

# Development Management Sub Committee

Wednesday 21 March 2018

**Application for Planning Permission 17/03446/FUL  
At 536 Gilmerton Road, Edinburgh, EH17 7JD  
Erection of new single storey extension to the existing  
dental practice. Additional window openings to be made,  
increasing existing window openings, recladding of existing  
facade and installation of new photovoltaic panels on the  
roof.**

<b>Item number</b>	4.2
<b>Report number</b>	
<b>Wards</b>	B16 - Liberton/Gilmerton

## Summary

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The proposal complies with Policy Des 12 in the Edinburgh Local Development Plan. It will not have an adverse impact on neighbouring amenity and will have a neutral impact on the character and appearance of the neighbourhood. The proposed parking provision for vehicles complies with the Edinburgh Design Guidance 2017. A condition is required to ensure that provision for two cycle parking space is accommodated within the site. The proposal will not impact on road safety or increase a risk of flooding. There are no material considerations that would outweigh this conclusion. It is recommended that the application is approved.

## Links

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<a href="#">Policies and guidance for this application</a>	LDPP, LDES01, LDES12, LTRA02, LTRA03, LTRA04, NSG, NSGD02,
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# Report

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Erection of new single storey extension to the existing  
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## Recommendations

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1.1 It is recommended that this application be Granted subject to the details below.

## Background

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### 2.1 Site description

The application site is occupied by an existing dental practice and measures approximately 735 square metres (sqm). The existing building comprises a 173 sqm, single storey, flat roof building and is located on a corner plot on the south side of Gilmerton Road at its junction with Moredun Dykes Road to the east. The building was constructed around the 1990s. There are currently eight car parking spaces on the site. Vehicle access is taken from Moredun Dykes Road.

The envelope of the site is mainly hard surface with the edges of the car park defined by a strip of grass and pocket areas of small shrubbery that acts as a visual landscape buffer. The boundary of the site is defined by 1.4 metre high metal railings on top of a dwarf bricked wall.

The immediate surroundings of the site are mainly residential with Gilmerton Primary School located opposite to the site on Moredun Dykes Road.

### 2.2 Site History

There is no relevant planning history for this site.

## Main report

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### 3.1 Description Of The Proposal

#### Proposal

The application proposes a single storey extension to the existing dental practice on the east side elevation and to alter the external appearance of the building. The new extension will have a footprint of 118 square metres and a total height of 4 metres. It will have a flat roof design with a continuous profile and form.

The treatment finish for the walls includes cladded timber panels, coloured in anthracite grey with anthracite grey framed windows. The upper section retains the depth space to relocate and extend the existing signage.

The extension increases the number of consulting rooms from four to nine with the inclusion of additional rooms for ancillary uses. The existing access to the site from Moredun Dykes Road is to be retained.

It is proposed to retain the provision of eight parking spaces within the site. The extension will result in the loss of land currently used for parking and the removal of the existing landscaping at the site entrance to accommodate the new parking layout. It is proposed to include areas of landscaping to the sides of the building.

### **3.2 Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

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?

### **3.3 Assessment**

To address these determining issues, the Committee needs to consider whether:

- a) the principle of the development is acceptable;
- b) the proposals are of an appropriate scale, form and design;
- c) the proposals will impact on neighbouring residential amenity;
- d) the proposals will have any impact or road safety issues;
- e) the proposals will have detrimental impact on flooding issues;
- f) any impacts of equalities and human rights have been addressed; and
- g) any comments raised have been addressed.

### a) Principle

The proposal is to extend the accommodation of an existing dentist practice where the principle use in this area is already established. As the site is in the 'urban area', the principle of extending a dental practice is acceptable.

### b) Design

Policy Des 12 Alterations and Extensions in the Edinburgh Local Development Plan (LDP) states that planning permission will be granted for alterations and extensions to existing buildings, which in their design and form, choice of materials and positioning are compatible with the character of the existing building; and will not be detrimental to neighbourhood amenity and character.

The existing building is situated on a corner plot and is visible to passing traffic in this location. The commercial appearance of the building currently contrasts with the character of the surrounding residential buildings in this area. The proposed side extension will double the footprint of the existing building. However, the proposed extension will continue the form, scale and height of the existing building and the proposal is compatible with the character of the building.

The extension will project in front of the established residential building lines on Gilmerton Road but it will be set back from the main boundary frontage to the north east. Given the angle and positioning of the existing building, the proposed extension will not form an overwhelming addition and it will not undermine the visual appearance of the streetscene. The total development footprint will occupy 40% of the site and it will not result in an overdevelopment of the site.

The existing small area (74 sqm) of landscaping to the front of the building occupies only 10% of the total site area and is of limited value in terms of its layout and area. In these circumstances, it would be unreasonable to prohibit this small area of landscaping to be replaced with parking when it will not significantly alter the appearance and location of the existing parked cars. The loss of landscaping to the front of the building will have neutral impact on the visual appearance of the street and is acceptable.

The proposal seeks to alter the appearance of the existing building by introducing new styles of windows and treatment finishes to the external walls, including timber panelling, clad in anthracite grey and sections of white cement render. This will improve the character and appearance of the building and is acceptable.

The scale, form and design of the proposed extension will have a neutral impact on the character of the neighbourhood.

The proposal complies with Policy Des 12 in the LDP.

### c) Amenity

Policy Des 12 in the LDP states that planning permission will be granted for extensions to existing buildings, provided that it will not result in an unreasonable loss of privacy or natural light to neighbouring properties.

The non-statutory 'Edinburgh Design Guidance' advises that sunlight between gables will not be protected unless the affected space is of particular amenity value in comparison with the remainder of the garden. In addition, daylight to gables and side windows are generally not protected.

The east facing elevation of the proposed extension will marginally overshadow onto the side driveway of No. 538 Gilmerton Road which is not of high amenity value and this is acceptable.

The positioning of the extension will not result loss of daylight to neighbouring windows to the front and rear of No. 538 Gilmerton Road.

The new windows on the extension will not impact on neighbouring privacy levels.

Whilst the premises is to double in size there is potential to increase the number of staff and clients on the site but the level of footfall traffic and hours of operations to an existing premises cannot be regulated through planning legislation. The provision of eight parking spaces within the site is to remain unchanged and the site is located close to Gilmerton local town centre and is well served as a major route for a number of buses.

The proposal will not impact on the amenity of neighbouring residents in terms of loss of privacy, sunlight or result in overshadowing.

The proposal complies with Policy Des 12 in the LDP.

#### d) Road Safety

LDP policies Tra 2 and Tra 4 give guidance relating to the provision of private car parking on the site. The parking provision was assessed under the 'Parking Standards for Development Management' but during the course of the assessment of the application, this guidance has been superseded by the Edinburgh Design Guidance 2017.

The total Gross Floor Area (GFA) of the development is approximately 280m<sup>2</sup>. The 2017 guidance for staff and visitor parking requires a maximum of 6 spaces (1 space per 50m<sup>2</sup>). Therefore, the proposal to retain the existing 8 parking spaces exceeds that requirement and is acceptable as no additional spaces are proposed as a result of the extension.

The proposal is not required to make provision for electric vehicles.

The proposal does not include designated provision for cycle parking, motorcycle parking and disabled parking where a minimum of 1 space is required for staff and visitors each. The proposal does not meet the 2009 or the 2018 standards. Given that the proposed 8 parking spaces is in excess of the parking standards for staff and visitor, two spaces are capable of being allocated for disabled and motorcycle parking and this is acceptable. The proposal will not have a detrimental impact on off street parking.

The site is capable of accommodating 2 cycle parking provision for staff and visitors. Therefore, a condition is required to ensure that the details and the location of the cycle parking provision are submitted to and approved in writing by the planning authority. This is to ensure that the proposal accords with Policy Tra 4 Design of Off-Street Car and Cycle Parking in the LDP and the Edinburgh Design Guidance 2017.

No issues of traffic or road safety have been raised by the roads authority and the proposals will have a neutral impact in this regard.

The proposal accords with Policy Tra 2 in the LDP but a condition is required to ensure that the proposal accords with Policy Tra 3 and Policy Tra 4.

#### e) Flood Impacts

A Surface Water Management Plan was submitted. The proposal will not increase flood risk or be at risk of flooding itself.

The proposal complies with Policy Env 21 in the LDP.

#### f) Equalities and Human Rights

This application has been assessed and has no impact in terms of equalities or human rights.

#### g) Comments

##### Material

- Inappropriate scale, form and design - Addressed in Section 3.3 (b).
- Will detract from the character and appearance of the surrounding properties - Addressed in Section 3.3 (b).
- The extended signage will increase the commercial appearance of the building- Addressed in Section 3.3 (b).
- Will impact on neighbouring amenity in terms of disturbance, loss of daylight, privacy and overshadowing - Addressed in Section 3.3 (c).
- Number of parking spaces provided not suffice for the doubling the size of the premises - Addressed in Section 3.3 (d).
- Traffic impact in terms of congestion and proximity to a busy junction. - Addressed in Section 3.3 (d).
- Will impact on road and pedestrian safety- Addressed in Section 3.3 (d).
- No provision for sustainable drainage of surface water - Addressed in Section 3.3 (e).

##### Non Material

- Issues of inconsiderate on-street parking - This cannot be resolved through the planning system.
- Loss of view - There is no right to private views.
- Light pollution from the signage - This is not 'development' as defined under Section 26 of the Town and Country Planning (Scotland) Act 1997 (as amended).

- No consultation prior to the application being submitted - No prior consultation/engagement is required for local developments.

## **Conclusion**

In conclusion, the development design of the proposal complies with Policy Des 12 in the LDP. The proposal will not have an adverse impact on neighbouring amenity and it will have a neutral impact on the character and appearance of the neighbourhood. The proposed parking provision for vehicles broadly complies with the Edinburgh Design Guidance 2017. A condition is required to ensure that provision for two cycle parking space is accommodated within the site. The proposal will not impact on road safety or increase a risk of flooding. There are no material considerations that would outweigh this conclusion. It is recommended that the application is approved.

It is recommended that this application be Granted subject to the details below.

### **3.4 Conditions/reasons/informatives**

#### **Conditions:-**

1. The provision of two cycle parking spaces shall be provided within the site. Details of the cycle space design and location shall be submitted to and approved in writing by the Planning Authority.

#### **Reasons:-**

1. In order to ensure that the proposal accords with Policy Tra 3 Private Cycle Parking and Policy Tra 4 Design of Off-Street Car and Cycle Parking in the Edinburgh Local Development Plan and the Edinburgh Design Guidance 2017.

#### **Informatives**

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on the Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk).

Property specific summary information on past, current and future coal mining activity can be obtained from the Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com).

5. This consent grants planning permission only. In particular, it does not include advertisement consent.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **6.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

There is no pre-application process history.

### **8.2 Publicity summary of representations and Community Council comments**

Neighbours were notified of the application on 16 August 2017 and the proposal attracted nine letters of objection. The comments made are addressed in the Assessment section of the report.

## **Background reading/external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)



- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

## **Statutory Development**

### **Plan Provision**

The site is an urban area as designated in the Edinburgh Local Development Plan.

### **Date registered**

21 July 2017

### **Drawing numbers/Scheme**

01-10.,

Scheme 1

## **David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Laura Marshall, Planning Officer  
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## **Links - Policies**

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### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Tra 4 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

## **Relevant Non-Statutory Guidelines**

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

# Appendix 1

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## Consultations

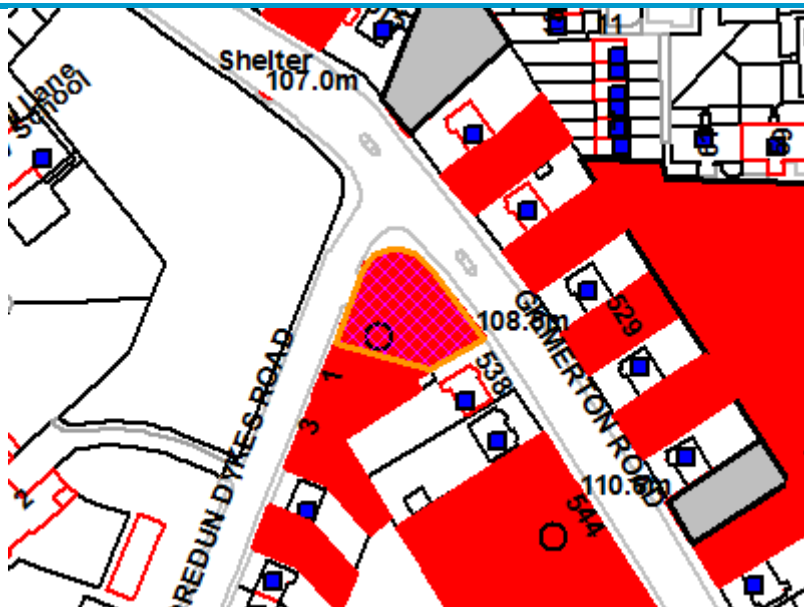
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### Transport

Transport Planning was consulted on the application.

## Location Plan

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