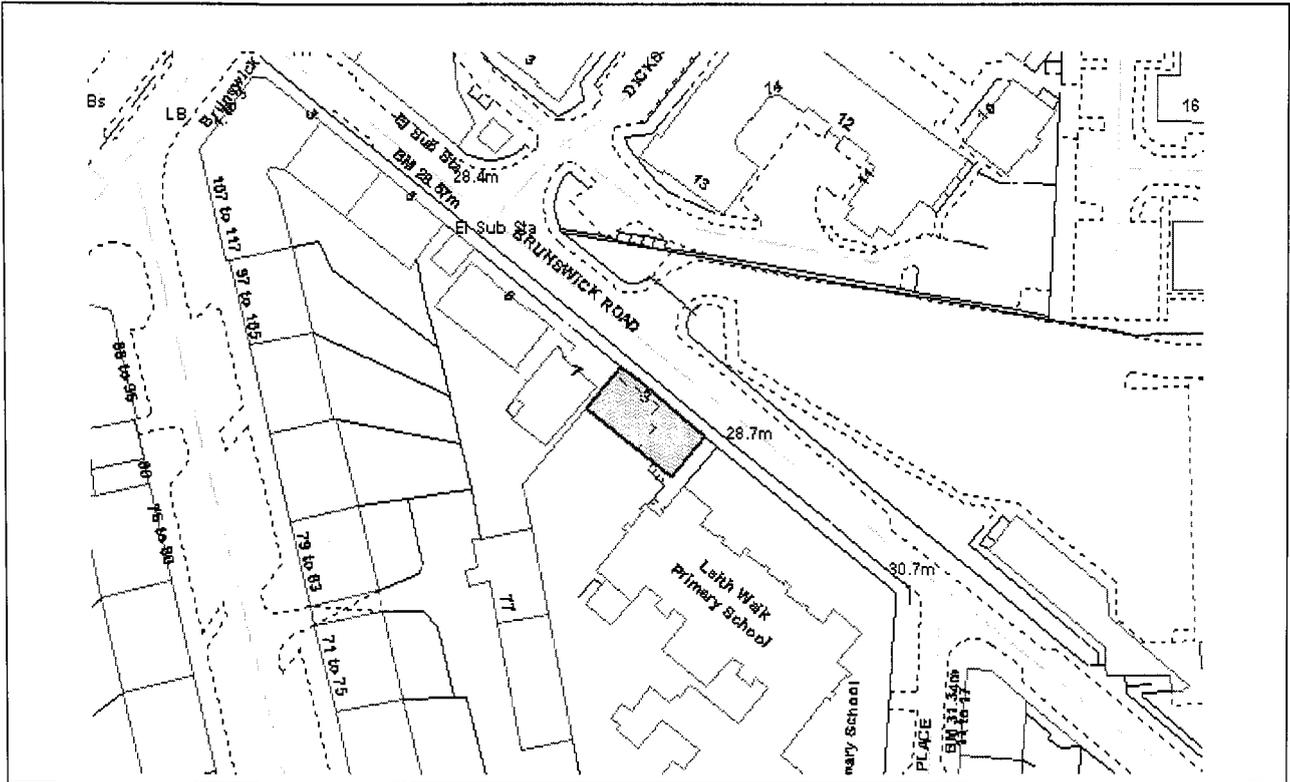
1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the amenity of the occupiers of the development.
3. In order to protect the amenity of the occupiers of the development.
4. In order to protect the amenity of the occupiers of the development.

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Location Plan



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