

SRG Design.
FAO: Stuart Graham
31 Binney Wells
Kirkcaldy
Scotland
KY1 2BE

Mr & Mrs Sandy Blair.
2 Westburn Grove
Edinburgh
Scotland
EH14 2RY

Decision date: 25 November 2019

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

Loft conversion and internal alterations.
At 2 Westburn Grove Edinburgh EH14 2RY

Application No: 19/04865/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 11 October 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 proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as they impact on the character and appearance of the existing building and the streetscene..
2. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it impacts on the character and appearance of the existing building and the streetscene.

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

Drawings 01-06, 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 proposed installation a large dormer window to the rear elevation would have an adverse impact on the host property and the character and appearance of the surrounding area. This would form a visually dominant and unsympathetic addition to the host property.

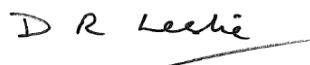
The application is contrary to the ELDP policy Des 12 and the non-statutory Guidance for Householders.

In addition to the planning considerations, the fees associated with the application have not been received.

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 Conor MacGreevy directly on 0131 469 3743.



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 19/04865/FUL At 2 Westburn Grove, Edinburgh, EH14 2RY Loft conversion and internal alterations.

Item	Local Delegated Decision
Application number	19/04865/FUL
Wards	B02 - Pentland Hills

Summary

The proposed installation a large dormer window to the rear elevation would have an adverse impact on the host property and the character and appearance of the surrounding area. This would form a visually dominant and unsympathetic addition to the host property.

The application is contrary to the ELDP policy Des 12 and the non-statutory Guidance for Householders.

In addition to the planning considerations, the fees associated with the application have not been received.

There are no material planning considerations which would justify approval.

Links

<u>Policies and guidance for this application</u>	LDPP, 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 property is a mid-terrace residential dwelling with front and rear gardens.

The terrace row is characterised by its staggered flow, its traditional form and unaltered external appearance.

The surrounding area is defined by unaltered low scale terrace housing, three and four storey tenemental buildings and expansive amenity landscaping strips.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposal is for the installation of a dormer window to the rear elevation of the roof plan and two roof lights to the primary elevation.

Roof dimensions -

Width - 5.8 metres.

Proposed Dormer dimensions -

Width - 4.8 metres.

Materials - Tiles, colours to match existing roof.

Roof lights -

Materials - uPVC.

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, would accord with neighbourhood character and would preserve or enhance the character and appearance of the surrounding area.

b) The proposal will cause unreasonable loss to neighbouring amenity;

c) Any impacts on equalities or human rights are acceptable;

d) Any comments raised have been addressed.

a) Scale, form and design -

Policy Des 12 (Alterations and Extensions) of the adopted Edinburgh Local Development Plan (LDP) states that planning permission will be granted for alterations and extensions to existing buildings which 'in their design and form, choice of materials and positioning are compatible with the character of the existing building and will not be detrimental to neighbourhood amenity and character'.

The non-statutory Guidance for Householders states that the relationship between a dormer and its surroundings is particularly important. Dormers should be of such a size that they do not dominate the form of the roof. Dormers should not come to the edges of the roof. There should be visible expanses of the roof on all 4 sides. Where possible, the dormer should align with existing fenestration on the building's elevation.

Additions and alterations to the residential dwellings of the surrounding area are characterised by being subservient and subordinate in their nature. These mainly come in the form of single storey extensions and roof lights to the roofscape. When focusing on the roof form of the direct vicinity, the dominant characteristic is of being relatively unaltered and retaining each property's traditional form. Dormer windows do not feature within the surrounding area and would not be constituted as a characteristic by virtue of this.

The proposed installation of a dormer window to the secondary elevation of the roof plan would be unacceptable in terms of scale and form. The expansive size of the dormer would create a 'top heavy' effect in relation to the visual aesthetic and would

dominate the roof plan of the host property. By virtue of this, a negative juxtaposition would be created in terms of the roofscape of the terrace row, creating an intimidating visual barrier when viewed upon from the public realm. In addition, dormer windows are not present within the direct vicinity and the introduction of one of this nature would be disruptive to this characteristic. The proposed materials and fenestration design represent suitable additions and would be acceptable in this location.

The proposed installation of two roof lights to the primary elevation of the roof plan does not represent development under Section 26 of The Town and Planning (Scotland) Act 1997.

The proposal represents an incongruous addition and would be detrimental to the character and appearance of the host property and surrounding area. The proposal is contrary to ELDP Policy Des 12 and the non-statutory Guidance for Householders.

b) Neighbouring Amenity -

Policy Des 12 (Alterations and Extensions) of the adopted Edinburgh Local Development Plan (LDP) states that planning permission will be granted for alterations and extensions to existing buildings which 'will not result in an unreasonable loss of privacy or natural light to neighbouring properties'. The non-statutory Guidance for Householders states that 'all extensions and alterations will be required to ensure adequate daylighting, privacy and sunlight both for themselves and neighbours'.

No impact was identified.

c) The application was assessed in terms of equalities and human rights.

No impact was identified.

d) No comments were received.

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

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as they impact on the character and appearance of the existing building and the streetscene..
2. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it impacts on the character and appearance of the existing building and the streetscene.

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

There is no pre-application process history.

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**

Edinburgh Local Development Plan.

Date registered

11 October 2019

**Drawing
numbers/Scheme**01-06,

Scheme 1

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

Contact: Conor MacGreevy, Planning Officer
E-mail:conor.macgreevy@edinburgh.gov.uk Tel:0131 469 3743

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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

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

Appendix 1

Consultations

No consultations undertaken.

END



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 100187042-003

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: SRG Design

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

First Name: * Stuart Building Name:

Last Name: * Graham Building Number: 31

Telephone Number: * Address 1 (Street): * Binney Wells

Extension Number: Address 2:

Mobile Number: Town/City: * Kirkcaldy

Fax Number: Country: * Scotland

Postcode: * KY1 2BE

Email Address: *

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr & Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Sandy"/>	Building Number:	<input type="text" value="2"/>
Last Name: *	<input type="text" value="Blair"/>	Address 1 (Street): *	<input type="text" value="Westburn Grove"/>
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="EH14 2RY"/>
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="2 WESTBURN GROVE"/>
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="EH14 2RY"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="669824"/>	Easting	<input type="text" value="319490"/>
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Description of Proposal

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

Loft conversion & internal alterations

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.

as detailed in my covering letter

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)

as detailed in my covering letter, the planning officer was contacted on a number of occasions but failed to return telephone calls to messages left

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)

Covering statement from Stuart Graham of SRG Design Covering Letter from Flora Allison, social worker for Mr & Mrs Blair

Application Details

Please provide details of the application and decision.

What is the application reference number? *

19/04865/FUL

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

11/10/2019

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

25/11/2019

Review Procedure

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

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

Checklist – Application for Notice of Review

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No ☐ N/A

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

Declare – Notice of Review

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

Declaration Name: Mr Stuart Graham

Declaration Date: 18/12/2019



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 100187042-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

loft conversion and internal alterations

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:	SRG Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Stuart	Building Name:	
Last Name: *	Graham	Building Number:	31
Telephone Number: *		Address 1 (Street): *	Binney Wells
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Kirkcaldy
Fax Number:		Country: *	Scotland
		Postcode: *	KY1 2BE
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	
First Name: *	Sandy	Building Number:	2
Last Name: *	Blair	Address 1 (Street): *	Westburn Grove
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH14 2RY
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:

2 WESTBURN GROVE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH14 2RY

Please identify/describe the location of the site or sites

Northing

669824

Easting

319490

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

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.

Access and Parking

Are you proposing a new or 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 proposed to make. You should also show existing footpaths and note if there will be any impact on these.

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: Stuart Graham

On behalf of: Mr & Mrs Sandy Blair

Date: 10/10/2019

☒ Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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) Have you provided a written description of the development to which it relates? * ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- e) Have you provided a certificate of ownership? * ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? * ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? * ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☒ Existing and proposed floor plans.
- ☒ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☐ Roof plan.
- ☐ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * ☒ Yes ☐ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Stuart Graham

Declaration Date: 10/10/2019

Planning and Building Standards
PLACE
Waverley Court
Level G:2
4 East Market Street

Date 04/12/2019
Our Ref FBC/WFH/Blair appeal
Your Ref

To whom it may concern

Subject: Loft conversion at 2 Westburn Grove, Mr and Mrs Blair

I work for the Family Based Care Team within the Support to Young People and Families Department of Edinburgh City Council. I have been working with Mr and Mrs Blair as their assessing and then supervising social worker since 2018. My role has involved me recommending that my Department fund a loft conversion for this family to enable them to adopt their foster child. This requires him to have his own bedroom whereas he currently sleeps in Mr and Mrs Blair's bedroom.

In October 2018 a proposal was put to the Departmental Support and Adaptation Panel that an extension or loft conversion be funded to provide an extra bedroom. This was agreed in principle and in March this year the panel agreed to proceed with the quote provided by *SRG Design* to produce drawings for a loft conversion, organise structural engineer drawings and pay for planning permission and building warrant fees. This is being referred to as Phase 1 of the funding. Phase 2 of the funding will cover the cost of the build and has also been agreed in principle.

Unfortunately, the process has already incurred a number of delays because of the various different levels of decision-making involved across different council departments. The Blairs' foster child will be turning three years old later this month and is still sleeping in the couple's bedroom. It is imperative that planning permission is granted for this build to enable the next stage to progress. The longer the foster child remains within the couple's bedroom, the more cramped their living conditions become.

If you require any further information, please do not hesitate to contact me. I hope that this appeal can be considered as a matter of urgency given the time that has elapsed so far since Mr and Mrs Blair were first informed that the Council would fund their loft extension.

Your sincerely


Flora Allison
Social Worker
Permanence Team

Bernadette Oxley, Head of Children's Services, Communities and Families
Family Based Care, Westfield House, 5 Kirk Loan, Edinburgh EH12 7HD Tel 0131 200 4000

Westfield House
5 Kirk Loan
Edinburgh
EH12 7HD

Tel: 0131 20 4098

Mobile:

Email:

Bernadette Oxley, Head of Children's Services, Communities and Families
Family Based Care, Westfield House, 5 Kirk Loan, Edinburgh EH12 7HD Tel 0131 200 4000



Reference planning application 19/04865/FUL

I was invited by Mr & Mrs Blair to provide a quotation for my services through my business SRG Design to produce drawings to obtain a building warrant and planning permission for a proposed loft conversion at their property at 2 Westburn Grove, Edinburgh. The whole of the project is being funded by Edinburgh council and is being co-ordinated with social work at the permanence team where Flora Allison is the family's allocated social worker and my point of contact. I have included a letter from Flora Allison which gives you details of the role of the permanence team and the reasons for agreeing to the funding.

I have been applying for building warrants and planning permissions for over 30 years and have in that time made hundreds of applications throughout Scotland including many loft conversions.

The design of the loft conversion proved to be extremely challenging for SDC Ltd, the structural engineers assigned to approve the structural design work. These difficulties arose due to the no-fines construction of the property. The design would require internal steelwork within the property to support the proposed rear dormer. A considerable amount of time was required to come up with a suitable design as a result of the complexity of the structural design work.

The planning application was finally submitted via the planning portal and was registered on the 11th October 2019 with a target date of 10th December 2019 and was assigned to Conor MacGreevy. The building warrant was applied for approximately 2 weeks after the planning permission and is currently being assessed and to date has not yet been approved.

My reason to appeal the refusal of this application is twofold:

- The handling of the planning application
- The needs of Mr & Mrs Blairs family as outlined by Flora Allison

I have to say I am not happy with the way the application has been handled. I was first contacted by Conor MacGreevy via a voice mail on my phone to say he'd like to discuss the application with me, this was on the 1st November whilst I was on holiday. When I got home, I phoned Conor and left a message on his works voicemail number to say I was returning his call and could he please phone me back to discuss any issues he had with the application. I didn't get any phone calls but i received an e-mail on the 20th November which was a follow up to and e mail he had sent to me on the 13th November whilst I was on holiday.

The 2 e-mails Conor sent said:

13/10/19

Good Afternoon, I am emailing in relation to the above application. The size and scale of the dormer window would represent an incongruous and unsympathetic addition.

In order to bring it within an acceptable parameter, reducing the size and scale of the proposal to a much less dominating addition would be acceptable. Once this amendment is received the application will be progressed more efficiently.

Thanks,

20/10/19

Good Morning, As per my email a week ago, the proposal represents an incongruous addition in its current form. Given that a week has been afforded with no response, I will give until tomorrow to receive an amendment before submitting a recommendation.

Thanks,

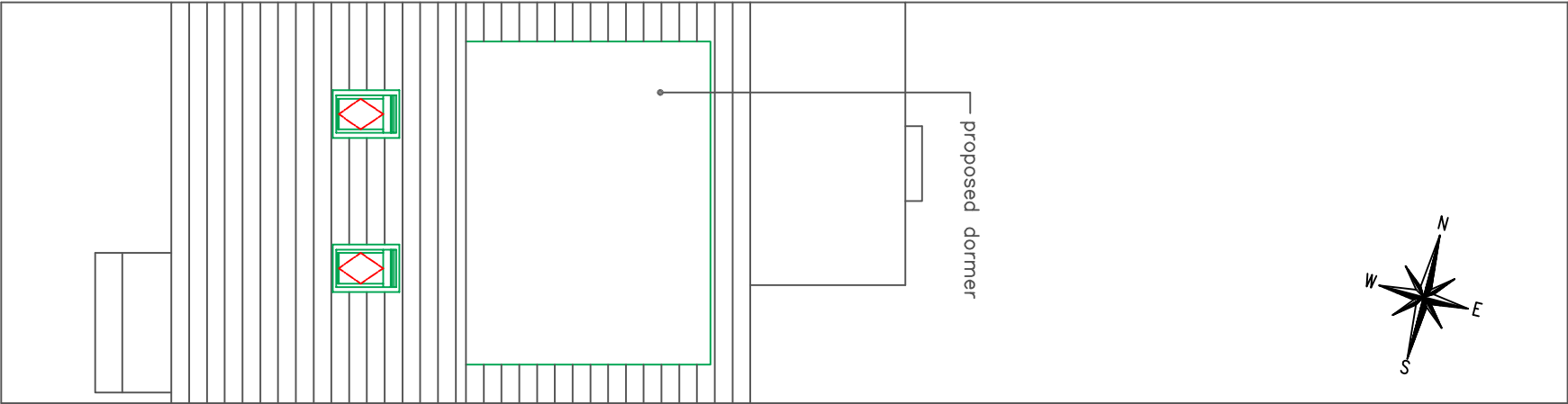
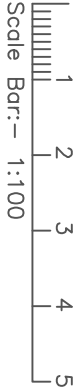
I replied to this second e-mail immediately by saying I had left him a voicemail and could he please give me a call to discuss. Conor had now been asked by me twice to phone me to discuss the issue with me. No phone call was received from Conor. I got the refusal notice on Monday 25th November. I was fuming. I left another voicemail on his works number to return my call to discuss why it had been refused. Again I didn't get a phone call from Conor. I subsequently contacted his team leader Anna Grant to make a formal complaint about the handling of the application. Anna agreed that it was totally unacceptable of Conor not to have returned my phone calls.

The refusal of the planning application will mean further delays in the whole process. Any subsequent redesign work for possibly reducing the size of the dormer will have serious implications on the structural design of the steelwork and on overall costs. I would therefore request for the sake of Mr & Mrs Blair and their family that this refusal is overturned.

Yours sincerely

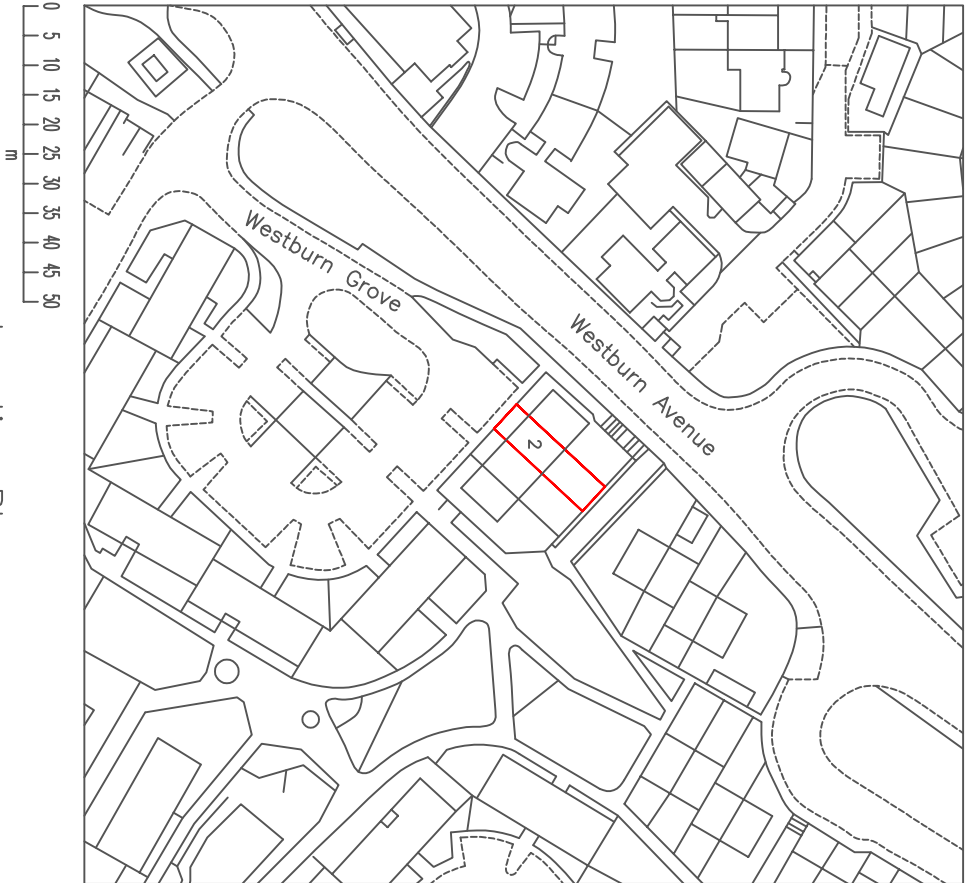
A solid black rectangular box used to redact the signature of the sender.

SRG Design



Block Plan
Scale:- 1:100

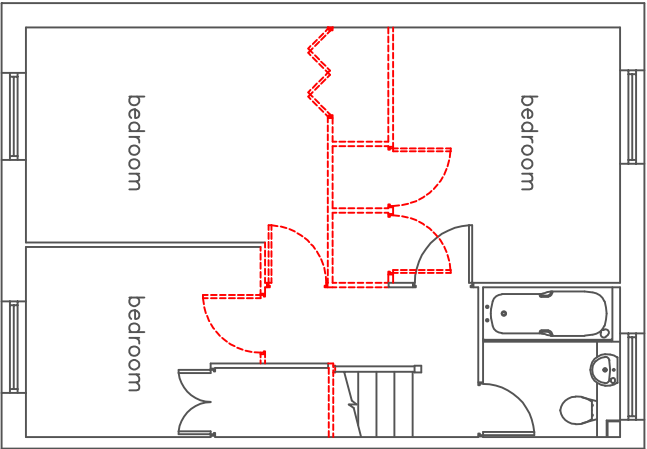
OS Mastermap 1:250/2500/10000 scale
06 October 2017. ID: BW1-00799014
www.blockwellmapping.co.uk
1:1250 scale print of A4. Centre: 319490 E, 669284 N
Crown Copyright Ordnance Survey. Licence no.
100041041



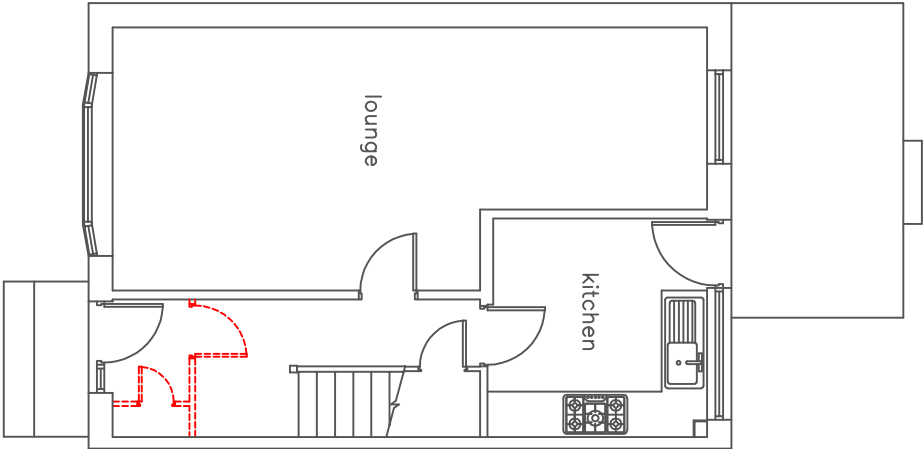
Location Plan
Scale:- 1:1250

Applicant : Mr & Mrs Blair
Property: 2 Westburn Grove, Edinburgh, EH142RY
Proposals : Loft Conversion

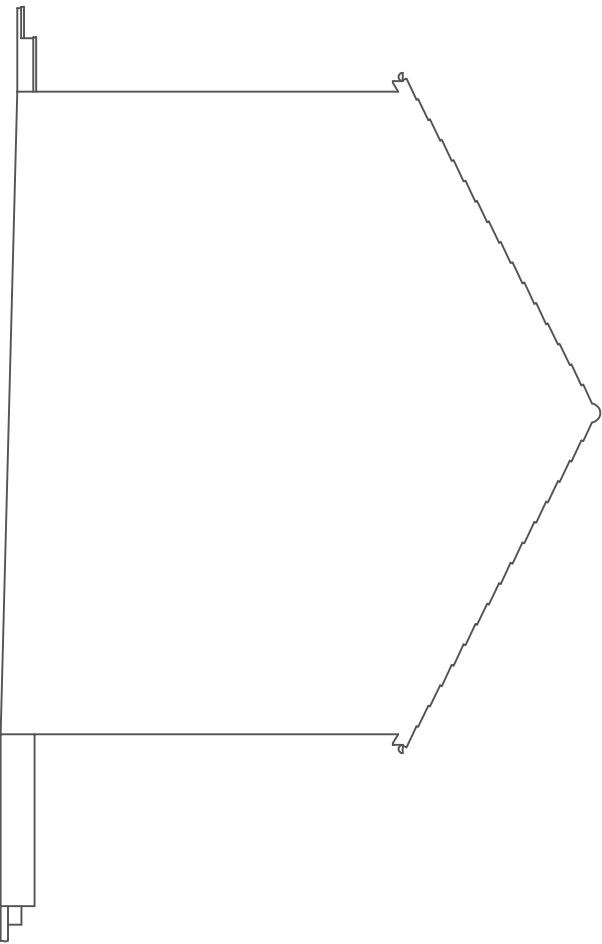
Drawing Number		SRG Design	31 Binney Wells, Kirkcaldy, Fife, KY12BE. Tel. 0787 6641636 E.mail: srghdesign2005@gmail.com
SRG Design 03/19			
Oct 19	Orig.		
Date	Revision		
		As Issued	I certify that this is (a true copy of) the plan referred to in the foregoing application <i>Stuart Graham</i>
			Size A3



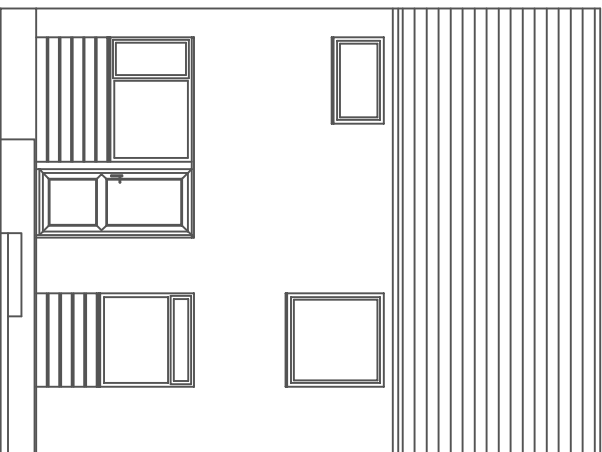
Existing First Floor Plan
Scale:— 1:100
(removals shown red dashed)



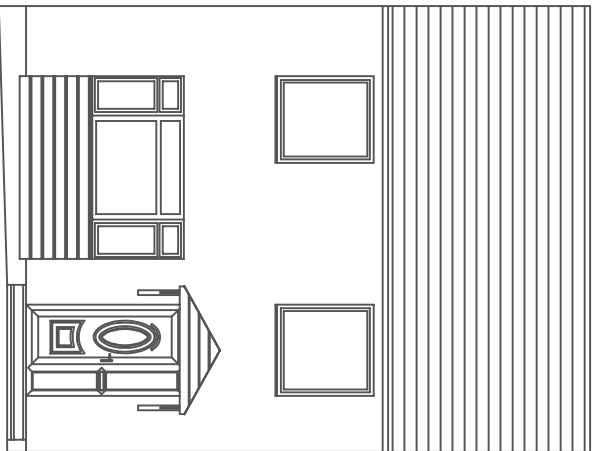
Existing Ground Floor Plan
Scale:— 1:100
(removals shown red dashed)



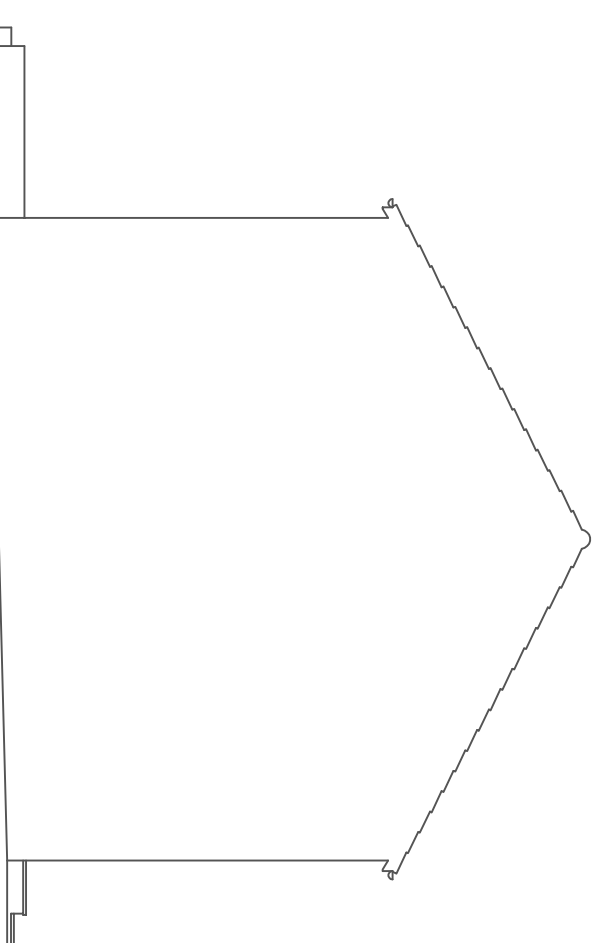
Existing North Elevation
Scale:— 1:100



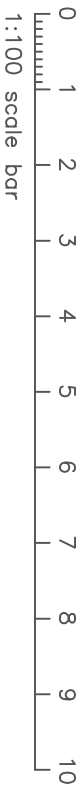
Existing East Elevation
Scale:— 1:100



Existing West Elevation
Scale:— 1:100



Existing South Elevation
Scale:— 1:100

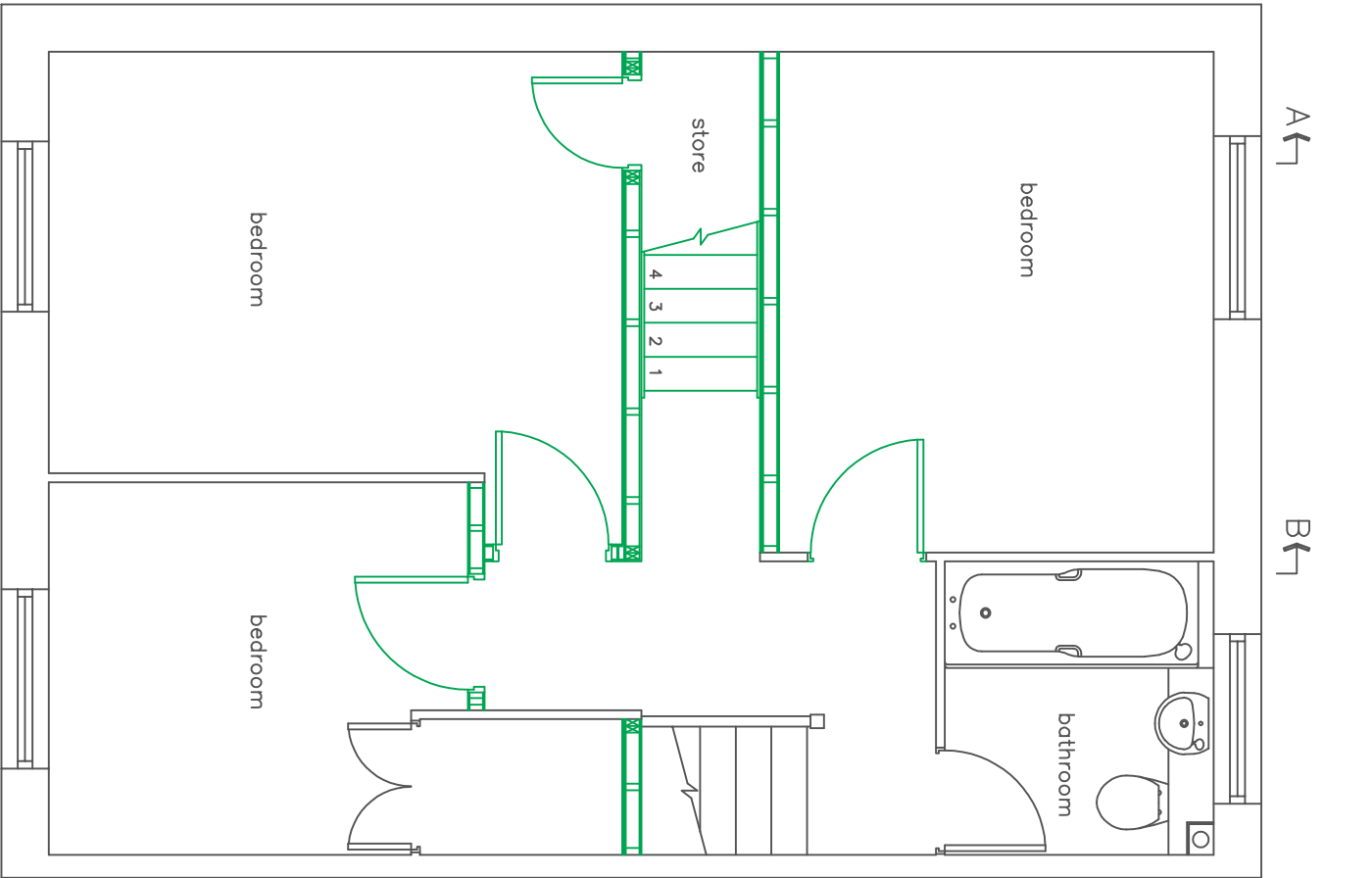


I certify that this is (a true copy of) the plan referred to in the foregoing application

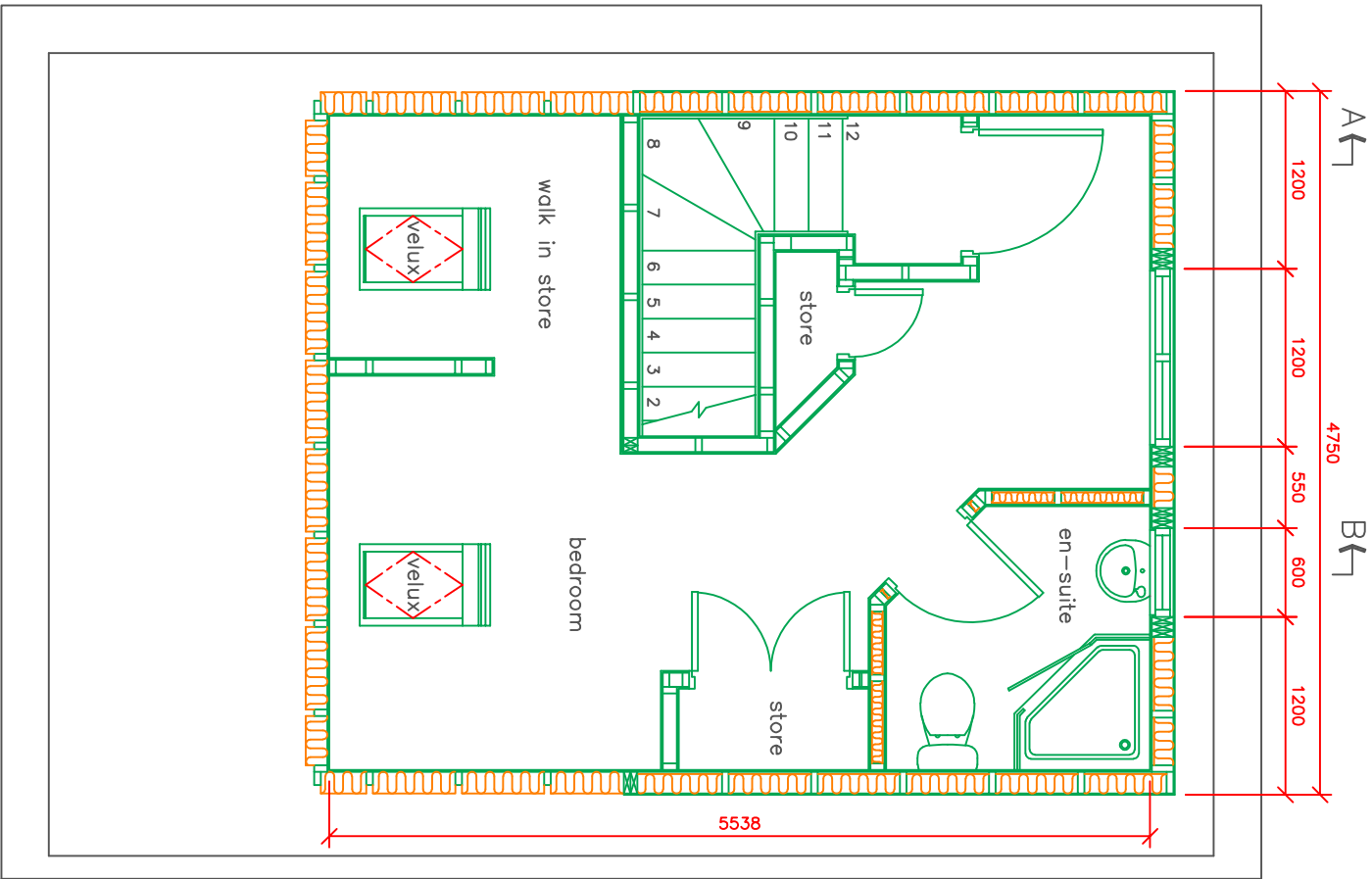
Stuart Graham

Drawing Number:- SRG Design 03/19/Orig.

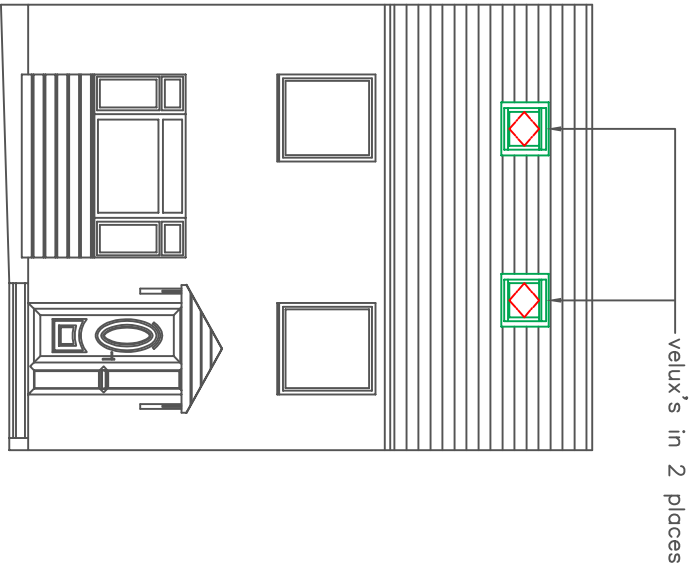
Size A3



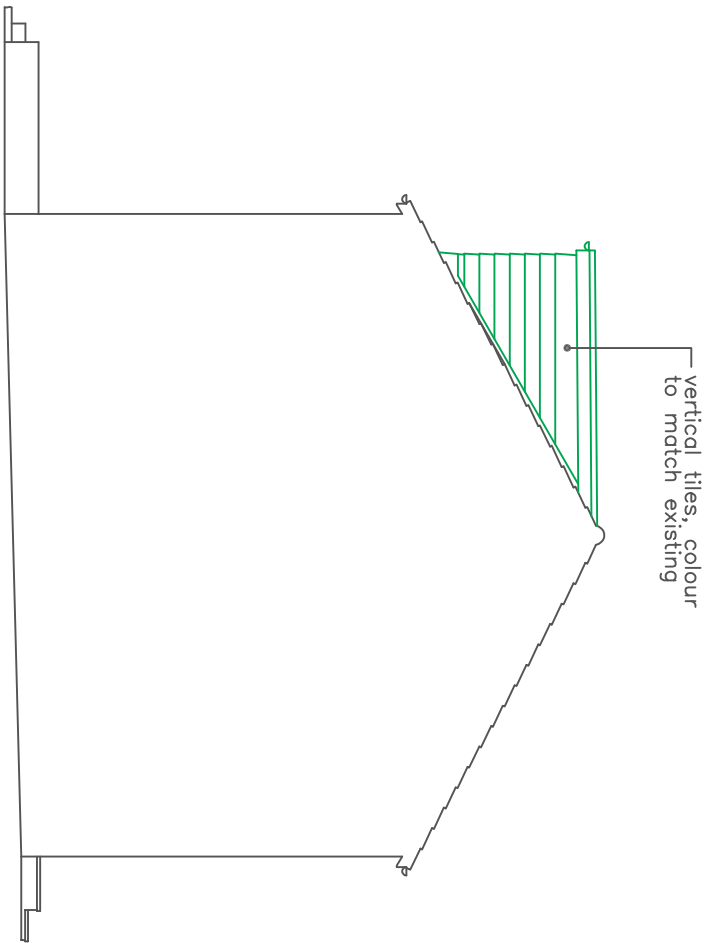
Proposed First Floor Plan
Scale:— 1:50



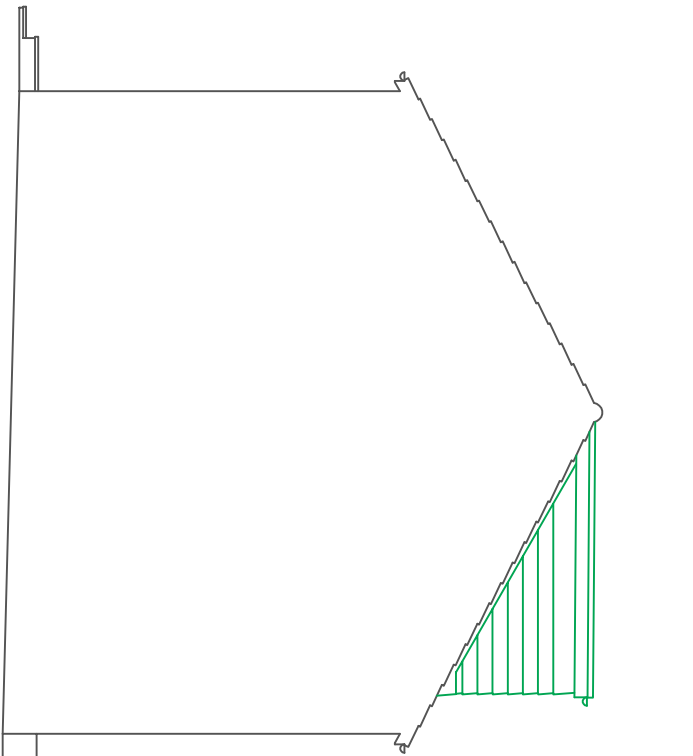
Proposed Second Floor Plan
Scale:— 1:50



Proposed West Elevation
Scale:- 1:100



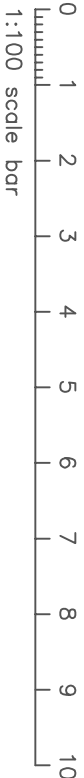
Proposed South Elevation
Scale:- 1:100

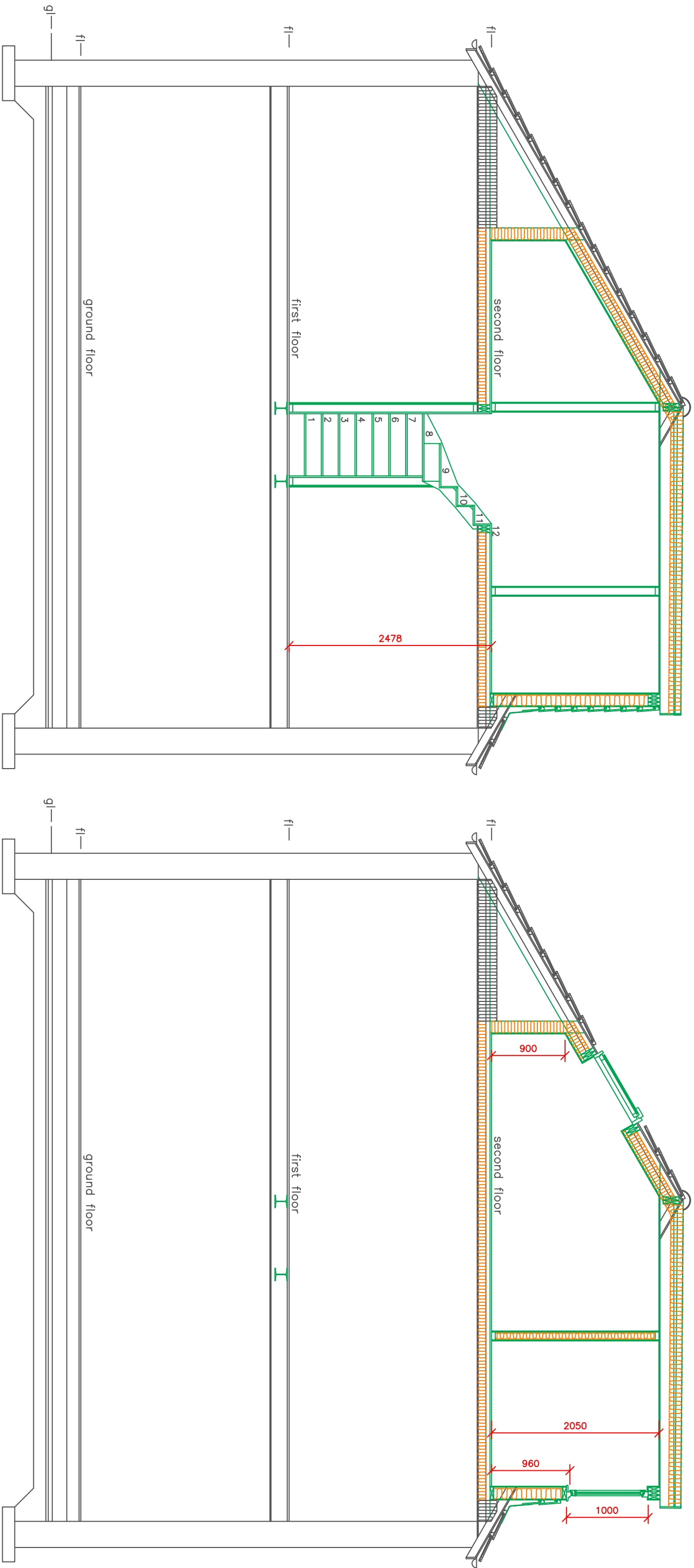


Proposed North Elevation
Scale:- 1:100



Proposed East Elevation
Scale:- 1:100





Section on A-A
Scale:- 1:50

Section on B-B
Scale:- 1:50

