

Development Management Sub Committee

Wednesday 29 July 2015

Application for Conservation Area Consent 14/05070/CON
At 127 Trinity Road, Edinburgh, EH5 3LB
To demolish the existing building with exception of the south wall.

Item number	8.4(b)
Report number	
Wards	A04 - Forth

Summary

The proposal complies with the development plan and non statutory guidance and will enhance the character and appearance of the conservation area.

Links

<u>Policies and guidance for this application</u>	LPC, CITE5, OTH, CRPTRI,
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Report

Application for Conservation Area Consent 14/05070/CON At 127 Trinity Road, Edinburgh, EH5 3LB To demolish the existing building with exception of the south wall.

Recommendations

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

Background

2.1 Site description

The application site is a back-land site at the end of an unadopted lane accessed from Trinity Road. It is an area of land that lies to the west of Trinity Road, to the north of Primrose Bank Road and to the south of Lower Granton Road. There is a considerable height difference between Lower Granton Road and Primrose Bank Road and there is a high retaining wall to the north of the site at the boundary with the gardens of the tenements of Lower Granton Road. The site is currently occupied by a car repair garage which is housed in a large steel framed shed with fibre cement cladding and with a pitched roof. The unadopted lane also serves two terraced houses that are located on the north side of the lane close to the entrance from Trinity Road. There are some self seeded trees on the site.

The application site, which includes the lane, is 1350m² in area, of which the garage currently occupies 475m². The current building varies between 5.8m and 8.3m high.

The surrounding area is almost entirely residential with semi-detached and detached villas to the south, terraced villas on Trinity Road to the east and tenements stretching from the north corner of the lane around the corner onto Lower Granton Road.

This application site is located within the Trinity Conservation Area.

2.2 Site History

13.04.2015 - Application withdrawn for the demolition of existing garage building and the development of five new houses with associated retaining walls. (14/05066/FUL).

There is a concurrent planning application to this conservation area consent application for the demolition of existing garage building and the development of five new houses with associated retaining walls (15/01788/FUL) which is pending consideration.

Main report

3.1 Description Of The Proposal

The application is for the demolition of a car repair garage which is housed in a large steel framed shed with fibre cement cladding and with a pitched roof. The building is 475m² in area and 6.84m at its highest point above the existing road level.

3.2 Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of consent.

3.3 Assessment

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

- a) the proposals will preserve or enhance the character or appearance of the conservation area;
- b) any impacts of equalities and human rights have been addressed; and
- c) any comments raised have been addressed.

a) The Impact on the Character and Appearance of the Conservation Area

The Trinity Conservation Area character appraisal notes the "predominance of residential use" in the area and the "variety of architectural styles that contribute to the overall character".

The existing garage is a large bulky shed, clad in fibre cement. It is not an attractive feature in a conservation area that is characterised by residential uses and stone built terraces and villas. It is anomalous with the prevailing grain and character of the area. The loss of the garage will enhance the conservation area.

b) Equalities and Human Rights Issues

The proposals have no impact on equalities and human rights. An Equalities and Human Rights Assessment has been completed.

c) Public Comments

No comments have been submitted that object to the loss of the garage, as all letters submitted comment on the proposals that are the subject of the planning application.

Conclusion

In conclusion the proposal complies with the development plan. It will enhance the character and appearance of the conservation area.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. No demolition shall start until the applicant has confirmed in writing the start date for the new development by the submission of a Notice of Initiation.
2. The application shall be notified to the Scottish Ministers prior to determination.

Reasons:-

1. In order to safeguard the character of the conservation area.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

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

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

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

This application was advertised on 26.12.2014. There have been 5 letters of representation, one of which was late. Of the objections that were received on time, there have been 3 objections and one letter of comment. All the letters made comments that were non-material to the assessment of this conservation area application as they referred to proposals contained in the planning application and not the principle of the loss of the garage building.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

The application site is within the Trinity Conservation Area and in the Urban Area of the Edinburgh City Local Plan.

Date registered

8 December 2014

Drawing numbers/Scheme

1-5,

Scheme 1

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Links - Policies

Relevant Policies:**Relevant policies of the Edinburgh City Local Plan.**

Policy Env 5 (Conservation Areas – Demolition of Buildings) sets out criteria for assessing proposals involving demolition of buildings in conservation areas.

Other Relevant policy guidance

The Trinity Conservation Area Character Appraisal emphasises the wealth of detached villas set in substantial plots with generous spacing to their neighbours, the high quality stone built architecture of restricted height, the predominant use of traditional building materials, and the predominance of residential use.

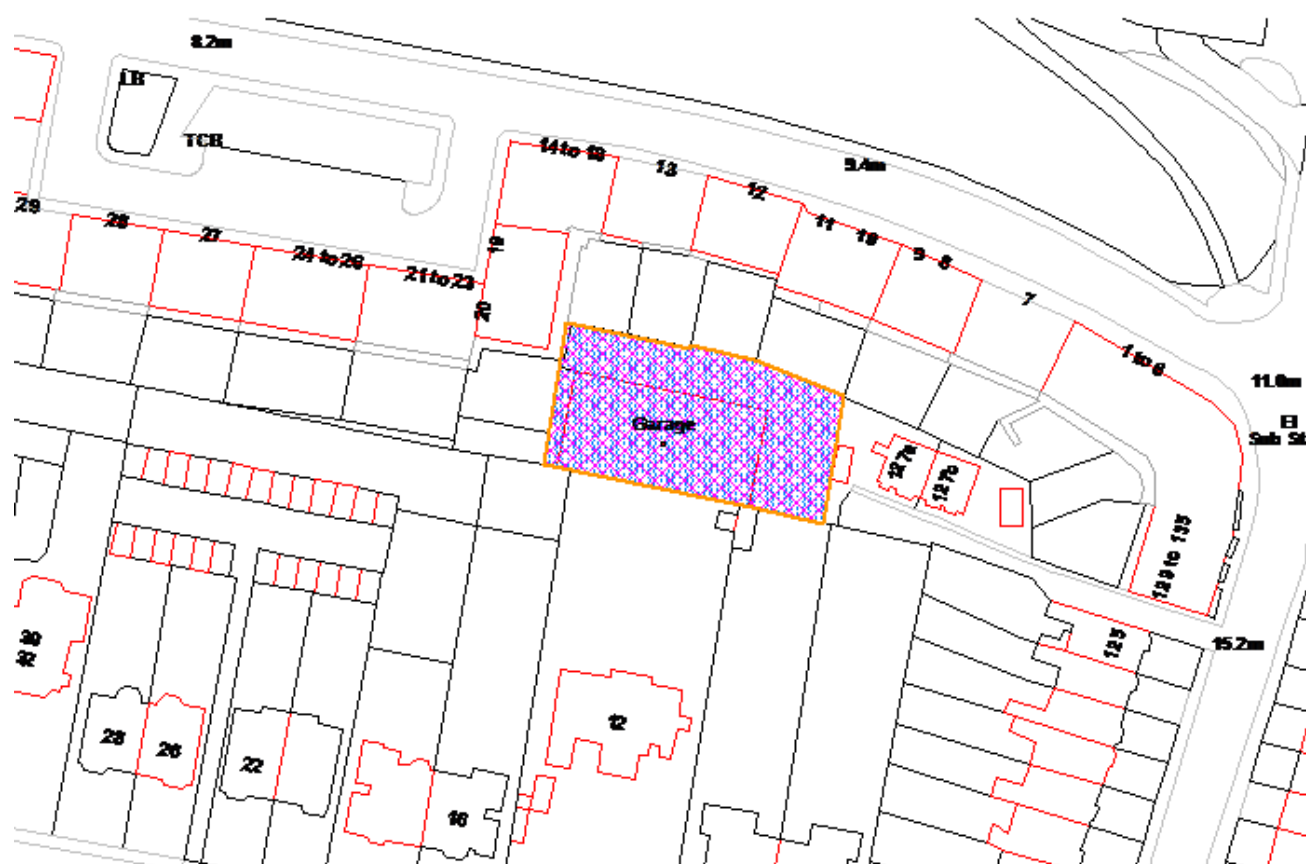
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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