

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Tel: 0131 529 3550 Fax: 0131 529 6206 Email: planning.systems@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100178294-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * Building Name:

Last Name: * Building Number:

Telephone Number: * Address 1 (Street): *

Extension Number: Address 2:

Mobile Number: Town/City: *

Fax Number: Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Gavin"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text" value="Derighetti"/>	Address 1 (Street): *	<input type="text" value="Littlejohn Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH10 5GN"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="1 LITTLEJOHN ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH10 5GN"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="669952"/>	Easting	<input type="text" value="323338"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Single storey extension to rear, new off-street parking

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

This appeal on regarding to both aspects of the design, the off street parking and extension. No reason for refusal was provided based on guidance.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

The extension as been scaled back in size. This was suggested to CEC during the determination period however we were informed that it would have no bearing on the decision.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Drawings, photographs, and statement

Application Details

Please provide details of the application and decision.

What is the application reference number? *

19/01966/FUL

What date was the application submitted to the planning authority? *

29/04/2019

What date was the decision issued by the planning authority? *

28/06/2019

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr David Stewart

Declaration Date: 28/08/2019

Supporting Statement for no1 Littlejohn Road, Edinburgh, EH10 5GN

Planning ref no 19/01966/FUL

The site is a detached dwelling located on the east side of Littlejohn Road on the corner with Greenbank Drive, and situated within the old City Hospital site. The site is surrounded by properties of a residential nature. The property is located within the Craiglockhart Hills conservation area, which has no Article 4 Direction. The property is not listed.

The proposals can be separated in to two different elements, one being the provision of off street parking and the other, a one storey extension to the property.

In regards to the off street parking, consent was previously granted for two spaces accessed off Greenbank Drive under application reference number 06/03111/FUL. The client allowed this application to expire however as part of the new works they intend to carry this out.

The original approved proposal was to drop the kerb to allow for access through a newly formed opening within the railings at the property's boundary. Existing low level vegetation was to be removed to allow for an impermeable surface of heritage style paving to form the parking spaces. Our proposals as part of the new application were to maintain the design in its original form.

Our understanding is that planning policy has not changed since the original application and neither the property nor the area has been reclassified so we see no reason why this aspect of the proposals would not be granted once again.

To further support the need for these spaces, the property sits within a modern residential estate where the demands for off street parking is high so the proposals would help alleviate this problem. As part of the original application a number of letters of support were issued to CEC by immediate neighbours.

The second part of our appeal focusses on the new extension that was proposed to the rear of the property. As a concession we have reduced the overall area of the extension by bringing the north elevation back in line with the current north façade and inline with planning guidance.

We have however retained the proposed zinc cladding as we believe this is an appropriate design response to the context. The existing red sandstone dwelling house, with a variety of gable ends and original dormer windows possesses a strong character and richness of form. We believe that any attempt to match the existing materials or form would compromise the existing proportions and

character of the house. For example the use of red render and facing stone, as evidenced in the adjacent stand-alone double garage, would neither match nor contrast sufficiently with the existing red sandstone but create an uneasy relationship which dilutes the character and form of the original house.

The proposed design does not compete with the form or character of the red sandstone dwelling house but contrasts with and highlights its rich quality. We therefore believe that the simple, clean form and zinc cladding of the proposed extension provides an appropriate design response to the context.

Proposal Details

Proposal Name	100178294
Proposal Description	New Littlejohn
Address	1 LITTLEJOHN ROAD, EDINBURGH, EH10 5GN
Local Authority	City of Edinburgh Council
Application Online Reference	100178294-001

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
L-LR-001	Attached	A1
L-LR-002	Attached	A1
L-LR-003	Attached	A1
L-LR-004	Attached	A1
L-LR-005	Attached	A1
L-LR-006	Attached	A4
Supporting Statement	Attached	A4
Decision Notice	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0

- Boundary
- Hatched area denotes extent of new works
- Red dotted line denotes extent of duntakings

Greenbank Drive

Garages

Garages

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10 Lochside Place
Edinburgh Park
Edinburgh
EH12 9RG

www.budarchitecture.com

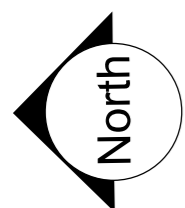
PROJECT:

1 Littlejohn Road
Edinburgh
EH10 5GN




TITLE:

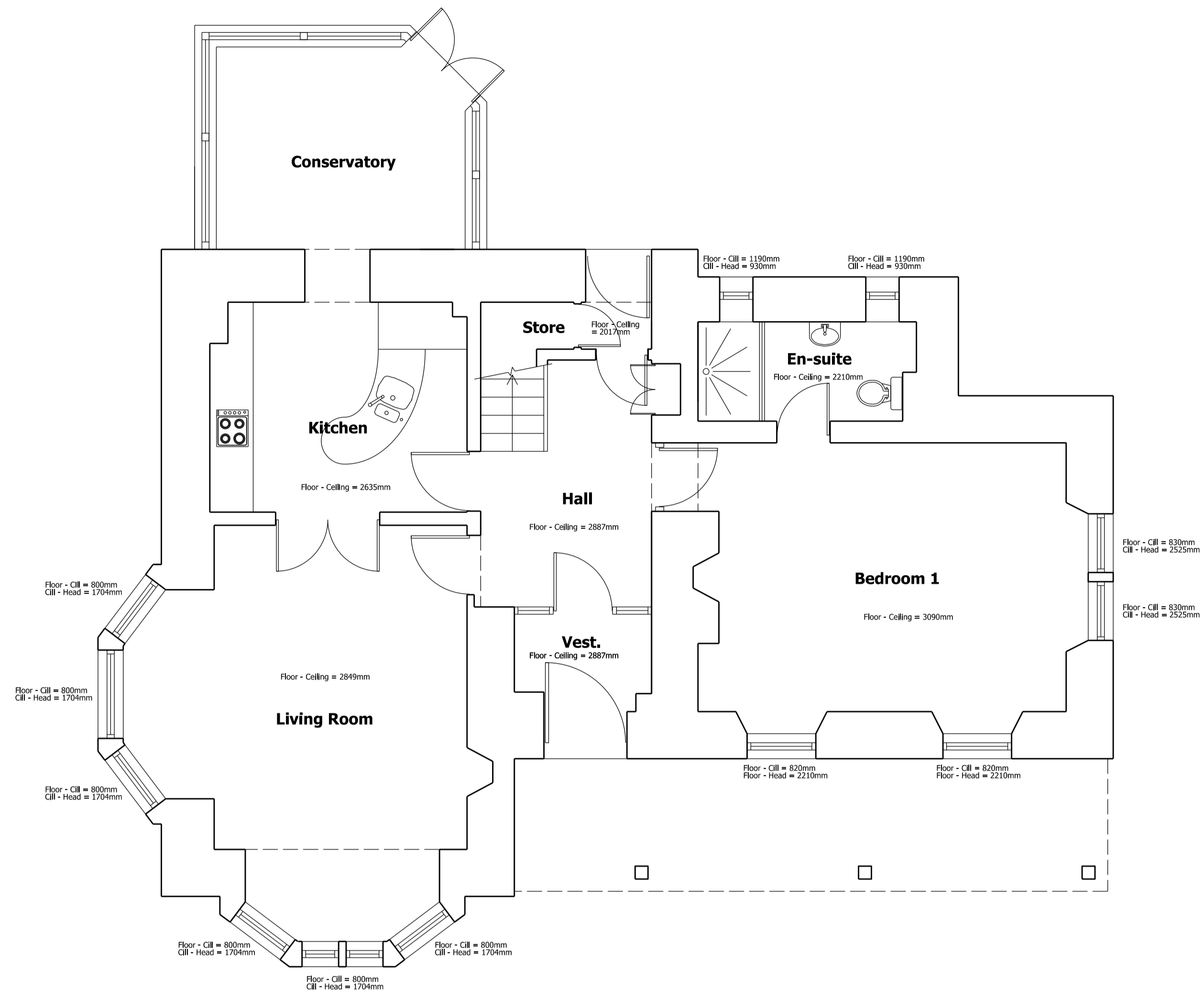
Existing Site Plan

SCALE @ A3: 1:200	CHECKED: DS	APPROVED: DS
PROJECT No: 19-009	DESIGN-DRAWING: DS	DATE: Apr 19
DRAWING STATUS: Planning Appeal		
DRAWING Size: A3	DRAWING No: L-LR-001	REV: --

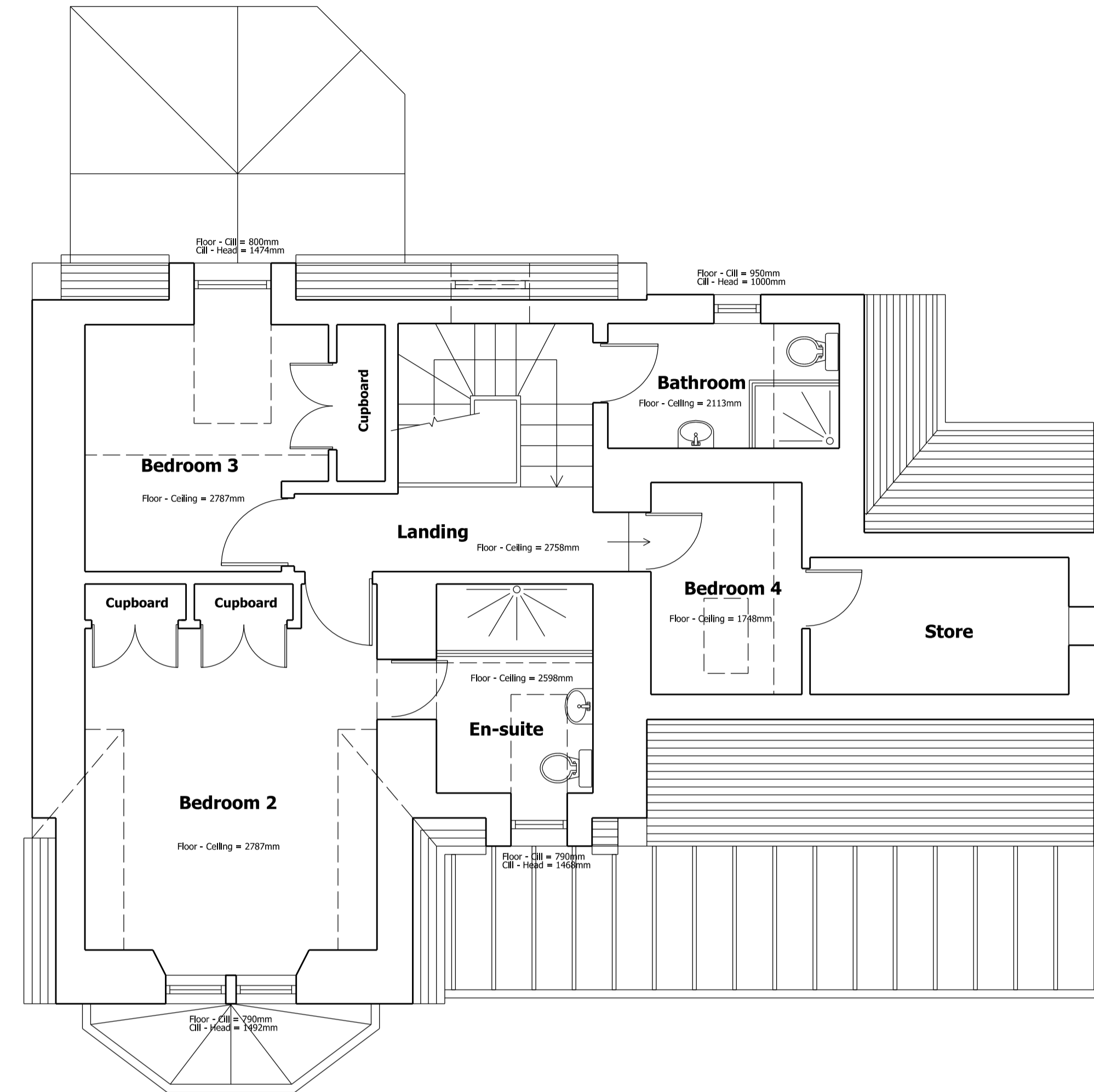



Littlejohn Road

-  Boundary
-  Hatched area denotes extent of new works
-  Red dotted line denotes extent of downtakings




 **Ground Floor Plan (as existing) 1:50**
1 Littlejohn Road



 **First Floor Plan (as existing) 1:50**
1 Littlejohn Road



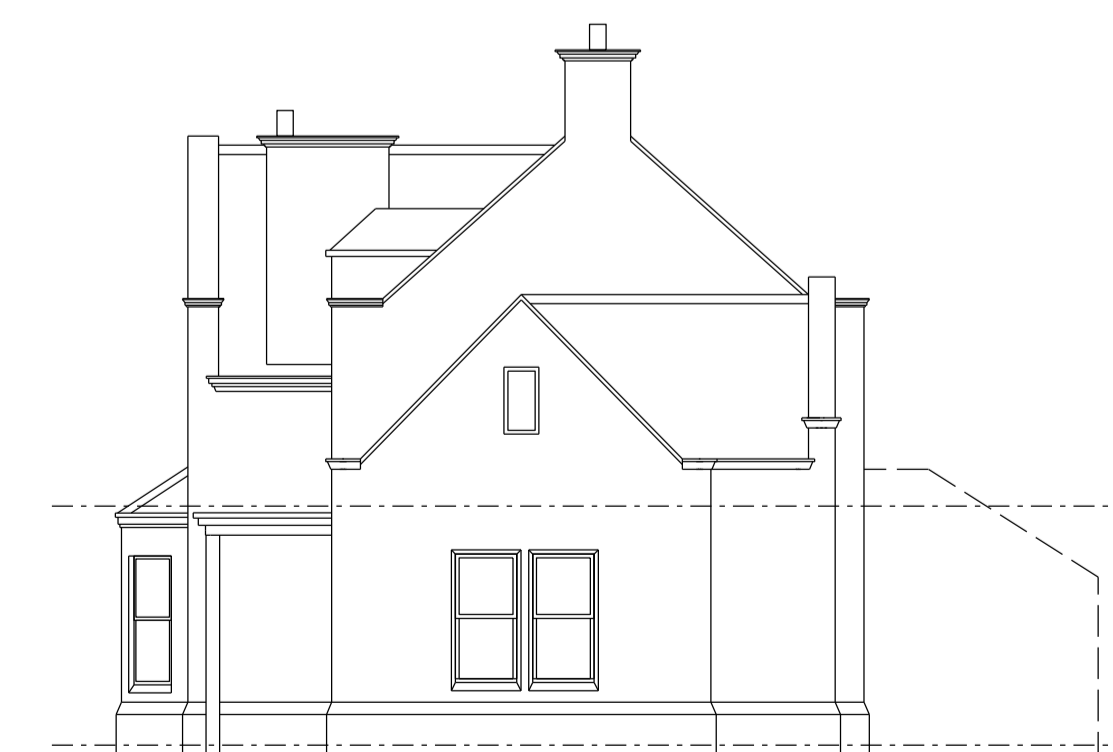
 **East Elevation (as existing) 1:100**
1 Littlejohn Road



 **North Elevation (as existing) 1:100**
1 Littlejohn Road



 **West Elevation (as existing) 1:100**
1 Littlejohn Road



 **South Elevation (as existing) 1:100**
1 Littlejohn Road

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10 Lochside Place
Edinburgh Park
Edinburgh
EH12 9RG

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PROJECT:
1 Littlejohn Road
Edinburgh
EH10 5GN

TITLE:
Floor Plans & Elevations
(as existing)

SCALE @ A1: As Stated	CHECKER: DS	APPROVED: DS
PROJECT No: 19-009	DESIGN-DRAWING: DS	DATE: Apr 19
DRAWING STATUS: Planning Appeal		
DRAWING SIZE: A1	DRAWING No: L-LR-002	REV: --

-  Boundary
-  Hatched area denotes extent of new works
-  Red dotted line denotes extent of doughtakings

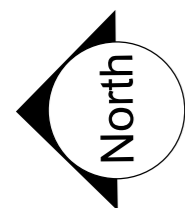
New vehicle access formed with drop kerb and paved car parking spaces all as per previously consented planning application 06/03111/FUL Granted 30th August 2006.

Greenbank Drive

Garages

Garages

Littlejohn Road



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10 Lochside Place
Edinburgh Park
Edinburgh
EH12 9RG

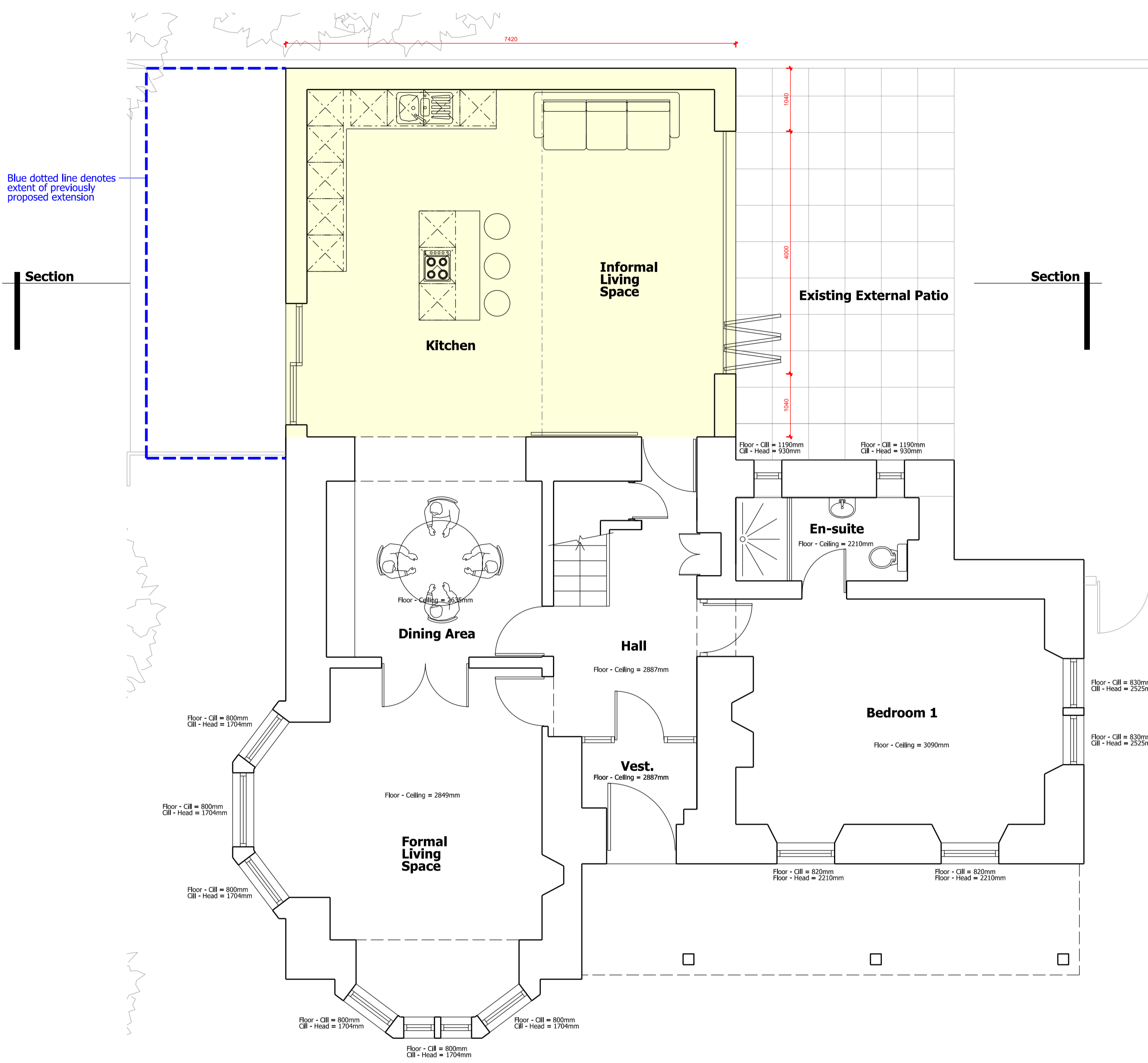
www.budarchitecture.com

PROJECT:
1 Littlejohn Road
Edinburgh
EH10 5GN

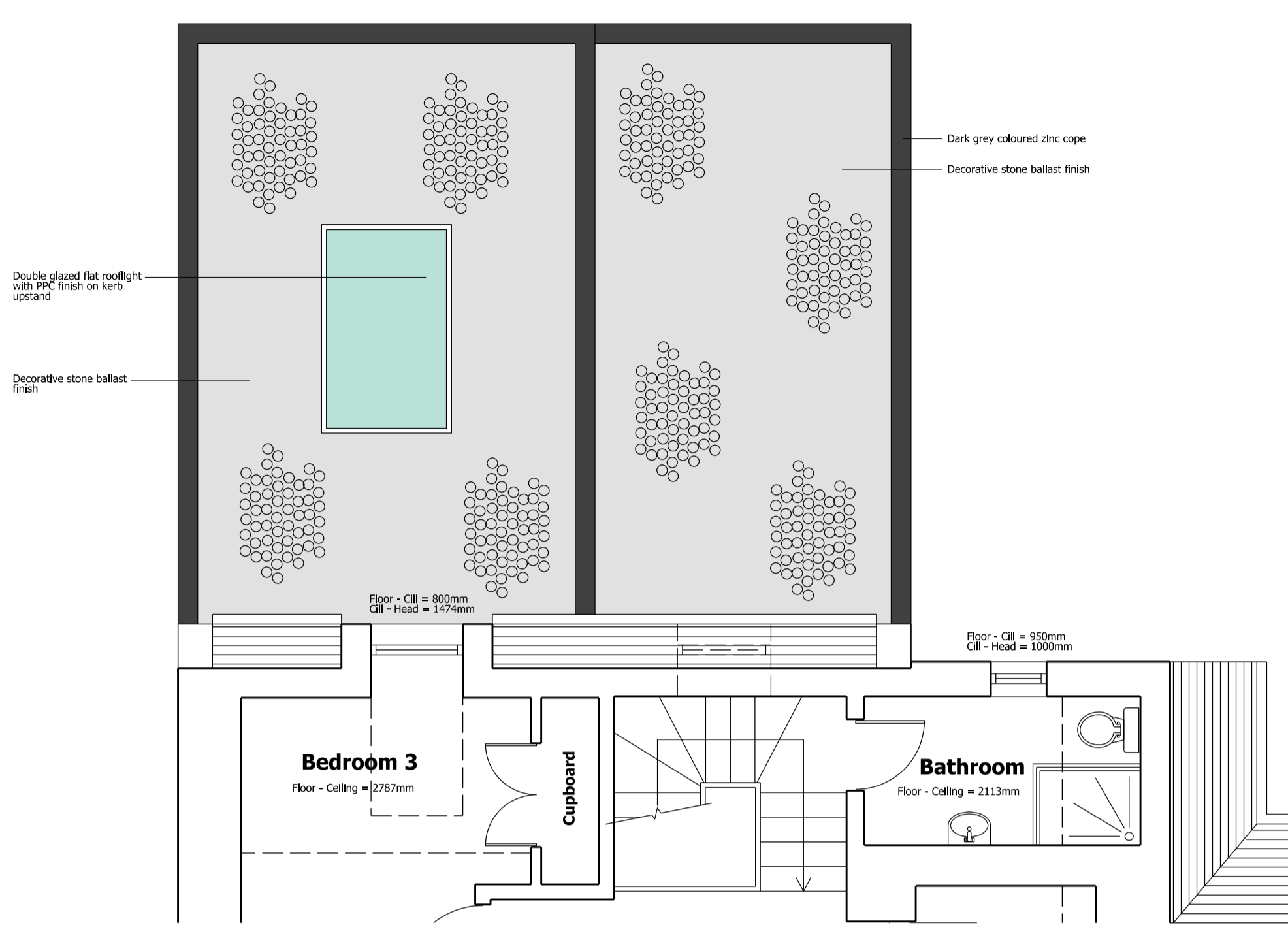
TITLE:
Proposed Site Plan

SCALE @ A3: 1:200	CHECKED: DS	APPROVED: DS
PROJECT No: 19-009	DESIGN-DRAWING: DS	DATE: Apr 19
DRAWING STATUS: Planning Appeal		
DRAWING Size: A3	DRAWING No: L-LR-003	REV: --

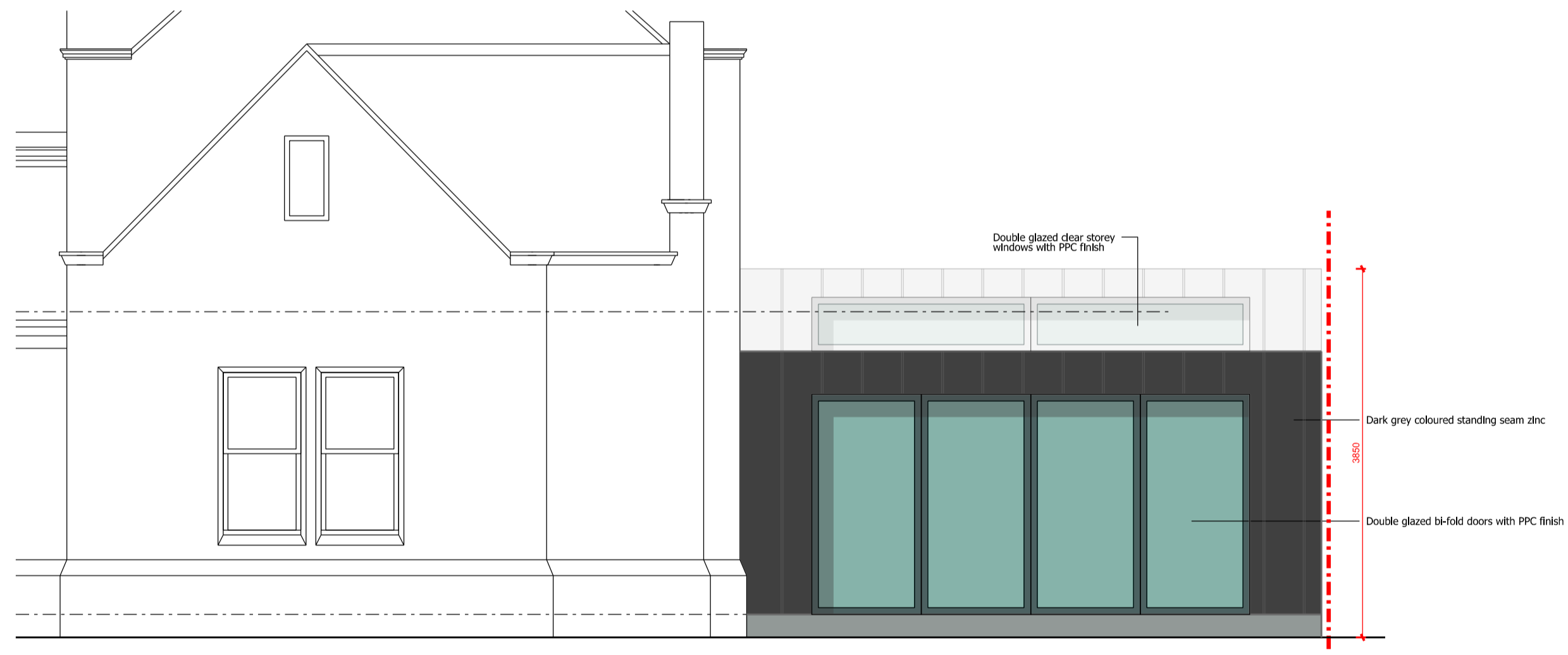
- - - - - Boundary
- Hatched area denotes extent of new works
- - - - - Red dotted line denotes extent of downtakings



Ground Floor Plan (as proposed) 1:50
1 Littlejohn Road



Roof Plan (as proposed) 1:50
1 Littlejohn Road



South Elevation (as proposed) 1:50
1 Littlejohn Road



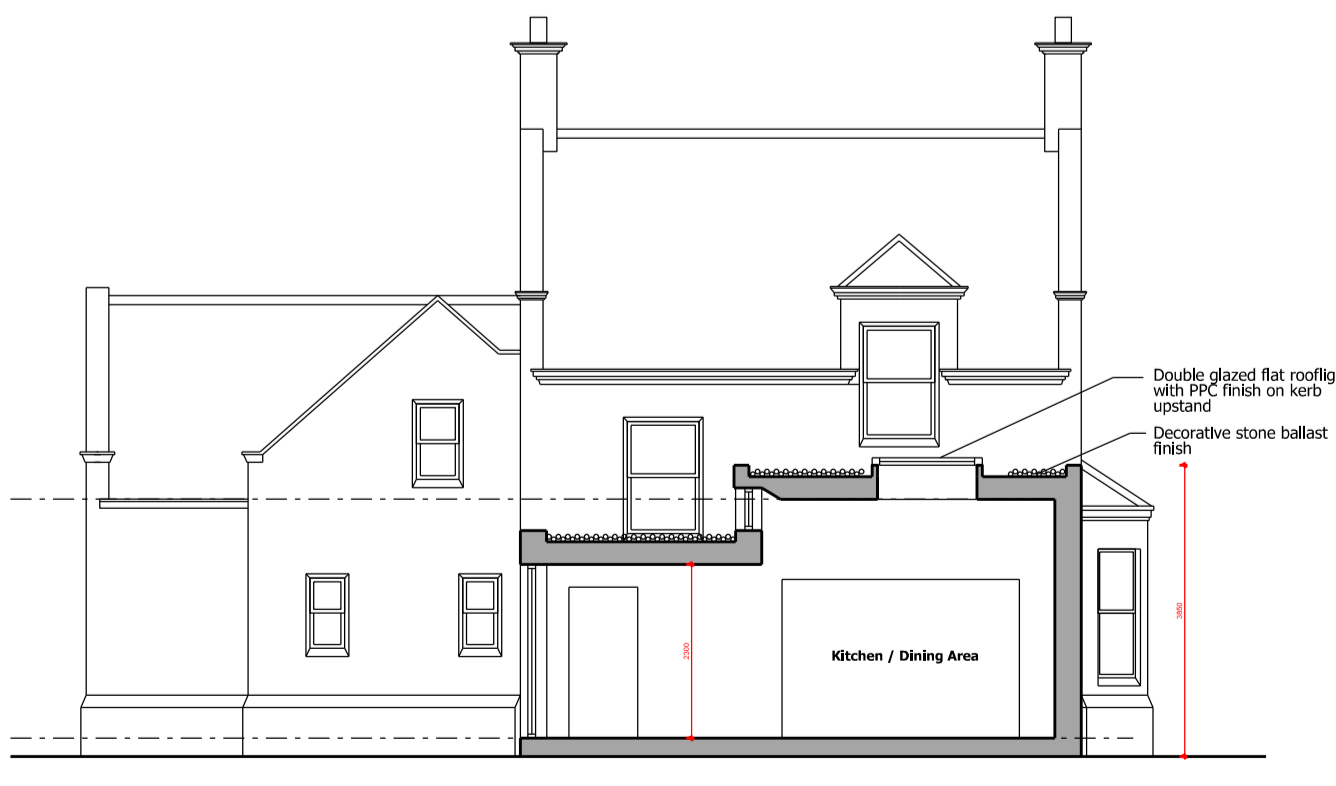
East Elevation (as proposed) 1:100
1 Littlejohn Road



North Elevation (as proposed) 1:100
1 Littlejohn Road



West Elevation (as proposed) 1:100
1 Littlejohn Road



Section (as proposed) 1:100
1 Littlejohn Road

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Edinburgh Park
Edinburgh
EH12 9RG

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PROJECT:
**1 Littlejohn Road
Edinburgh
EH10 5GN**

TITLE:
**Floor Plans & Elevations
(as proposed)**

SCALE @ A1: As Stated	CHECKER: DS	APPROVED: DS
PROJECT No: 19-009	DESIGN-DRAWING: DS	DATE: Apr 19
DRAWING STATUS: Planning Appeal		
DRAWING SIZE: A1	DRAWING No: L-LR-004	REV: --



View of front facade from Littlejohn Road which will remain unaffected by proposed works



Views of rear of property showing current conservatory which is to be removed and replaced with single storey extension.



Views from Greenbank Drive showing the extent of mature vegetation shielding both the house and garden to rear. Existing railings to be modified and kerb dropped to allow for off street parking for two vehicles.

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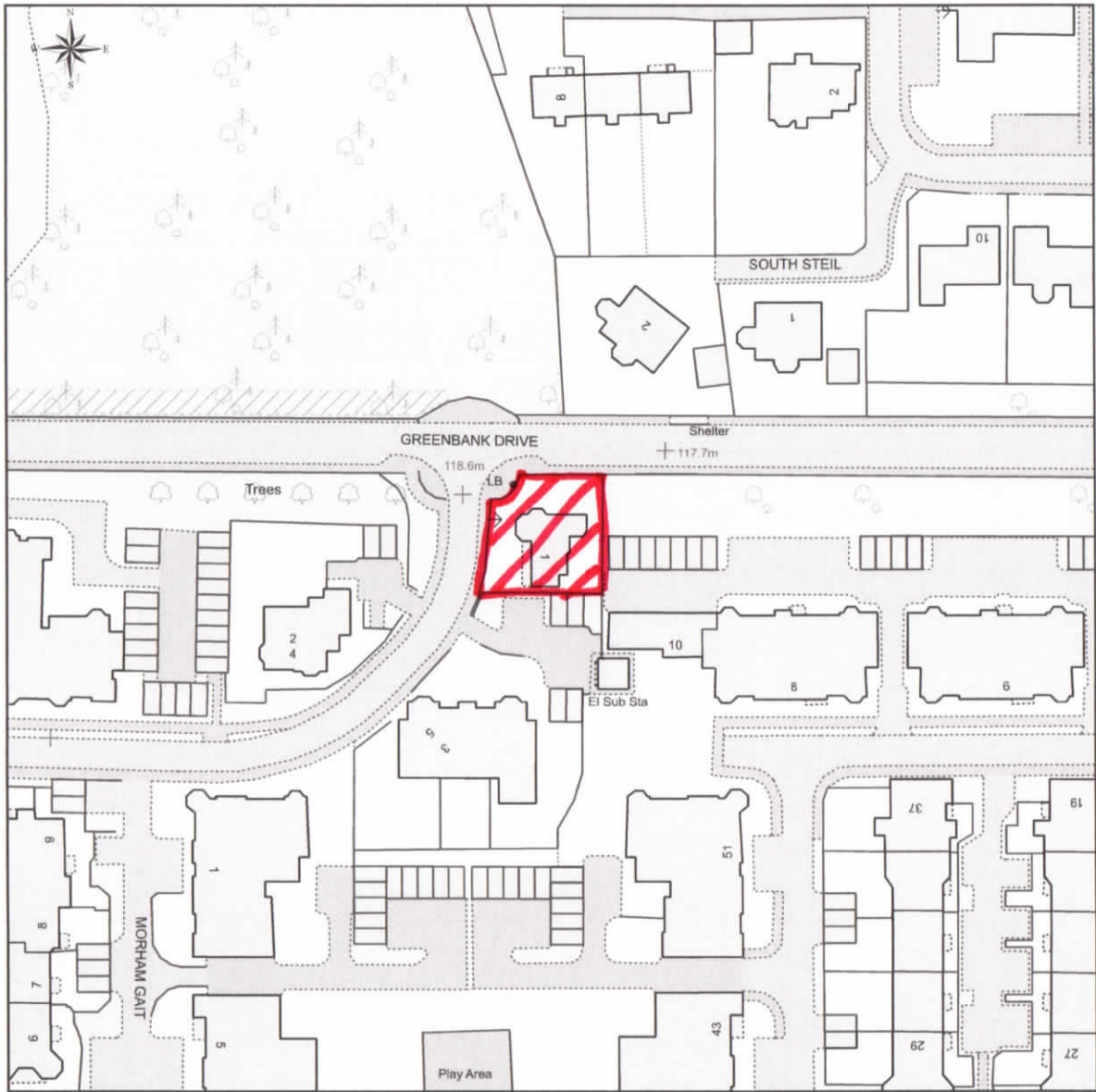
www.budarchitecture.com

PROJECT:
**1 Littlejohn Road
Edinburgh
EH10 5GN**

TITLE:
Site Photographs

SCALE @ A1: As Stated	CHECKER: DS	APPROVED: DS
PROJECT No: 19-009	DESIGN-DRAWING: DS	DATE: Apr 19
DRAWING STATUS: Planning Appeal		
DRAWING SIZE: A1	DRAWING No: L-LR-005	REV: --

Location Plan of EH10 5GN

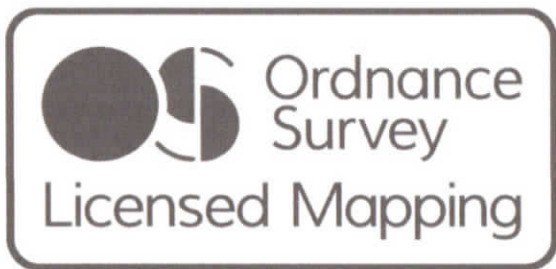


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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

— Boundary



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