

Bartosz Knuta.
2
17 Mearenside
Edinburgh
Scotland
EH12 8UQ

Mr Krzysztof Skierkowski.
13 Hyvot Bank Avenue
Edinburgh
Scotland
EH17 8NH

Decision date: 4 October 2019

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

Creation of new driveway into the front garden.
At 13 Hyvot Bank Avenue Edinburgh EH17 8NH

Application No: 19/03726/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 6 August 2019, this has been decided by **Householder fast track**. 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 in respect of Alterations and Extensions, as it does not meet the required safety and access standards for the formation of a vehicle run-in.
2. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as they do not meet the required safety and access standards for the formation of a vehicle run-in.

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

Drawings 01 and 02., 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 not of an acceptable scale or form and does not comply with safety and access standards set in the non-statutory "Guidance for Householders" or with Edinburgh Local Development Plan Policy Des 12. There are no material planning considerations which would 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 Val Malone directly on 0131 529 3485.

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 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 19/03726/FUL At 13 Hyvot Bank Avenue, Edinburgh, EH17 8NH Creation of new driveway into the front garden.

Item	Householder fast track
Application number	19/03726/FUL
Wards	B16 - Liberton/Gilmerton

Summary

The proposal is not of an acceptable scale or form and does not comply with safety and access standards set in the non-statutory "Guidance for Householders" or with Edinburgh Local Development Plan Policy Des 12. There are no material planning considerations which would justify approval.

Links

<u>Policies and guidance for this application</u>	LDES12, NSHOU,
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Report of handling

Recommendations

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

Background

2.1 Site description

The application site is one of a four-in-a-block, two-storey residential properties on the north side of Hyvot Bank Avenue. It has an access path and rectangular piece of grass to the front (enclosed by fencing) and a shared rear garden. The neighbouring property has an access ramp for persons with limited mobility and the property at the end of the block has a vehicular run-in.

A street lighting column is located on the pavement where the run-in is proposed.

2.2 Site History

06 May 2019: Planning application 19/02101/FUL for the formation of a run-in was returned to the agent; it was deficient in three separate areas and could not be accepted.

Main report

3.1 Description Of The Proposal

The application proposes the formation of a mono-block vehicular run-in in the front garden. a line of gravel with a perforated pipe connected to a soakaway for drainage. The run-in would be 5.5 metres deep and 2.7 metres wide. It would adjoin a 1.2 metre wide pedestrian access.

There are a number of run-ins in the street, some with and some without an associated drop kerb crossings. However, planning permission has been previously granted for only five run-ins since 1991; others will be lawful by virtue of being in place over 4 years.

A street lighting column is located on the pavement where the run-in is proposed. To accommodate the run-in, this would be required to be moved at the expense of the applicant through a legal agreement.

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 would accord with neighbourhood character;
- (b). The proposal will cause an unreasonable loss to neighbouring amenity;
- (c). Any impacts on equalities or human rights are acceptable;
- (d). Any comments raised have been addressed.

(a). The non-statutory "Guidance for Householders" sets a standard for the adequate incorporation of vehicular run-ins in domestic front gardens and seeks to protect the integrity of residential/street boundaries and to minimise the disruption of too many or too large openings. It normally requires a minimum depth of 6 metres, to accommodate vehicles properly; less than this can lead to problems of vehicles overhanging pavements, with consequent disruption to safe pedestrian passage.

It would not be possible to increase the run-in depth to 6 metres, without disrupting/removing pedestrian access on the side gable leading to the rear garden. The proposed run-in would not meet the safety standards set in this Guidance. The Guidance also states that vehicular access must not be formed where it would interfere with street lighting; a street light is located close to what would be the western edge of the run-in and is likely to be compromised.

The application does not make clear if there is an intention to remove the existing fence bordering the pedestrian path; if this were to be removed, the resultant opening would exceed the recommended maximum width of 3 metres.

The proposal is not of an acceptable scale or form and does not comply with non-statutory "Guidance for Householders" or with Edinburgh Local Development Plan Policy Des 12.

- (b). The proposal complies with the aims and objectives of the non-statutory "Guidance for Householders" in relation to the protection of neighbouring residential amenity.
- (c). There would be no impact on equalities and human rights.
- (d). There are no public comments to be addressed.

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 in respect of Alterations and Extensions, as it does not meet the required safety and access standards for the formation of a vehicle run-in.
2. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as they do not meet the required safety and access standards for the formation of a vehicle run-in.

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:

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

Consultation and engagement

6.1 Pre-Application Process

Pre-application discussions took place on this application.

6.2 Publicity summary of representations and Community Council comments

No representations have been received.

Background reading / external references

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

Statutory Development

Plan Provision

The application site is identified as being within the Urban Area in the adopted Edinburgh Local Development Plan 2016.

Date registered

6 August 2019

Drawing numbers/Scheme

01 and 02.,

Scheme 1

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

Contact: Val Malone, Senior planning officer
E-mail:val.malone@edinburgh.gov.uk Tel:0131 529 3485

Links - Policies

Relevant Policies:

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

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

Appendix 1

Consultations

No consultations undertaken.

END

19/00162 / REUREF

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>

Edinburgh Standards
4 DEC 2019
Planning &

1. Applicant's Details		2. Agent's Details (if any)	
Title	Mr	Ref No.	
Forename	KRYSZTOF	Forename	
Surname	SKIERKOWSKI	Surname	
Company Name		Company Name	
Building No./Name	13	Building No./Name	
Address Line 1	HYVOT BANK	Address Line 1	
Address Line 2	AVENUE	Address Line 2	
Town/City	EDINBURGH	Town/City	
Postcode	EH17 8NH	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority	THE CITY OF EDINBURGH COUNCIL		
Planning authority's application reference number	19/03726/FUL		
Site address	13 HYVOT BANK AVENUE EDINBURGH EH17 8NH		
Description of proposed development	CREATION OF NEW DRIVEWAY INTO THE FRONT GARDEN		

Date of application

06/08/2019

Date of decision (if any)

04/10/2019

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.

[Empty rectangular box for explanation]

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.

Dear Sirs

On the 5th October 2019 I received information from my contractor that my application was refused. When I was analyzing all information about my application I noticed that person who was applied of my behalf made mistakes in the sketch, dimensions and did not inform your department that the whole fence will be removed.

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 you 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.

Explanation on additional page.

8.a. The new material is raising because I have to clarified mistakes made by my contractor. My explanation shows that my application meets the required criteria for obtaining planning permission. The attached map from The City of Edinburgh District Council Department of Economic Development and Estates year 1990 show that:

- there is more than 6 meters run in depth but still retain access to the path
- 3 meters wide for car and 1 meter for path (together 4 meters)
- there is enough space to avoid lamp post

8.b. I was sure that my contractor will present all the necessary details that will help in a positive decision, but unfortunately it did not happen. Maybe this is due to the many work performed and the heavy load of duties, which resulted in the presentation of incorrect details.

8.c. I believed that my explanation and materials provided can illustrate the situation and on this basis my application will be approved

Kind regards

Krzysztof Skierkowski

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

- 1 - Application
- 2 - Decision notice
- 3 - Report of handling
- 4 - Site plan made by contractor with mistakes
- 5 - 5x printing pictures shows the situation
- 6 - Property map from year 1990 with scale (Edinburgh District Council)
- 7 - Street Lighting Section decision.

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:

Name:

KRZYSZTOF SKIERKOUSK

Date:

01/12/2019

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

EDINBURGH

THE CITY OF EDINBURGH COUNCIL

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 100175942-001

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Creation of new driveway into the front garden

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes - Started Yes - Completed

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:

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

Other Title:

Building Name:

First Name: *

Building Number:

Last Name: *

Address 1
(Street): *

Company/Organisation:

Address 2:

Telephone Number: *

Town/City: *

Extension Number:

Country: *

Mobile Number:

Postcode: *

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

13 HYVOT BANK AVENUE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH17 8NH

Please identify/describe the location of the site or sites

Northing

668714

Easting

329072

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

previous application returned by Mr. Steven Leslie. Mr. Leslie kindly included guidance and some directions for new application

Title:

Mr

Other title:

First Name:

Steven

Last Name:

Leslie

Correspondence Reference Number:

19/02101/FUL

Date (dd/mm/yyyy):

06/05/2019

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

15.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

front garden covered with turf and surrounded by fence

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting 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 change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

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

0

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 a reduced number of spaces)? *

1

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, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

not required, property bin are stored elsewhere

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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 accompanying application.

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

Signed: Bartosz Knuta

On behalf of: Mr Krzysztof Skierkowski

Date: 06/08/2019

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Bartosz Knuta

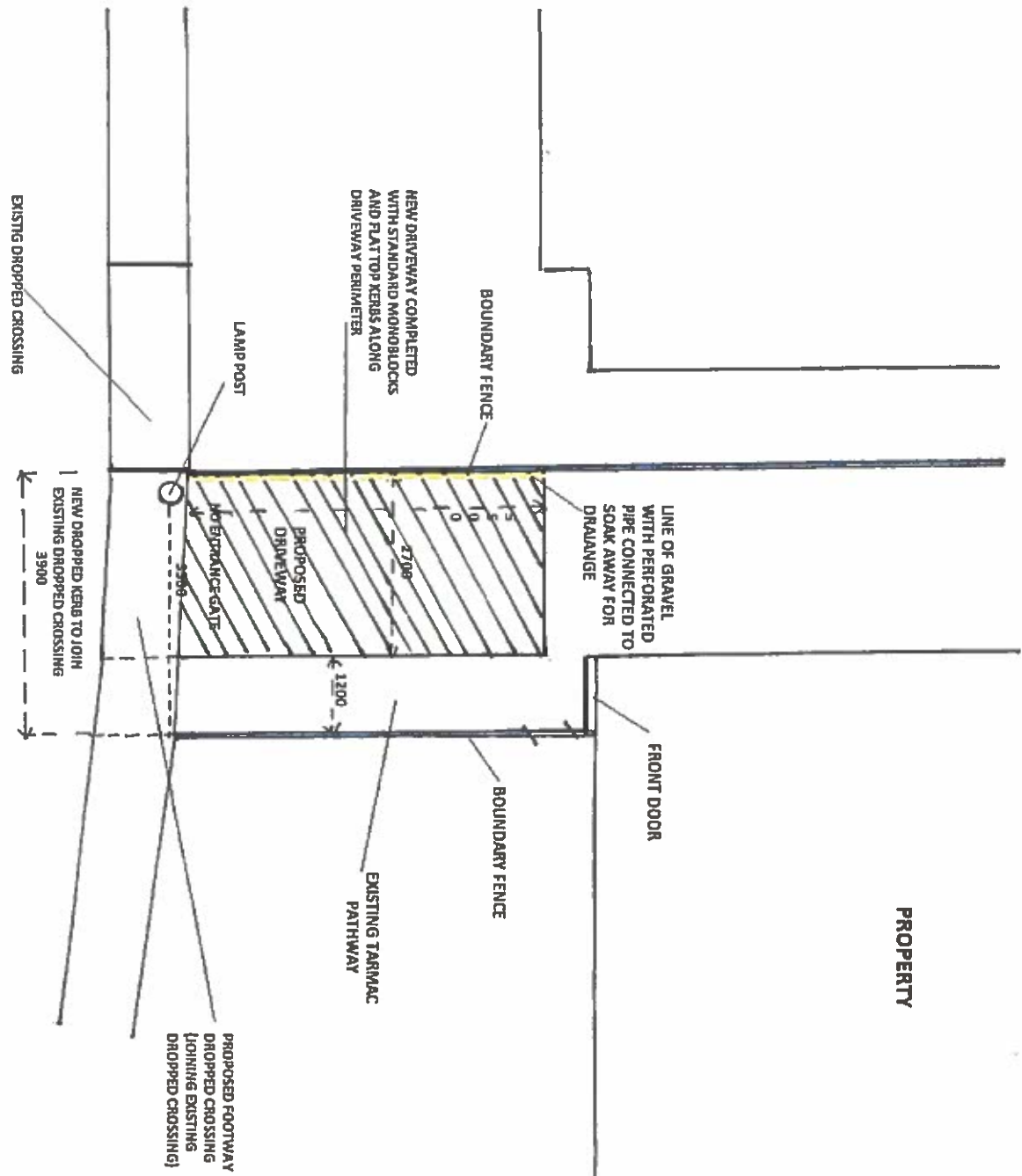
Declaration Date: 06/08/2019

Payment Details

Online payment: [REDACTED]

Payment date: [REDACTED]

Created: 06/08/2019 12:05



PROPERTY

PROPOSED DRIVEWAY

13 HYVOT BANK AVENUE
EDINBURGH
EH17 8NH

SCALE 1:100



Krzysztof Skierkowski <k.skierkowski1@gmail.com>

Driveway

2 messages

Colin Fairgrieve <[REDACTED]>

19 June 2019 at 12:58

To: "[REDACTED]"

Hi Krzysztof,

Further to my site visit today,

If you feel you can create your driveway without needing to get our street light moved ,then please go ahead with this,

Regards Colin

This email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed.

If you have received this eMail in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person.

The Council has endeavoured to scan this eMail message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.

Krzysztof Skierkowski [REDACTED]

19 June 2019 at 22:42

To: LOTHIAN PAVING COMMERCIAL [REDACTED]

[Quoted text hidden]

Paul Clarke - Business Support Officer - Business Support Services-Customer- Place-City of Edinburgh Council - [14 Bankhead Avenue](#) Edinburgh EH11 4HD - Telephone: 0131 458 8040- Fax: 0131 453 5188 - E:Mail: paul.clarke@edinburgh.gov.uk

[Quoted text hidden]

[Quoted text hidden]

Krzysztof Skierkowski [REDACTED]

11 June 2019 at 07:21

To: Street Lighting [REDACTED]

Dear Sir

Thank you for your email.

My telephone contact number is: [REDACTED]

KRZYSZTOF SKIERKOWSKI
13 Hyvots Bank Avenue
EDINBURGH
Midlothian
EH17 8NH

Kind regards

[Quoted text hidden]

Krzysztof Skierkowski

[Quoted text hidden]

Krzysztof Skierkowski [REDACTED]

10 June 2019 at 07:20

To: [REDACTED]

Dear Sirs

I am writing to you regards to my case. I am an owner of a flat 13 Hyvots Bank Avenue, Edinburgh EH17 8NH

I would like to make a parking space on the front of my property but there is placed a lamp, it is on the site of the entrance of the property.

I have applied to Edinburgh Council for Planning Permission and Footway Dropped Crossing.

Two weeks ago I have received a phone call from Edinburgh Council with message that they do not know what to answer because the lamp is located there and I need to contact to with you and ask about your opinion of this case. Is it possible if you can help me with this issue?

I have attached some pictures with dimensions to show you the lamp and my place. I have a question:

Do I have to move or make a special cover for this lamp?

I need your opinion regarding to this issue. I am not sure what is the procedure in this kind of situation.

Kind Regards

Krzysztof Skierkowski

[Quoted text hidden]

2 attachments

 **001.pdf**
823K

 **002.pdf**
710K

Street Lighting <[REDACTED]>

10 June 2019 at 08:52

To: Krzysztof Skierkowski [REDACTED]

Dear Mr Skierkowzski,

To allow the Street Lighting section to fully address your enquiry could you please provide them with a contact telephone number ?.

Yours sincerely,

Paul Clarke

Business Support Officer



Krzysztof Skierkowski <[redacted]>

Street Lighting Question

5 messages

Derek Roden <[redacted]>

30 May 2019 at 10:31

To: [redacted]

Dear Mr Skierkowski

Further to our meeting yesterday I have spoken to our Street Lighting section and they think that the lighting column may need to be resited. It is difficult to determine if this is possible until an Inspector can visit the site to inspect it. The best course of action would be to contact Street Lighting, explain what you are looking to do and request that they carry out an inspection to see if it is possible to resite the column to allow you to construct your driveway. Please note that if the column needs to be moved there would be a charge for this.

You should contact them via email on [redacted]

If you have any queries please call me on 0131 529 3720.

Regards

Derek Roden

South East Locality

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Krzysztof Skierkowski <[redacted]>

31 May 2019 at 15:56

To: Derek Roden <[redacted]>

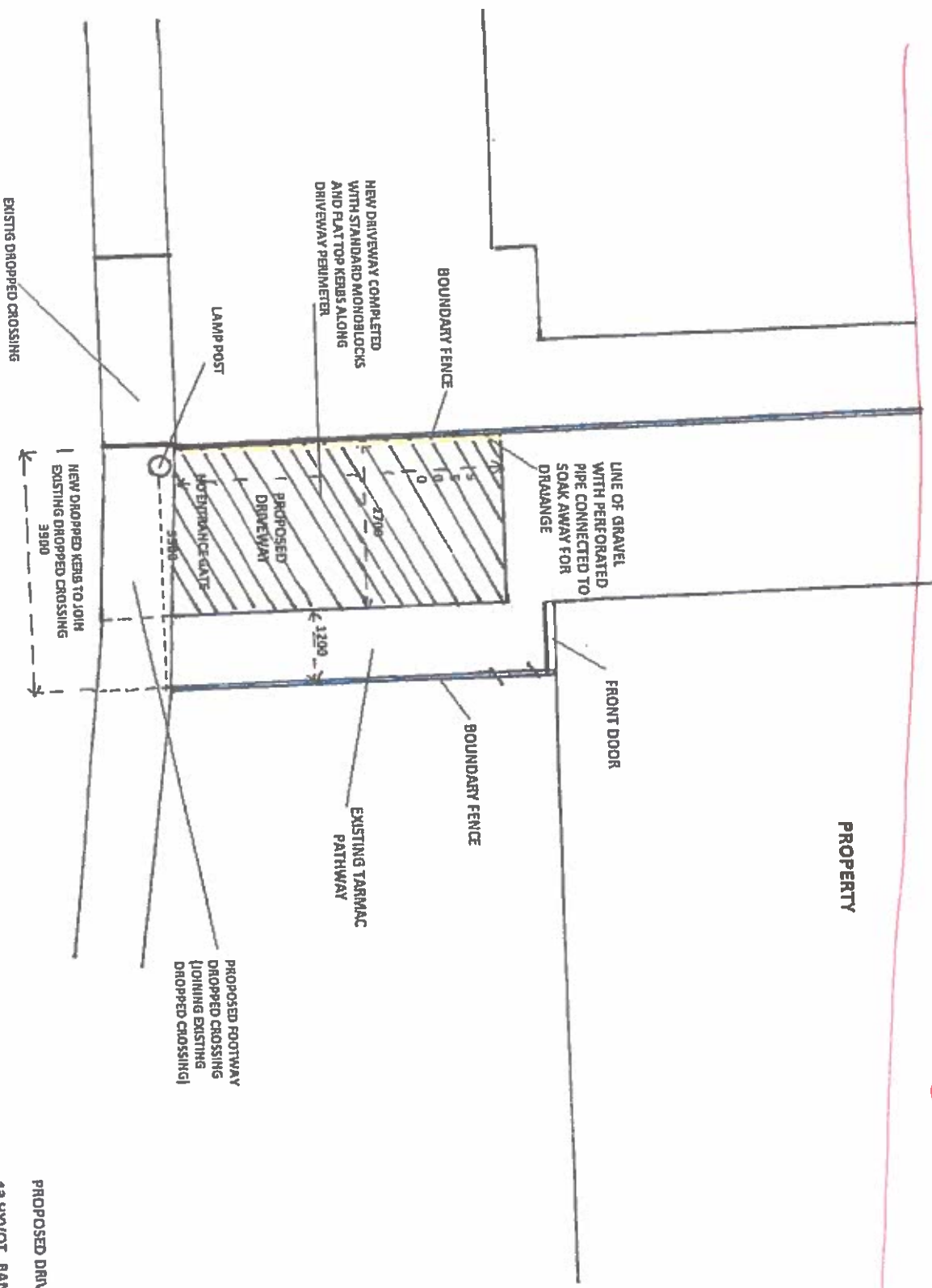
Dear Sir

Thank you for your email.

I would like to thank you very much for your invaluable help. I really appreciate it.

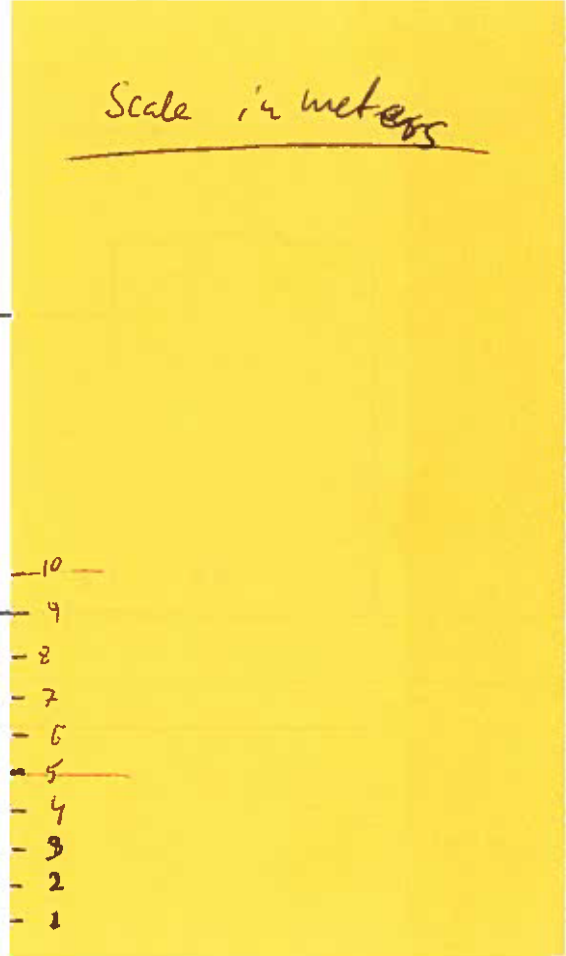
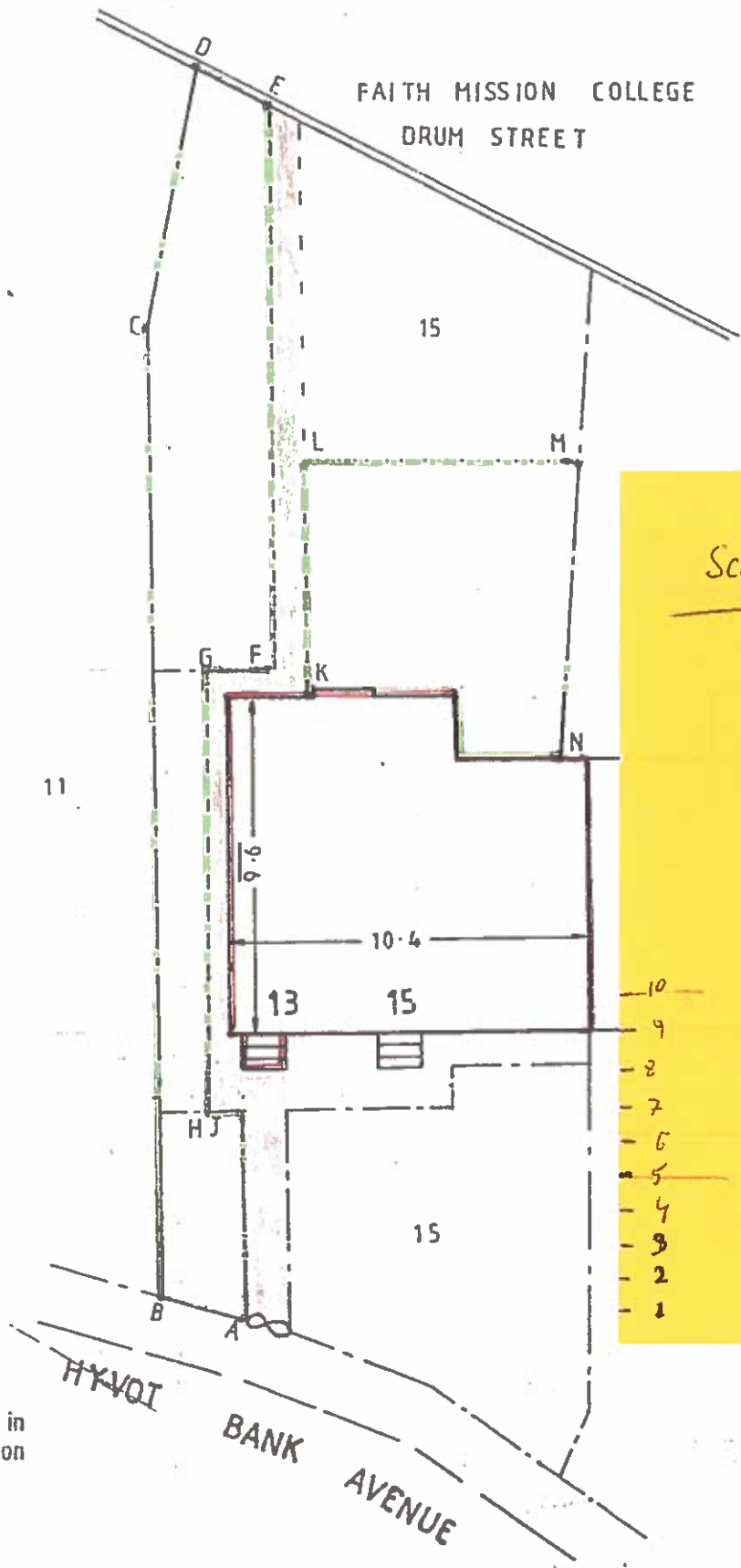
Kind regards

DRAFT WITH MISTAKES PROVIDED BY CONTRACTOR



PROPOSED DRIVEWAY
13 HYVOT BANK AVENUE
EDINBURGH
EH17 8NH
SCALE 1:100

Address: 13 Hyvoit Bank Avenue



This is the plan referred to in the foregoing Feu Disposition



Director of Administration



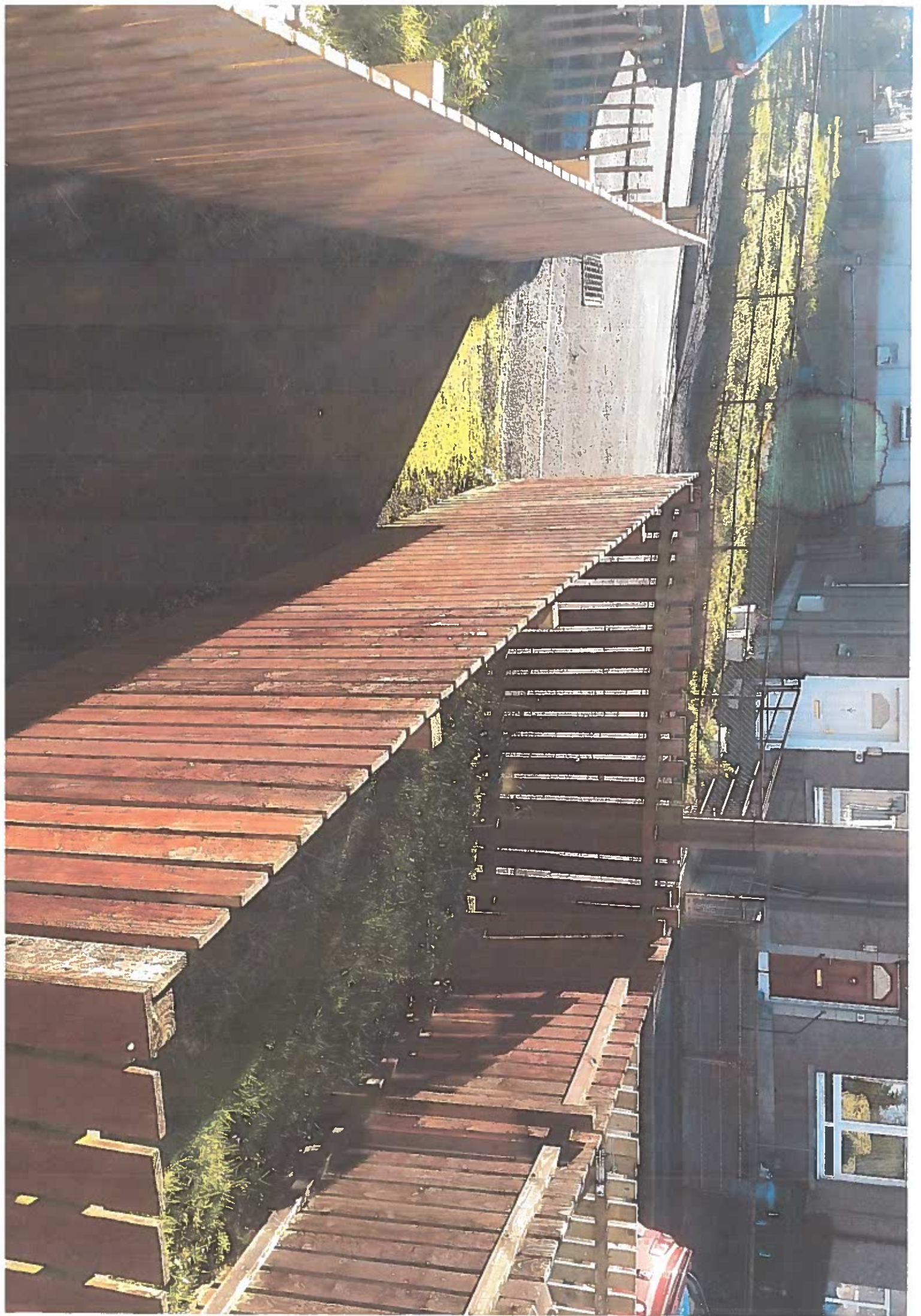
Surveyed By AH NR	Drawn By AH	Traced By AH
Drawing / Neg No CHS 6/ 90/1044		
Date 28/12/00	Checked By ML 91 0871	Scale

The City of Edinburgh District Council
 Department of Economic Development
 and Estates
 375 High Street Edinburgh EH 1 1GF.
 Telephone 031 225 2424













Neighbours Notified for 19/03726/FUL Date 22 August 2019



Location Plan

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14 Hyvot Bank Avenue Edinburgh EH17 8NJ

12 Hyvot Bank Avenue Edinburgh EH17 8NJ

8 Hyvot Bank Avenue Edinburgh EH17 8NJ

6 Hyvot Bank Avenue Edinburgh EH17 8NJ

4 Hyvot Bank Avenue Edinburgh EH17 8NJ

10 Hyvot Bank Avenue Edinburgh EH17 8NJ

27 Hyvot Bank Avenue Edinburgh EH17 8NH

25 Hyvot Bank Avenue Edinburgh EH17 8NH

23 Hyvot Bank Avenue Edinburgh EH17 8NH

21 Hyvot Bank Avenue Edinburgh EH17 8NH

548 Gilmerton Road Edinburgh EH17 7JD

4B Drum Street Edinburgh EH17 8QG

The Faith Mission College Unit 12 Drum StreetEdinburgh

19 Hyvot Bank Avenue EdinburghEH17 8NH

17 Hyvot Bank Avenue EdinburghEH17 8NH

15 Hyvot Bank Avenue EdinburghEH17 8NH

11 Hyvot Bank Avenue EdinburghEH17 8NH

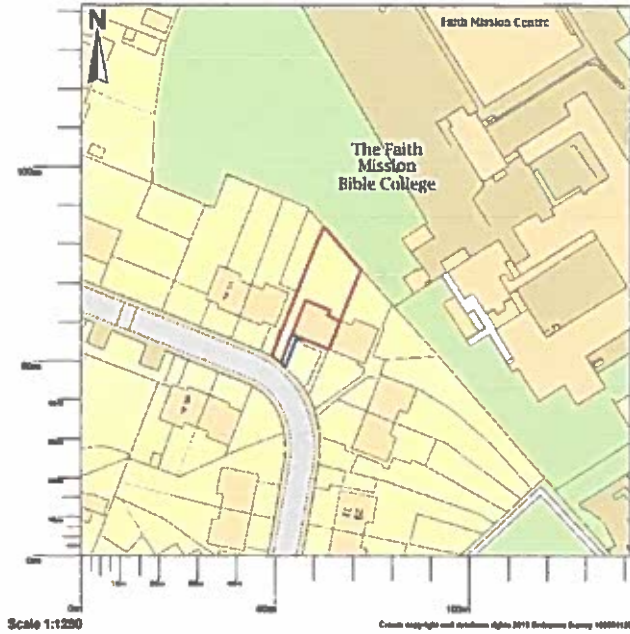
9 Hyvot Bank Avenue EdinburghEH17 8NH

7 Hyvot Bank Avenue EdinburghEH17 8NH

5 Hyvot Bank Avenue EdinburghEH17 8NH



13 Hyvots Bank Avenue, Edinburgh, EH17 8NH



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