

Architectural Service.
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Ms Finlayson
1A Coltbridge Terrace
Edinburgh

Decision date: 15 December 2023

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

Garage conversion to residential.
At 1A Coltbridge Terrace Edinburgh

Application No: 23/04442/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 3 October 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal will result in an unreasonable loss of neighbouring amenity and is contrary to LDP Policy Des 5 and the Edinburgh Design Guidance.
2. The back-land development would disrupt the spatial character of the wider area. The proposal is contrary to LDP Policies Hou 1, Des 4 and Hou 4 and the Edinburgh Design Guidance.
3. The proposal is contrary to NPF4 policy 7 as the proposed dwelling does not preserve or enhance the character of the conservation area.

4. The proposal is contrary to LDP policy Hou 3 - Private Green Space in Housing Development, as it fails to make adequate provision for green space on-site to meet the needs of future residents.

5. The proposal would harm the character of the listed building and its setting and will adversely impact on its special architectural and historic interest. The proposal would not preserve the character and appearance of the conservation area. It is not acceptable with regards to Section 14 and Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-03, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal is not acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposal does not respect the spatial pattern of the area. This form of development is not characteristic of the wider townscape and does not draw on the positive characteristic of the surrounding area. The proposal fails to achieve adequate amenity for future occupiers and would have an adverse impact on neighbouring amenity. The proposal is contrary to the objectives of NPF 4 and the Edinburgh Local Development Plan.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Weronika Myslowiecka directly at weronika.myslowiecka@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

**Application for Planning Permission
1A Coltbridge Terrace, Edinburgh,**

Proposal: Garage conversion to residential.

**Item – Local Delegated Decision
Application Number – 23/04442/FUL
Ward – B06 - Corstorphine/Murrayfield**

Recommendation

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

Summary

The proposal is not acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposal does not respect the spatial pattern of the area. This form of development is not characteristic of the wider townscape and does not draw on the positive characteristic of the surrounding area. The proposal fails to achieve adequate amenity for future occupiers and would have an adverse impact on neighbouring amenity. The proposal is contrary to the objectives of NPF 4 and the Edinburgh Local Development Plan.

SECTION A – Application Background

Site Description

The site is a garage located at the end of the garden grounds of a late 19th century two storey and attic level baronial style terraced dwelling house. The house is a Category C listed building (listing date 18.9.2002, ref 48894) situated on the eastern side of Murrayfield Avenue. The surrounding area is predominantly residential, and is characterised by similar style dwellinghouses.

This application site is located within the Coltbridge and Wester Coates Conservation Area.

Description Of The Proposal

The application proposes a change of use from garage to a residential property.

Relevant Site History

No relevant site history.

Other Relevant Site History

N/A

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 9 October 2023

Date of Advertisement: 13 October 2023

Date of Site Notice: 13 October 2023

Number of Contributors: 13

Section B - Assessment**Determining Issues**

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
- (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals harm the listed building or its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change- Setting of listed building; and
- Managing Change - Conservation Areas.

The site lies beside a Category C listed building (listing date 18.9.2002, ref 48894).

The garage is already in situ and the only external addition would be proposed rooflights. The garage is located to the rear of the garden ground set back from the listed building's principal elevation. The proposal will not detract from the setting of the listed building.

Overall, the proposal will not harm the setting of the listed building.

Conclusion in relation to the listed building

The works have no adverse impact on the setting of the listed building and are acceptable in regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) The proposals harm the character or appearance of the conservation area?

In terms of the conservation area, the Coltbridge and Wester Coates Conservation Area Character Appraisal emphasises low density form of the area and the predominance of detached and semi-detached villas complemented by the profusion of mature trees, extensive garden settings, and stone boundary walls.

There are no external changes proposed that would be overly visible to the public so the appearance of the conservation area will be preserved.

However, the building sits at the rear garden of a row of traditional terraced homes with large garden spaces to their rear. A dwellinghouse in this location would be uncharacteristic of the historic feu pattern of the site's immediate area.

The proposal fails to preserve or enhance the character of the conservation area and is contrary to NPF 4 Policy 7,

Conclusion in relation to the conservation area

The proposal is not acceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

b) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF 4 Policy 1 and 7
- LDP Housing Policies Hou 1, Hou 4 and Hou 5
- LDP Design Policies Des 1 and Des 12
- LDP Transport Policies Tra 2 and Tra 3

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering NPF 4 Policy 7.

The Edinburgh Design Guidance is a material consideration when considering LDP Policies.

Listed Building

This has been assessed in section a). The proposal complies with NPF 4 Policy 7.

Conservation Area

This has been assessed in section a). The proposal is contrary to NPF 4 Policy 7 as the proposal fails to preserve or enhance the character of the conservation area.

Principle

The application site is in the urban area of the LDP and the street and surrounding area are residential in character.

LDP Policy Hou 1 (Housing Development) supports housing on suitable sites in the urban area, provided that the proposals are compatible with other policies in the Plan. Planning permission will be granted for the change of use of existing buildings in non-residential use to housing, provided:

- a) a satisfactory residential environment can be achieved;
- b) housing would be compatible with nearby uses;
- c) appropriate open space, amenity and car and cycle parking standards are met; and
- d) the change of use is acceptable having regard to other policies in this plan including those that seek to safeguard or provide for important or vulnerable uses.

The principle of a house in this location is not acceptable in this instance. The proposal is contrary to LDP Policies Hou 1 and Hou 5 as it does not comply with other policies of the Development Plan, assessed in the relevant sections below.

With regards to NPF 4 Policy 1, the proposed change of use does not involve operational development resulting in physical changes to the property. The proposals will therefore have a negligible impact on the global climate and nature crisis.

Character and Appearance of the Area

Policy Hou 4 (Housing Density) states the Council will seek an appropriate density of development on each site having regard to its characteristics and those of the surrounding area and the need to create an attractive residential environment and safeguard living conditions within the development. LDP Policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area.

The Edinburgh Design Guidance states that back-land development must be designed to ensure that any proposed building is subservient to surrounding buildings and it does not have an adverse impact on spatial character.

In this instance, the street and surrounding area consist predominantly of two-storey and attic rows of terraced houses, set within generous plots with reasonable sized front and rear gardens. Some properties have been extended and have outbuildings, such as garages. Rear garden space and the spacing between residential properties sets the spatial pattern of the area and a single storey separate dwellinghouse positioned in rear garden is not an established characteristic. While it is acknowledged that the garage is an existing structure, the change of use for a residential property would not be acceptable.

The proposed dwellinghouse would occupy approximately 40% of the subdivided plot leaving just 60% to the original house. The proposal introduces a much denser development on the site and therefore represents overdevelopment of the site. The proposal does not draw on the positive characteristics of the surrounding area.

The proposal therefore does not comply with LDP Policies Des 1 and Hou 4.

Amenity

Future Occupiers

The proposed site plan shows a small strip of land at the rear of the proposed dwelling (to the south) which is approximately 3 metres in length. This does not provide adequate amenity space and is contrary to LDP Policy Hou 3.

Justification has been submitted in support of the application which makes reference to the availability of public greenspace nearby. Whilst exceptional circumstances, where an infringement of this policy can sometimes be justified, this is usually applicable to high-density development and flats. In this instance, the established character is two storey properties with large front and rear gardens. Properties within the area typically retain large garden grounds and the proposal would be in stark contrast to this characteristic. Therefore the proposed level of garden ground is not acceptable and an infringement of the guidance is not justified.

The Edinburgh Design Guidance requires a minimum internal floor area of 52 square metres for a one-bedroom unit. The proposed dwelling has an approximate gross internal floor area of 39 square metres. Therefore, the proposal does not meet the minimum criterion and fails to provide adequate amenity for future occupiers.

The Edinburgh Design Guidance recognises that people value the ability to look outside, whether to gardens, streets or more long-distance views. The proposed dwellinghouse offers only one patio window to the south (rear elevation) which will have an outlook of less than 3 metres in depth. Whilst not shown on the drawings, photographs submitted by the agent show a timber fence delineating this boundary. The proposal will therefore create a poor outlook for the future occupier.

Living spaces within the proposed development will be capable of receiving adequate levels of daylight through the proposed rooflights, and as such the proposal is acceptable in this regard.

Overall, the proposal fails to achieve an adequate level of amenity for future occupiers, contrary to Hou 5.

Neighbouring amenity

Edinburgh Design Guidance advises that nine metres is the minimum distance between rear boundaries to maintain privacy. Furthermore, new buildings should be spaced out so that reasonable levels of daylight to existing buildings are maintained and it is important that buildings are spaced sufficiently apart that reasonable levels of privacy, outlook, daylight and sunlight can be achieved. The layout of buildings in an area will be used by the Council to assess whether the proposed spacing is reasonable.

As stated above, the spatial pattern in this area is characterised by large two storey terraced properties in extensive garden grounds generally with depths of around 40-60 metres. The proposal would not impact upon daylight or sunlight to the existing house.

In terms of privacy, no windows are proposed to the north elevation which will retain garage doors with a hidden access door. A patio door is proposed to the southern elevation. No boundary treatment is identified between the existing dwelling and the proposed dwellinghouse on the drawings, but a timber fence appears to delineate the boundary in photographs submitted by the agent. The proposed site plan shows the patio door would be situated just three metres from the dividing boundary. If no fence or suitable boundary treatment is in place, the proposal would result in overlooking into the rear private garden ground of the existing property, which is unacceptable. Moreover, the existence of a fence in this location that is at a height capable of mitigating the overlooking to the neighbours garden, would have a detrimental impact upon the future occupier's outlook.

The proposal therefore fails to demonstrate that it would not be to the detriment of neighbouring privacy, and is therefore contrary to LDP Policy Des 12.

Overall, the proposal fails to provide adequate amenity for future occupiers and fails to demonstrate it would not impact upon the amenity of neighbouring residents, contrary to LDP Policies Hou 5 and Des 12.

Road Safety and Parking

LDP Policy Tra 2 (Private Car Parking) states that planning permission will be granted for development where proposed car parking provision complies with the levels set out in Council guidance. LDP Policy Tra 3 (Private Cycle Parking) states that planning permission will be granted for development where proposed cycle parking provision complies with the levels set out in Council guidance.

The proposal does not include off-street car parking and therefore does not conflict with car parking standards. There would be no anticipated impact on existing parking arrangements.

No cycle parking is identified in the plans. However, bikes could reasonably be stored within the curtilage of the proposed dwelling. The proposal does not conflict with LDP Policies Tra 2 and Tra 3 and Hou 5 in this regard.

Conclusion in relation to the Development Plan

Overall, the proposal is contrary to the objectives of the Local Development Plan.

c) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations on the Proposed City Plan 2030 and its supporting documents. These documents have now been submitted for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to City Plan 2030 as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

material considerations

- not keeping with the style, character or established residential nature;
- over-development;
- increase noise and disturbance;
- impact on parking;
- impact on privacy; and

- boundary wall is listed and would have to be protected.

non-material considerations

- The proposed development will set an undesirable precedent. There is no precedent in planning as each application is considered on its own merits;
- it would bring average property price down - this is not planning material consideration;
- changes to title deed - This is a private, civil matter which cannot be materially assessed as part of the planning application;
- Neighbours in wider area not consulted; all neighbours within 20 metres of the site were notified directly in line with legislation requirements; and
- property could be used as short term let - if the property is used as a short term then applicant would have to apply for new change of use application.

Conclusion in relation to identified material considerations

The proposals do not raise any issues in relation to other material considerations identified.

Overall conclusion

The proposal is not acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposal does not respect the spatial pattern of the area. This development is not characteristic of the wider townscape and does not draw on the positive characteristic of the surrounding area. The proposal fails to achieve adequate amenity for future occupiers and would have an adverse impact on neighbouring amenity. The proposal is contrary to the objectives of NPF 4 and the Edinburgh Local Development Plan.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The proposal will result in an unreasonable loss of neighbouring amenity and is contrary to LDP Policy Des 5 and the Edinburgh Design Guidance.
2. The back-land development would disrupt the spatial character of the wider area. The proposal is contrary to LDP Policies Hou 1, Des 4 and Hou 4 and the Edinburgh Design Guidance.
3. The proposal is contrary to NPF4 policy 7 as the proposed dwelling does not preserve or enhance the character of the conservation area.
4. The proposal is contrary to LDP policy Hou 3 - Private Green Space in Housing Development, as it fails to make adequate provision for green space on-site to meet the needs of future residents.

5. The proposal would harm the character of the listed building and its setting and will adversely impact on its special architectural and historic interest. The proposal would not preserve the character and appearance of the conservation area. It is not acceptable with regards to Section 14 and Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 3 October 2023

Drawing Numbers/Scheme

01-03

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Weronika Myslowiecka, Planning Officer
E-mail: veronika.myslowiecka@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Appendix 2

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: Weronika Myslowiecka

Date: 11 December 2023

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Alan Moonie

Date: 15 December 2023

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Local1 Team

Customer Details

Name: Mr Gregor Russell

Address: 4 Coltbridge Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the above planning application as follows:

The proposal is not in keeping with the style, character or established residential nature of Coltbridge Terrace. The limited site area of 1A and the proposed design raises concerns that the property is likely to be used as a short term let. This does not relate well to the quiet long standing residential character of Coltbridge Terrace, the wider Coltbridge conservation area or the heritage assets within it.

The conversion of 1A Coltbridge Terrace represents an unnecessary over-development and is out of character and style with the other property that populate Coltbridge Terrace and the wider Coltbridge conservation area. This is most apparent given that the unit immediately adjacent to 1A currently remains as intended, a garage.

The conversion of 1A Coltbridge Terrace to residential use is likely to increase noise and disturbance whether temporarily through its construction and especially as the design suggests, if it operates on a short-term let basis with repeated occupancy leading to increased traffic and/or footfall.

The proposal is likely to negatively impact on already limited parking availability. Existing double yellow lines immediately outside of the north elevation of 1A Coltbridge Terrace mean any new vehicles, because of the proposal, would park in already limited controlled zone spaces.

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Local1 Team

Customer Details

Name: Mr Giles Cooke

Address: 7 Coltbridge Terrace, Murrayfield, Edinburgh EH12 6AB

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object both to the process and the nature of the development.

Coltbridge Terrace sits within the Murrayfield and Wester Coates Conservation area and as such the standards of both planning and execution ought to be of a higher standard. In this case, this application fails on both counts.

In the Conservation blueprint, 1-7 Coltbridge Terrace are described:

" Of special note is the short terrace of villas at 1 - 7 Coltbridge Terrace by Frederick Pilkington. Their exuberant architectural quality make a major contribution to the wealth and enjoyment of the physical character of the conservation area"

1, 3, 5 and 7 are also grade B listed and I note that this application has been given the address 1a Coltbridge Terrace. On this basis, any development concerns all of the previously noted addresses but only No.1 has been notified of this development. On this basis I contend that the process has not met the high standards expected for those in a conservation area and adjacent to listed buildings.

With regard to the details of the application itself, I am also very concerned about the impact on the area.

The address of the property is on the bend of Coltbridge Terrace and access to the property will be both a traffic hazard and an unwelcome addition to both parking pressure and traffic - all issues that have been raised numerous times throughout various consultations.

The property itself is very small and not suitable for anything other than either one person or a couple for short periods of time which suggests that the motivation for this conversion is for short term letting, which is surely contradictory to current council policy of placing more restrictions and

regulation around short term lets.

The small size and low quality of the development run contrary to the distinct nature of the conservation area as noted previously.

The existing use of the building is described as a "lock-up" though of course its existing use is as a garage, which would potentially take cars off the street. With this change of use, that potential is gone. Additionally, given the need to move to electrified cars in future, there is going to be increased need for places to charge and these garages, once electricity was supplied to them, would be a valuable place from which to charge not only the owners cars, but potentially other neighbours. Again, this proposal will stop that potential future use.

We object to this development both in terms of the process and the nature of the development.

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Local1 Team

Customer Details

Name: Ms Philippa Cunniff

Address: 7 Coltbridge Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object both to the process and the nature of the development.

Coltbridge Terrace sits within the Murrayfield and Wester Coates Conservation area and as such the standards of both planning and execution ought to be of the highest standard. In the Conservation blueprint, 1-7 Coltbridge Terrace are described:

" Of special note is the short terrace of villas at 1 - 7 Coltbridge Terrace by Frederick Pilkington. Their exuberant architectural quality make a major contribution to the wealth and enjoyment of the physical character of the conservation area"

1, 3, 5 and 7 are also grade B listed and I note that this application has been given the address 1a Coltbridge Terrace. On this basis, any development concerns all of the previously noted addresses but only No.1 has been notified of this development. Against that background the process has not met the high standards expected for those in a conservation area and adjacent to listed buildings.

With regard to the application itself, I am also very concerned about the impact on the area.

The address of the property is on the bend of Coltbridge Terrace and access to the property will be both a traffic hazard and an unwelcome addition to both parking pressure and traffic - all issues that have been raised numerous times throughout various consultations.

The property itself is very small and it is difficult to see that it would be suitable for anything other than short periods of occupation. This gives rise to concern that the motivation for this conversion is for short term letting, which is contradictory to current council policy of placing more restrictions and regulation around short term lets.

The small size and low quality of the development run contrary to the distinct nature of the conservation area as noted previously.

The existing use of the building is described as a "lock-up" though of course its existing use is as a garage, which would potentially take cars off the street. With this change of use, that potential is gone. Additionally, given the need to move to electrified cars in future, there is going to be increased need for places to charge and these garages, once electricity was supplied to them, would be a valuable place from which to charge not only the owners cars, but potentially other neighbours. Again, this proposal will stop that potential future use.

We object to this development both in terms of the process and the nature of the development.

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Local1 Team

Customer Details

Name: Ms Linda Chirnside

Address: 9A Murrayfield Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Good morning,

I am deeply concerned about this proposal. We live in a conservation area and someone is proposing to live in a garage. It's hardly in keeping with the area. What is now a stretch of back doors and garages will now become residential via a garage door. Concern too that this could be used as an Airbnb type property, which is not ideal for residents of a quiet neighbourhood. It really does reflect badly on a nice neighbourhood when someone lives or rents out a garage as a house. It's so wrong and I hope it does not go ahead. Not a good idea at all. Is it a money making exercise I wonder?

Regards

Linda

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Local1 Team

Customer Details

Name: Miss Laura Docherty

Address: 5 Coltbridge Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are objecting to this proposal and the process. Our property is a neighbour to these garages but we were not consulted on the initial planning permission application. There is already parking pressure on our street with many of the houses and apartments with no off street parking facilities. This proposal to convert a garage into a residential property exacerbates the problem two fold. Firstly, it takes away a garage which has the ability to hold 3 cars taking vehicles off the road. Secondly, the residents of the planned apartment will add further pressure on existing street parking with any vehicles they own, furthermore there is no ability for a car to be parked outside this garage/property as the two garages are on the bend of the street. As residents of the street we would have happily bid on this garage to take our cars off the street, but were priced out by a developer with only consideration for commercial gains. This proposal will also bring average property prices down, therefore we would have at least expected to be informed.

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Local1 Team

Customer Details

Name: Miss Laura Docherty

Address: 5 Coltbridge Terrace, Murrayfield, Edinburgh EH12 6AB

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are objecting to this proposal and the process. Our property is a neighbour to these garages but we were not consulted on the initial planning permission application. There is already parking pressure on our street with many of the houses and apartments with no off street parking facilities. This proposal to convert a garage into a residential property exacerbates the problem two fold. Firstly, it takes away a garage which has the ability to hold 3 cars taking vehicles off the road. Secondly, the residents of the planned apartment will add further pressure on existing street parking with any vehicles they own, furthermore there is no ability for a car to be parked outside this garage/property as the two garages are on the bend of the street. As residents of the street we would have happily bid on this garage to take our cars off the street, but were priced out by a developer with only consideration for commercial gains. This proposal will also bring average property prices down, therefore we would have at least expected to be informed.

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Local1 Team

Customer Details

Name: Mrs alison sale

Address: 1 Murrayfield Ave Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to strongly object to the building of a residential dwelling at 1a Coltbridge Terrace, Edinburgh.

This property sits right next door to us.

Firstly if this works is allowed to go ahead it would allow for a second storey dwelling to be considered in the future.

The back wall of our garden which continues along into 1a's property is I believe listed, to build this dwelling the wall would have to be destroyed, surely this is not acceptable? I believe the structure that already exists is not in an acceptable state and therefore the whole building would need to be knocked down causing major disruption.

I would like to know if the property can be built on without changing the title deeds of No.3.

Wouldn't the original title deeds say that the garden is attached to the original property on Murrayfield Ave as a garden and not for building on for a residential property?

Parking is a major issue in this street as it is already full for all residents in the area and this will only add to this issue.

Our back gate leads out onto the road and we already have someone's bins constantly blocking our entrance to our property as they are never put away. This new dwelling will add to this problem even though it is stated that there will be a bin inside the dwelling. When does that ever happen?

Also there is lovely wildlife in the gardens at the back and so they would most certainly be disrupted, and this is in a conservation area!

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Weronika Myslowiecka

Customer Details

Name: Mrs Shona Adam

Address: 5/1 Murrayfield Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We received a notice from Edinburgh Council dated 9 October 2023, today is 24 October 2023. The reference number of the application is 23/04442/FUL. The site address is 1A Coltbridge Terrace, Edinburgh proposing conversion of garage to residential 1 bed property.

1 This conversion would be a breach of our privacy as the site is right up to our boundary wall and garden.

2 The garage, originally built to belong to the house next door, is situated within the curtilage of listed buildings, ours and surrounding neighbours. A conversion to a residential property will not be in keeping with the appearance of the area.

3 Should the garage still belong to original property would it not have a section 50 to 75 attached to any conversion? Seems a loophole.

4 Parking in an already overcrowded area will be problematic, with two spaces being lost from the garage, (which should be but are not shown on the drawings attached to the application) and potentially more cars looking to park should conversion to residential property proceed.

5 The application would require all services to be installed, as none exist. The site is on a very busy road (with school in close proximity) and double yellow lines at the site address so the impact on traffic during the development would be enormous and inconvenient to say the least.

6 The rear boundary wall is listed and would need to be protected.

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Weronika Myslowiecka

Customer Details

Name: Mrs Paula Kelion

Address: 10 Coltbridge Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally against to this request. Coltbridge Terrace is a narrow residential street with listed properties and architectural importance. This proposal is clearly intended to be used as a holiday rental property due to Rugby and concerts taking place nearby. The garage should be a garage and not a flat without windows. Allowing projects like this one will open precedent for future requests for an extension (a 1st floor for example) or adjacent garages to do the same, destroying the character of the street.

During school runs the street already suffers with having a single lane, and where 1a is located is where cars stop to give way to other vehicles in the opposite direction. If the owner of this property is at 1-3 Murrayfield Avenue or 1 Coltbridge terrace, they should make the access to this flat via their property and not an independent property with its own entry and address. Please refuse this.

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Weronika Myslowiecka

Customer Details

Name: Mr Lewis Byrne

Address: 13 PF2 Murrayfield Place Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Approval could set a precedent for further incompatible developments, risking the conservation area's integrity.

Concerns over increased traffic and parking problems in an already congested area.

Possibility that this will be used as an Airbnb which could increase noise and disturbance in a quiet area.

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Weronika Myslowiecka

Customer Details

Name: Mrs Jenny Slater

Address: 7 Murrayfield Avenue, Murrayfield, Edinburgh EH12 6AU

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write to object to the above planning application for the following reasons:

1. Conservation area/design - The proposed dwelling is within a conservation area as the surrounding buildings and boundary walls are considered to have particular historical and architectural interest. Neighbouring properties on both Coltbridge Terrace and Murrayfield Avenue are both B and C listed.

The proposals are not in keeping with the character, or appearance of the area.

2. Privacy/Noise - The proposed dwelling would have a large, glass kitchen window/door, encompassing almost the entire south facing elevation. This is approximately one metre away from a neighbouring property's back garden, which it would look directly into.

Further, the proposed dwelling is situated in the middle of a row of quiet back gardens. It is approximately 4 metres away from my own back garden.

The proposals would negatively impact the privacy and peace of neighboring properties.

I therefore request that the planning application is refused.

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Weronika Myslowiecka

Customer Details

Name: Mrs Catherine Parker

Address: 6 Coltbridge Terrace Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed conversion of 1A Coltbridge Terrace. This over development would not be in keeping with the rest of the conservation area and the other properties in Coltbridge Terrace. It would have a significant negative impact on already restricted parking for existing residents

Comments for Planning Application 23/04442/FUL

Application Summary

Application Number: 23/04442/FUL

Address: 1A Coltbridge Terrace Edinburgh

Proposal: Garage conversion to residential.

Case Officer: Weronika Myslowiecka

Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The AHSS Forth & Borders Cases Panel has examined this application relating to a curtilage listed garage to a C listed property in the Coltbridge and Wester Coates Conservation Area and objects.

The proposed conversion of the curtilage listed garage for this C listed property is over development and goes against National Planning Framework 4's quality of spaces as well as going against the Edinburgh Local Development Plan. The proposed conversion to residential space lacks proper facilities for residential living, therefore, does not provide 'a satisfactory residential environment' (LDP p.116).

The panel objects to the three proposed sky lanterns and the sliding doors as they are visible from the listed building, as well as the surrounding listed buildings, failing to preserve or enhance both the listed buildings and the surrounding conservation area. The conversion of a traditional garage space is a destruction of the original purpose of the space, a space that was never designated to be residential. In turn, this diminishes the garage vernacular and changes the character of the area and the listed building, reducing the variety of character of the street.

This proposal fails to preserve the special character, purpose, and vernacular of this building, contradicting Edinburgh Council guidance and NPF 4. We therefore object to these proposals.