

REPORT TO: Planning Committee

MEETING DATE: Tuesday 2 June 2015

BY: Depute Chief Executive
(Partnerships and Community Services)

SUBJECT: Application for Planning Permission for Consideration

Note - this application was called off the Scheme of Delegation List by Councillor Berry for the following reasons: This site adjacent to the Auld Hoose is a highly visible location in the town centre and part of a disjointed street scape caused by unrelated developments over the years. I also understand that an office is proposed for the same site.

Application No. **15/00040/P**

Proposal Erection of 1 flat and carport

Location **Land Adjacent To 6 Forth Street Lane
North Berwick
East Lothian**

Applicant Mr Peter Whitelaw

Per Richard Hall Architects

RECOMMENDATION Consent Granted

PLANNING ASSESSMENT

This application relates to an area of land that bounds the north side of the flatted building comprising the ground floor flat of 4 and the first and second floor flats of 6A and 6B Forth Street Lane, respectively. By being within North Berwick town centre the area of land is within an area of mixed uses as defined by Policy ENV2 of the adopted East Lothian Local Plan 2008. It is also within North Berwick Conservation Area.

The land is currently in use as a parking area and provides access to the existing residential garage of 4 Forth Street Lane that bounds the site to the east. Beyond this garage are the residential properties of 11-17 Forth Street, 1 to 4 Smugglers Gate and the residential development at Creel Court. Otherwise the site is bounded to the north by the Auld Hoose public house with the residential flats of 8 and 8A Forth Street Lane above it and to the east by the public road of Forth Street Lane with a flatted building of sheltered housing at 21 Forth Street beyond.

This part of the Conservation Area is characterised by a variety of two, three and four storey buildings of a range of ages, architectural styles and external finishes.

In September 2014 planning application 14/00751/P was submitted for the erection of a four storey flatted building including associated ground floor garage, on the area of land the subject of this application.

The applicant's agent was advised that as the building would be erected on a parking area, there would be a loss of off street parking. They were further advised that although a garage was proposed as part of the development, in accordance with East Lothian Council's Standard for Development Roads, garages are not recognised as off street parking as they are invariably used as storage area. In this there was no provision for off street parking to serve the proposed development and an objection was raised to the application by the Council's Road Services. Planning application 14/00751/P was subsequently withdrawn.

This application has been made in substitute for planning application 14/00751/P that was withdrawn.

Planning permission is again sought for the erection of a four storey flatted building but including a ground floor car port, as opposed to a garage, on the area of land the subject of this application.

The proposed building would contain one flat arranged over three floors on top of a car port. It would in effect be an extension to the north elevation of the flatted building containing 4 to 6 Forth Street Lane. The proposed flat would be accessed via the existing communal stairway for the flats of 6A and 6B Forth Street Lane. Three car parking spaces would be retained within the car port, one being associated with the flat of 4 Forth Street Lane the other two being associated with the proposed new flat.

The proposed building would be of a contemporary design. Its walls would be mainly finished in render with some timber clad areas. The main three storey part of the building would have a flat roof serving as a roof terrace to the fourth storey part of it. The roof terrace would have a glazed balustrade. The roof of the fourth storey element would have a slate coloured membrane roof. The windows of the building would have a vertical emphasis and be of a composite aluminium and timber frame construction. Rainwater goods would be galvanised rolled steel painted black.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) 2013 and the adopted East Lothian Local Plan 2008.

Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan) and Policies ENV4 (Development within Conservation Areas), DP2 (Design), DP7 (Infill, Backland and Garden Ground Development), DP22 (Private Parking) and T2 (General Transport Impact) of the adopted East Lothian Local Plan 2008 are relevant to the determination of the application.

Material to the determination of the application are Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development within a conservation area given in Scottish Planning Policy: June 2014.

Scottish Planning Policy echoes the statutory requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that a planning authority must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development affecting a conservation area. It is stated in Scottish Planning Policy that proposed development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character and appearance of the conservation area should be treated as preserving its character and appearance.

Six written objections to the application have been received. They are from the occupiers of neighbouring residential properties. The main grounds of objection raised are:

- (i) the proposed building will not be a flat it is a house over two floors with a roof terrace,
- (ii) the proposal would have a detrimental effect on the appearance of North Berwick Conservation Area,
- (iii) the development will be shoe-horned into a very small area and make the area enclosed and cramped,
- (iv) the windows and Juliet balconies in the east elevation and the roof terrace of the flat would overlook the residential properties at Forth Street, Creel Court and Smugglers Gate to the west,
- (v) the proposed building would block natural light to neighbouring residential properties,
- (vi) use of the roof terrace would create noise disturbance,
- (vii) increased activity in the lane will increase noise and nuisance in the area,
- (viii) the proposed development would be built on top of the garage, livingroom and parking space for the flat of 4 Forth Street Lane and permission has not been given by the owner of that property to do so,
- (ix) the proposed development would prevent 4 Forth Street Lane from being extended or altered,
- (x) as Forth Street Lane affords access to the Police Station, any increase in traffic as a result of the proposed development would cause a potential risk in an emergency situation,
- (xi) the applicant is selling both flats at 6A and 6B Forth Street Lane without parking associated with them and,
- (xii) there are two parking spaces for the proposed flat that would not fit two normal sized cars.

The Royal Burgh of North Berwick Community Council, as a statutory consultee, does not support the proposed development on the grounds that it would amount to excessive infill in a part of the town centre that is extremely overcrowded and would overlook surrounding neighbouring properties.

The ownership of part of the application site by another party and the ability of the applicant to develop on that land is a civil matter between the respective parties that is not a material consideration in the determination of a planning application.

Whether neighbouring flats within the ownership of the applicant are being sold without dedicated parking is not a material consideration in the determination of this application.

In accordance with the definition given in the introductory of Part 1 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the building to be erected on the site is considered to be a flat if it is a separate and self-contained set of premises whether or not on the same floor and forming part of a building from some other part of which it is divided horizontally. In the circumstance of the proposed building

it would be a separate and self-contained set of premises on three floors, divided horizontally from the neighbouring residential property of 4 Forth Street Lane over which a part of it would be built.

Any noise disturbance associated with the use of the roof terrace of the proposed flat or within Forth Street Lane owing to increased activity are matters controllable under other legislation other than planning.

By being within North Berwick Town Centre the application site is part of a mixed-use area as defined by Policy ENV2 of the adopted East Lothian Local Plan 2008. Policy ENV2 states that housing within mixed-use areas may be acceptable. Policy ENV2 also states that new town centre developments should have a vertical mix of uses (retail/commercial on the ground floor and residential above). However, in this case the application site is a backland site that is accessed from the cul-de-sac of Forth Street Lane, which is itself accessed from Forth Street, and does not have a direct frontage on to a main retail/ commercial street. Due to the location of the application site, the principle of a vertical mix of development cannot reasonably be applied and thus the flatted residential use proposed for the site. The principle of a vertical mix of uses might reasonable be only applied to development proposals on a town centre site that has a direct frontage with a main retail/commercial street and not to a small backland site such as the application site.

With respect to infill, backland and garden ground development Policy DP7 of the adopted East Lothian Local Plan 2008 states that, amongst other principles of development, it must, by its scale, design and density be sympathetic to its surroundings and not an overdevelopment of the site.

Policy DP2 of the adopted East Lothian Local Plan 2008, amongst other things, requires that all new development must be well designed and integrated into its surroundings.

In this case regard must also be paid to the desirability of preserving or enhancing the character or appearance of the North Berwick Conservation Area as required by Scottish Planning Policy: June 2014 and Policy ENV4 of the adopted East Lothian Local Plan 2008.

Thereafter, the principal determining factor in this case is whether, having regard to national, strategic and local planning policy and guidance and other material considerations the design, positioning and layout of the proposed new house and the works associated with it are acceptable, with due regard to their potential impact on the character and residential amenity of the area, including their impact on the amenity of neighbouring residential properties and their impact on the character and appearance of North Berwick Conservation Area.

The application site is part of the older core of the North Berwick Conservation Area (i.e. High Street, Quality Street and the area around the harbour) which, in the character statement for the Conservation Area given in the adopted East Lothian Local Plan 2008, is characterised by tightly packed buildings and narrow streets of a type common to many Scottish burghs. Buildings are generally compact and small scale, fronting directly on to the streets and most buildings date from the 18th and 19th century. 20th century infill development is also commonplace. Use of colour and architectural detailing, differences in roof height, shop fronts that adhere to original plot widths and retention of many original features and shop fronts make for a busy centre of variety and interest.

The proposed building would occupy the full width of its plot. It would be principally flat roofed. It would be four storeys in height, with its ground floor comprising an open car

port, its first and second floors comprising habitable accommodation in the form of a two bedroom flat with an en-suite, a shower room, open-plan kitchen/dining/ livingroom, wc and utility room and storage. Its fourth floor would be principally a roof terrace with a partially glazed room component on it. The fourth floor room component would be recessed from the outer edges of the roof terrace.

Whilst it is not essential to replicate existing building styles to build successfully in a Conservation Area and indeed in other locations, both national planning and development plan policy nevertheless state that in designing proposed new buildings developers should think about the qualities and the characteristics of places. The development should reflect its setting and local forms of building and materials. The aim should be to have buildings looking different without detracting from any sense of unity and coherence for the development or the wider neighbourhood.

The building proposed in this planning application is of a contemporary design, and there would be a contrast between its design and the design of the building it would in effect be an extension to. It would be a contemporary, complementary addition to the existing variety of built form within the setting of the application site. The render finish proposed for most of the area of its elevation walls would match the render finish of the neighbouring building it would be attached to. The timber cladding finishes of part of the front elevation and a small part of the rear elevation would express the contemporary architectural style of the building. The windows of the building would have a modern glazing pattern but of vertical proportions to reflect traditional windows of many buildings in this part of the Conservation Area. Although the proposed building would appear different it would add architectural interest to the appearance of the area, which is characterised by a variety of two, three and four storey buildings of a range of ages, architectural styles and external finishes. The proposed building is acceptably designed for its place and would not harm the character and appearance of the Conservation Area. By its form, design and finish the proposed building would be an appropriate addition to the Conservation Area.

On the foregoing consideration of design the proposed development does not conflict with Policy 1B of the approved South East Scotland Strategic Development Plan (SESplan) June 2013, Policies ENV4, DP2 or DP7 of the adopted East Lothian Local Plan 2008 or with Scottish Planning Policy: June 2014.

Policy DP2 requires that a proposed development should not adversely affect existing residential amenity. Accordingly it should not result in any significant loss of daylight, sunlight or privacy to neighbouring properties as a result of overshadowing or overlooking.

In assessing whether or not a proposed new development would result in harmful overlooking and therefore loss of privacy to existing neighbouring residential properties it is the practice of the Council, as Planning Authority, to apply the general rule of a 9 metres separation distance between the windows of a proposed new building and the garden boundaries of neighbouring residential properties and an 18 metres separation distance between directly facing windows of the proposed new building and the windows of existing neighbouring residential properties.

As is stated in the North Berwick Conservation Area statement given in the adopted East Lothian Local Plan 2008, the older core of North Berwick Conservation Area is characterised by tightly packed buildings and narrow streets of a type common to many Scottish burghs. Inherent in this is the inter-visibility between residential properties.

The first and second floor windows to be formed in the front (west) elevation of the proposed building would face towards and be within 18 metres of windows in the east elevation of the neighbouring flatted building of sheltered housing at 21 Forth Street. The proposed windows serve toilet and bathroom facilities and therefore it would not be unreasonable to insist that they be obscurely glazed. Subject to those windows being obscurely glazed, a matter that can be controlled by a condition of a grant of planning permission, they would not allow for harmful overlooking of the windows in the east elevation of the flatted building at 21 Forth Street or any other neighbouring residential property.

The balconies to be formed at both first and second floor level in the west elevation would be enclosed on their west side by louvres. Subject to the imposition of a condition on the grant of planning permission that the louvres be put in place prior to the occupation of the building, the proposed balconies would not allow for harmful overlooking of windows in the east elevation of the flatted building at 21 Forth Street. The north side of each balcony would face towards the public road of Forth Street lane and beyond to Forth Street and as such would not allow for harmful overlooking of any neighbouring residential property.

The first and third floor windows in the southern part of the east elevation of the building and the first and second floor glazed double leaf doors in the northern part of the east elevation of the building would face towards the flat roof of the garage/ north outshoot of the flat of 4 Forth Street Lane and beyond to the gardens of 4 Forth Street Lane, 17 Forth Street and 3 Smugglers Gate within a distance of 9 metres. However those areas of rear garden do not benefit from a great deal of privacy at present as there is inter-visibility between them all, and also from other neighbouring residential properties. In being inter-visible those neighbouring residential properties do not themselves comply with the Council's 9 metres and 18 metres separation distances. In such circumstances the degree of overlooking which could arise from use of those openings is not considered harmful.

The first and third floor windows to be formed in the southern part of the east elevation of the building would be within 9 metres of a window formed at first floor level in the west elevation of the house of 2 Smugglers Gate. However, they would face towards a blank part of the west wall of 2 Smugglers Gate and be positioned at such an oblique angle to that first floor window that they would not allow for harmful overlooking of it or of any other neighbouring residential property. In any event the first floor window to be formed in the east elevation of the building would serve a shower room and would likely be obscurely glazed and the third floor window would serve circulation space and not a habitable room of the flat.

The first and second floor glazed double leaf doors in the northern part of the east elevation would face towards a first floor window in the west elevation of the neighbouring house of 3 Smugglers Gate. However, because of the positioning of the glazed doors relative to that first floor window the proposed glazed doors would not directly face it. Therefore in this particular circumstance, the separation distance of some 16 metres would be sufficient to prevent harmful overlooking of that window.

The windows to be formed in the north elevation of the fourth storey roof terrace room component of the building would be within 18 metres of the windows of the first floor flats of 8 and 8A Forth Street Lane to the north. However, owing to their set back position from the northern edge of the roof terrace of the building and their height relative to the windows of those first floor flats, the windows of the proposed roof terrace room would not allow for harmful overlooking of the neighbouring flats of 8 and 8A Forth Street Lane.

The windows to be formed in the west elevation of the fourth storey roof terrace room would, if not obscurely glazed, allow for harmful overlooking of fourth floor windows in the east elevation of the neighbouring flatted building of 21 Forth Street to the west. To safeguard against this it can be made a condition of a grant of planning permission that the windows in the west side of the roof terrace room be obscurely glazed.

The juliet type balconies proposed across the glazed doors to be formed in the west elevation of the building, being some 0.4 metres deep, would not allow for sitting out on them. In this and owing to the existing inter-visibility between neighbouring residential properties, they would not allow for harmful overlooking.

The north and west sides of the proposed roof terrace would directly face towards and be within 10 metres of the windows in the south elevation of the first floor flats of 8 and 8A Forth Street Lane to the north and third and fourth floor windows in the east elevation of the flatted building of 21 Forth Street, respectively. To prevent overlooking of those first floor, third and fourth floor windows, it would be prudent to impose a condition on the grant of planning permission that the north and west sides of the roof terrace balustrade have obscure glazing of some 1.5 metres in height. Subject to this control the roof terrace would not allow for harmful overlooking of those first, third and fourth floor windows of 8 and 8A Forth Street Lane and 21 Forth Street respectively.

The east side of the roof terrace would face towards the rear gardens of 17 Forth Street and 2 and 3 Smugglers Gate to the east. However those gardens do not benefit from a great deal of privacy at present as they are inter-visible from the windows of other neighbouring residential properties. In such circumstance the roof terrace would not allow for harmful overlooking of neighbouring residential properties to the east.

On the matter of the impact of the proposed building on daylight and sunlight on neighbouring properties, guidance is taken from "Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice" by P.J. Littlefair.

Also of relevance are current Building Standards Regulations with regard to Natural lighting cited in Section 3.16 of the Technical Handbooks 2013 Domestic – Environment.

In the Guide "Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice" it is stated that in designing new development it is important to safeguard daylight and sunlight to nearby buildings.

In this regard and in the case of windows of an existing building that are directly facing towards the position of a proposed development the Guide gives a test to find out whether those windows would still receive enough daylight. This test is applied to all main living rooms of dwellings and conservatories. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. The test is applied to the windows using drawings that show the sectional relationship between the proposed development and the directly facing windows of the existing building. If a proposed form of new build development is below a line that is drawn rising at a 25 degrees angle from a line drawn perpendicular to a centre point on the outer face of the affected window(s) then the proposed development would not cause a harmful loss of daylight to the window(s).

In cases where some part of a proposed development would be situated within 90 degrees due south of a main window wall of an existing building the same 25 degrees test is applied to determine whether the proposed development would cause an unacceptable loss of sunlight to those windows of the existing building.

The existing windows in the south elevation of the first floor flats of 8 and 8A Forth Street Lane face directly towards the proposed building. Existing windows in the east elevation of the flatted building of 21 Forth Street face directly towards the proposed building. Moreover the proposed building is within 90 degrees due south of those windows.

When the test is applied to the building relative to the existing south elevation windows of the first floor flats of 8 and 8A Forth Street Lane it is found that the top of the roof of the building would be below the 25 degrees test line. It can therefore be concluded that the proposed building would not cause a harmful loss of daylight or sunlight to the existing south elevation windows of the first floor flats of 8 and 8A Forth Street Lane.

As is cited in Section 3.16 of the "Technical Handbooks 2013 Domestic – Environment", Building Standards Regulations the purpose of the mandatory standard for natural lighting is primarily to ensure that an adequate standard of day lighting is attained in habitable room in dwellings to allow all domestic activities to be carried out conveniently and safely. A kitchen or toilet is not deemed to be a habitable room in the building regulations.

The windows in the east elevation of the flatted building of 21 Forth Street that directly face the proposed building are kitchen windows and not windows of main/habitable rooms of the building. Therefore, as the proposed building would not result in a harmful loss of sunlight or daylight to main rooms of properties of 21 Forth Street it would not in this instance give rise to a degree of overshadowing that would be harmful to the amenity of them.

The Guide states that no more than a quarter of a main back garden of a neighbouring residential property should be prevented from receiving any sunlight on the 21st of March due to overshadowing from new development.

Application of the sunlight test given in the Guide "Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice" demonstrates that the proposed building would overshadow the rear gardens of the neighbouring residential properties of 4 Forth Street Lane and 15 and 17 Forth Street. However application of the same sunlight test to the neighbouring houses of 1 to 4 Smugglers Gate demonstrates that those houses already overshadow the rear garden of 4 Forth Street Lane and 15 and 17 Forth Street with significant areas of garden being overshadowed completely throughout the day. The proposed building would not overshadow those gardens when they do receive sunlight in the late morning and early afternoon, and although it would result in some overshadowing in late afternoon there would still be some sunlit areas remaining. In which case, the proposed building would not give rise to a degree of overshadowing that would prevent sunshine to the neighbouring residential properties of 4 Forth Street Lane or 15 and 17 Forth Street.

The building would overshadow some parts of the beer garden of the Old Hoose public house over the day but not the whole of the area.

On the foregoing considerations of overlooking and overshadowing the proposals do not conflict with Policy DP2 of the adopted East Lothian Local Plan 2008.

In its positioning relative to the part of the adjacent flatted building containing the flats of 6A and 6B Forth Street, the proposed building would abut the north gable of that building. In so doing the proposed building would result in the in-filling of windows in the north gable of that adjacent flatted building. Those neighbouring flats are, at this time, in the ownership of the applicant. Therefore the consequential in-filling of those windows is within the control of the applicant. Should the proposed building be built, any works to

in-fill window openings in the north gable wall of the adjacent flatted building would be internal to the building. In which case, they would not be considered to be development and as such not within the control of the Planning Authority.

Forth Street Lane provides access to North Berwick Police Station and has a Traffic Regulation Order (TRO) in place in the form of double yellow lines along the edge of the carriageway. This prohibits the waiting or stopping of vehicles on Forth Street Lane at all times and ensures that emergency access to the Police Station is available.

Three off-street car parking spaces are to be retained within the ground floor car port of the building. Those car parking spaces would be accessed from Forth Street Lane, with one being maintained for the Flat of 4 Forth Street Lane and two for the proposed flat.

The Council's Roads Services advise that the proposed parking layout shown on drawing no. PL01 provides a sufficient level of parking for the existing flat of 4 Forth Street Lane and the proposed new flat. They do however recommend that the parking bays remain hard formed over the first two metres to prevent loose material entering the public road and that garage doors should not be fitted to the car port as the driveway that would remain would not be long enough to allow a vehicle to park fully off-street. They further recommend that a construction method statement be provided to minimise the impact of construction activity on Forth Street Lane as an area where access is required at all times to the Police Station.

As the application site is within North Berwick Conservation Area where permitted development rights have been removed, alterations to the car port to infill its west side with a garage door or any other means of enclosure, would require planning permission and thus such development would be within the control of the Planning Authority.

Subject to the aforementioned controls, the proposed flat would be consistent with Policies DP22 and T2 of the adopted East Lothian Local Plan 2008.

The Council's Environmental Protection Service has no comment to make on the application.

Scottish Water has made no comment on the application.

CONDITIONS:

- 1 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed shown in relation to the finished ground and floor levels on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

- 2 Prior to their use on the building hereby approved, samples of the external materials and finishes of the roof and walls of the building shall be submitted to and approved in writing by the Planning Authority.

Reason:

To enable the Planning Authority to control the materials, finishes and colour to be used to achieve a development of good quality and appearance in the interest of the character and appearance of the Conservation Area.

- 3 No development shall take place until there has been submitted to and approved in writing by the Planning Authority a Construction Method Statement, which shall include mitigation measures to control construction traffic and shall include hours of construction work, all to minimise disruption to the area and pedestrian access.

Reason:

In the interests of pedestrian and road safety and of the amenity of the area.

- 4 Prior to the flat hereby approved being brought into use the parking arrangements for it and the neighbouring flat of 4 Forth Street Lane shall be laid out as shown in docketed drawing no. PL01 and thereafter the parking area shall be retained for such use and; the first two metres of the parking area measured from the back edge of the public road and for the full width of the access to it from Forth Street Lane shall be hardsurfaced.

Reason:

To ensure that sufficient off-street parking is available and to prevent vehicles encroaching onto the public highway in the interests of pedestrian and road safety.

- 5 Prior to the occupation of the flat hereby approved the glazing of the first and second floor windows to be formed in the west elevation of the building and the windows to be formed in the west elevation of the roof terrace room of the building shall be obscurely glazed in accordance with a sample of obscure glazing to be submitted to and approved in advance by the Planning Authority. The obscure glazing of the windows shall accord with the sample so approved. Thereafter the glazing of the windows shall continue to be obscurely glazed unless otherwise approved by the Planning Authority.

Reason:

To safeguard the privacy and residential amenity of the neighbouring flatted building of 21 Forth Street to the west.

- 6 No use shall be made of the roof terrace unless and until an obscure glazed screen measuring some 1.5m in height is erected along the full extent of the north and west sides of the roof terrace, in accordance with details and a sample of the obscure glazed screens to be submitted to and approved in advance by the Planning Authority. The obscure glazed screens shall accord with the sample so approved. Thereafter the obscure glazed screens shall be retained in place unless otherwise approved by the Planning Authority.

Reason:

In order to protect the residential amenity of the neighbouring properties to the north and west.

- 7 Prior to the occupation of the flat hereby approved the louvers to be erected on the west side of the balconies of the west elevation of the flatted building shall be fully formed in accordance with detail of them on the docketed drawings. Thereafter the balconies shall continue to be enclosed by louvers on their west side unless otherwise approved by the Planning Authority.

Reason:

To safeguard the privacy and residential amenity of the neighbouring flatted building of 21 Forth Street to the west.