

Planning Comments July and August 2018

We have been consulted on five applications since the report to the last meeting, only one of which merited any comment:

28B Claughton Firs - COMX/18/00972

Proposal: Conversion from commercial/office use to residential. This application will be determined under the recently revised regulations which classes most proposals for the conversion of offices to residential use as "permitted development", subject to a "prior approval" procedure to allow the Council to consider whether the proposal raises any issues, including conservation area considerations, which would require a full planning application.

Comment: 28/28B Claughton Firs are vacant commercial / office premises which appear on the OS map as "garage". The application says the internal conversion will create a 4-bedroom residential property with no change proposed to the external features. If this is the case then there would be no cause for concern. However, the present entrance and window configuration is unusual, and it may be difficult to fit a conversion around these without making any external alterations. Presumably this is one of the matters the officers will be looking at to determine whether a full planning application is required.

None of the following applications raised significant issues for the character of the Conservation Area and **no comments** were submitted:

24 Claughton Firs - APP/18/00760

Proposal: Single storey addition to an existing rear extension which is not visible from the highway.

13 Mount Pleasant - APP/18/0081713

Proposal: Two storey rear extension, terrace and detached garage. This property (Grassguards) was subject of a Design Award for sensitive refurbishment in 2015. Although substantial, this proposal will only be visible from the unadopted access to Well Cottages, off Roslin Road. It is understood that neighbour consultations have elicited some support.

11 Templemore Road - APP/18/00940

Proposal: Front porch. This is minor frontage development and the parent property has no heritage features that would be harmed.

2 Arno Road - APP/18/00983

Proposal: Outbuilding/shed adjacent to front boundary wall. This is minor development which despite its frontage location would not cause harm to the character of the property or street scene. The frontage of the property, including the boundary wall has been the subject of sensitive and high quality repair and improvement work, and the design and materials proposed for this small garden storage unit (including a 'living roof', cedar cladding and screen planting) have been carefully considered to mitigate any visual impact.