

BUD Architecture Ltd.  
FAO: David Stewart  
10 Lochside Place  
Edinburgh  
United Kingdom  
EH12 9RG

Mr Gavin Derighetti.  
1 Littlejohn Road  
Edinburgh  
Scotland  
EH10 5GN

**Decision date: 28 June 2019**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Single storey extension to rear, new off-street parking.  
At 1 Littlejohn Road Edinburgh EH10 5GN

**Application No:** 19/01966/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 29 April 2019, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

**Conditions:-**

**Reasons:-**

1. The application is contrary to Edinburgh Local Development Plan Policy Des 12, Env 6 and the non-statutory Guidance for Householders. The proposed extension in form, design, scale and positioning would be a visually obtrusive addition that would lack architectural cohesion to the existing dwelling. The proposal would have an adverse impact on the character and appearance of the existing house and fail to preserve or enhance this part of the conservation area.
2. The application is contrary to Edinburgh Local Development Plan Policy Env 6 and the non-statutory Guidance for Householders. The proposed off street parking including new vehicular access and removal of front boundary railings would result in

an incongruous feature on the streetscene subsequently harmful to the visual amenity and the character and appearance of this part of the conservation area.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01:05, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal does not comply with adopted Edinburgh Local Development Plan Policies Env 6 or Des 12, with the Craiglockhart Hills Conservation Area Character Appraisal, or the non-statutory Guidance for Householders. There are no material considerations upon which to justify approval.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Lewis McWilliam directly on 0131 469 3988.

*D R Leech*

**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

## NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at [www.eplanning.scot](http://www.eplanning.scot) or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email [localreviewbody@edinburgh.gov.uk](mailto:localreviewbody@edinburgh.gov.uk).

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

# Report of Handling

## Application for Planning Permission 19/01966/FUL At 1 Littlejohn Road, Edinburgh, EH10 5GN Single storey extension to rear, new off-street parking.

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	19/01966/FUL
<b>Wards</b>	B09 - Fountainbridge/Craiglockhart

### Summary

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The proposal does not comply with adopted Edinburgh Local Development Plan Policies Env 6 or Des 12, with the Craiglockhart Hills Conservation Area Character Appraisal, or the non-statutory Guidance for Householders. There are no material considerations upon which to justify approval.

### Links

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<a href="#"><u>Policies and guidance for this application</u></a>	LDPP, LDES12, LEN06, LEN12, NSG, NSHOU, CRPCHI,
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# Report of handling

## Recommendations

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

## Background

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### 2.1 Site description

The application site is a two storey detached dwelling house located on a corner plot between Littlejohn Road and Greenbank Drive.

The property has been constructed in red brick with varying pitched roof slopes of dark grey slate tiling. A conservatory extension exists on the east elevation (rear).

Vehicular access is via a driveway on Littlejohn Road to the west serving the proposal site and adjoining properties. Two off-street car parking spaces are accommodated on site via a detached double garage to the south.

Black railings measuring approximately 1 metre in height, front the road to the north and form part of a wider front boundary treatment along the perimeter of Greenbank Drive. Immediately behind this lies vegetation bordering the applicant's private garden space and forming part of wider green buffer as viewed from the street.

The surrounding area is characterised by large detached villas and apartments predominantly in residential use.

The site is located within the Craiglockhart Hills Conservation Area.

This application site is located within the Craiglockhart Hills Conservation Area.

### 2.2 Site History

27th October 2006 - Conservatory extension and off-street parking (06/03111/FUL-Granted)

2nd February 2006 - Raise ridgeline of roof over attic store room by approximately 1000mm to allow formation of new bedroom 3, form new dormer window to bedroom 3 to match existing dormer window to adjacent bathroom, install 3no conservation type velux windows to bedroom 3 (Ref: 05/03783/FUL - Granted)

26th December 2005 - Remove roof and gable cope of attic store room - (05/03782/CON Permission Not Required)

## Main report

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### 3.1 Description Of The Proposal

The application proposes the following works;

-Single storey extension to rear

-New off-street parking spaces including new vehicular access and removal of existing railings.

-Demolition of existing conservatory which does not constitute as development as defined under Section 26 of the Town and Country Planning (Scotland) Act 1997. No assessment of its merits are therefore required.

### **3.2 Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, it needs to be considered whether:

- a) The proposal is of an acceptable scale, form and design and will preserve or enhance the character and appearance of the conservation area;
- b) The proposal will result in an unacceptable loss to neighbouring amenity;
- c) The proposal will have any impact upon road safety
- d) The proposal will have any impact upon trees
- e) Public comments have been addressed

a) The Craiglockhart Hills Conservation Area Character Appraisal emphasises the outstanding quality of the natural topography and its visual relationship with the city, the high quality buildings set within a mixture of wooded and open slopes, the use of natural stone and slate as the traditional building materials.

Edinburgh Local Development Plan policy Env 6 highlights the importance of preserving the character and appearance of the conservation area and the materials

used are appropriate to the historic environment. In addition, the non-statutory Guidance for Householders advises that extensions and alterations should be architecturally compatible in design, scale and materials with the original house and its surrounding area. Extensions should not overwhelm or dominate the original form or appearance of the house, or detract from the character of the area.

In terms of its visual appearance, the extension's scale, form and design lacks an overall coherence to the existing appearance of the dwelling. The extension would be constructed predominantly in a dark grey material, with limited detailing to the north and east elevations. This, in tandem with its mass exceeding the existing first floor window cills at the rear, and positioning beyond the north elevation would create a visually obtrusive, incongruous form of development in relation to the existing dwelling; subsequently harmful to its overall character and appearance.

Further, whilst presently a landscape buffer partially masks the dwelling's side gable (north) from the street, the proposed vehicular access would increase public visibility of this side in which the extension would be positioned. In light of this and the extensions in lack of coherence to the existing dwelling in design, form, scale and positioning it would subsequently fail to preserve or enhance this part of the Conservation Area and therefore would not comply with Local Development Plan Policy Env 6.

The application proposes a new vehicular access onto Greenbank Drive and conversion of existing garden ground for two off-street parking spaces including removal of existing railings and landscaping. There are no existing vehicular accesses along Greenbank Drive to the east or west and a prevalent feature of this area is presence of black railings and a landscape buffer bordering the roadside, contributing positively to the overall character of the area. It is considered that removal of this element, and the creation of a new vehicular access with associated off-street parking spaces, would result in an incongruous feature on the street scene. This would fail to preserve or enhance the character and appearance of this part of the Craiglockhart Conservation Area and therefore would not comply with Local Development Plan Policy Env 6.

It is recognised that part of previous permission (06/03111/FUL) on the proposal site granted in 2006 included new vehicular access and off-street parking consistent to that presently proposed. Since this approval, the Edinburgh Local Development Plan and the "Guidance for Householder" advice has undergone review and the 'Guidance for Householders'. Emphasis is placed on assessing the impact of development (including removal of railings, new access and parking) on the character and setting of the conservation area. In regard to this, and present Policies Env 6, Des 12 of the Edinburgh Local Development Plan the proposed development in its entirety would fail to preserve, or enhance the existing character of the conservation area.

b) In regard to privacy, the non-statutory guidance recommends that windows should be positioned at least 9m from any common boundary, and 18m from neighbouring windows to limit any unreasonable impacts upon neighbouring amenity.

The proposed patio doors would be positioned in excess of the above guidance and do not present concern in this respect.

In regard to daylight, the proposal has been assessed in terms of the 45 degree principles outlined in the non-statutory Guidance for Householders. As a result of this test the proposal would have no undue impact on the existing daylight of neighbouring properties.

In addition, the extension would not have any demonstrable impact upon sunlight, or overshadowing of properties and garden areas.

In light of the above, the proposal in design, scale and neighbourhood character accords with Local Plan Policy Des 12, and the intentions of the Non Statutory Guidance for Householders.

c) The Roads Authority have been consulted as part of the proposal and raise no objections to the proposal from a road safety perspective subject to conditions in the event of the application being approved.

Concern has been raised regarding potential removal of on-street parking through the creation of a new vehicular access. These concerns are noted, however given the limited scale of the development the removal of these on-street parking spaces are considered to have no significant impact upon general parking provision in the area to a degree that it would not be justifiable to withhold planning permission on this basis.

d) The proposal would involve removal of modestly sized vegetation and does not present any significant concern to mature trees. As such, no objections have been raised from an arboriculturalist perspective.

e) Public Comments

12 letters of representations have been received; 8 letters of objection and 4 supporting comments.

Material Representations- Objections

- Visual impact of tree removal
- Visual impact of railings removal
- Road safety concerns
- Parking provision
- Disproportionate scale of extension

These comments have been addressed in sections 3.3 (a) to (e) of the report.

Non-Material Representations- Objections

-Land ownership

Comments regarding land ownership are noted. A red line boundary has been submitted with the application. Land ownership are not a planning matter therefore cannot be materially assessed as part of this application.

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

### **3.4 Conditions/reasons/informatives**

## Reasons:-

1. The application is contrary to Edinburgh Local Development Plan Policy Des 12, Env 6 and the non-statutory Guidance for Householders. The proposed extension in form, design, scale and positioning would be a visually obtrusive addition that would lack architectural cohesion to the existing dwelling. The proposal would have an adverse impact on the character and appearance of the existing house and fail to preserve or enhance this part of the conservation area.
2. The application is contrary to Edinburgh Local Development Plan Policy Env 6 and the non-statutory Guidance for Householders. The proposed off street parking including new vehicular access and removal of front boundary railings would result in an incongruous feature on the streetscene subsequently harmful to the visual amenity and the character and appearance of this part of the conservation area.

## Risk, Policy, compliance and governance impact

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**4.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## Equalities impact

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### **5.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## Consultation and engagement

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### **6.1 Pre-Application Process**

There is no pre-application process history.

### **6.2 Publicity summary of representations and Community Council comments**

-12 representations have been received in regard to the proposal.

## Background reading / external references

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- [To view details of the application go to](#)

- [Planning and Building Standards online services](#)

## Statutory Development

<b>Plan Provision</b>	Policies- Edinburgh Local Development Plan- Urban Area
<b>Date registered</b>	29 April 2019
<b>Drawing numbers/Scheme</b>	01:05  Scheme 1

David R. Leslie  
Chief Planning Officer  
PLACE  
The City of Edinburgh Council

Contact: Lewis McWilliam, Planning Officer  
E-mail:lewis.mcwilliam@edinburgh.gov.uk Tel:0131 469 3988

## Links - Policies

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### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

#### **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

The Craiglockhart Hills Conservation Area Character Appraisal emphasises the outstanding quality of the natural topography and its visual relationship with the city, the

high quality buildings set within a mixture of wooded and open slopes, the use of natural stone and slate as the traditional building materials.

# Appendix 1

## Consultations

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The Roads Authority were consulted as part of the application:

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. Any off-street parking space should comply with the relevant Edinburgh Street Design Guidance Fact Sheets and Council's Guidance for Householders dated 2018 (see [http://www.edinburgh.gov.uk/info/20069/local\\_plans\\_and\\_guidelines/63/planning\\_guide\\_lines](http://www.edinburgh.gov.uk/info/20069/local_plans_and_guidelines/63/planning_guide_lines) including:
  - a. Any access onto a road is required to be a minimum distance of 15m from an existing junction;
  - b. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth) and at a maximum width of 3m (4.7m including transition kerbs);
  - c. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
  - d. Any gate or doors must open inwards onto the property;
  - e. Any hard-standing outside should be porous;
  - f. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits [http://www.edinburgh.gov.uk/downloads/file/1263/apply\\_for\\_permission\\_to\\_create\\_or\\_alter\\_a\\_driveway\\_or\\_other\\_access\\_point](http://www.edinburgh.gov.uk/downloads/file/1263/apply_for_permission_to_create_or_alter_a_driveway_or_other_access_point)

Edinburgh Street Design Guidance Fact Sheets and Council's Guidance for Householders dated 2018 (see [http://www.edinburgh.gov.uk/info/20069/local\\_plans\\_and\\_guidelines/63/planning\\_guide\\_lines](http://www.edinburgh.gov.uk/info/20069/local_plans_and_guidelines/63/planning_guide_lines) including:

- a. Any access onto a road is required to be a minimum distance of 15m from an existing junction;
  - b. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth) and at a maximum width of 3m (4.7m including transition kerbs);
  - c. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
  - d. Any gate or doors must open inwards onto the property;
  - e. Any hard-standing outside should be porous;
  - f. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits [http://www.edinburgh.gov.uk/downloads/file/1263/apply\\_for\\_permission\\_to\\_create\\_or\\_alter\\_a\\_driveway\\_or\\_other\\_access\\_point](http://www.edinburgh.gov.uk/downloads/file/1263/apply_for_permission_to_create_or_alter_a_driveway_or_other_access_point)
2. Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future;

Note:

I. The 2017 Parking Standards permit a maximum of 2 car parking spaces for a development of this size and nature. It is assumed that the residence in question has access to the extensive driveway area to the south of the application boundary, if this is the case the proposals do not comply with the 2017 Parking Standards. However as the area in discussion is considered to be a "private access" then the Council as the Roads Authority has no control over this area. Therefore the main issue for Transport to consider is the access onto Greenbank Drive, to which the above informative/condition will need to be complied with.

END

# Comments for Planning Application 19/01966/FUL

## Application Summary

Application Number: 19/01966/FUL

Address: 1 Littlejohn Road Edinburgh EH10 5GN

Proposal: Single storey extension to rear, new off-street parking.

Case Officer: Brian Fleming

## Customer Details

Name: Mr Stuart Gunderson

Address: 2 Littlejohn Road Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this plan and believe that it provides an elegant solution to residential parking and a modern looking extension offset against the stone built Victorian villa which is great to see.

# Comments for Planning Application 19/01966/FUL

## Application Summary

Application Number: 19/01966/FUL

Address: 1 Littlejohn Road Edinburgh EH10 5GN

Proposal: Single storey extension to rear, new off-street parking.

Case Officer: Lewis McWilliam

## Customer Details

Name: Dr Naomi Honhold

Address: 30/9 Littlejohn Rd Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal will require cutting down trees and bushes. This is in a conservation area. It will also create a new entrance onto Greenbank Drive very near the junction with Littlejohn Rd which is already a difficult junction in terms of sight lines. This is likely to create a danger to traffic, cyclists and pedestrians

# Comments for Planning Application 19/01966/FUL

## Application Summary

Application Number: 19/01966/FUL

Address: 1 Littlejohn Road Edinburgh EH10 5GN

Proposal: Single storey extension to rear, new off-street parking.

Case Officer: Lewis McWilliam

## Customer Details

Name: Mrs Kerry Falconer

Address: 102/13 Greenbank Drive Edinburgh

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the plan to interrupt railings and uproot trees on Greenbank Drive to make space for parking spaces.

# Comments for Planning Application 19/01966/FUL

## Application Summary

Application Number: 19/01966/FUL

Address: 1 Littlejohn Road Edinburgh EH10 5GN

Proposal: Single storey extension to rear, new off-street parking.

Case Officer: Lewis McWilliam

## Customer Details

Name: Mrs Sandra Mair

Address: Flat 4 1 Morham Gait Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No problem with the extension. I am concerned about the parking change as it will reduce the on street parking, require trees to be felled and is very close to the existing entrance and exit to Littlejohn Road. The suggested off road parking will also be directly opposite the bus stop on a road which is already narrow.

# Comments for Planning Application 19/01966/FUL

## Application Summary

Application Number: 19/01966/FUL

Address: 1 Littlejohn Road Edinburgh EH10 5GN

Proposal: Single storey extension to rear, new off-street parking.

Case Officer: Lewis McWilliam

## Customer Details

Name: Mr Ian Watson

Address: 6 Morham Lea Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have no objection to the extension but am concerned about the proposed vehicle access on to Greenbank Drive on two counts. Firstly, on safety grounds, as the new access will be very close to the busy junction of Littlejohn Road and Greenbank Drive. This is a very busy junction on to a bus route and the only exit from Greenbank Village West with a relatively high volume of traffic entering and exiting. I believe a new access approx 20 metres from the junction with cars reversing in or out could pose a traffic safety hazard.

Secondly I object to the breaking of the long run of the wrought iron fence in a conservation area, which I presume has been in place since the City Hospital opened in 1903.

# Comments for Planning Application 19/01966/FUL

## Application Summary

Application Number: 19/01966/FUL

Address: 1 Littlejohn Road Edinburgh EH10 5GN

Proposal: Single storey extension to rear, new off-street parking.

Case Officer: Lewis McWilliam

## Customer Details

Name: Mrs Sandra Mair

Address: Flat 4 1 Morham Gait Edinburgh

## Comment Details

Commenter Type: Residents Association

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As Secretary for Greenbank Village West Association (GVWA) I have been asked to put in an objection on the following grounds:

The area outlined in the application is not accurate as the client does not hold title to all the ground. The ground from their boundary wall to the roadside belongs to the Association members of GV East. To access the ground would require permission from all members of the Association. GVWA also objects to trees being removed to facilitate resident parking while at the same time removing at least one parking space for general use. The proposed access is also very close to the entrance to Littlejohn Road and immediately across the road from a bus stop.

# Comments for Planning Application 19/01966/FUL

## Application Summary

Application Number: 19/01966/FUL

Address: 1 Littlejohn Road Edinburgh EH10 5GN

Proposal: Single storey extension to rear, new off-street parking.

Case Officer: Lewis McWilliam

## Customer Details

Name: Mrs Alice Veitch

Address: Flat 8 1 Morham Gait Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The owner has misrepresented the ownership of their plot of land. It does not extend to the pavement as there is an area of trees and bushes which are communal land belonging to the estate Association members. They will need to cut down at least two mature tree and several large bushes which I object to. They will have to cut through the railings which are not their property to damage. The location is also not ideal as the drive would face directly onto the bus stop and be only a couple of yards from the access to Littlejohn Road. It would also remove parking spaces from a road that is already short of parking because it is narrow and parking can only be accommodated in the 'cut out' space where this driveway is planned. The owners already have off road parking and have no pressing need for further off road parking.

# Comments for Planning Application 19/01966/FUL

## Application Summary

Application Number: 19/01966/FUL

Address: 1 Littlejohn Road Edinburgh EH10 5GN

Proposal: Single storey extension to rear, new off-street parking.

Case Officer: Lewis McWilliam

## Customer Details

Name: Mrs Margaret Pagan

Address: 30/12 Rattray Grove Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to make my objection to this planning application on the following grounds.

The access required is common ground and not private to the applicant.

It would require the felling of trees which again are communal and a great amenity to the area.

Destruction to railings and possibly affecting a dividing fence both communal and shared by Greenbank Village East and not owned by the applicant.

The access would be on to a narrow road which in some parts is regularly used for parking, is a regular bus route and would be immediately opposite a bus stop thus causing severe safety concerns both for pedestrians and motorists.

# Comments for Planning Application 19/01966/FUL

## Application Summary

Application Number: 19/01966/FUL

Address: 1 Littlejohn Road Edinburgh EH10 5GN

Proposal: Single storey extension to rear, new off-street parking.

Case Officer: Lewis McWilliam

## Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

## Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The AHSS Cases Panel has considered this application to extend this attractive red-sandstone building which is on the corner of Littlejohn Road and Greenbank Drive, and comments as follows:

We think it likely that this was the lodge to the former City Hospital whose main building was designed by the City Architect Robert Morham, 1896-1903. 1 Littlejohn Road lies within the Craiglockhart Hills Conservation Area. The City Hospital has been converted into residential properties and the grounds developed for residential terraces but this property has retained its original Edwardian Arts and Crafts character which will be irretrievably damaged by the overlarge extension proposed. As the building is a corner plot the extension is to the side (although described as to the rear) and will be visible from Greenbank Drive. The extension is not designed in line with the Council's guidance; it fails to be subordinate to the original building. The extension should appear on the 'proposed' drawing of the west elevation but it does not.

We object to the proposed extension, on the basis that it is too large and does not respect the existing building. We note that there is an existing conservatory on the east elevation which would be removed. This is clearly subordinate to the original building and it has been built behind the building line of the north elevation facing Greenbank Drive.

We note that the applicants are seeking a two car run-in. This had consent which was not implemented. We would prefer a run-in for a single car as this will allow more planting to be retained.

We look forward to seeing revised proposals.

# Comments for Planning Application 19/01966/FUL

## Application Summary

Application Number: 19/01966/FUL

Address: 1 Littlejohn Road Edinburgh EH10 5GN

Proposal: Single storey extension to rear, new off-street parking.

Case Officer: Lewis McWilliam

## Customer Details

Name: Dr Lorna Robinson

Address: 3/1 Littlejohn Road Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support planning application.

We share a driveway with 1 Littlejohn Road (1, 3/1, 3/2 and 5 Littlejohn Road all share this driveway) and there is not currently enough space for all the cars in the shared drive - there are currently only 3 spaces.

Creating 2 parking spaces would be hugely beneficial.

I also support the extension plans.

# Comments for Planning Application 19/01966/FUL

## Application Summary

Application Number: 19/01966/FUL

Address: 1 Littlejohn Road Edinburgh EH10 5GN

Proposal: Single storey extension to rear, new off-street parking.

Case Officer: Lewis McWilliam

## Customer Details

Name: Mr Alexander Laird

Address: 3/1 Littlejohn Road Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the planning application.

We share a driveway with 1 Littlejohn Road (1, 3/1, 3/2 and 5 Littlejohn Road all share this driveway) and there is not currently enough space for all the cars in the shared drive - there are currently only 3 spaces.

Creating 2 parking spaces would be hugely beneficial.

I also support the extension plans.

# Comments for Planning Application 19/01966/FUL

## Application Summary

Application Number: 19/01966/FUL

Address: 1 Littlejohn Road Edinburgh EH10 5GN

Proposal: Single storey extension to rear, new off-street parking.

Case Officer: Lewis McWilliam

## Customer Details

Name: Mrs Irene Di Rollo

Address: 5 Littlejohn Road Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the planning application.

We share a driveway with 1 Littlejohn Road (1, 3/1, 3/2 and 5 Littlejohn Road all share this driveway) and there is not currently enough space for all the cars in the shared drive - there are currently only 3 spaces.

Creating 2 parking spaces would be hugely beneficial.

I also support the extension plans.

**From:** GVW 30LJR  
**Sent:** 17 Sep 2019 22:21:36 +0100  
**To:** Local Review Body  
**Subject:** Fwd: Fwd: 19/00124/REVREF

Please see the message below. My apologies for the multiple postings

Naomi Honhold

----- Forwarded Message -----

**Subject:**Fwd: 19/00124/REVREF  
**Date:**Mon, 16 Sep 2019 21:22:07 +0100  
**From:**GVW 30LJR <[gvw30ljr@gmail.com](mailto:gvw30ljr@gmail.com)>  
**To:**[murray.wilson@edinburgh.gov.uk](mailto:murray.wilson@edinburgh.gov.uk)

Dear Mr Wilson

Ms Bellhouse's e-mail sent an out of office message suggesting that you should receive messages in her absence so i am forwarding this to you for passing to the Local Review Body Support team.

Thanks and regards

Naomi Honhold

----- Forwarded Message -----

**Subject:**19/00124/REVREF  
**Date:**Mon, 16 Sep 2019 21:18:44 +0100  
**From:**GVW 30LJR <[gvw30ljr@gmail.com](mailto:gvw30ljr@gmail.com)>  
**To:**[gina.bellhouse@edinburgh.gov.uk](mailto:gina.bellhouse@edinburgh.gov.uk)

Dear Ms Bellhouse

I am writing s current chair of the Residents Association of the Greenbank Village West development in which 1 Littlejohn Road is located. The association previously submitted an objection to this planning application (19/01966/FUL) as I did I in my personal capacity. These objections should still be taken as current.

We wish to reiterate our objection to this planning application. In particular, we are firmly opposed to the planned extra off street parking with direct access

onto Greenbank Drive. The property already has allocated parking for a vehicle so this is adding extra car parking areas. It will interrupt a continuous line of iron fencing that is part of the character of the boundary of the development. The proposed entrance is very close to the junction between Littlejohn Rd and Greenbank Drive and could create an extra risk at a junction that already causes some issues. These issues have been raised before but we need to reiterate them.

However, additionally, having talked to local residents, it has become clear that the area where the new entrance is proposed is somewhere that some of our older less mobile residents use to enable their access to public transport. It is close to one of the bus stops and they drive their cars to that point and catch the bus from there, returning home by reversing this process. If this parking area is lost, this will result in them needing to drive to local shops and the city centre rather than using public transport. They cannot park on Littlejohn Road because of the bend close to the junction on Littlejohn Road, already a tricky area. There is often no other parking on Littlejohn Road because of cars already parked there. Just within the block in which I live (30 Littlejohn Rd) I know of at least two couples who do this and there are others from other blocks. So not only would granting this application be adding to car parking spaces, which I believe is against local policies, but it will have a negative impact on older members of our community, decrease public transport use and increase use of cars. We ask again that this planning permission be refused.

Thank you and regards

Naomi Honhold  
Naomi Honhold

**From:** David Stewart  
**Sent:** 30 Sep 2019 10:36:48 +0000  
**To:** Local Review Body  
**Cc:** gavin  
**Subject:** FW: Local Review for 1 Littlejohn Road.  
**Attachments:** Comment Little John Road.pdf

Hi Aidan,

In response to this objection, I would like to remind the local review body that permission was previously granted for this new opening and as policy has not changed there should be no reason what so ever for this application to be refused. Further to this, the argument that the loss of one parking space on Greenbank Drive being to the detriment of older drivers is flimsy at best. There is an abundance of parking spaces along this road so for the person objecting to use this as a cover to their own personal grievance is unfortunate.

To be clear, until my client and I receive a clear justification as to why this has been refused when the application was approved previously, we will continue to pursue this matter. On this basis we expect the authorities to base the outcome on policy and not irrational self serving scenarios.

regards,

**David Stewart**

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**From:** Aidan McMillan <Aidan.McMillan@edinburgh.gov.uk>  
**Sent:** 30 September 2019 10:43  
**To:** David Stewart <david.stewart@budarchitecture.co.uk>  
**Subject:** Local Review for 1 Littlejohn Road.

Hi,

Please see the attached comment for Local Review for 1 Littlejohn Road.

Please send any response to; LocalReviewBody@edinburgh.gov.uk.

Regards,

**A McMillan**

Aidan McMillan | Transactions Officer | Building Standards | C.4 | The City of Edinburgh Council | Waverley Court, 4 East Market Street, EH8 8BG. | Tel. 0131 529 2253

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