

Urban Design Limited.
FAO: Craig Dougall
80 Newhailes Crescent
Musselburgh
EH21 6EG

Mr Seymour
11 Mentone Avenue
Edinburgh
EH15 1JE

Decision date: 1 February 2024

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

Form driveway with car charging point.
At 11 Mentone Avenue Edinburgh EH15 1JE

Application No: 23/05135/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 25 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 is contrary to National Planning Framework Policy 7(d) and 7(e) in respect of proposals in or affecting conservation areas as the proposed works would not preserve or enhance the character and appearance of the Portobello Conservation Area.
2. The proposal is contrary to National Planning Framework Policy 16 (g) (i) in respect of householder development as the proposed works would have a detrimental impact on the character of the home and the surrounding area.

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 proposals are not in accordance with the Development Plan and are unacceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposed works to the dwelling would have an adverse impact on the character and appearance of the Portobello Conservation Area and the works are not compatible with the existing dwelling or surrounding neighbourhood character. There are no material considerations which indicate that the proposal should be granted. Therefore, the proposals are unacceptable and it is recommended that the application be refused.

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 Tom Hutchinson directly at tom.hutchinson1@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
11 Mentone Avenue, Edinburgh, EH15 1JE

Proposal: Form driveway with car charging point.

Item – Local Delegated Decision
Application Number – 23/05135/FUL
Ward – B17 - Portobello/Craigmillar

Recommendation

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

Summary

The proposals are not in accordance with the Development Plan and are unacceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposed works to the dwelling would have an adverse impact on the character and appearance of the Portobello Conservation Area and the works are not compatible with the existing dwelling or surrounding neighbourhood character. There are no material considerations which indicate that the proposal should be granted. Therefore, the proposals are unacceptable and it is recommended that the application be refused.

SECTION A – Application Background

Site Description

The application relates to a mid-terraced property, in a residential area and located in the Portobello Conservation Area.

Description Of The Proposal

This application is for creation of a new driveway and car charging point.

Relevant Site History

No relevant site history.

Other Relevant Site History

No Other Relevant Site History

Consultation Engagement

Transport Planning

Publicity and Public Engagement

Date of Neighbour Notification: 1 February 2024

Date of Advertisement: 3 November 2023

Date of Site Notice: 3 November 2023

Number of Contributors: 10

Section B - Assessment

Determining Issues

Due to the proposed development falling within a conservation area, this report will first consider the proposals in terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

- Is there a strong presumption against granting planning permission due to the development conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- 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 character or appearance of the conservation area?

The Portobello Conservation Area Character Appraisal emphasises the village/small town character of the area, the importance of the long sea-front promenade, the high quality architecture, and the predominant use of traditional building materials.

The proposals would result in harm to the character and appearance of the conservation area as the proposal intends to remove the existing low boundary wall and railings and install a new driveway. Low boundary walls and railings are noted as making a contribution to character in the Portobello Conservation Area Character Appraisal.

Properties within the immediate area have retained the boundary walls, which are a key characteristic of the area and it is important that this relationship is maintained. For this property, in line with the majority of the conservation area, the existing stone boundary wall delineates the front boundary of the proposal site. It forms part of the property's frontage and is an intrinsic part of its appearance. The proposal would disrupt the setting of the original property by virtue of eroding a feature that contributes positively to the character and setting of the property; and allowing the introduction of a vehicle into the garden space.

Whilst it is noted that there is hardstanding at 14 Mentone Avenue, this is not a driveway and retains the boundary wall and railings and whilst 10 Mentone Avenue has a double gate, this also does not appear to be a driveway, but rather bin storage, with the majority of the boundary wall and railing retained. It should also be noted, neither of these have formal planning permission and have been in place for over 10 years.

Notwithstanding the above, private vehicular parking spaces are not characteristic of the conservation area. The removal of the front boundary wall detracts from the setting of the property and leads to incremental erosion to the detriment of the character and appearance of the street and resulting in an adverse impact on the character and appearance of the conservation area.

Conclusion in relation to the conservation area

The works will harm the special character and appearance of the conservation area.

The proposals are not acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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:

- NPF4 Policy 1
- NPF4 Policy 7d
- NPF4 Policy 7e
- NPF4 Policy 16g
- LDP Design policies Des 12

The non-statutory 'Listed Building and Conservation Area' guidance and 'Guidance for Householders' are material considerations that are relevant when considering NPF4 policies 1, 7d, 7e and 16g and LDP policy Des 12.

Global climate and nature crisis

Policy 1 of NPF4 prioritises the climate and nature crisis in all decisions. It has been applied together with other policies in NPF4 and the overall intended outcome of NPF4. Whilst the proposal will introduce a new electric charging point, encouraging the use of electric vehicles, the proposal will also result in the loss of garden space. Therefore, the proposal will have a neutral impact on sustainability and the environment. On balance, the proposed development does not conflict with the intended outcomes of NPF4 and thus, complies with NPF4 Policy 1.

Scale, form, design and neighbourhood character

The proposals are incompatible with the design of the existing dwelling and neighbourhood character. As detailed in section a) of the assessment, the proposals will not preserve the character or appearance of the conservation area.

Whilst the building is not listed, it is of a traditional design and located within a conservation area. The introduction of a private driveway is not considered appropriate, as it will detract from the appearance of the building and the character and appearance of the street and wider conservation area.

Non-statutory Guidance for Householders states:

'Parking in front gardens will not normally be allowed...in conservation areas or listed buildings, where loss of original walls or railings and the creation of a hard surface would have an adverse effect on the character and setting of the area, or a listed building and its special architectural or historic interest.'

Non-statutory Guidance for Listed Buildings and Conservation Areas states:

'When considering development within a conservation area, special attention must be paid to its character and appearance. Proposals which fail to preserve or enhance the character or appearance of the area will normally be refused. Guidance on what contributes to character is given in the conservation area character appraisals. The aim should be to preserve the spatial and structural patterns of the historic fabric and the architectural features that make it significant.'

Therefore, the proposals do not comply with NPF4 policies 7(d), 7(e), 16g(i), LDP policy Des 12 or the Council's Non-Statutory Guidance for Listed Buildings and Conservation Areas.

Neighbouring Amenity

With respect to privacy, overlooking, physical impact, overshadowing and loss of daylight or sunlight, the proposals have been assessed against requirements set out in the non-statutory 'Guidance for Householders'. The proposals will not result in any unreasonable loss to neighbouring amenity.

The proposal complies with NPF 4 policy 16g)ii) and LDP Policy Des 12b) and c).

Conclusion in relation to the Development Plan

The proposals will have due regard for the global climate and nature crisis and will not result in an unreasonable loss of neighbouring amenity. However, the proposals would involve introduction of a private driveway, which would be incompatible with the character and appearance of the existing dwelling and the surrounding neighbourhood character and fail to preserve the character and appearance of the conservation area. Therefore, the proposals do not comply with the overall objectives of the Development Plan and are contrary to NPF4 policies 7(d), 7(e), 16g(i), LDP policy Des 12 or the Council's Non-Statutory Guidance for Listed Buildings and Conservation Areas.

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 made, to be submitted with the Proposed City Plan 2030 and its supporting documents 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 it as a material consideration in the determination of this application.

Road safety

Transport Planning have been consulted and have no objections to the proposals.

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

Ten comments were received, six in support and four objecting to the proposals, summarised below:

Material considerations - Objecting

- Concerns that the proposal fails to preserve the character or appearance of the Portobello Conservation Area, with introduction of a new private parking space, on a street where there are currently no others and loss of front garden space - addressed in section a)
- Concerns with environmental, flooding and drainage impact with loss of garden space and monoblocking - addressed in section b)
- Concerns that the proposal fails comply with the Edinburgh Local Development Plan or non-statutory guidance for Listed Buildings and Conservation Areas and Guidance for Householders - addressed in section b)

Material considerations - Supporting

- Reflects similar applications in the area and would no detrimental impact on the Portobello Conservation area - addressed in section a)
- Allows installation of an electric charging point, aligning with Edinburgh low emission policies and NPF4 - addressed in section b)

Non-material considerations - Objecting (cannot be considered as part of the assessment)

- Concerns with increased parking space pressure, with the loss of an on-street parking space, due to the introduction of a new private parking space for a single household - This comment is non-material and cannot be considered at planning stage.
- Whilst introducing a new electric charging point is positive, it should be community based/communal - This comment is non-material and cannot be considered at planning stage.
- Concerns the proposal would set a precedent - This comment is non-material and cannot be considered at planning stage. Every application is assessed on a case by case merit and alterations in the surrounding area that were granted permission in the past and which do not comply with these guidelines are not taken as setting any form of precedent.

Non-material considerations - Supporting (cannot be considered as part of the assessment)

- There is a current issue with double parking and pavement parking along Mentone Avenue, which is narrow and which makes on street parking challenging. When the Pavement Parking Ban comes into effect this will increase parking pressure. It is difficult for people accessing the promenade to find parking, including disabled Blue Badge holders and those who cannot access public transport. Likely difficult for emergency vehicles and street cleaners to access the area. It would therefore be better

to have more cars off the street - This comment is non-material and cannot be considered at planning stage.

- Double parking on street clogs pavements for pedestrians and restricts driver views of pedestrians - This comment is non-material and cannot be considered at planning stage.

- No current plans for street-based electric charging - This comment is non-material and cannot be considered at planning stage.

- Introduction of an electric car would reduce noise pollution - This comment is non-material and cannot be considered at planning stage.

- Allowing homeowners to utilise their front gardens for car parking would free up spaces on street for members of the public - This comment is non-material and cannot be considered at planning stage. Should be noted that space in front of a new private driveway would need to be left empty for access and therefore the introduction of a private parking space would still result in reduced on street parking.

Conclusion in relation to identified material considerations

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

Overall conclusion

The proposals are not in accordance with the Development Plan and are unacceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposed works to the dwelling would have an adverse impact on the character and appearance of the Portobello Conservation Area and the works are not compatible with the existing dwelling or surrounding neighbourhood character. There are no material considerations which indicate that the proposal should be granted. Therefore, the proposals are unacceptable and it is recommended that the application be refused.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The proposal is contrary to National Planning Framework Policy 7(d) and 7(e) in respect of proposals in or affecting conservation areas as the proposed works would not preserve or enhance the character and appearance of the Portobello Conservation Area.
2. The proposal is contrary to National Planning Framework Policy 16 (g) (i) in respect of householder development as the proposed works would have a detrimental impact on the character of the home and the surrounding area.

Background Reading/External References

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

Further Information - [Local Development Plan](#)

Date Registered: 25 October 2023

Drawing Numbers/Scheme

01-03

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Tom Hutchinson, Planning Officer
E-mail:tom.hutchinson1@edinburgh.gov.uk

Consultations

NAME: Transport Planning

COMMENT: No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. Any off-street parking space should comply with the Council's Guidance for Householders dated 2018 (see http://www.edinburgh.gov.uk/info/20069/local_plans_and_guidelines/63/planning_guide_lines_including):

- a. Off-street parking should be a minimum of 6m deep and a maximum of 3m wide;
- b. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
- c. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
- d. Any gate or doors must open inwards onto the property;
- e. Any hard-standing outside should be porous;

f. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits

<https://www.edinburgh.gov.uk/roads-pavements/road-occupation-permits/1>

DATE: 21 December 2023

The full consultation response can be viewed on the Planning & Building Standards Portal.

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: Tom Hutchinson

Date: 31 January 2024

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): Lynne McMenemy

Date: 1 February 2024

MEMORANDUM

To: Planning Officer
Tom Hutchinson

From: Transport
Greg McDougall

Our Ref: 23/05135/FUL

23/05135/FUL
11 MENTONE AVENUE
EDINBURGH
EH15 1JE

TRANSPORT CONSULTATION RESPONSE

Summary Response

No objections.

Full Response

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. Any off-street parking space should comply with the Council's Guidance for Householders dated 2018 (see http://www.edinburgh.gov.uk/info/20069/local_plans_and_guidelines/63/planning_guidelines including:
 - a. Off-street parking should be a minimum of 6m deep and a maximum of 3m wide;
 - b. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
 - c. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
 - d. Any gate or doors must open inwards onto the property;
 - e. Any hard-standing outside should be porous;
 - f. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits <https://www.edinburgh.gov.uk/roads-pavements/road-occupation-permits/1>

Greg McDougall

TRANSPORT
Greg McDougall
Senior Transport Officer

Comments for Planning Application 23/05135/FUL

Application Summary

Application Number: 23/05135/FUL

Address: 11 Mentone Avenue Edinburgh EH15 1JE

Proposal: Form driveway with car charging point.

Case Officer: Tom Hutchinson

Customer Details

Name: Mr Gary Horne

Address: 10 Mentone Avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I'm fully in favour of the proposed vehicular access/driveway. The proposal would reflect similar developments within the area, would have no detrimental impact upon the Conservation Area and would allow the applicants to install an electronic charging point, which aligns with Edinburgh Council's low emissions aims and complies with Policies 1, 2 and 14 of the Scottish Government's National Planning Framework 4.

Comments for Planning Application 23/05135/FUL

Application Summary

Application Number: 23/05135/FUL

Address: 11 Mentone Avenue Edinburgh EH15 1JE

Proposal: Form driveway with car charging point.

Case Officer: Tom Hutchinson

Customer Details

Name: Ms Sarah Crossling

Address: 10 Mentone Avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fully supportive of proposal. More cars off the street the better. Parking on the street is a disaster.

Comments for Planning Application 23/05135/FUL

Application Summary

Application Number: 23/05135/FUL

Address: 11 Mentone Avenue Edinburgh EH15 1JE

Proposal: Form driveway with car charging point.

Case Officer: Tom Hutchinson

Customer Details

Name: Mr Oscar MacLean

Address: 16 Mentone Avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Won't cause any harm. No current plans to put any street-based electric charging points in nearby. Why not?

Comments for Planning Application 23/05135/FUL

Application Summary

Application Number: 23/05135/FUL

Address: 11 Mentone Avenue Edinburgh EH15 1JE

Proposal: Form driveway with car charging point.

Case Officer: Tom Hutchinson

Customer Details

Name: Lord Cockburn Association

Address: 1 Trunks Close, 55 High Street, Edinburgh EH1 1SR

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Cockburn objects to this application.

The proposal fails to preserve or enhance the character or appearance of the Portobello Conservation Area and property itself and therefore in terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 there is strong presumption against granting planning permission for the development.

The application does not comply with the Edinburgh Local Development Plan or with non-statutory guidance for Listed Buildings and Conservation Areas and relevant non-statutory Guidance for Householders.

We appreciate that that on-street parking is becoming more restricted and expensive in many parts of the city. In addition, the move to more electric vehicles is driving demand for electric vehicle charging points. However, the retention of garden space is necessary to setting of many building and wider neighbourhood amenity. In addition, in a time of 'climate crisis' urban' gardens are vital spaces in terms of keeping our buildings and city environments cool in summer, absorbing rain to avoid flash flooding and providing an important refuge for wildlife.

Comments for Planning Application 23/05135/FUL

Application Summary

Application Number: 23/05135/FUL

Address: 11 Mentone Avenue Edinburgh EH15 1JE

Proposal: Form driveway with car charging point.

Case Officer: Tom Hutchinson

Customer Details

Name: Mr Peter Kilpatrick

Address: 21 Mentone Avenue, Portobello West, Edinburgh EH15 1JE

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This objection is made on two fundamental grounds, the damage to neighbour & public amenity, and the impact on the historical consistency of the Mentone Cottages as part of the Portobello conservation area.

With regard to the former, the application essentially concerns the removing of public amenity in the form of shared (by c160 households) flexible on street parking spaces, for the permanent transition to 24hour/day single use benefit of a single household.

- A successful application would then potentially set precedent for up to 10 further applications from residents of the cottaged side of Mentone Avenue (10-20).
- With approximately 160 dwellings in the single, wholly contiguous, shared access road formed by Ramsay Place & Mentone Avenue, there is currently parking for between 55 and 65 vehicles meaning the facility for shared on street parking is both a major issue, and of shared & valued resource. This facility has been significantly reduced by the recently installed shared waste stations and is also subject to long standing pressure from being a parking site for High Street retail traffic, and Beach / Leisure visitors.
- the nature of such high density accommodation requires a more shared approach to neighbourhood amenity and the anticipated need for communal charging points than is served by single household parking.
- the application makes a deeply disingenuous reference to a driveway for number 10 being already in place. There is no such extant legal driveway, with no dropped kerb or drive over present on the street and in 20+ years of experience living here I can recall no use of the fore-garden of number 10 being use in such a way (across approximately 4 different households).
- a historical application to have such a driveway installed for number 20 was previously rejected and there can be little that has changed in the interim to suggest that it should now be granted (indeed parking amenity has decreased significantly since then).
- With regard to the Conservation area impact, the historic character of Mentone Avenue Cottages

has largely been preserved intact by the residents for 130+ years to a high degree of uniformity, including the deeds-stated requirement to maintain a low walled front garden structure, delineating the shared boundary for all the Mentone Cottages, in keeping with the Conservation Area status of this part of Portobello.

-A grant to this application would significantly alter this historic shared character and potentially lead to a patchwork of drives to further damage both the character and the public amenity. As such it would fall foul of the Conservation guidelines published in Edinburgh City Council's "Portobello Conservation Area Character Appraisal", specifically the following:

"Alterations and Extensions

Proposals for the alteration or extension of properties in a Conservation Area will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the particular area and do not prejudice the amenities of adjacent properties"

not least by being a significant insensitive visual and stylistic intrusion into the row, which was originally designed and deed-bound to present a significant degree of shared conformity, and prejudice the amenity of 159 or more adjacent properties.

-The notification list for this application significantly fails to inform all the residents of Mentone Avenue (eg houses 1-5 Mentone Avenue are not listed and the tenement dwellings along the North East side of street are not all covered, with only the one opposite being informed), and none of those on Ramsay Place are listed, in total removing over 120 of the immediately adjacent and affected households. This is a significant failure of the planning notification given the intimately shared experience of this single, bi-named street.

- the ecological impact of a single private electric charging point is of no communal benefit or amenity and, were one, or subsequently more, driveways to be granted, would in fact diminish the practical on street capacity for the inevitable need for installation of shared residential charging points by reducing the available kerbside spaces for such.

Comments for Planning Application 23/05135/FUL

Application Summary

Application Number: 23/05135/FUL

Address: 11 Mentone Avenue Edinburgh EH15 1JE

Proposal: Form driveway with car charging point.

Case Officer: Tom Hutchinson

Customer Details

Name: Ms Heike Ulferts

Address: 21 Mentone Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The formation of a driveway would alter the unique character of the row of cottages. Currently, there are no driveways to any of the cottages - the application makes reference to a driveway for the neighbouring property number 10, but the property does not have a driveway and there is no dropped kerb.

The area around Mentone Avenue is very densely populated; the row of cottages is surrounded on all sides by tenement buildings and there is huge pressure on parking space. The introduction of a private charging point would increase the pressure on parking even further. The introduction of electric charging points is a positive development, however this should be community-based - see the communal charging points in King's Road. This would allow all residents the opportunity to charge electric vehicles.

Comments for Planning Application 23/05135/FUL

Application Summary

Application Number: 23/05135/FUL

Address: 11 Mentone Avenue Edinburgh EH15 1JE

Proposal: Form driveway with car charging point.

Case Officer: Tom Hutchinson

Customer Details

Name: Org Portobello Amenity Society

Address: 4a Elcho Terrace Edinburgh

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Society objects to this proposal as the indicated monoblock paving will increase rain water run off into the drainage system. As with all front garden conversions to parking space the Society believes this is a diminution of the visual enjoyment of the Conservation Area.

However, should this be approved, a permeable surface should be stipulated.

Comments for Planning Application 23/05135/FUL

Application Summary

Application Number: 23/05135/FUL

Address: 11 Mentone Avenue Edinburgh EH15 1JE

Proposal: Form driveway with car charging point.

Case Officer: Tom Hutchinson

Customer Details

Name: Ms Frances McEwing

Address: 16 Southhouse Walk Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: There is currently double parking and pavement parking in Mentone Avenue. When the ban for this type of parking comes into force in January 2024 it will add additional pressure to a densely populated area. The creation of an owner parking space would reduce that pressure and ensure no one could pavement park as a dropped kerb would be created. People who disregard pavement parking rarely disregard a dropped kerb. The creation of the space supports Edinburgh Council's plans on street parking and could help ease any potential neighbour disputes when the new regulations are enforced. The creation of a charging point also supports the Scottish Government's move towards the use of electric vehicles. It is unrealistic to expect people to stop using cars in the short to medium term and the creation of an owner parking space provides a practical solution to ease parking congestion. The creation of owner spaces also frees up street parking to allow people from other areas of the city (who are unable to travel by public transport - of which my elderly mother is one) who want to enjoy our local seaside and amenities for exercise and pleasure.

Comments for Planning Application 23/05135/FUL

Application Summary

Application Number: 23/05135/FUL

Address: 11 Mentone Avenue Edinburgh EH15 1JE

Proposal: Form driveway with car charging point.

Case Officer: Tom Hutchinson

Customer Details

Name: Mrs Moyra Reynolds

Address: 24, Longformacus Road, Edinburgh, Edinburgh, Edinburgh Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a resident of Edinburgh who uses Portobello Pool and loves to exercise with a walk along the promenade, it's something I can't do as regularly as I'd like as it's almost impossible to find a parking space in the vicinity as they are taken up by homeowners, who often have multiple cars. I also regularly take a friend who is disabled and has a Blue Badge, but this makes absolutely no difference. We have turned around and returned home several times recently. It's important that access to our local seaside and its amenities is made available to all the residents of Edinburgh, and not everyone is able to use public transport. Allowing local homeowners to utilise the area in front of their properties to park would free up spaces for those Edinburgh residents who like my friend cannot use public transport. Public transport from the Southside of the City to Portobello isn't easy and the journey is very lengthy, and that's for someone who is fully mobile. Having cars off the road in private driveways will also allow emergency vehicles to manoeuvre in an already congested street, not to mention allowing street cleaners to get in and keep our City clean, something I know the Council is very keen to do. Allowing homeowners to park in front of their property is something that is currently made available to most large house builders building new properties; I would suggest it is unfair not to give the same privilege to existing residents whenever possible. The inclusion of a charging point on this application is also in line with the City of Edinburgh Council's policy to reduce the use of cars that use fossil fuel, this should surely be encouraged.

Comments for Planning Application 23/05135/FUL

Application Summary

Application Number: 23/05135/FUL

Address: 11 Mentone Avenue Edinburgh EH15 1JE

Proposal: Form driveway with car charging point.

Case Officer: Tom Hutchinson

Customer Details

Name: Miss Louise Mocogni

Address: 132D Inveresk Road Musselburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Currently there is an issue with double parking and pavement parking in Mentone Avenue. Not only does this narrow the road for cars it restricts driver view of pedestrians causing a hazard, clogs the pavements for use by pedestrians and people exercising. The creation of a charging point supports the Scottish Government's aim of decarbonisation and would reduce air pollution in the street due to reduced emissions. It would also reduce noise pollution for neighbours as electric cars are quieter.