



**APPLICATION FOR PLANNING PERMISSION (13/00068/DPP) FOR THE
ERECTION OF SHED (PART RETROSPECTIVE) AT 69 BIRKENSIDE,
GOREBRIDGE**

Report by Head of Planning and Development

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for the erection of a shed in the rear garden of a flat at 69 Birkenside, Gorebridge. There have been no letters of representation and no consultations were required. The relevant development plan policy is RP20 of the Midlothian Local Plan. The recommendation is to grant planning permission.**

2 LOCATION AND SITE DESCRIPTION

- 2.1 The application property is a ground floor flat in a block of 4. The walls of the building are finished with wet dash render, the roof is finished with slate and the windows are brown painted timber. The rear garden is 8 metres wide and 14 metres long and is predominantly gravel. Each of the flats in the block has their own garden space; there is no communal garden space.
- 2.2 The surrounding area is residential and all of the surrounding properties are 4-in-a-block flats of a similar form and design.

3 PROPOSAL

- 3.1 The existing timber shed measures 2.4 metres by 3 metres and is 2.1 metres high. It was erected in the rear garden in July 2012. In addition to seeking permission retrospectively to retain the existing shed the applicant is applying to double the length of the shed. The resulting building will therefore be 2.4 metres by 6 metres and 2.1 metres high.

4 BACKGROUND

- 4.2 There have been no previous planning applications in connection with the application site.
- 4.3 In 2000 permission 00/00723/FUL was granted retrospectively for the erection of walls and a summer house at 70 Birkenside. This property is the upper flat, above the application property, and the summer house is located in the garden immediately to the south of the applicant's garden.

- 4.4 The property is Council owned and the applicant is a Council tenant. Regulation 3 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 requires applications which relate to land in the ownership of the Planning Authority to be considered by the Planning Committee.

5 CONSULTATIONS

- 5.2 No consultations were required.

6 REPRESENTATIONS

- 6.1 No representations have been received in connection with this application.

7 PLANNING POLICY

- 7.1 The development plan is comprised of the Edinburgh and the Lothians Structure Plan 2015, approved in June 2004, and the Midlothian Local Plan, adopted in December 2008. The following policies are relevant to the proposal:
- 7.2 Midlothian Local Plan Policy **RP20: Development within the Built-up Area** states that development will not be permitted within the built-up area where it is likely to detract materially from the existing character or amenity of the area.

8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise.
- 8.2 The proposed extension to the shed will create a structure of similar size to the summer house which was granted permission (00/00723/FUL) at the neighbouring property, no. 70. The design and choice of materials for the extended shed are acceptable and sufficient garden area will remain. There will be no significant loss of amenity to any neighbouring properties when compared to the existing situation. The proposed enlarged shed would be 3 metres from the closest window of the neighbouring property at no.72, ensuring there is no significant loss of amenity to this property.
- 8.3 The erection of a shed is an appropriate development in this location and is of a form and scale commonly found at residential properties. Furthermore, the development is in keeping with the character of the area and will not have a detrimental impact on the amenity of neighbouring residential properties and other land users. The development is in compliance with policy RP20 of the Midlothian Local Plan.

9 RECOMMENDATION

9.1 That planning permission be granted for the following reason:

The proposed development by its scale, form and design will not have a significant adverse impact on the amenity of neighbouring properties or the character of the area and accords with Policy RP20 of the Midlothian Local Plan.

Ian Johnson
Head of Planning and Development

Date: 19 February 2013

Application No: 13/00068/DPP (Available online)

Applicant: Mrs Laura Burnett

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Validation Date: 28th January 2013

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