

# **Derelict Portobello garages to make way for two homes**

**Plans to knock down a row of derelict garages in Portobello to make way for two family homes have been given the go ahead.**

Edinburgh councillors granted planning permission despite 40 local objections, after they visited the small site off East Brighton Crescent.

However the proposals were not backed by all members of the planning sub-committee this week with one saying he feared it would 'cram too much into a very limited space'.

Residents also complained the new homes – described by one councillor as being “extremely attractive” – would be out of keeping with the Portobello conservation area and would overshadow neighbouring properties and invade privacy.

The existing four lock-up garages, situated at the end of Lee Crescent, will be demolished as the site is cleared for two semi-detached three-bed houses, both of which will have back gardens.

Work will also involve repositioning and rebuilding of the existing rear listed garden wall.

Planners said: “The two new houses will be one and a half storeys in height and of a contemporary design.



“The proposal will result in the creation of a satisfactory residential environment and will not have a detrimental impact on the amenity of neighbouring residents and setting of the listed building.”

However, one objector argued the plans would result in “over-development” of the site.

They said: “The existing garages are not visually intrusive and are appropriate in scale and form. The creation of two, 2-storey dwellings is over ambitious for this site.”

Another called it “visually intrusive,” adding: “It overlooks the gardens of 2/3 East Brighton Crescent, impacting their privacy. The proposed garden is too small and keeps light out of the ground floor living areas.”

It was also feared that having no parking spaces for the homes would result in added pressure to “already congested” surrounding residential streets.

Following a site visit last week plans went before councillors at the City Chambers on Wednesday.

Cllr Jo Mowat praised the houses for being “extremely attractive and good use of space.”

Cllr Amy McNeese-Mechan said: “We’re not looking at the conversion of a listed building, we’ve got some not particularly attractive and probably not particularly useful lock-ups there that are going to become family homes, although I appreciate people right now may be concerned about the change.”

Planning sub-committee member Cllr Tim Jones said he was concerned the redevelopment would be “cramming too much into a very limited space”.

He added: “The problems regarding the impact in terms of noise, privacy – it’s very difficult to come down one side or the other on this.

“I do have quite serious reservations about this. I just feel it’s crammed into too small a space.”

The committee granted full planning permission and listed building consent with Cllr Jones, who represents Portobello, noting his dissent.

*by Donald Turvill*

*The Local Democracy Reporting Service (LDRS) is a public service news agency. It is funded by the BBC, provided by the local news sector (in Edinburgh that is Reach plc (the publisher behind Edinburgh Live and The Daily Record) and used by many qualifying partners. Local Democracy Reporters cover news about top-tier local authorities and other public service organisations.*

