

Les McCaskey (Rothesay Place).
18A Rothesay Place
Edinburgh
EH37SQ

Mr Tony Neilson
15 Gilmerton Dykes Drive
Edinburgh
EH17 8LA

Decision date: 26 August 2019

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

Proposed two storey extension to side of property.
At 15 Gilmerton Dykes Drive Edinburgh EH17 8LA

Application No: 19/03114/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 27 June 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 proposal is contrary to the Local Development Plan Policy Des 12, and the non-statutory Guidance for Householders, as the two-storey side extension by virtue of its scale, form and positioning is detrimental to the character and appearance of the house and surrounding area.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

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

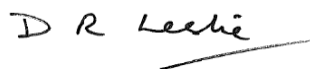
Drawings 01-09, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

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

The proposal is contrary to the Local Development Plan Policy Des 12, and the non-statutory Guidance for Householders, as the two-storey side extension by virtue of its scale, form and positioning is detrimental to the character and appearance of the house and surrounding area.

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.



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 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.

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 19/03114/FUL At 15 Gilmerton Dykes Drive, Edinburgh, EH17 8LA Proposed two storey extension to side of property.

Item	Local Delegated Decision
Application number	19/03114/FUL
Wards	B16 - Liberton/Gilmerton

Summary

The proposal is contrary to the Local Development Plan Policy Des 12, and the non-statutory Guidance for Householders, as the two-storey side extension by virtue of its scale, form and positioning is detrimental to the character and appearance of the house and surrounding area.

Links

<u>Policies and guidance for this application</u>	LDPP, LDES12, NSG, NSHOU,
---	---------------------------

Report of handling

Recommendations

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

Background

2.1 Site description

The proposal relates to a semi-detached property located on a corner plot between Gilmerton Dykes Drive and Gilmerton Dykes Loan. The site lies within a predominantly residential area in which there is relative consistency to the scale, massing and design of houses present.

2.2 Site History

7th November 2016 - Non material variation to consent 16/3162/FUL- Granted (Ref: 16/03162/VARY)

11th August 2016 - Erect single storey gable extension - Granted (Ref: 16/03162/FUL)

Main report

3.1 Description Of The Proposal

The application proposes the following works;

-Two storey side extension

Additionally, the following works are shown on the plans submitted;

-Conversion of garden ground to hard surface (porous): These works are permitted development under Class 3C of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). No assessment of its merits are therefore required.

-Formation of a new driveway: These works require a road permit but do not require planning permission therefore have not been materially assessed as part of the proposal.

-Outbuilding to rear: Insufficient information has been provided on this element (elevations) to assess its suitability.

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.

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 proposed scale, form and design is acceptable and will not be detrimental to neighbourhood character;
 - b) the proposal will not cause an unreasonable loss to neighbouring amenity; and
 - c)) any comments raised have been addressed
- a) Scale, form, design and neighbourhood character

In design terms, the scale and massing of the side extension would be significant and would not read as subservient to the existing house. Contrary to guidance, there would be no clear definition between the existing house and the extension with the result that it would harm the appearance of the house and the existing symmetry of the pair of semi-detached houses.

In terms of the neighbourhood character, the area of land which the extension would be sited on is an area of space that the directly facing properties on Gilmerton Dykes Drive look onto. This area acts as a buffer between the proposal site and adjacent street. This existing space provides a spatial separation between the property and street softening the appearance of the semi-detached houses, defining the original building line to the west on Gilmerton Dykes Loan and subsequently contributing positively to the spatial character of the area.

Whilst it is recognised that there is an existing garage positioned over part of this land, it is of a modest scale partially masked from the street by the existing boundary hedge and therefore has no discernible impact on the existing character of the area. Further, in line with this the previous permission (16/03162/FUL) granted for an extension over this area was ground floor only and as such was of a limited visual impact.

The scale and massing of the extension as a two storey structure would significantly exceed this existing garage and that previously approved, which, in tandem with its proximity to the boundary would result in an overly obtrusive addition as viewed from the adjacent streets subsequently harmful to the character and appearance of the area.

Overall, the proposed side extension is of an unacceptable scale, form and design and will be detrimental to neighbourhood character, contrary to Policy Des 12 and the non-statutory Guidance for Householders.

b) Neighbouring amenity

In terms of privacy, the Non Statutory Guidance for Householders requires that all new windows are located at least 18m from an existing window or 9m from a common boundary. To the rear, the proposed openings would be in excess of this guidance whilst those to the front would primarily face the street which would be sufficient to prevent harm to the neighbour's privacy.

In terms of daylighting the proposed extensions comply with the non-statutory Guidance for Householders and will not cause an unreasonable loss of daylight into neighbouring properties.

The extension, due to its siting will not affect sunlight into or cause overshadowing of adjoining properties. The proposal complies with the non-statutory Guidance for Householders.

Based on the above, the proposal accords with the Policy Des 12 and broadly accords with the Non Statutory Guidance for Householders with regard to neighbouring amenity.

c) Public comments

No comments were received.

In conclusion, the proposed side extension by virtue of its scale and positioning would have a harmful impact on the character and appearance of the existing house and that of the wider streetscene. The proposal is therefore recommended for refusal.

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

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal is contrary to the Local Development Plan Policy Des 12, and the non-statutory Guidance for Householders, as the two-storey side extension by virtue of its scale, form and positioning is detrimental to the character and appearance of the house and surrounding area.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

5.1 The equalities impact has been assessed as follows:

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

Consultation and engagement

6.1 Pre-Application Process

5. There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

6. No representations have been received in regard to the proposal.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

Statutory Development

Plan Provision

7. Policies - Edinburgh Local Development Plan - Urban Area

Date registered

27 June 2019

Drawing numbers/Scheme

01-09,

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

Relevant Policies:

8. Relevant policies of the Local Development Plan.

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

10. Relevant Non-Statutory Guidelines

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

Appendix 1

Consultations

END

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments
The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013
The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename	TONY	Forename	LES
Surname	NEILSON.	Surname	MCCASKEY
Company Name		Company Name	
Building No./Name	15	Building No./Name	18A
Address Line 1	GILWERTON	Address Line 1	ROTHESAY PLACE
Address Line 2	DYICES DRIVE	Address Line 2	
Town/City	EDINBURGH	Town/City	EDINBURGH
Postcode	EH17 8LA	Postcode	EH3 7SQ
Telephone	-	Telephone	-
Mobile		Mobile	
Fax	-	Fax	-
Email		Email	
3. Application Details			
Planning authority	CITY OF EDINBURGH COUNCIL		
Planning authority's application reference number	19/03114/FUL		
Site address	15. GILWERTON DYICES EDINBURGH EH17 8LA		
Description of proposed development	PROPOSED TWO STOREY EXTENSION TO SIDE OF PROPERTY		

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

- Application for planning permission (including householder application)
- Application for planning permission in principle
- Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)
- Application for approval of matters specified in conditions

5. Reasons for seeking review

- Refusal of application by appointed officer
- Failure by appointed officer to determine the application within the period allowed for determination of the application
- Conditions imposed on consent by appointed officer

6. 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.

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

- Further written submissions
- One or more hearing sessions
- Site inspection
- Assessment of review documents only, with no further procedure

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

7. Site inspection

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

- Can the site be viewed entirely from public land?
- Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

8. Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

REFER TO ATTACHED SUPPORTING STATEMENT
PAGES 1, 2, 3, 4 and 5.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

✓ APPLICATION FORM
✓ COUNCIL DECISION NOTICE
✓ SUPPORTING STATEMENT + PHOTOGRAPHS (PAGES 1-5)
✓ DRAWING No's . 01, 02, 03, 04, 05, 06, 07, 08, 09.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form



Statement of your reasons for requesting a review



All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.



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 from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:

[Redacted Signature]

Name:

L. MCCASKEY

Date:

19/11/19.

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

Notice of Review

SUPPORTING STATEMENT

In response to the planning authorities reasons for refusal.

The applicant would strongly disagree with and dispute the planning authorities decision for refusal of this application.

It is the applicants strong opinion that the proposed two storey extension to the side of the property in terms of scale, form and position would certainly not have a detrimental impact on either the property or the surrounding street scene generally.

The applicant would advise that the introduction of said extension would sit comfortably against the side elevation of the existing property which forms part of a large plot.

It would not present an overly obtrusive addition as viewed from the adjacent streets or in respect of the surrounding properties.

The applicant is of the firm opinion that the proposed new extension results in the most practical and best use of space within the property, whilst providing the required additional living accommodation to suit growing family requirements.

The location of the extension, directly opposite a substantial open aspect actually assists in reducing any perceived visual impact in this particular instance.

The scale, design and materials proposed in respect of extension reflect generally what is currently in place and in adjacent properties and would not have a detrimental impact or look out of place.

In regards the comment in respect of the 18m minimum distance between windows. The applicant would highlight that the property to the rear no 24 Gilmerton Dykes Loan is a gable elevation, no overlooking issues.

The applicant would like to point out that the proposals as submitted reflect similar two storey extensions to nearby properties, addresses and photos enclosed.

No public objections or complaints have been submitted in respect of the proposals.

It is hoped that the review board shall look favourably in respect of this appeal and take into consideration the points raised by the applicant in support of his appeal.

In reference to application for extension at 15 Gilmerton Dykes Drive, EH17 8LA. We refer to the report attached in the refusal for this extension, wherein it states that an extension of this size would not suit the surrounding area. Below we list several other extensions of a similar size which have been granted and built, or are currently under construction which are in the surrounding area:

94 Gilmerton Dykes Drive (Before & After):



This extension is in our street and is not only two stories, but is of almost an identical square footage to the extension we wish to build (if not slightly larger than ours) It is also on a corner plot like ours and is more visible than ours, being on a main road, therefore more imposing on the surrounding area than ours.

29 Gilmerton Dykes Drive:



This extension is not only a double storey, but is directly facing the 'green area' that the report specifically mentions as being impacted by our extension and therefore appears to be more imposing than our extension would be on the area that seems to need protecting. It is also visible from our house and he would have passed it coming to do our site survey and it is directly opposite, so you see it when you are looking at the green area from our house.

58 Gilmerton Dykes Drive:



This extension which is currently under construction is going to be double storey from what we can see and having checked the records online. It is also in our street and will be visible from the green area.

20 Gilmerton Dykes Loan:



Although this is only a single storey extension and the bulk of it's extension is to the rear, I have included it to illustrate that in the report he specifically makes reference to the fact that the previous extension on our property (being a single storey extension) was only approved because it would be hidden by hedges and foliage and would therefore not be seen from the green area. Similarly, he had no issue with our current garage for the same reasons. The single storey extension at 20 Gilmerton Dykes Loan is completely visible and unhidden and is only a few doors down from our house – he would have seen it when he was here doing the site survey.

12 Gilmerton Dykes Gardens:



This is another double storey extension in our local area.

44 Gilmerton Dykes Crescent:

This is another double storey extension in our local area, but I cannot get a picture from street maps.

With regards to the section in the report concerning our extension's ability to see in to our neighbour's windows, we were somewhat confused by this section when first reading to be honest, as this is our current view of our rear neighbour's house:



No. 24 GILMERTON DYKES CRES

Which as you can see, there are no windows to look in to.

Once we thought about where the extension would go out to, we realised that the report must be referring to the windows on the front of their house. However, having erected a ladder at the edge of our garden against our garage to take a photo, as this is the only place we could take a photo with the garage being in the way at the moment (the garage would be moved for an extension to be built), we can illustrate below that the angle would be too acute to be able to see in to our neighbour's window from the extension, therefore there would be no infringement on their privacy. To be clear, our garage currently cuts right in to the hedges, which is further out than our extension would be built, so this photo is taken from as far to the right as our windows would go:



In addition to this, along the bottom fence line of the garden, our garage would be moved to cover the left half and we would continue the 'double layering' of the fencing along the right half, so that there would be no way to see in to their garden from our windows. This would mean only top window frames would be visible, and this would be from our bottom window (there will only be a bathroom window on the top level of our extension to the rear), making the angle even more acute and glass even less visible.

We hope this has provided enough information to support our appeal but should you require any further information please don't hesitate to contact us.

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (SCOTLAND) ACT 1997
 The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2013

Please refer to the accompanying **Guidance Notes** when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR.	Ref No.	
Forename	TONY	Forename	LES
Surname	NEILSON	Surname	MCCASKEY
Company Name		Company Name	
Building No./Name	15	Building No./Name	18A
Address Line 1	GILMERTON	Address Line 1	ROTHESAY PLACE
Address Line 2	DYKES DRIVE	Address Line 2	
Town/City	EDINBURGH	Town/City	EDINBURGH
Postcode	EH17 8LA	Postcode	EH3 7SQ
Telephone	/	Telephone	/
Mobile	[REDACTED]	Mobile	[REDACTED]
Fax		Fax	/
Email	[REDACTED]	Email	[REDACTED]
3. Address or Location of Proposed Development (please include postcode)			
15 GILMERTON DYKES DRIVE EDINBURGH EH17 8LA			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
4. Describe the Proposed Works			
Please describe accurately the work proposed:			
PROPOSE TWO STOREY EXTENSION TO SIDE OF PROPERTY.			
Have the works already been started or completed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, please state date of completion, or if not completed, the start date:			
Date started:	<input type="text"/>	Date completed:	<input type="text"/>

If yes, please explain why work has already taken place in advance of making this application.

5. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes No

If yes, please provide details about the advice below:

In what format was the advice given? Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes No

Please provide a description of the advice you were given and who you received the advice from:

Name: Date: Ref No.:

6. Trees

Are there any trees on or adjacent to the application site? Yes No

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

7. Changes to Vehicle Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes No

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes No

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangement for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or reduced number of spaces)

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

8. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes No

If you have answered yes please provide details:

DECLARATION

I, the applicant / agent certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes No N/A

Signature: [REDACTED] Name: L MCCASKEY Date: 12/6/19

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- APPLICANT was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

Signed:

On behalf of:

Date:

MR T. NELSON

12/6/19

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

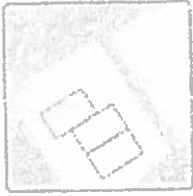
I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

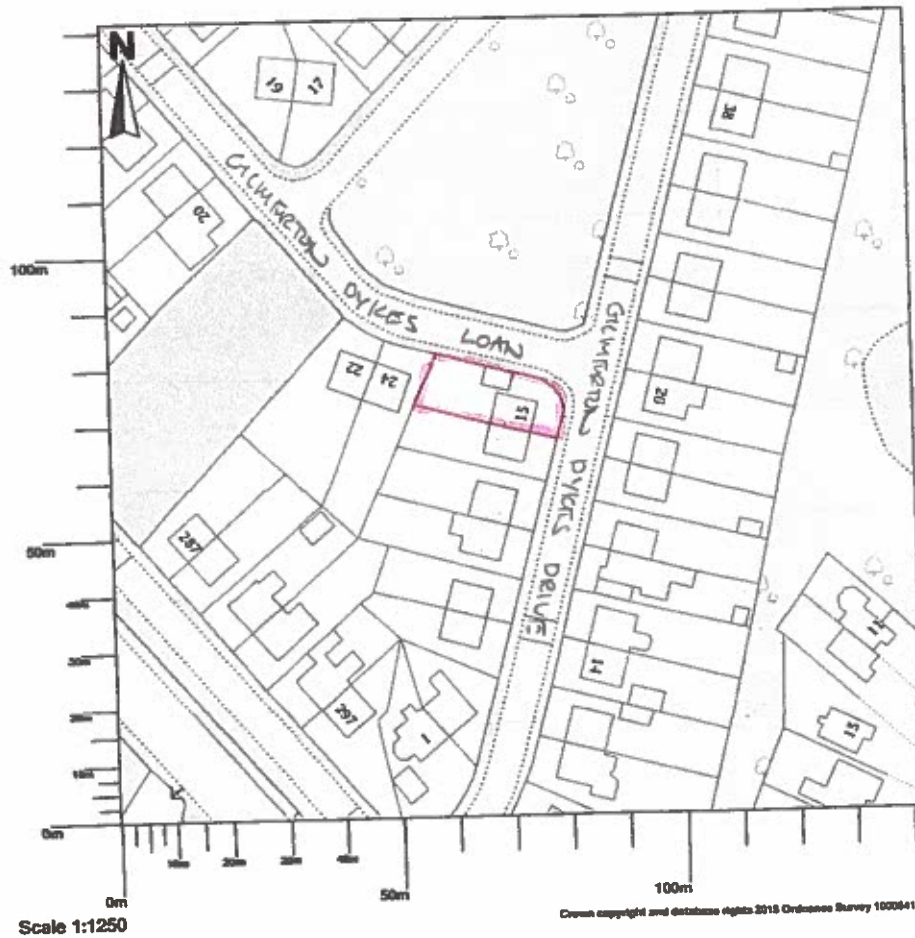
Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land

- or
- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

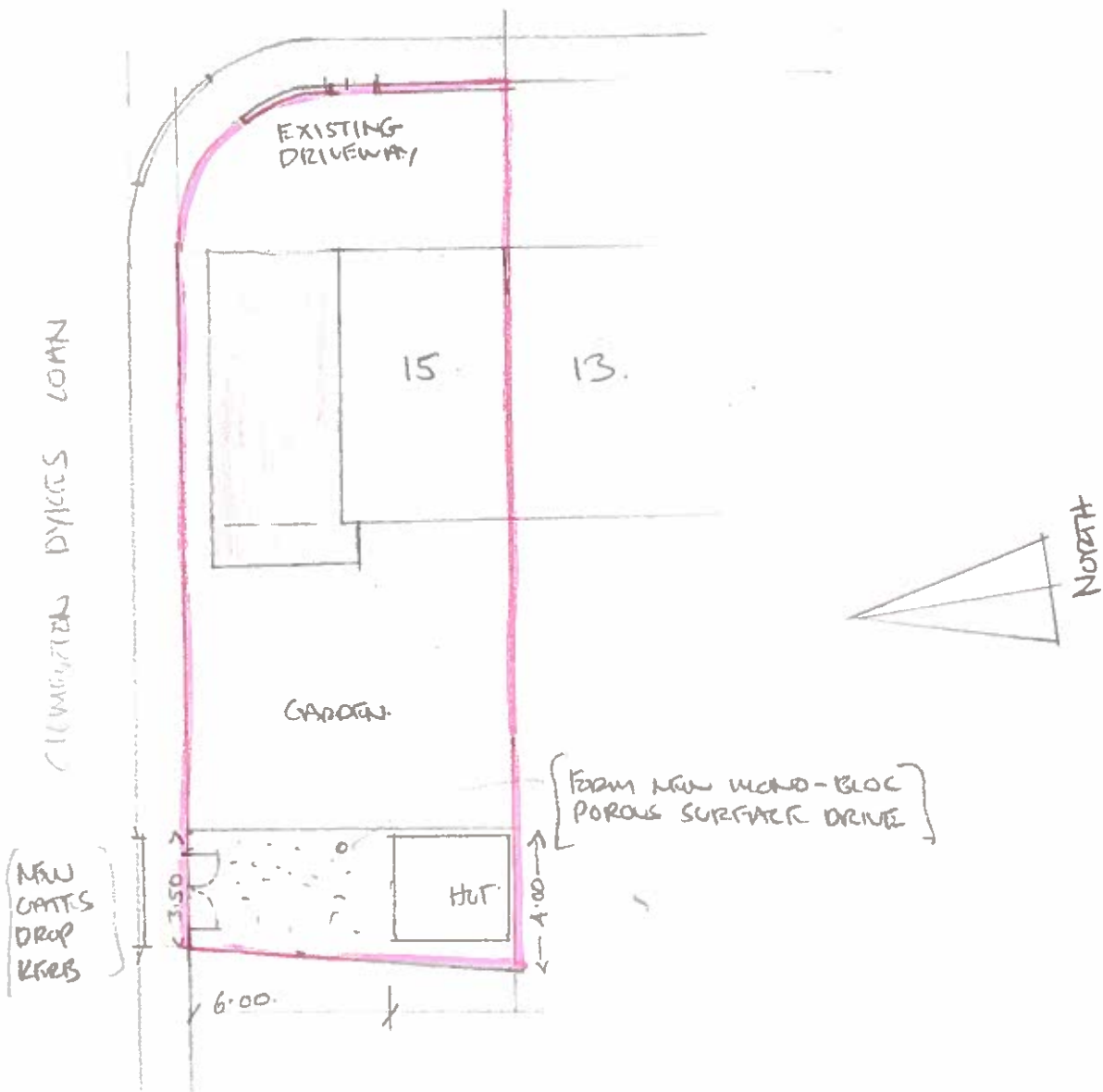


15 Gilmerton Dykes Drive, Edinburgh, EH17 8LA



Map area bounded by: 328512,668060 328654,668202. Produced on 03 June 2019 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/354306/481380

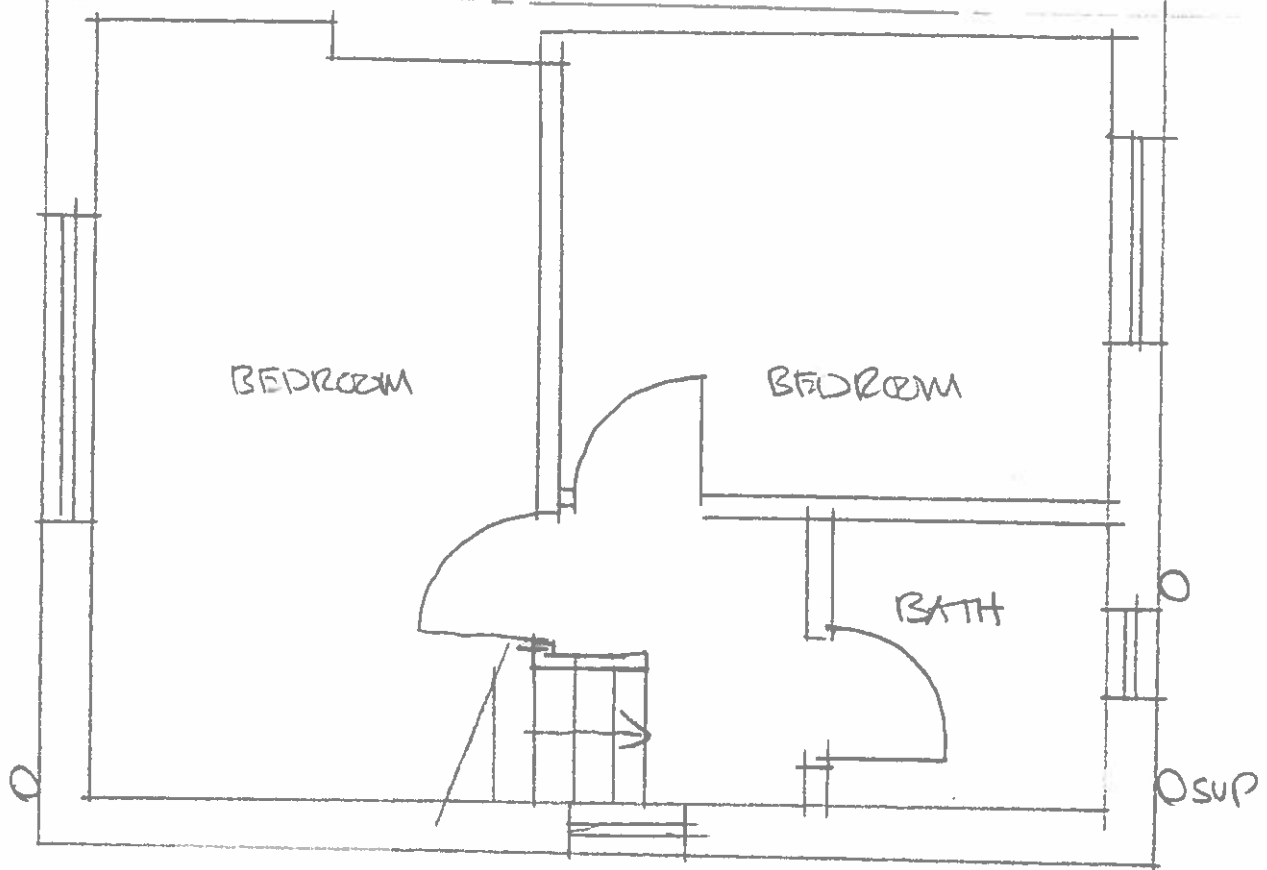
GILMERTON DYKES DRIVE



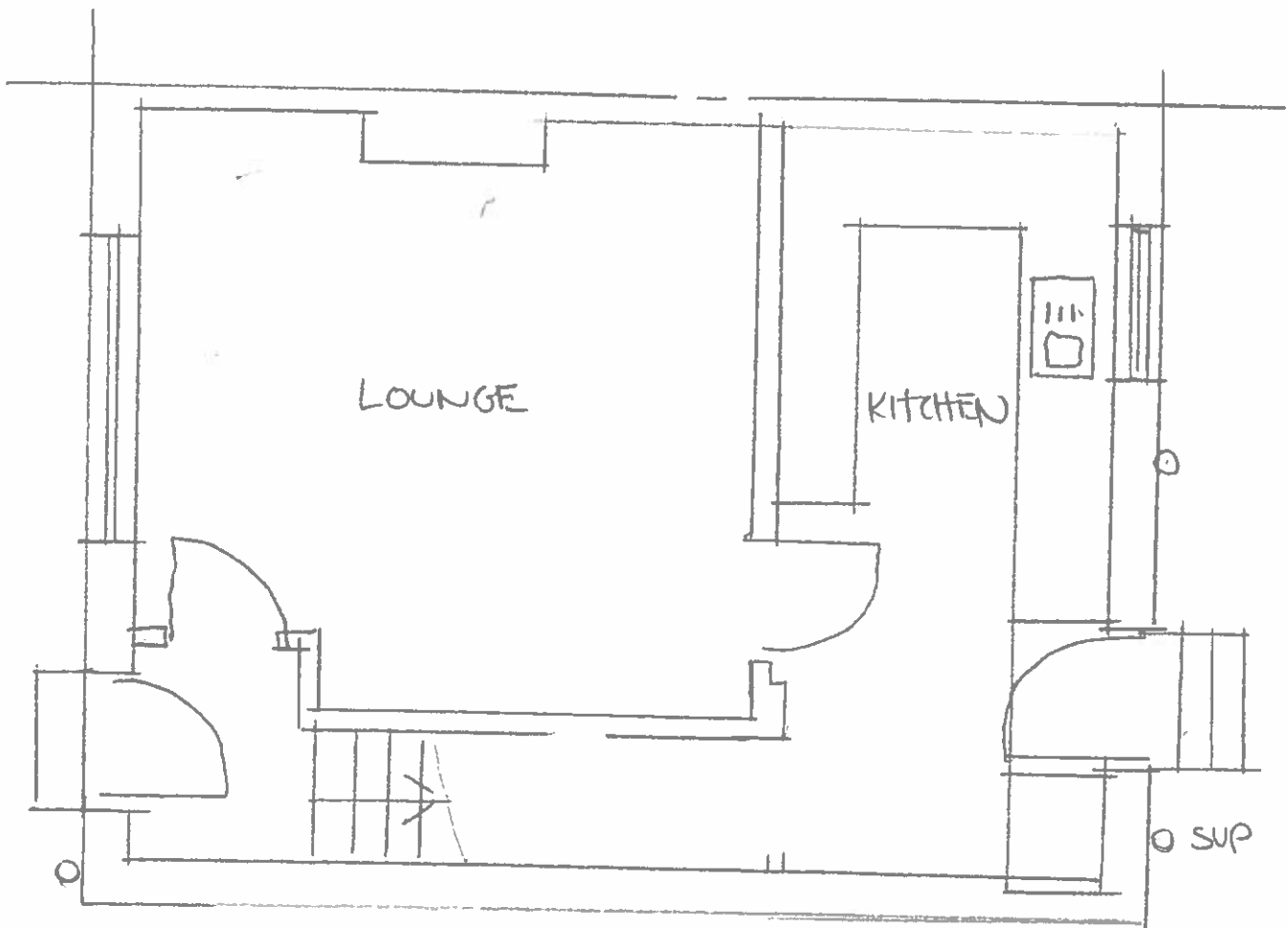
SITE PLAN 1:200

15 GILMERTON DYKES DRIVE, EDINBURGH

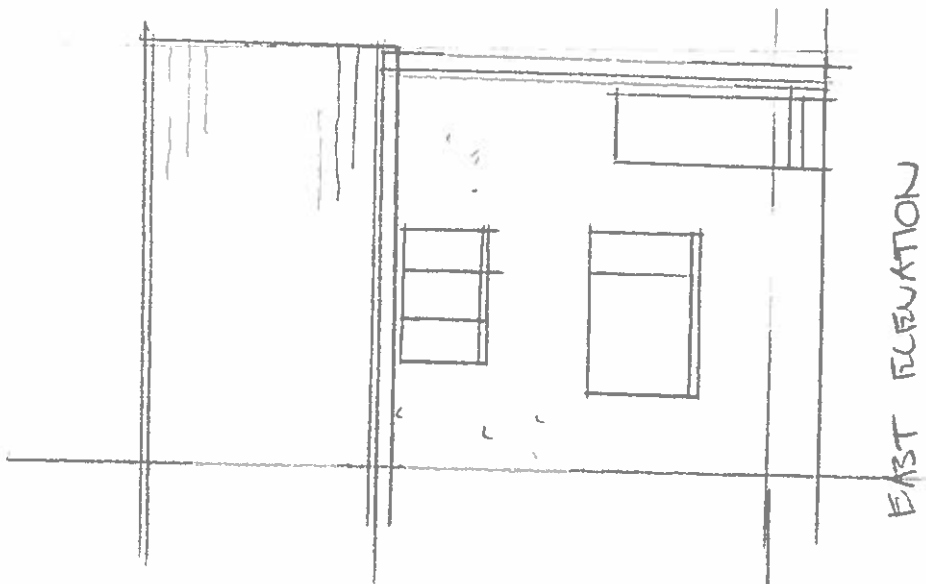
15 GILMERSON DYKES DRIVE



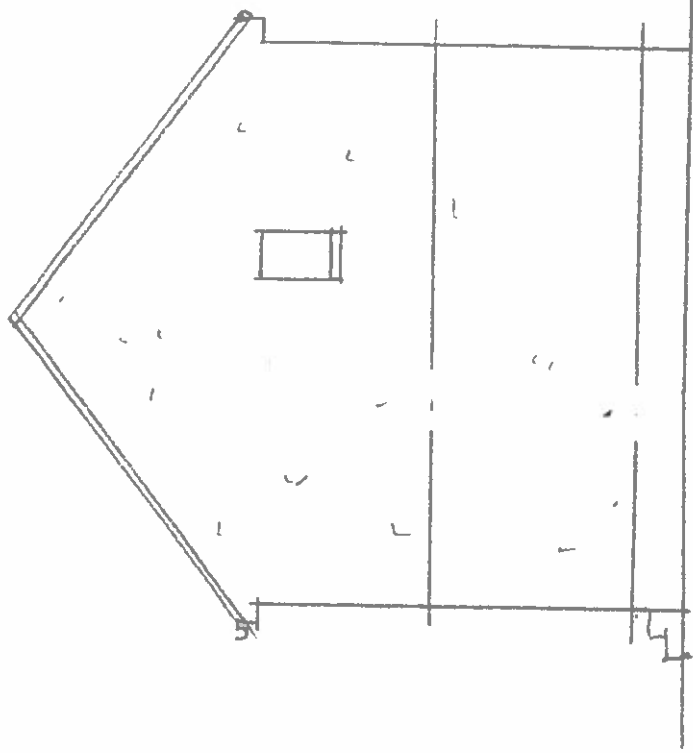
FIRST FLOOR PLAN (EXISTING) 1:50



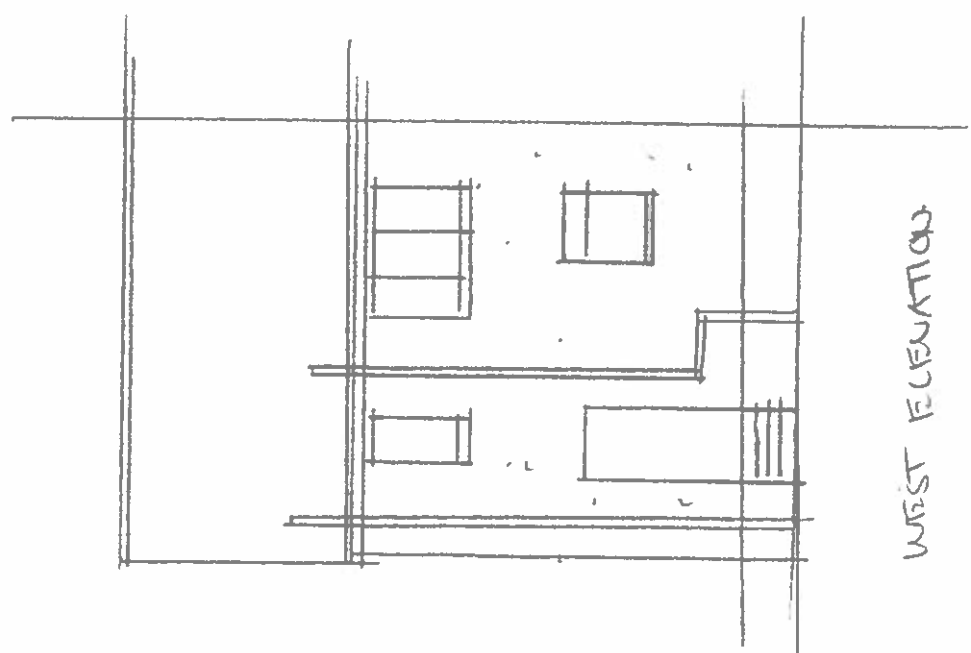
GROUND FLOOR PLAN (EXISTING) 1:50



EAST ELEVATION

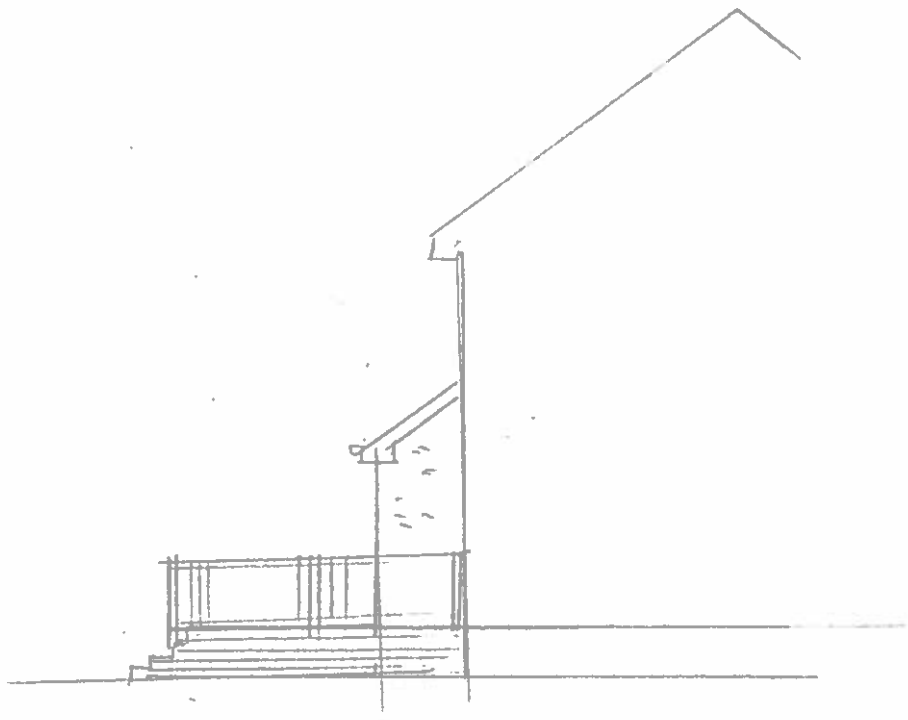


NORTH ELEVATION

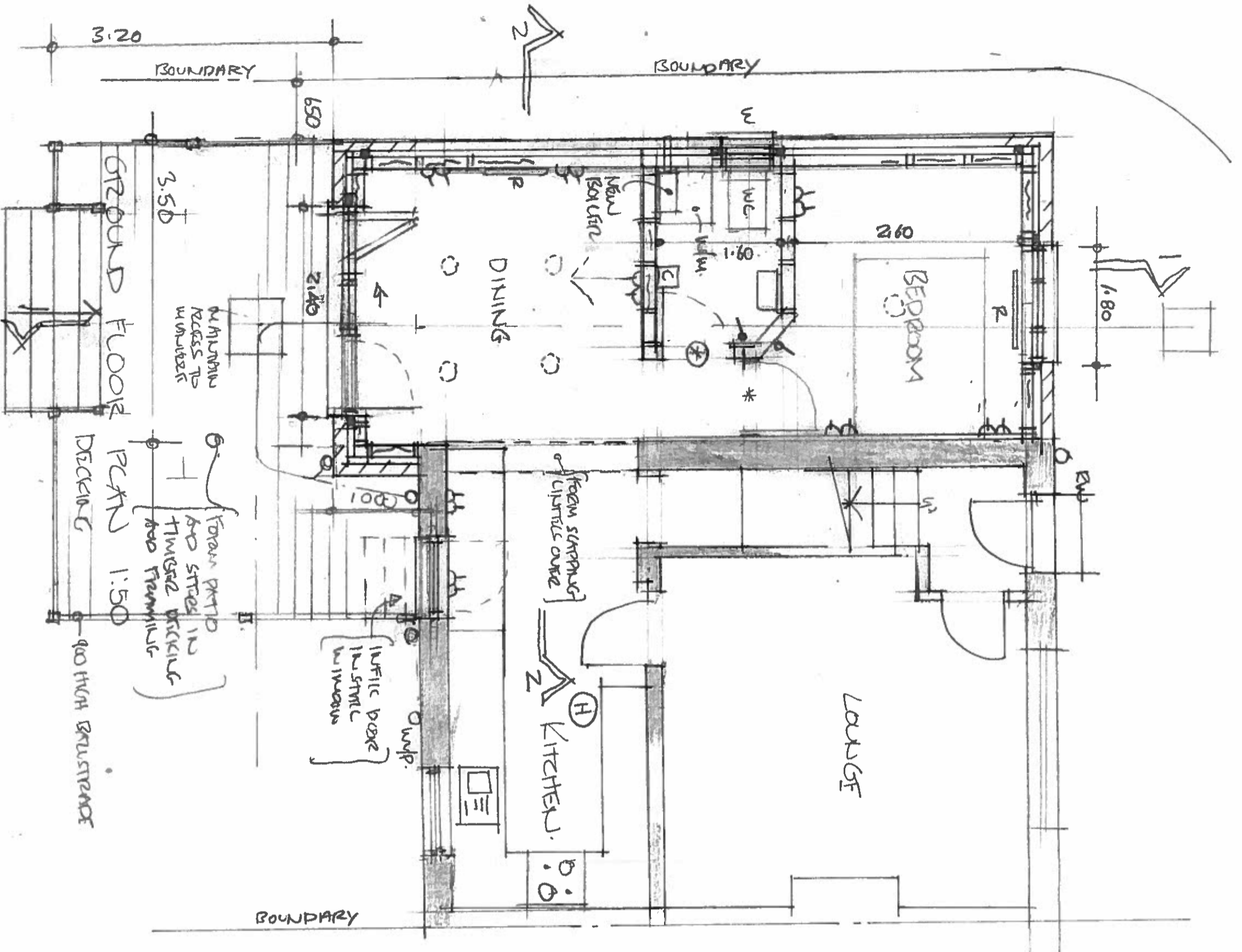


WEST ELEVATION

EXISTING ELEVATIONS 1:100 SCALE
15. GILMERTON DYICES DRIVE



SOUTH ELEVATION 1:100



REMOVALS

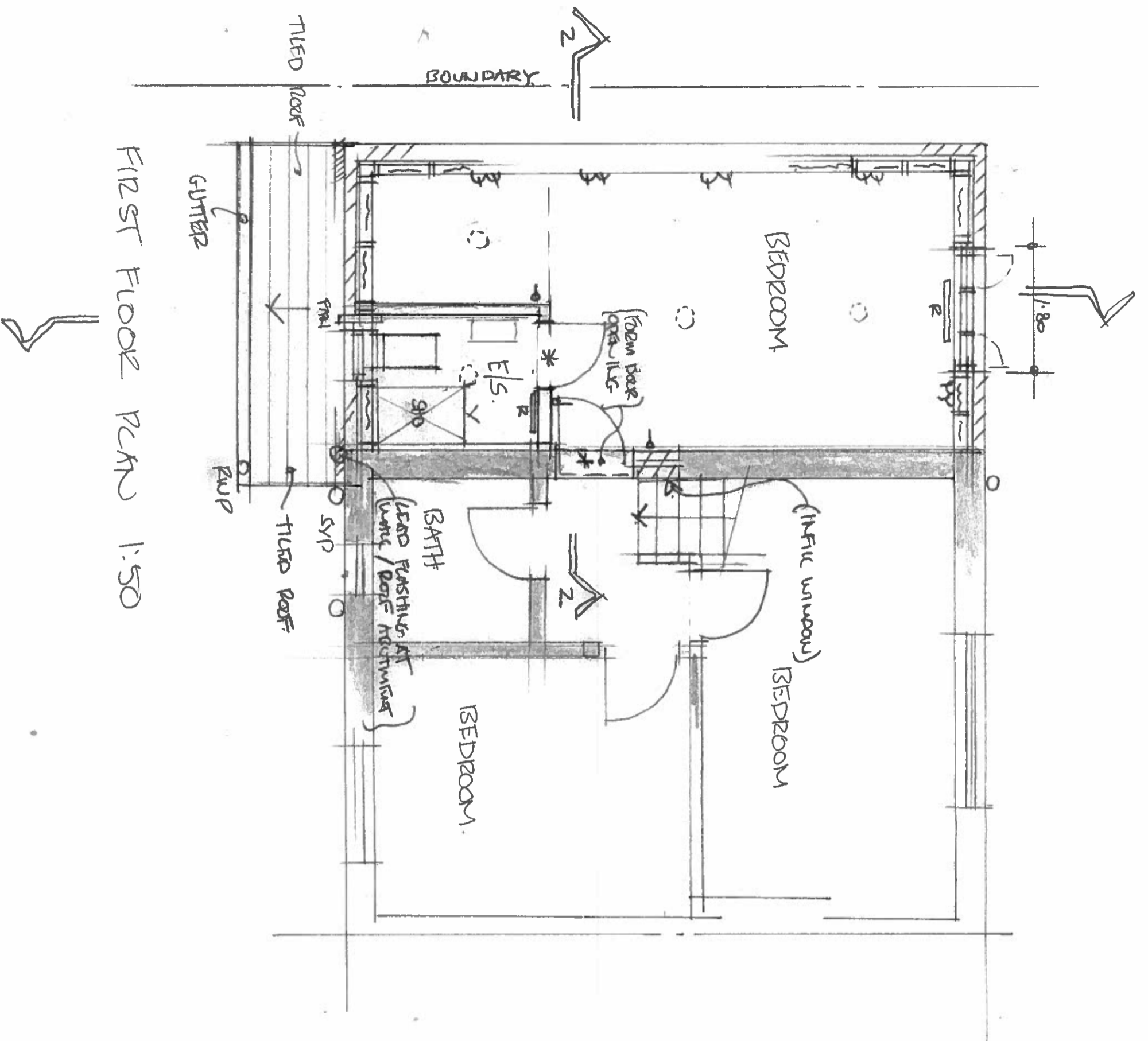
- * TIMBER FRAME
- * SUSPENDED TWISTED FLOOR
- * TILED ROOF
- * WALLS - FRING BLOCK, AS EXISTING
- * WINDOWS / DOORS - WHITE UPVC DOUBT GUARDED

NEW STUD PROVISION

- CRUTY BRACKET.
- ↓ MINIMUM CLEAR DOOR OPENING WIDTH 775mm
- ⊕ ROOM CLEAR OPENING WIDTH
- LIGHT FITTING
- ⌋ LIGHT SWITCH
- ⊕ DOUBLE ROUSE OUTLET
- ⊕ HEAT DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ CARBON DIOXIDE DETECTOR.
- ⊕ EXTRACTOR

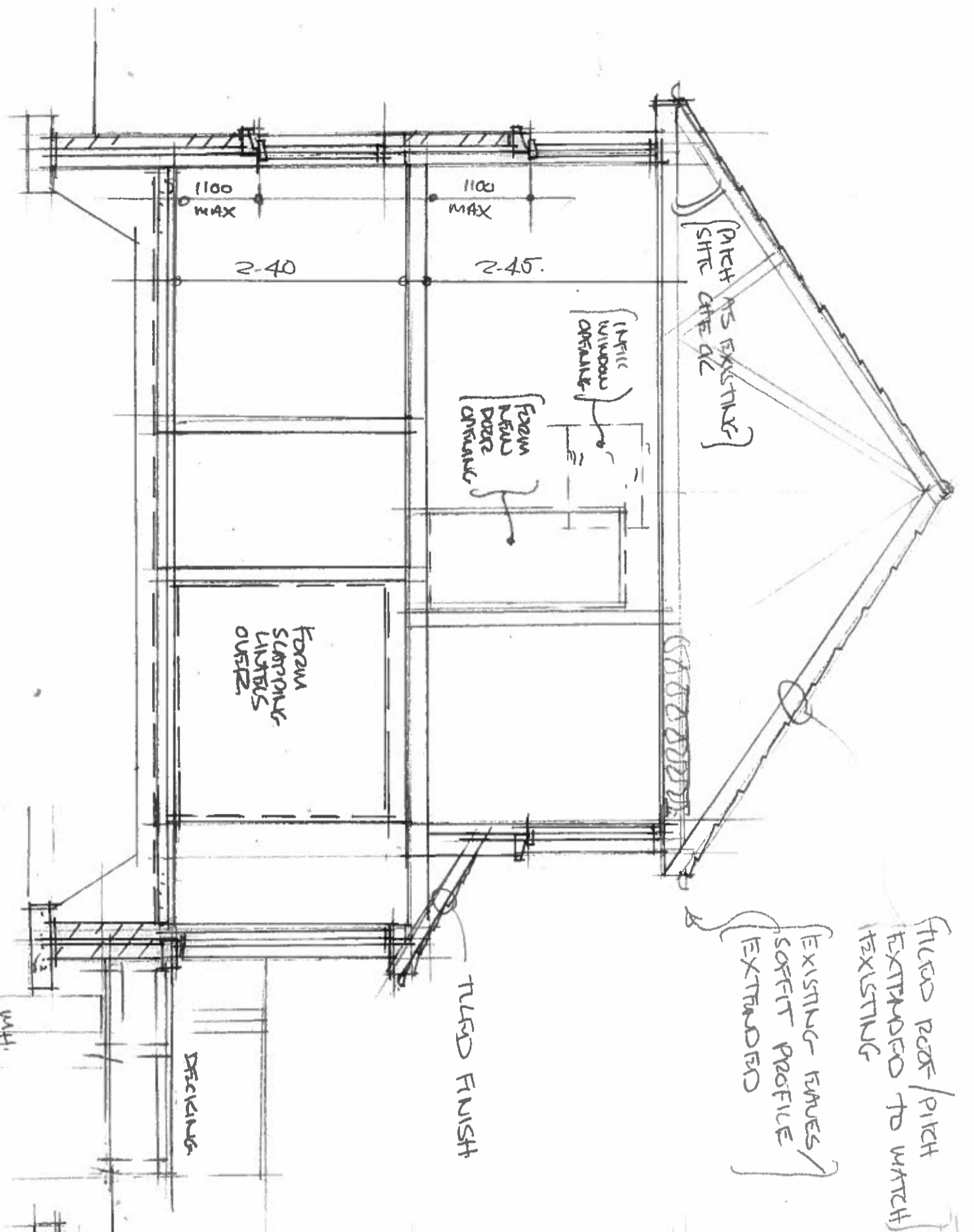
PROPOSED EXTENSION
15. GILBERTON DYKES DRIVE
EDINBURGH

MAY 2019.

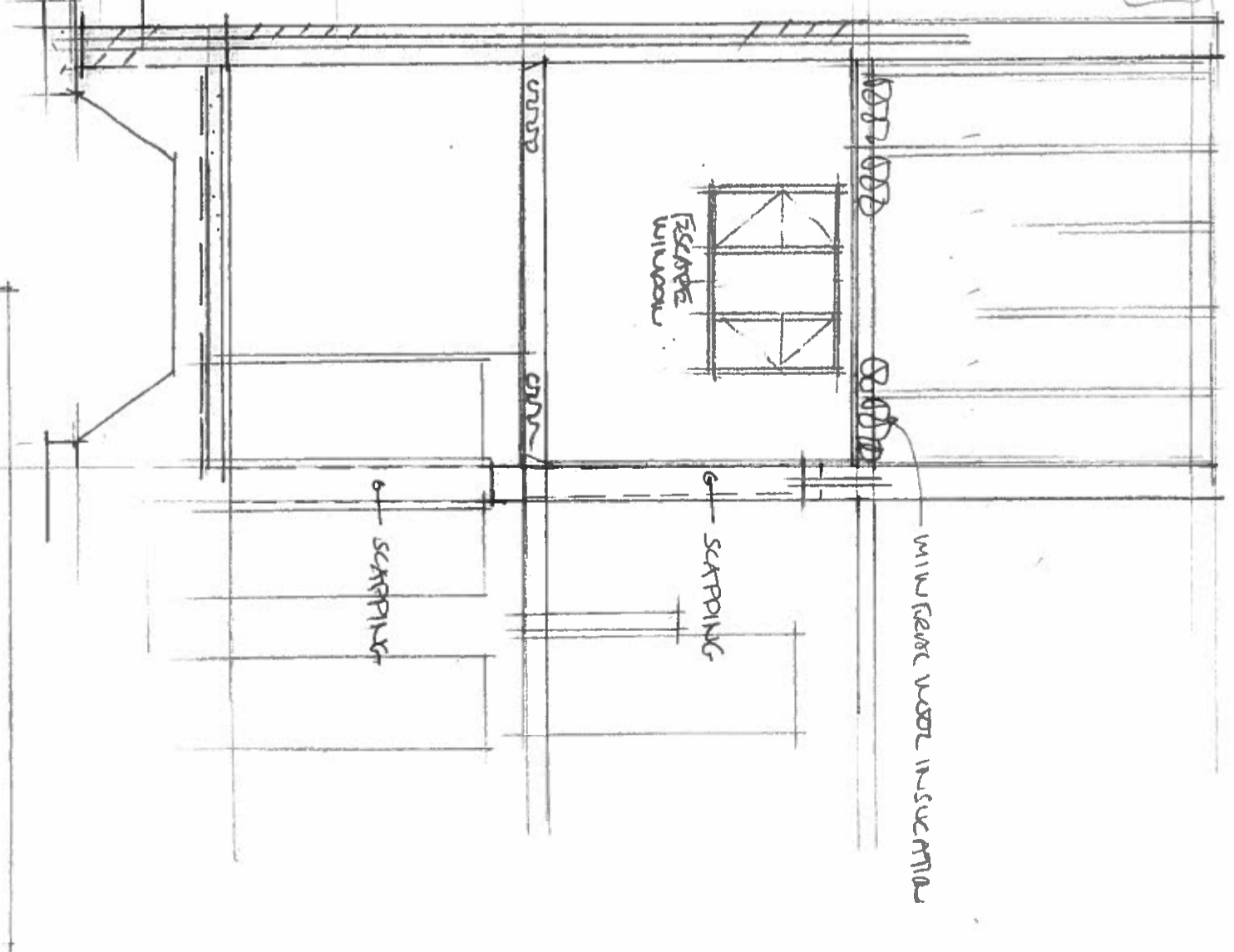


REMOVALS

PROPOSED EXTENSION.
 15. GILMERDALE DYKES DRIVE
 EDINBURGH
 MAY 2019.



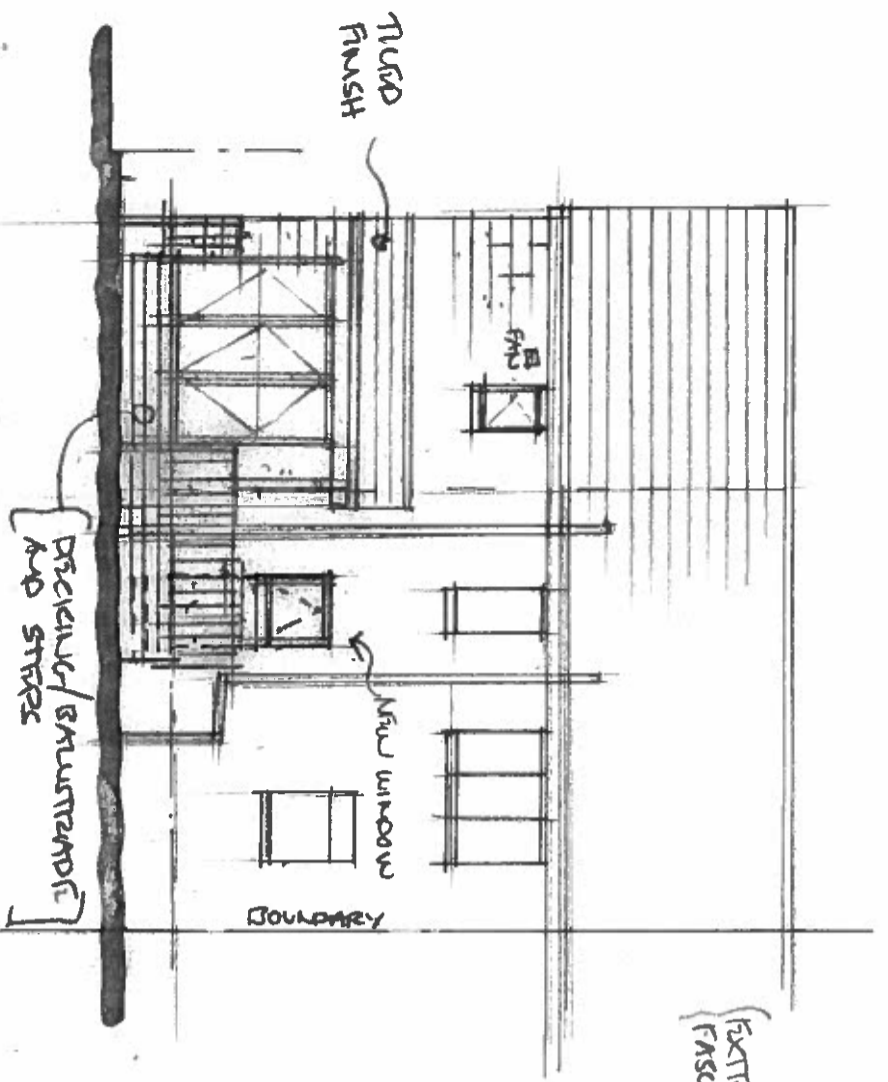
SECTION 1-1 1:50



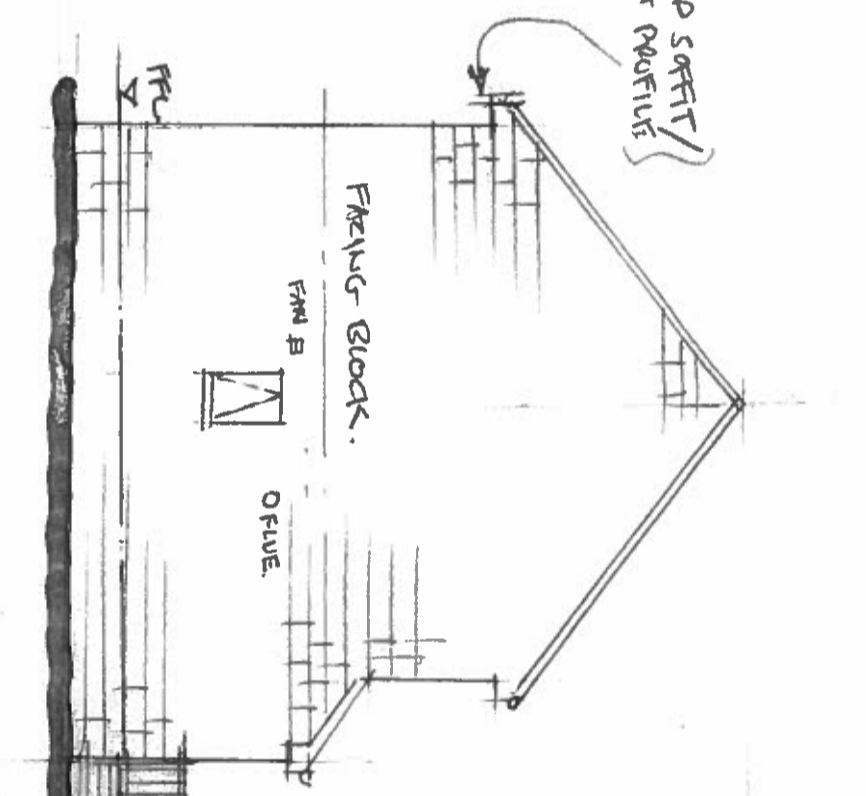
SECTION 2-2

PROPOSED EXTENSION
 15. GILBERTS DYKES DRIVE
 EDINBURGH

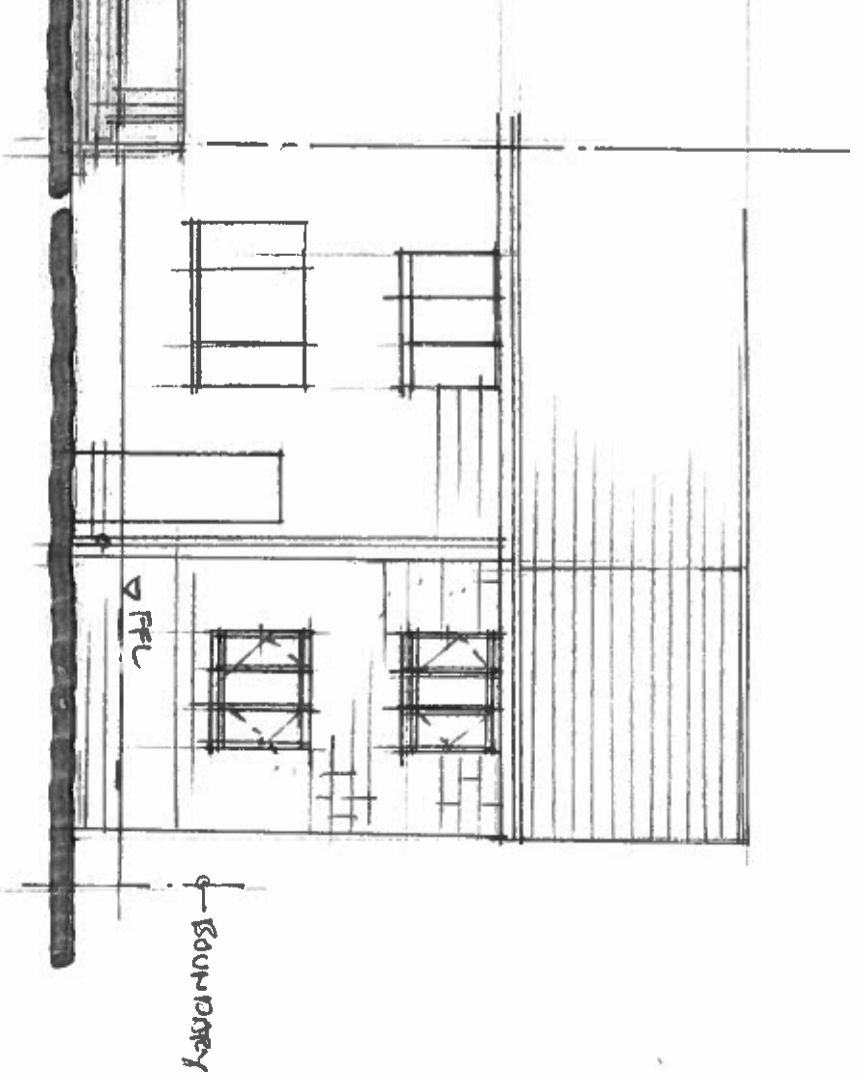
JUNE 2019



WEST ELEVATION 1:100



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

- * WALLS - FACING BLOCK / AS EXISTING
- * ROOF - TILED FINISH
- * WINDOWS / DOORS - WHITE UPVC DOUBLE GLAZED

PROPOSED EXTENSION 15 GILMEY ROAD DYKES DRIVE EDINBURGH
JUNE 2019