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**APPLICATION FOR PLANNING PERMISSION (12/00410/DPP) FOR THE ADDITION OF AN EXTENSION TO THE BUILDING OCCUPIED BY LOANHEAD COMMUNITY LEARNING CENTRE AND ASSOCIATED WORKS AT 5 MAYBURN WALK, LOANHEAD, MIDLOTHIAN**

Report by Head of Planning and Development

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**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

- 1.1 The application is for the addition of a single-storey extension onto the building occupied by the Loanhead Community Learning Centre, adjacent to Paradykes Primary School in Loanhead. Ten letters of representation have been received. The relevant development plan policies are DP2 and RP20 of the Midlothian Local Plan. The recommendation is to grant planning permission subject to conditions.**

**2 LOCATION AND SITE DESCRIPTION**

- 2.1** The application site is the building containing the Loanhead Community Learning Centre (LCLC) and the grounds of that building. The application site excludes the car park of the LCLC, located immediately to the south of the application site.
- 2.2** The application site slopes downward from south to north to Mayburn Walk. There is an existing electricity substation located adjacent to the north west corner of the site and a strip of young and semi-mature planting (trees and shrubs) along the western boundary of the site. The site is bounded to the north by Dalum Grove and Mayburn Walk, with residential properties beyond. The grounds of Paradykes Primary School and nursery bound the site to the east and south east. A public footpath, with residential properties in Dalum Drive beyond, bounds the site to the west.
- 2.3** The surrounding residential properties are mainly modern two-storey houses.

**3 PROPOSAL**

- 3.1** Planning permission is sought for the addition of an extension onto the east and south elevations of the building. The proposed extension wraps around the south east corner of the building. It has a footprint of approximately 162 square metres. The footprint of the existing buildings is 471 square metres. The proposed extension contains

additional floor space for the existing cafe within the building, three multi-purpose rooms and a reception area. The proposed extension is 1.85 metres in height to its eaves and 5.9 metres in height to its ridge which is set some 0.5 metres below the ridge of the existing building.

- 3.2 The external walls of the extension are to be clad in timber and its hipped roof is to be clad in slate tiles.

## **4 BACKGROUND**

- 4.1 At its meeting in September 2009 the Committee granted planning permission (09/00319/FUL) for the erection of a single-storey community centre building on the grassed area of open space in the northwest corner of the grounds of Paradykes Primary School.
- 4.2 At its meeting in October 2010 the Committee granted planning permission (10/00448/DPP) for material design changes to the community centre building the subject of planning permission 09/00319/FUL and for the installation of a ground source heat pump enclosure on the site. The centre has been built in accordance with planning permission 10/00448/DPP and is in use.
- 4.3 In February 2012 the Committee granted planning permission 11/00671/DPP for: (a) the siting of a storage container within the north western corner of the site and the erection over the storage container of a timber shed enclosure; and, (b) the erection of a buggy shelter to the north of the north elevation of the building at a point near to its eastern end. The storage container and buggy shelter have been sited/erected.
- 4.4 Loanhead Community Learning Centre (LCLC) is a community leased and managed community centre providing a comprehensive range of services and community learning and development opportunities.
- 4.5 The land is owned by the Council. Regulation 3 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 requires applications that relate to the land ownership of the Planning Authority to be considered by the Planning Committee.

## **5 CONSULTATIONS**

- 5.1 The Council's Policy and Road Safety Manager has raised no objection to the application.

## **6 REPRESENTATIONS**

- 6.1 Ten letters of objection have been received. The grounds of objection are summarised as follows:

- Insufficient on-site parking resulting in patrons to the LCLC parking their vehicles on neighbouring streets causing congestion.
- Some patrons of the LCLC indiscriminately park across the driveways of neighbouring houses, resulting in road and pedestrian safety concerns.
- The existing road network is not of a standard to cope with the volume of traffic presently generated by the LCLC.
- Existing problems with noise emissions from the LCLC.
- Existing problems with littering by patrons of the LCLC.

## 7 PLANNING POLICY

7.1 The development plan comprises the Edinburgh and Lothians Structure Plan 2015, approved in June 2004, and the Midlothian Local Plan, adopted in December 2008. The following policies are relevant to the assessment of the application:

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.

7.3 Midlothian Local Plan Policy **DP2: Development Guidelines** states that the Council will require good design in both the overall layout and design of sites and their constituent parts.

## 8 PLANNING ISSUES

8.1 The main planning issue to be considered in determining this application is whether the current proposal complies with development plan policies unless material planning considerations indicate otherwise. The consultation response and representations received are material considerations.

8.2 In terms of its size, height, proportion and positioning the proposed extension will be subservient to the existing building. In terms of its architectural form and style it will be sympathetic to the existing building. This complementary design and the use of matching materials will ensure the extension preserves the visual character of the area.

8.3 In terms of its size, height, proportion and positioning the proposed extension would not have an unduly intrusive or dominant effect on any neighbouring property. Neither would it give rise to significant overlooking or loss of privacy to any neighbouring property.

8.4 The area of the site on which the proposed extension would be built is presently laid out in paving and contains a low timber retaining wall and soft landscaping including grass, shrubs and young trees. The existing low retaining wall alleviates the change in level between the end of the LCLC building and the tarmac car park immediately to the south of the application site. If the proposed extension was built the area of land

between it and the car park would, at its narrowest, only be some 2.5 metres wide. As such there would be limited scope to accommodate both a new retaining feature and soft landscaping to mitigate the extension and the car park. Therefore, a landscape condition should be imposed on a grant of planning permission requiring details of the retaining features and planting to be approved in advance by the Planning Authority.

- 8.5 In approving application 09/00319/FUL the Committee accepted that the existing car park for the community learning centre contains a sufficient number of parking spaces to meet the demand generated by the original development. No increase in traffic generation is anticipated because the proposed development seeks to enhance the existing facility; providing the established services in an enlarged building. The applicant has advised that the development will not result in any additional staff being employed, no additional activities being established or any extra visitors.
- 8.6 On the recommendation of the Council's Environmental Health and Trading Standards Manager a condition was imposed on a grant of planning permission 09/00319/FUL to control noise emissions from existing community centre building in the interests of safeguarding the amenity of neighbouring properties. A similar condition can be imposed on a grant of the current application to control noise emissions from within the extension. Since the LCLC opened in 2011 there has been one anonymous noise complaints reported to the Council's Environmental Health team. This complaint could not be investigated because an address was not given from which noise readings could be taken.
- 8.7 Owing to the nature of the proposed development there is unlikely to be extraordinary noise nuisance and dust nuisance during the period of construction. If noise nuisance were to arise during the period of construction it can be controlled through Environmental Health legislation.
- 8.8 Existing alleged problems with littering by patrons of the LCLC is not a material consideration in the determination of this application.

## **8 RECOMMENDATION**

- 8.1 It is recommended that planning permission be granted for the following reason:

*Subject to the recommended conditions on a grant of planning permission, the proposed development is compatible with the neighbouring land uses and accords with adopted Midlothian Local Plan Policies RP20 and DP2.*

Subject to the following conditions:

1. The development hereby permitted shall be begun within three years from the date of this permission. Prior to the development commencing the planning authority shall be notified in writing of the expected commencement of work date and once development on site has been completed the planning authority shall be notified of the completion of works date in writing.

**Reason:** *To accord with Section 58 and 27A of the Town and Country Planning (Scotland) Act 1997 (as amended by Planning etc (Scotland) Act 2006).*

2. Development shall not begin until details of a scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
  - i existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
  - ii proposed new planting;
  - iii any retaining structure/wall to be erected between the site and the tarmac car park immediately south of the site;
  - iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
  - v schedule of plants to comprise species, plant sizes and proposed numbers/density; and
  - vi programme for completion and subsequent maintenance of all soft and hard landscaping. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird breeding season (March-August).

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the planning authority as the programme for completion and subsequent maintenance (vi). Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of planting shall be replaced in the following planting season by trees/shrubs of a similar species to those originally required.

**Reason:** *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies RP20 and DP2 of the Midlothian Local Plan and national planning guidance and advice.*

3. The soundproofing of the extension hereby approved shall be such that any noise emitting from the extended building is inaudible within all neighbouring residential properties. The design and installation of any plant, machinery or equipment operated shall be such that any

associated noise does not exceed NR25 when measured within any neighbouring residential property.

**Reason:** *In the interests of safeguarding the amenity of neighbouring residences.*

4. All the external walling and roofing materials on the proposed extension shall match those on the existing building and comprise:
- i the roof shall be clad in natural slate;
  - ii the external timber walling shall be treated/stained with the same timber preservative as the timber walling of the existing building; and
  - iii the base course of the extension shall match in every respect the brick used for the base course of the existing building.

**Reason :** *In the interests of safeguarding the character and visual amenity of the area.*

**Ian Johnson**  
**Head of Planning and Development**

**2 October 2012**

<b>Application No:</b>	<b>12/00410/DPP Dated: 10 July 2012</b>
<b>Applicant(s):</b>	<b>Loanhead Community Learning Centre, Kabin, 5 Mayburn Walk, Loanhead, Midlothian, EH20 9HG</b>
<b>Agent:</b>	<b>EMA Architecture + Design Ltd, The Stables, Baileyfield Road, Edinburgh, EH15 1NA</b>
<b>Registered:</b>	<b>29 June 2012</b>
<b>Contact Person:</b>	<b>Adam Thomson</b>
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<b>Background Papers:</b>	<b>09/00319/FUL, 10/00448/DPP &amp; 11/00671/DPP</b>