

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 100140306-004

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: | MDA Studio | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | David | Building Name: | One Lochrin Square |
| Last Name: * | Moore | Building Number: | 92-98 |
| Telephone Number: * | 07968851608 | Address 1 (Street): * | Fountainbridge |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Edinburgh |
| Fax Number: | | Country: * | United Kingdom |
| | | Postcode: * | EH3 9QA |
| Email Address: * | admin@mda-studio.co.uk | | |

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="Kevin"/> | Building Number: | <input type="text" value="15"/> |
| Last Name: * | <input type="text" value="Anderson"/> | Address 1 (Street): * | <input type="text" value="Stenhouse Mill Crescent"/> |
| 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="EH11 3LP"/> |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text" value="REDACTED"/> | | |

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="15 STENHOUSE MILL CRESCENT"/> |
| 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="EH11 3LP"/> |

Please identify/describe the location of the site or sites

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="671332"/> | Easting | <input type="text" value="321557"/> |
|----------|-------------------------------------|---------|-------------------------------------|

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)

Change of Use of existing garages x4 and office space into studio apartments x2 including garage

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.

See Supporting statement

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)

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)

Supporting statement attached including original planning drawings submitted.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

19/01836/FUL

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

12/04/2019

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

23/07/2019

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

We believe a site inspection would be beneficial for the LRB to see the setting / context of these existing garages and how the change of use would enhance the local area with additional affordable housing.

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 Moore

Declaration Date: 12/09/2019

Proposal Details

| | |
|------------------------------|---|
| Proposal Name | 100140306 |
| Proposal Description | Proposed 2 No. dwellings |
| Address | 15 STENHOUSE MILL CRESCENT, EDINBURGH, EH11 3LP |
| Local Authority | City of Edinburgh Council |
| Application Online Reference | 100140306-004 |

Application Status

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

Attachment Details

| | | |
|--------------------------|----------|----|
| Notice of Review | System | A4 |
| LRB Review Report | Attached | A4 |
| Notice_of_Review-2.pdf | Attached | A0 |
| Application_Summary.pdf | Attached | A0 |
| Notice of Review-004.xml | Attached | A0 |

**15 Stenhouse Mill Crescent
Edinburgh
EH11 3LP**



Supporting Statement for Notice of Review
City of Edinburgh Council
Against the refusal of Planning Application
19/01836/FUL

On behalf of
Mr Kevin Anderson (applicant)

4th September 2019

MDA Studio
One Lochrin Square
92-98 Fountainbridge
Edinburgh
EH3 9QA
0131 629 3141
admin@mda-studio.co.uk

CONTENTS

SUMMARY

1 INTRODUCTION AND REASON FOR REVIEW

2 SITE LOCATION AND PROPOSALS

Location and Description

Details of the Proposals

3 PLANNING POLICY CONTEXT

Edinburgh Local Development Plan (2016)

Policy Hou 3 Private Green Space in Housing Development

Policy Hou 5 Conversion to Housing

Summary

4 CONCLUSIONS

5 APPENDICES

Appendix A - Drawings submitted for planning

EXECUTIVE SUMMARY



Existing street frontage to property.

The applicant for the property at 15 Stenhouse Mill Crescent have been refused planning permission by City of Edinburgh Council under delegated decision.

The applicants are aggrieved by the Refusal decision and have asked MDA Studio to submit a Notice of Review to the City of Edinburgh Council to allow the local review body within the Council to review this delegated decision.

The key considerations in this appeal are:

- 1: The huge need in Edinburgh to provide more affordable housing. Many new developments are simply too expensive for a young person to buy. The properties proposed would be a great starter home.
- 2: There are many new flatted developments built in Edinburgh and the 1 bed flats can generally only be single aspect due to the massing of developments. We feel refusal on this matter should be reconsidered as it has been on many new flatted developments in Edinburgh.
- 3: The property has limited external space but this is amply offset by the abundance of public spaces within a short walk of the properties including Saughton Park, and the Water of Leith walk / cycle path and the Dell.

The appeal statement will demonstrate that the street and surrounding area has the ability to take a further two dwelling units and the Local Review Body should reconsider this application to provide much needed affordable housing in the local area.

1.0: Introduction and reason for review

1.1: A notice of review has been submitted by David Moore Architect (MDA Studio) on behalf of Mr Kevin Anderson (hereby referred to as ‘the applicant’), whose application (Reference 19/01836/FUL) for planning permission for Change of Use of existing garages x4 and office space into studio apartments x2 including garage, was refused by City of Edinburgh Council on 23rd July 2019 under delegated powers for the following reason:

The proposals are contrary to the adopted Local Development Plan Policies Hou 5, Hou 3 and to the Edinburgh Design Guidance. The proposals do not provide any communal open space for future residents nor do they provide sufficient amenity in terms of daylight as both dwellings are single aspect.

1.2: The Notice of Review and the accompanying documents which were submitted as part of the planning application are included, as well as this additional supporting Review Statement.

1.3: The reason for the Notice of Review and supporting Review Statement is to explain to the LRB that the proposals are providing a much needed affordable housing in the local area and the large areas of green space in the local area amply offset the limited space available for the studio apartments.

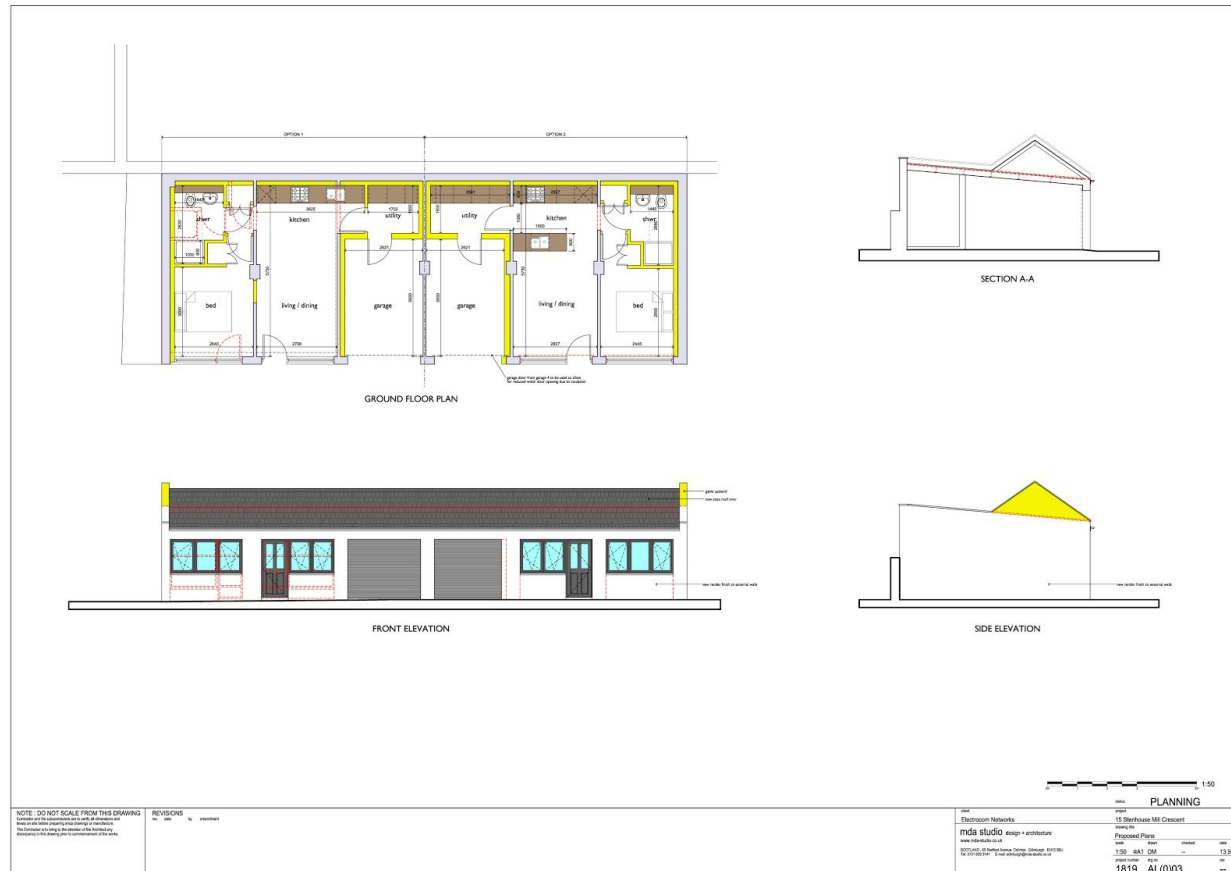
1.4: The application was originally submitted to Edinburgh City Council planning department on 15th October 2018 (18/08942/FUL). The proposal was for two one bedroom apartments. During the planning process we were asked to withdraw the application as per the email below received on 17th December 2018

Apologies for the lateness of this email in respect of the above application, we are very busy at the moment.

Having reviewed the submission, it does not comply with the Edinburgh Design Guidance in terms of floorspace for the proposed dwellings. The minimum requirement for a one bedroom property is 52 sq. m.

I have also spoken to my colleagues in Transport who have informed me that a pedestrian footpath would be required along the front of the property.

Given this, the application would be recommended for refusal. Therefore I would request that the application is withdrawn within 7 days or it will be written up as refusal. If you choose to withdraw, I am happy to take a look at any alternative scheme for the site that will satisfy the above criteria if you wish to resubmit.



Copy of plans submitted for original application 18/08942/FUL

The application was withdrawn by MDA Studio on 8th January 2019 to allow time to alter the layout and to liaise with the Planning Department and Transportation.

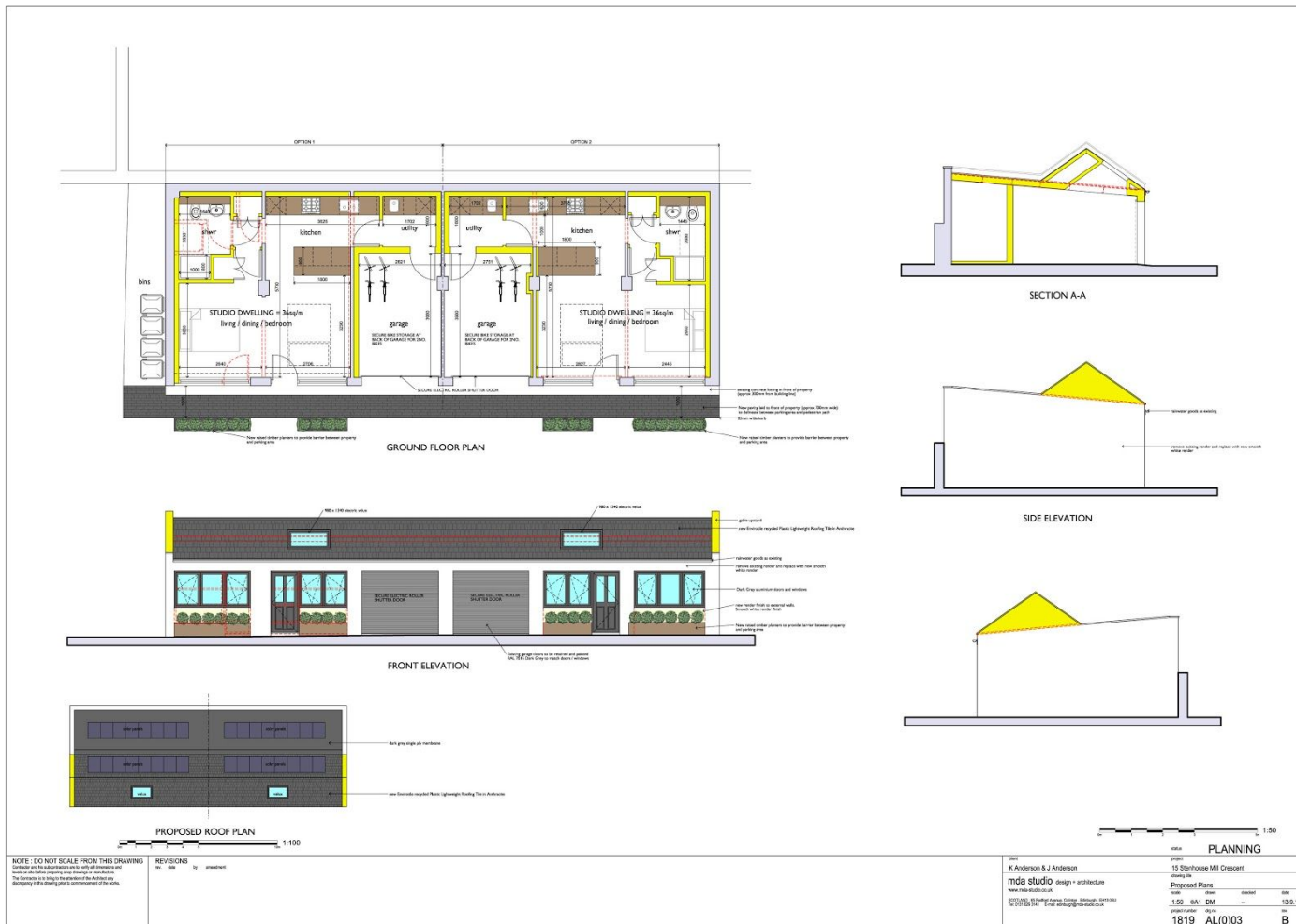
To address the two objections raised the following alterations were made to the design

1: The wall between bedroom and living area was omitted to create a studio apartment to satisfy planning and the apartment changing from a one bedroom classification (52sq/m min floor area) to a studio apartment classification (36sq/m min floor area)

2: After discussions with the Transportation department the agreement was for planters to be set at the front of the property and for a footpath to be designated (1m wide) in front of the properties. The footpath was to be at the same level as existing but with a contrasting material used to differentiate between road and footway.

The revised drawings were resubmitted to the council planning department on 12th April 2019. At this point the new application was assigned to a new planning officer for consideration. This was disappointing for the applicant and agent as the time spent liaising with the original planner seemed to have been wasted.

On submission of the new planning application the client and agent were both expecting that the new drawings complied fully with the planning department requests. It was thought that this new application would be procedural.



Copy of plans submitted for new planning application 19/01836/FUL -
 Planters added, footpath designated with material to contrast existing road, planters used to separate properties from road and provide privacy / protection.

1.4: Consequently, this Statement will aim to set out to the LRB members how the application can be considered favourably in terms of use and design with no significant adverse impact on the character of the property or the surrounding neighbouring properties, that would merit a refusal of the application. We strongly feel that the design and Change of Use proposed would only enhance the local area. A review of the decision along these lines would provide the LRB with the opportunity to over-turn the Planning Officers decision and approve the application.

1.5: The applicant seeks a determination of the review by written submissions and also by way of a site inspection to enable the members of the LRB to take into consideration the nature and character of the property and its surrounding context, in order to fully understand the justifications being presented for the alterations and Change of Use as proposed.

2.0: Site location and proposals

Location and context

2.1: The property is an existing row of 6 garages. 4 garages used for storage and 2 used as office space for a local Electronic Networking company.

The client has occupied the property for a considerable number of years to run their networking business. Since purchasing the property the local area has changed significantly mainly due to the change to the neighbouring HMP Prison.

The lane opposite the existing garages used to be used as the entrance / exit for young offenders to the prison with high security fences etc.

The surrounding / neighbouring buildings are largely residential with some vacant land located to the South. Industrial units are located to the east and the HMP Edinburgh Prison located to the West.

There are good transport connections to Edinburgh City Centre from the existing Stenhouse / Gorgie Road.



Internal photos of existing garages

2.2: The property has a lean-to roof construction falling back to front with solar panel on the roof.

2.3: It is NOT proposed for the building to increase in size.

2.4: The property lies outside of any Conservation Areas.

Details of the Proposal

2.5: The proposal is to convert the existing 6 garages / office space into 2 individual 1 bedroom studio apartments

The proposed scheme will provide much needed affordable accommodation in the Edinburgh area.

The internal layout of the dwellings will provide an open plan kitchen / living / dining space along with a shower room and 1No. Double bedroom area off the living space. A garage will also be provided for each dwelling which in turn will allow retaining a parking space to each dwelling in front of the garage.

The proposed change of use should also reduce the number of vans parked in the area due to the Electrom Networks business no longer located there. This can only be viewed as a benefit.

Externally it is proposed to remove the existing flat roof and provide a new pitched roof towards the front of the property to add more character to the building. The pitched roof will only be located on the front half of the property so that the alterations will have no impact to the properties behind No.15.

Externally the building will be rendered with a new smooth white render finish, dark grey aluminium / PVC windows and the pitched roof will have new Envirotile recycled Plastic Lightweight Roofing Tile in Anthracite

2.6 Each studio apartment will have the benefit of solar power from the panels on the flat and pitched roof section at the back of the property.

2.7 The large velux rooflights to the front of the property will flood the new living spaces with natural light. Not only does this provide added ceiling height to the new space but it also addresses that the property will gain substantial daylight and sunlight. These properties will be much brighter than many single aspect apartments built in modern flatted developments.

2.8 The new proposal complied with the requests from City of Edinburgh Council and it is worth noting that Transportation had no objections to the new proposal submitted.

3.0 Planning Policy context

Edinburgh Local Development Plan (2016)

3.1 The Development Plan for the application property comprises the approved SES plan Strategic Development Plan (June 2013) and the adopted Edinburgh Local Development Plan (November 2016) which replaced the previously adopted Edinburgh City Local Plan (2010).

3.2 Edinburgh Local Development Plan this is the most up to date statement of Council policy and the key policies relevant to this proposal, as stated in the Planning Officers Delegated Report, is Hou 5 & Hou 3.

Policy Hou 3 Private Green Space in Housing Development

Planning permission will be granted for development which makes adequate provision for green space to meet the needs of future residents

Policy Hou 5 Conversion to Housing

Planning permission will be granted for the change of use of existing buildings in non-residential use to housing, provided:

- a) a satisfactory residential environment can be achieved
- b) housing would be compatible with nearby uses
- c) appropriate open space, amenity and car and cycle parking standards are met
- d) the change of use is acceptable having regard to other policies in this plan including those that seek to safeguard or provide for important or vulnerable uses

Summary

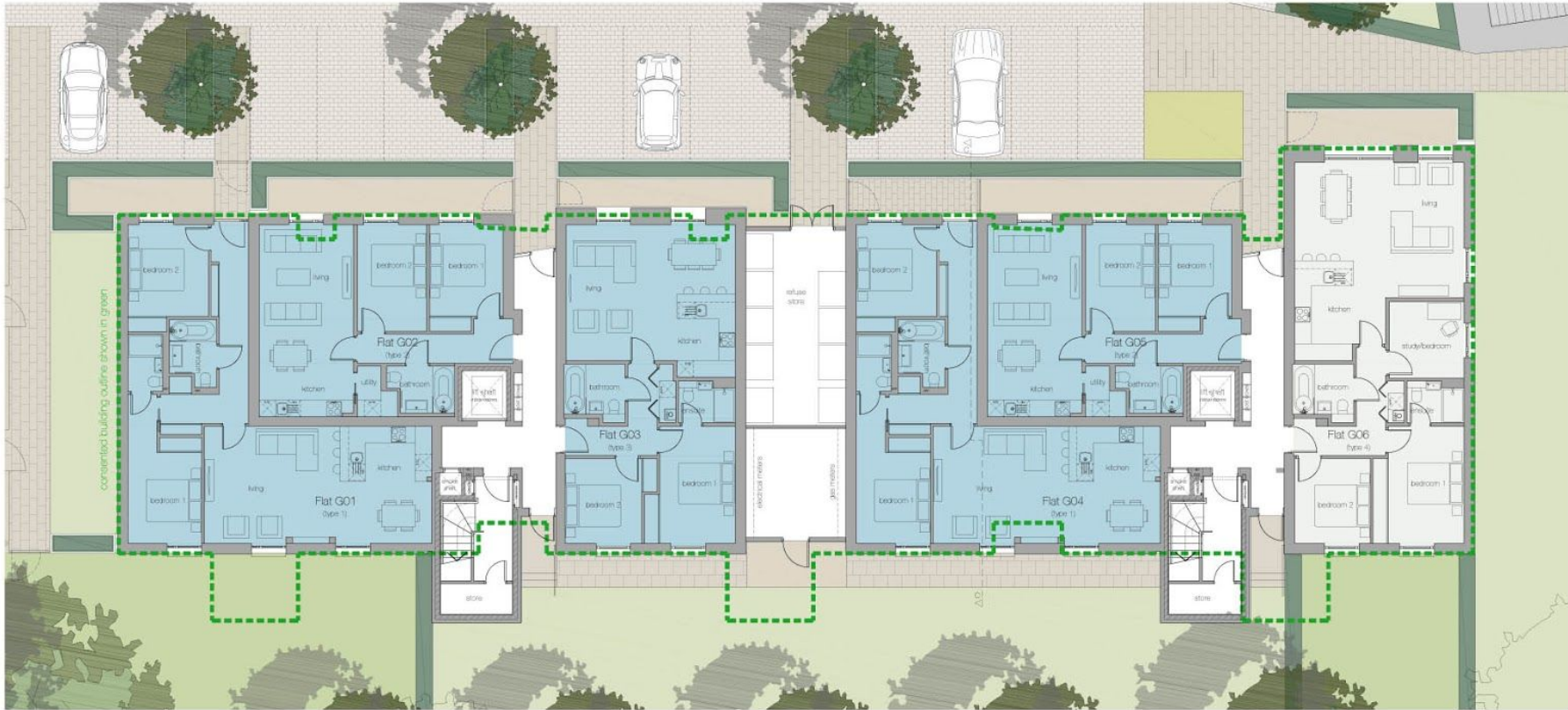
3.3 The review document sets out with reference to the proposed plans, that none of the policy or design guidance is prejudiced by the proposals submitted.

5.0 Conclusions

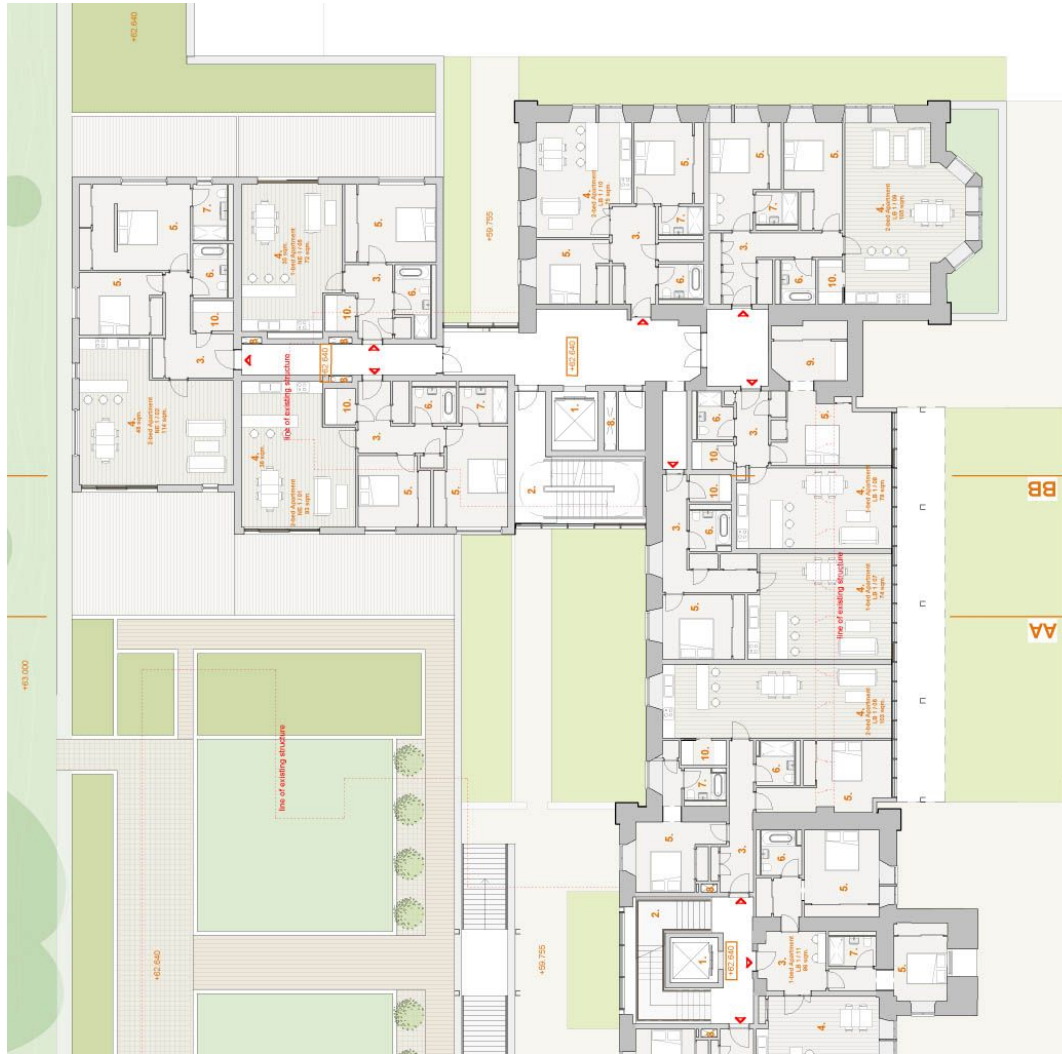
5.1 The applicants welcome the opportunity to have their application reviewed by the City of Edinburgh Council's Local Review Body and the LRB's support is sought to allow for a much needed accommodation to be provided in the area and also to enhance the local area with more footfall and residents.

5.2 The determining issues in the Review of this application are to determine whether the properties have sufficient communal open space and daylight amenity.

5.3 The proposals have been carefully considered and the large glazed windows on the front elevation combined with the large velux rooflight would flood the new dwelling with natural daylight. The services for the properties (bathroom / utility) are all located at the rear of each property to maximise the daylight to the main living areas. As also stated above many new developments built in Edinburgh have single aspect properties that have NOT been rejected by the planning department. See examples below:



Example of a new build flatted development in Edinburgh (2015) built with 2 bed single aspect properties.



Example of a new build flatted development in Edinburgh (2018) built with 2 bed single aspect properties

5.4 The Change of Use to the property can only enhance the local neighbourhood by turning garages currently used as storage and office space into 2 residential dwellings. Planning policy Hou 5 does states that a change of use for a shop unit would not be looked upon favourably by the council due to the potential reduction in local amenity. As these are not shop units and due to the single aspect properties being accepted on many other new build flatted developments (see above) we do not see how the Hou 5 policy can be applied to this application as a reason for refusal.

The proposal is to take end of use commercial structure and recycle them into dwelling houses. The council should be addressing the affordable housing crisis and allowing buildings like this to be turned into dwelling houses. City Of Edinburgh has an abundance of end of use buildings and brown field sites that could be used to address the housing crisis instead of constantly granting permission for new 4-5 bed luxury homes in the Edinburgh Green Belt.

5.5 To address the Hou 3 policy the applicant would like to highlight the following points for the LRB to consider:

1. During the initial planning application the Hou 3 policy and Hou 5 policy were not raised as a reason for refusal.
2. There is an abundance of green space within a short walk from the properties including Saughton park, Water of Leith and the Dell which amply offset any lack of amenity to the properties.
3. For a large number of busy people, having no garden to keep is a bonus and exactly what they are looking for. These properties will be low maintenance and are ideal for those who work shifts and night work and find it difficult to find the time for garden maintenance.
4. Studio apartments are generally part of a larger complex with communal gardens and common areas. There will generally be a monthly maintenance fee to be paid to the factors or building managers for the upkeep of the common areas and gardens. This creates additional costs and in some cases to levels beyond that affordable by key workers. This additional factoring expense is eliminated with this development.
6. These properties will be superbly insulated and all electric. They will have 4kw PV systems fitted and therefore will have very low carbon footprints.



View from existing property to HMP Prison. The high top van in the distance indicates the location of the former entrance / exit for young offenders to the prison with high security fences etc. This has now all been removed and has changed the area considerably.

5.6 Finally, it is respectfully requested that the LRB grants planning permission for the Change of Use to this property by way of the application proposals following their careful consideration of the relevant planning issues and of the case presented in this supporting Statement.

Appendix A: EXISTING AND PROPOSED PLANS SUBMITTED WITH PLANNING APPLICATION




LOCATION PLAN
 1:1250



PROPOSED SITEPLAN
 1:500
 status **PLANNING**

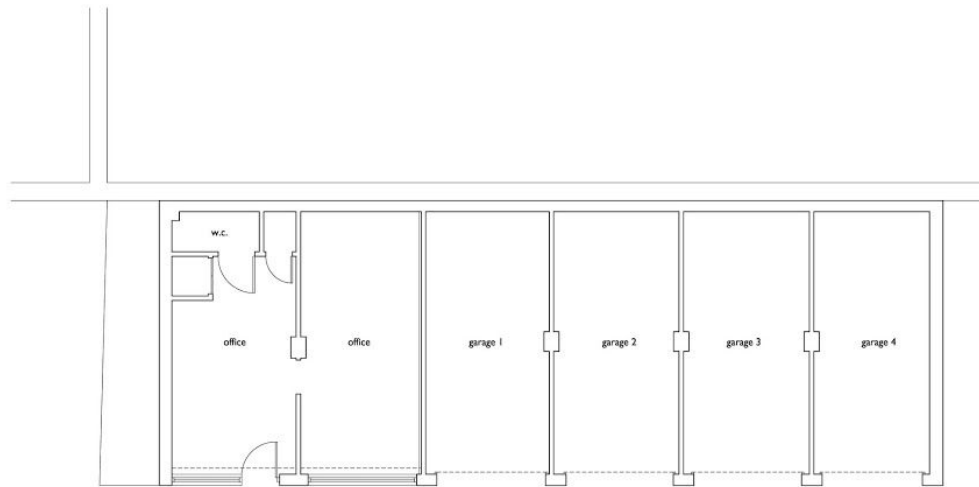
NOTE : DO NOT SCALE FROM THIS DRAWING
 Contractor and his subcontractors are to verify all dimensions and levels on site before preparing shop drawings or manufacture.
 The Contractor is to bring to the attention of the Architect any discrepancy in this drawing prior to commencement of the works.

REVISIONS
 rev. date by amendment

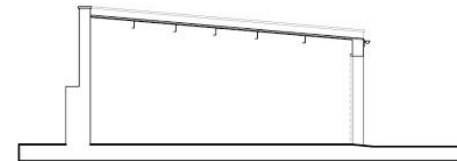


client
 K Anderson & J Anderson
mda studio design + architecture
 www.mda-studio.co.uk
 SCOTLAND, 65 Redford Avenue, Colinton, Edinburgh, EH13 0BU
 Tel: 0131 629 3141E-mail: edinburgh@mda-studio.co.uk

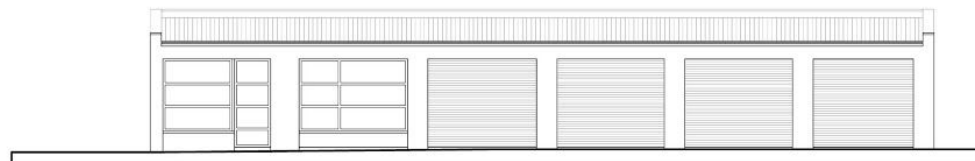
project
 15 Stenhouse Mill Crescent
 drawing title
Location Plan
 scale 1:1250 @A3 drawn DM checked - date 20.9.18
 project number 1819 drg no AL(0)01 rev -



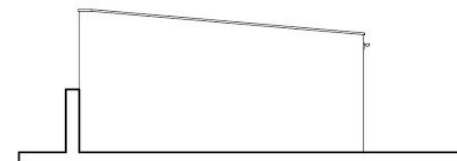
GROUND FLOOR PLAN



SECTION A-A



FRONT ELEVATION



SIDE ELEVATION



PLANNING

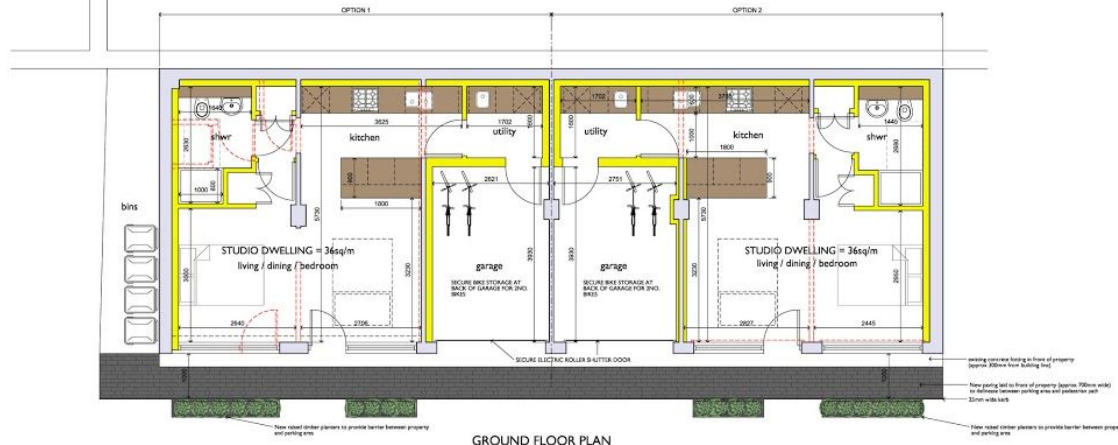
NOTE : DO NOT SCALE FROM THIS DRAWING
 Contractor and his subcontractors are to verify all dimensions and levels on site before preparing to finalise design or manufacture.
 The Contractor is to bring to the attention of the Architect any discrepancy in the drawing prior to commencement of the works.

REVISIONS
 rev. date by amendment

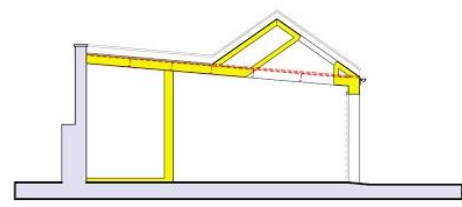
mda studio
 design + architecture

client
 K Anderson & J Anderson
 www.mda-studio.co.uk
 85(71) (M2), 85 (Walker Avenue, Colindale, Edgware, HA11 3NU)
 Tel: 020 828 1261 Email: info@mda-studio.co.uk

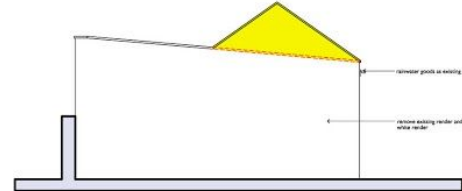
| | | | |
|----------------|----------------------------|---------|---------|
| project | 15 Stenhouse Mill Crescent | | |
| drawing title | Existing Plans | | |
| scale | drawn | checked | date |
| 1:50 | EA1 | DM | 13.9.18 |
| project number | 1819 | AL(0)02 | --- |



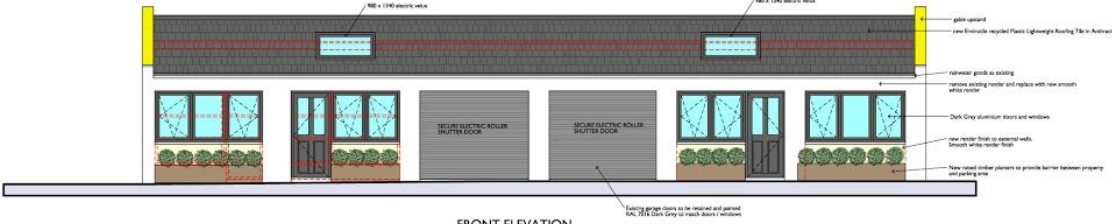
GROUND FLOOR PLAN



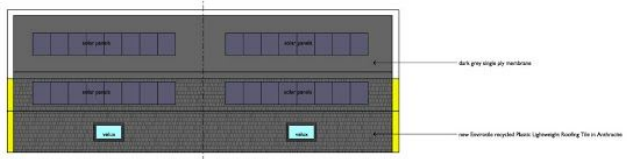
SECTION A-A



SIDE ELEVATION



FRONT ELEVATION



PROPOSED ROOF PLAN

1:100

NOTE: DO NOT SCALE FROM THIS DRAWING
 Contractor and his subcontractors are to verify all dimensions and levels on site before proceeding with any construction.
 The Contractor is to bring to the attention of the Architect any discrepancy in the drawing prior to commencement of the works.

| REVISIONS | REV. | DATE | BY | REMARKS |
|-----------|------|------|----|---------|
| | | | | |



1:50

| | | | |
|----------------|----------------------------|---------|---------|
| Client | 15 Stanhouse Mill Crescent | | |
| Project | PLANNING | | |
| Designing firm | K Anderson & J Anderson | | |
| Proposed Plans | www.mda-studio.co.uk | | |
| Scale | 1:50 | Sheet | 06A1_DM |
| Date | 13.9.18 | Checked | --- |
| Project number | 1819 | Drawn | --- |
| Revision | AL(0)03 | Scale | B |