

	Application No	11/01828/FUL
	Application Type	Planning Permission
Demolition of existing dwelling and construction of new dwelling.		
at		
11 Rosefield Street Edinburgh EH15 1AY		
REPORT OF HANDLING - Local Fast Track Decision Report		

Purpose of report

This is a **Local Fast Track Decision**, under the Council’s scheme of delegation, detailing the considerations and determination of the application.

1 RELEVANT POLICIES

The proposal site is located in an area designated as urban and within the Portobello Conservation Area, as designated by the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

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

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Relevant Non-Statutory Guidelines

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

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

2 OFFICER'S OBSERVATIONS

The application was withdrawn by email on 12th August 2011.

3 CONSULTATIONS

None.

4 **Date of Site Visit:** 28.06.2011

5 REASON FOR DECISION

The application was withdrawn by email on 12th August 2011.

6 RECOMMENDATION

It is recommended that this application be **withdrawn** for the reasons below.

Reasons

1. The application was withdrawn by email on 12th August 2011.

John Bury	
Head of Planning	
Contact/Tel	Colin Bryans on 0131 529 4279
Ward Affected	Portobello/Craigmillar
Local Plan	
File	
Date Registered	22 June 2011
Drawing Nos & Scheme	01,02,03,04,05,06,07,08A,09,10 Scheme 2