

to: Planning.ServiceDelivery@edinburgh.gov.uk  
date: 1 June 2017 at 10:04  
subject: CEC consultation - Guidance for Householders

To: [Planning.ServiceDelivery@edinburgh.gov.uk](mailto:Planning.ServiceDelivery@edinburgh.gov.uk) [Declan Semple]

Below are comments from Spokes on this consultation...

<https://consultationhub.edinburgh.gov.uk/sfc/guidance-for-householders/>

Thank you for correspondence about the draft, indicating that the omission we highlight below was in error. As you asked, we are also emailing in with this formal submission, and with a suggested rewording.

We are extremely concerned to see that the section on garages and outbuildings (p15) no longer includes a reference to the factsheet on sheds, which is included in the current guidance. Page 12 of the [existing guidance for householders](#) says the following...

*Sheds for cycle storage are subject to the same principles as sheds for any other purpose. The Council has worked with Spokes to produce guidance on the storage of bikes for tenement and flat dwellers. A Spokes factsheet sets out useful practical advice.*

*Links:  
Guidance for Businesses  
Listed Buildings and Conservation Areas Guidance  
Spokes factsheet (Cycle storage for tenements and flats)  
Spokes factsheet (Cycle storage in gardens)*

The draft revised Guidance omits the second and third sentences above and omits the link to the Cycle Storage in Gardens factsheet.

The Planning Committee (3.10.13) considered the gardens factsheet and stated...

*The advice provided in the factsheet is considered appropriate  
and*

*The factsheet will be supported by inclusion on the Council's cycling related web pages and mention in the Householder Guidance.*

As far as we know, that decision by the Committee has not been revoked, and to the best of our knowledge the factsheet has proved useful in reducing the need for appeals etc. You will recall, prior to the factsheet, the many cases involving a lot of staff time and major stress for householders, which led to our producing the factsheet, amending it in discussion with yourselves, and the above Committee decision.

**We propose that you reword the relevant paragraph as follows...**

*Sheds for cycle storage are subject to the same principles as sheds for any other purpose. The Council has worked with Spokes to produce guidance on the storage of bikes for tenement and flat dwellers and in gardens. Links to the two documents are below...*

*Links:  
Guidance for Businesses  
Listed Buildings and Conservation Areas Guidance  
Spokes factsheet (Cycle storage for tenements and flats)  
Spokes factsheet (Cycle storage in gardens)*

Finally, for information, on a separate point which does not fall within this consultation, in our opinion sheds meeting criteria such as those in our factsheet should be granted permitted development status - to avoid all the paperwork, time spent by the council and by applicants, and unnecessary costs for householders who are only doing their best to travel by bike instead of by motor vehicle. We have raised this issue with the Scottish Government Planning Review.

Yours sincerely

Dave du Feu

for Spokes