

Jefferson Sheard Architects  
Fao Chris Hunt  
Fulcrum  
2 Sidney Street  
Sheffield  
England  
S1 4RH

CVS (UK) Limited.  
Mr Darren Oxley  
CVS House  
Owen Road  
Diss  
Norfolk  
England  
IP22 4ER

**Decision date: 29 October 2019**

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

Internal Refurb' and re-modeling of existing Veterinary building, to create additional Consult' room, provide a new theatre and dental room, and a cat waiting area to existing reception area. Proposed new single-storey extension to the rear of the building (with associated M&E, drainage and structural works) to house new Consult room, Accessible WC, Dog ward & kennels, Utility & Freezer room.  
At 19 Hillhouse Road Edinburgh EH4 3QP

**Application No:** 19/04179/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 3 September 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 1 in respect of Design Quality and Context, as it would be discordant in the context of its surroundings.\*\*\*\*

2. The proposal is contrary to the Local Development Plan Policy Des 4 in respect of Development Design - Impact on Setting, as the scale and design of the proposal is inappropriate to the streetscape and setting of adjacent houses.

3. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it adversely impacts on the character and appearance of the existing building and street scene by virtue of its excessive scale resulting in an over-dominant appearance of the building.

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

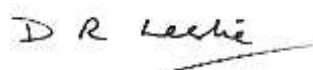
Drawings 01-09, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

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

The proposals scale and form would be considered inappropriate and would result in over-development. Therefore the proposals fail to comply with the development plan and non-statutory guidance.

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 Amelia Christie directly on 0131 529 3920.



**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](http://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](mailto: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 19/04179/FUL  
At 19 Hillhouse Road, Edinburgh, EH4 3QP  
Internal Refurb' and re-modeling of existing Veterinary building, to create additional Consult' room, provide a new theatre and dental room, and a cat waiting area to existing reception area. Proposed new single-storey extension to the rear of the building (with associated M&E, drainage and structural works) to house new Consult room, Accessible WC, Dog ward & kennels, Utility & Freezer room.**

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	19/04179/FUL
<b>Wards</b>	B05 - Inverleith

## Summary

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The proposals scale and form would be considered inappropriate and would result in over-development. Therefore the proposals fail to comply with the development plan and non-statutory guidance.

## Links

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<b><u><a href="#">Policies and guidance for this application</a></u></b>	LDPP, LDES01, LDES04, LDES05, LDES12, LHOU07, OTH, NSG, NSGD02,
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# Report of handling

## Recommendations

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

## Background

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### 2.1 Site description

The application site relates to a two storey, detached building located on the corner of Columba Avenue and Hillview Road. The property is currently in use as a veterinary surgery.

The surrounding area is predominantly residential.

### 2.2 Site History

30.05.08 - Planning permission granted for a new single storey extension to form waiting room and additional consulting rooms, demolition of single garage (as amended) (08/01960/FUL).

## Main report

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### 3.1 Description Of The Proposal

The application is for internal alterations and the formation of a single-storey extension located at the rear of the property.

### 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 development would be an appropriate scale, form and design;
- b) the proposed development would have an acceptable impact on neighbouring residential amenity;
- c) the proposed development would have an adverse effect on road safety;
- d) any public comments have been addressed.

a) Scale, Form and Design

The building, although commercial in use, still retains a degree of residential appearance, particularly when reviewed in context of its curtilage and the surrounding area. It has already been subject to a significant alteration and the proposed would result in an additional footprint of 45sq metre of floor area being added to the building. It would create an over-dominant element that would challenge and detract from the character of the original building to an unacceptable degree.

Policy Des 4 states that planning permission will be granted for development that will have a positive impact on its surroundings, including the character of the wide townscape and landscape and impact on existing views, having regard to height and form, scale and proportions. The proposed would further encroach into the remaining garden ground, and would constitute over-development of the site, creating an awkward and discordant feature within the immediate vicinity.

Policy DES12 states that planning permission will be granted for alterations or extensions that will not be of detriment to neighbourhood amenity and character. Whilst the proposed extension would broadly match the existing building in terms of design, the size and scale of the extension would result in a dominant and overbearing element. The proposed development is of an inappropriate scale in relation to the main building, disrupting the character and appearance of the property. The proposed extension would significantly increase the overall size of the extension floor space and would introduce an inappropriate and unsympathetic addition to the building.

LDP Policy Des 1 states that the existing quality and character of the immediate and wider environment should be respected and enhanced. The building would no longer retain the residential appearance and would compromise the residential character of the area.

Therefore the proposals would cause the over-development of the site and are unacceptable.

b) Amenity

The proposals would comply with the criteria in relation to the protection of neighbouring daylight and sunlight as set out in the non-statutory guidance. The proposal would not have an unacceptable impact on neighbouring privacy levels. The proposal is for operational development only and does not constitute an intensification of the use.

As the kennels already exist, and the existing use of the property is lawful, the additional floor area would be incidental to that use and its impact on amenity cannot be taken into account.

Therefore there would not be an impact on neighbouring amenity.

### c) Road Safety

The use is existing and lawful and there is no evidence to suggest the development would necessarily exacerbate any possible road safety issues within the vicinity.

There are no road safety concerns.

### d) Public Comments

Two comments of objection have been received:

- Over shadowing issues.
- Issues with parking.
- Dogs may be left unsupervised overnight leading to increased noise.
- The site has already undergone previous alterations.

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 1 in respect of Design Quality and Context, as it would be discordant in the context of its surroundings.\*\*\*\*
2. The proposal is contrary to the Local Development Plan Policy Des 4 in respect of Development Design - Impact on Setting, as the scale and design of the proposal is inappropriate to the streetscape and setting of adjacent houses.
3. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it adversely impacts on the character and appearance of the existing building and street scene by virtue of its excessive scale resulting in an over-dominant appearance of the building.

## Risk, Policy, compliance and governance impact

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

## Equalities impact

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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

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### 6.1 Pre-Application Process

Pre-application discussions took place on this application.

### 6.2 Publicity summary of representations and Community Council comments

Two representations have been received.

This has been addressed throughout section 3.3.

## Background reading / external references

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

**Statutory Development  
Plan Provision****Date registered** 3 September 2019**Drawing  
numbers/Scheme** 01-09,  
Scheme 1

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

Contact: Amelia Christie, Trainee Planner  
E-mail:amelia.christie@edinburgh.gov.uk Tel:0131 529 3920

## **Links - Policies**

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### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

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

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

#### **Other Relevant policy guidance**

## **Relevant Non-Statutory Guidelines**

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

# Appendix 1

## Consultations

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Environmental Protection Officer

I would advise that Environmental Protection has no objections to this proposed development.

END

# Comments for Planning Application 19/04179/FUL

## Application Summary

Application Number: 19/04179/FUL

Address: 19 Hillhouse Road Edinburgh EH4 3QP

Proposal: Internal Refurb' and re-modeling of existing Veterinary building, to create additional Consult' room, provide a new theatre and dental room, and a cat waiting area to existing reception area. Proposed new single-storey extension to the rear of the building (with associated M&E, drainage and structural works) to house new Consult room, Accessible WC, Dog ward & kennels, Utility & Freezer room.

Case Officer: Amelia Christie

## Customer Details

Name: Mr Malcolm Butchert

Address: 21 Hillhouse Road Blackhall Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building has been extended several times previously, the overall impact of this gradual development does not seem to have been considered in what is essentially a residential area. There has been no public consultation on behalf of the Veterinary business regards the impact of increased numbers of business users on the neighbourhood. The existing car park is currently inadequate for the numbers of visitors and it is not being enlarged to meet the increased business, this will lead to increased parking in Columba Ave. Columba ave is a narrow road which is frequently reduced in effective width by cars parking on both sides rendering it unusable for emergency vehicle, the increase in visitors can only add to this unacceptable situation which puts neighbourhood properties at risk. Frequently we find cars parking over our drive preventing access, this extension can only worsen this situation due to increased traffic. Columba Avenue has also seen increased parking and use by local shopkeepers and users from nearby Hillhouse Road shops. The existence of Dog Kennels leads to the potential for dogs to be left overnight possibly unsupervised in what for the dog would be an alien place which is likely to lead to barking at night and unacceptable noise. In conclusion the existing building has already been extended to its maximum, and we already suffer from the volume of traffic, a further extension can only lead to a greater negative impact on the neighbourhood

To: Amelia Christie  
From: Ann Connolly, Environmental Protection, Place

Date: 17 October 2019

**TOWN AND COUNTRY PLANNING SCOTLAND ACT 1997  
19/04179/FUL INTERNAL REFURB' AND RE-MODELING OF EXISTING VETERINARY  
BUILDING, TO CREATE ADDITIONAL CONSULT' ROOM, PROVIDE A NEW  
THEATRE AND DENTAL ROOM, AND A CAT WAITING AREA TO EXISTING  
RECEPTION AREA. PROPOSED NEW SINGLE-STOREY EXTENSION TO THE  
REAR OF THE BUILDING (WITH ASSOCIATED M&E, DRAINAGE AND  
STRUCTURAL WORKS) TO HOUSE NEW CONSULT ROOM, ACCESSIBLE WC,  
DOG WARD & KENNELS, UTILITY & FREEZER ROOM. AT 19 HILLHOUSE  
ROAD, EDINBURGH, EH4 3QP.**

I refer to the above and would advise that Environmental Protection has no objections to this proposed development.

The application property which is located at the junction of Hillhouse Road and Columba Avenue is detached and there are residential properties situated adjacent. The application proposes internal alterations and extensions of an existing veterinary practice to create additional consultation and treatment space. The application will result in an increase in the number of kennels within the property however it has been indicated that animals are not accommodated overnight and there are no plans for that arrangement to change.

Should you wish to discuss the above please contact me on 0131 469 5806.

# Comments for Planning Application 19/04179/FUL

## Application Summary

Application Number: 19/04179/FUL

Address: 19 Hillhouse Road Edinburgh EH4 3QP

Proposal: Internal Refurb' and re-modeling of existing Veterinary building, to create additional Consult' room, provide a new theatre and dental room, and a cat waiting area to existing reception area. Proposed new single-storey extension to the rear of the building (with associated M&E, drainage and structural works) to house new Consult room, Accessible WC, Dog ward & kennels, Utility & Freezer room.

Case Officer: Amelia Christie

## Customer Details

Name: Mrs Elizabeth Hanley

Address: 17 Hillhouse Road Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Over shadowing



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](mailto: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 100206485-001

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

## Applicant or Agent Details

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

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation: JLL

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

First Name: \* Freya Building Name:

Last Name: \* Murray Building Number: 7

Telephone Number: \* Address 1 (Street): \* Exchange Crescent

Extension Number: Address 2: Conference Square

Mobile Number: Town/City: \* Edinburgh

Fax Number: Country: \* Scotland

Postcode: \* EH3 8LL

Email Address: \*

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

☐ Individual ☒ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="CVS House"/>
First Name: *	<input type="text" value="James"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Dawson"/>	Address 1 (Street): * <input type="text" value="Owen Road"/>
Company/Organisation	<input type="text" value="CVS (UK) Limited"/>	Address 2: <input type="text" value="Diss"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Norfolk"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="England"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="IP22 4ER"/>
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="19 HILLHOUSE ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH4 3QP"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="674748"/>	Easting	<input type="text" value="321745"/>
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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)

Internal refurbishment and re-modeling of existing Veterinary building, to create additional Consult room, provide a new theatre and dental room, and a cat waiting area to existing reception area. Proposed new single-storey extension to the rear of the building (with associated M&E, drainage and structural works) to house new Consult room, Accessible WC, Dog ward & kennels, Utility & Freezer room.

## 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.

Please see the accompanying Notice of Review Statement.

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

☐ Yes ☒ No

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

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

Notice of Review Statement; Handling Report; Decision Notice; Site Location Plan; Existing GA plan; Existing roof and first floor plan; Proposed demolitions plan; Proposed GA plan; Proposed roof plan; Existing GA elevations; Proposed GA elevations; Location plan; Application form.

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

19/04179/FUL

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

03/09/2019

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

29/10/2019

## 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: Miss Freya Pottinger

Declaration Date: 28/01/2020

## Proposal Details

Proposal Name	100206485
Proposal Description	Notice of review pursuant to the decision by the City of Edinburgh Council to refuse planning permission for Application Ref. 19/04179/FUL
Address	19 HILLHOUSE ROAD, EDINBURGH, EH4 3QP
Local Authority	City of Edinburgh Council
Application Online Reference	100206485-001

## Application Status

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

## Attachment Details

Notice of Review	System	A4
Existing GA Plan	Attached	A0
Existing Roof and First Floor Plan	Attached	A0
Existing GA Elevations	Attached	A0
Site Location Plan	Attached	A0
Proposed GA Plan	Attached	A0
Proposed Roof Plan	Attached	A0
Proposed GA Elevations	Attached	A0
Proposed Demolitions	Attached	A0
Application Form	Attached	A0
Decision Notice	Attached	A0
Handling Report	Attached	A0
Neighbour Notification List	Attached	A0
Notice of Review Statement	Attached	A0
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0

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## Notice of Review Statement – BDW Vets, 19 Hillhouse Road, Edinburgh

Pursuant to City of Edinburgh Council Decision (App. Ref. 19/04179/FUL)

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### 1. Introduction and Grounds for Review

On behalf of our client, Batchelor, Davidson & Watson Veterinary Surgeons (“the Applicant”), we hereby submit a notice of review pursuant to the decision by the City of Edinburgh Council (CEC) to refuse planning permission for the *“Internal Refurb’ and re-modeling of existing Veterinary building, to create additional Consult’ room, provide a new theatre and dental room, and a cat waiting area to existing reception area. Proposed new single-storey extension to the rear of the building (with associated M&E, drainage and structural works) to house new Consult room, Accessible WC, Dog ward & kennels, Utility & Freezer room”* at 19 Hillhouse Road, Edinburgh.

An application was made to CEC on 3 September 2019 and refused on 29 October 2019 under delegated powers for the following reasons:

- 1. The proposal is contrary to the Local Development Plan Policy Des 1 in respect of Design Quality and Context, as it would be discordant in the context of its surroundings.*
- 2. The proposal is contrary to the Local Development Plan Policy Des 4 in respect of Development Design - Impact on Setting, as the scale and design of the proposal is inappropriate to the streetscape and setting of adjacent houses.*
- 3. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it adversely impacts on the character and appearance of the existing building and street scene by virtue of its excessive scale resulting in an over-dominant appearance of the building.*

This Statement has been prepared and submitted in support of a Notice of Review to the Local Review Body (LRB), along with the documentation submitted with the original planning application. This Statement sets out arguments in support of the proposed development, and provides an assessment of the development against the policies cited in the reasons for refusal.

In summary, it is considered the proposed development should be granted planning permission for the following reasons:

- It is in accordance with the Statutory Development Plan, as set out below.
- The proposed extension is of a height, scale and form which is similar to several other rear extensions in the wider area and avoids impacting upon its surroundings. The extension only represents a 21% increase in the floor area and 428sqm of amenity space would be retained.
- The proposed extension sits within the curtilage of the existing property, is not visible from Hillhouse Road, and is set back and barely visible from Columba Avenue.

- The proposed extension is subservient to the main building as a result of it being single storey and positioned to the rear.

The proposed extension looks to improve the clinical standards of the practice, providing a purpose-built dog ward with walk-in kennels, and an isolation kennel to allow contagious animals to be separated from other pets. By moving these spaces out of the current prep area, it is possible to create a standalone X-ray room which will allow scans to be undertaken without needing to clear out the prep and theatres areas, thereby improving safety and working practices. The works will also provide additional consulting rooms which will ensure that routine appointments can be held when customers most need them. The reception area will undergo a ‘refresh’ which will benefit both staff and clients.

Therefore, it should be noted that the proposed scale of the extension is required to ensure the veterinary practice can continue to operate viably. The veterinary practice is a valued employer and community facility in a location which is easily accessed by customers, unlike many veterinary practices which are located on the outskirts of the city and only accessed by car or public transport.

## 2. Site Location and Context

The application site is located on the corner of Hillhouse Road and Columba Avenue. Hillhouse Road forms one of the arterial routes into the city centre and, although the surrounding area is predominantly residential, there is also a number of commercial and community uses along Hillhouse Road.

The immediate area surrounding the property is characterised by two storey detached and semi-detached properties, many of which have been extended to the rear.

The property itself is a detached two storey building. In 1983, planning permission was granted for a change of use from residential to part residential, part veterinary surgery (App. Ref. A938/83). In 2008, planning permission was granted for a “*new single storey extension to form waiting room and additional consulting rooms, and demolition of single garage*”. It was confirmed as part of the 2008 application that the residential element had not been used as such for many years.

## 3. Planning Policy and Guidance Assessment

The Development Plan for the area in which the site lies comprises:

- The South East Scotland Strategic Development Plan (SESplan) (2013);
- Edinburgh Local Development Plan (2016); and
- associated Supplementary Guidance.

There are no specific strategic policies directly relevant to this proposal within SES Plan.

In terms of the Edinburgh Local Development Plan (LDP), the site is located within the urban area where the principle of development is generally supported subject to relevant policy considerations. The site is not located within a conservation area and there are no listed buildings in close proximity.

The remainder of this section assesses the proposed development against LDP Policies Des 1, Des 4 and Des 12 which were cited in the reasons for refusal.

### 3.1. Policy Des 1 ‘Design Quality and Context’

Policy Des 1 states:

*“Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance”.*

Reason for refusal 1 states that the proposal is contrary to Policy Des 1 because it is *“discordant in the context of its surroundings”*. The Report of Handling states that *“the building would no longer retain the residential appearance and would compromise the residential character of the area”*.

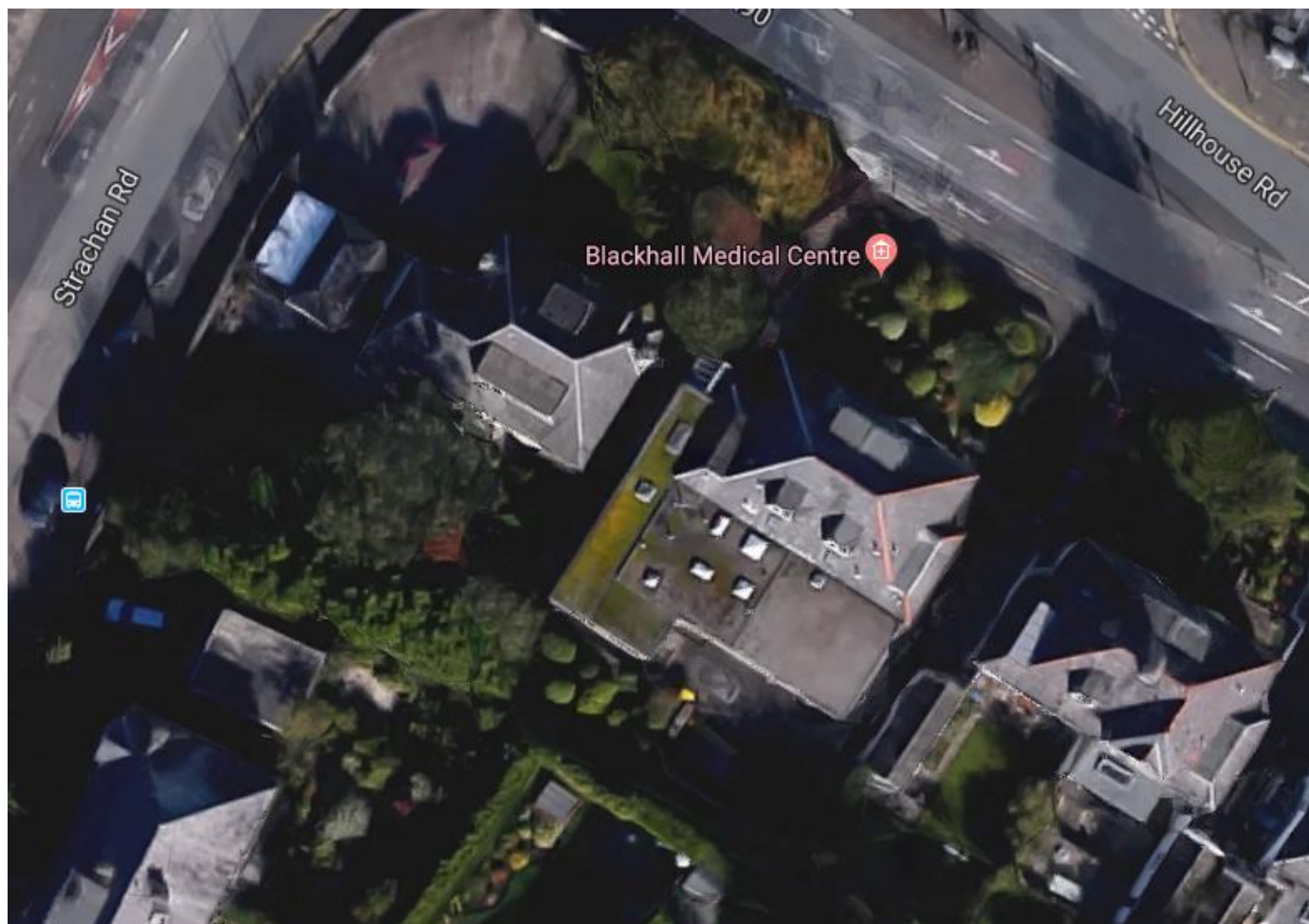
#### Residential Appearance

We disagree with the approach that the proposals should be considered in relation to the perceived residential character of the building. The proposal does not relate to an application for a change of use - the building has been used as a veterinary practice (Use Class 2) for 36 years and the extension is proposed in order to support its continued use.

Furthermore, CEC supports *“design which facilitates adaptability in the future to the needs of different occupiers”* (LDP Policy Des 5). We consider the proposals would not preclude other uses in the future. Indeed, 428 sqm of open space would still be retained on site.

We would also draw your attention to the Blackhall Medical Centre (51 Hillhouse Road) which is a nearby example of a former residential property which is now used as a medical centre with an extension to the rear of a similar scale to the proposed development (as shown in Figure 1 below).

Figure 1: Blackhall Medical Centre



### Residential Character of the Area

The surroundings can be described as follows:

- The property fronts onto Hillhouse Road, an arterial route into the city centre from the north;
- Hillhouse Road comprises a variety of architectural styles from terraced properties with commercial uses on the ground floor, villas, traditional stone terraces and 1930s detached bungalows. The site itself comprises a large, detached stone building and the style does not appear to be replicated in the surrounding area;
- The properties surrounding the site along Columba Avenue, Columba Road and beyond are predominantly bungalows.

We would argue that the site should be considered in the context of Hillhouse Road rather than the properties on Columba Avenue, Columba Road and beyond. Hillhouse Road comprises of an eclectic mix of architectural styles and uses therefore the proposed development is considered to accord with the character of the surrounding area.

### Policy Assessment

In terms of the actual provisions contained within Policy Des 1, the proposed development is considered to contribute to a sense of place and would not damage the character or appearance of the surrounding area.

The proposed design has taken cognisance of the height and massing of the existing and surrounding buildings and proposing the extension to the rear is in accordance with other properties in the area. The proposals rationalise the rear of the site and the materials would be of a high quality and tie in with the existing building.

As set out above, in the context of Hillhouse Road, there is no prevailing character and the style of the building itself is not replicated nearby.

It is notable that para. 150 of the LDP (which sets out supporting text in relation to Policy Des 1) states:

*“The Council encourages innovation and well-designed developments that relate sensitively to the existing quality and character of the local and wider environment, generate distinctiveness and a sense of place, and help build stronger communities”.*

The proposed development relates sensitively to the existing quality and character of the area in terms of its positioning and scale and, by allowing the continued operation of the veterinary practice in this location, would ensure the future provision of a valued community service.

The proposed development is therefore considered to be in accordance with Policy Des 1.

### **3.2. Policy Des 4 ‘Development Design – Impact on Setting’**

Policy Des 4 states:

*“Planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, and impact on existing views, having regard to:*

- a) height and form*
- b) scale and proportions, including the spaces between buildings*
- c) position of buildings and other features on the site*
- d) materials and detailing”.*

Reason for refusal 2 states that the proposed development does not accord with Policy Des 4 as *“the scale and design of the proposal is inappropriate to the streetscape and setting of adjacent houses”.*

Para. 154 of the LDP provides supporting text to Policy Des 4 and states *“this policy applies to all new development of one or more buildings”.* As the proposed development relates to an extension, Policy Des 4 is deemed not relevant to the consideration of the proposals. Policy Des 12 deals with alterations and extensions and is considered below.

### 3.3. Policy Des 12 ‘Alterations and Extensions’

Policy Des 12 states:

*“Planning permission will be granted for alterations and extensions to existing buildings which:*  
*a) in their design and form, choice of materials and positioning are compatible with the character of the existing building*  
*b) will not result in an unreasonable loss of privacy or natural light to neighbouring properties*  
*c) will not be detrimental to neighbourhood amenity and character”.*

Reason for refusal 3 states *“[the proposed development] adversely impacts on the character and appearance of the existing building and street scene by virtue of its excessive scale resulting in an over-dominant appearance of the building”*. The Report of Handling states:

*“whilst the proposed extension would broadly match the existing building in terms of design, the size and scale of the extension would result in a dominant and overbearing element. The proposed development is of an inappropriate scale in relation to the main building, disrupting the character and appearance of the property. The proposed extension would significantly increase the overall size of the extension floor space and would introduce an inappropriate and unsympathetic addition to the building”.*

#### Design, Choice of Materials and Positioning

The Report of Handling raises no objection to the positioning of the extension to the rear of the building which respects the forward and side building lines and is generally consistent with recently approved extensions in the surrounding area.

In terms of positioning, the proposed development would be fully contained to the rear of the property and would be screened by the existing building when viewed from Hillhouse Road, the principle elevation.

#### Privacy and light

The proposal is fully compliant with the relevant guidance with respect to sunlight, daylight, and privacy and indeed the Report of Handling details that there is no conflict with this part of Policy Des 12:

*“The proposals would comply with the criteria in relation to the protection of neighbouring daylight and sunlight as set out in the non-statutory guidance. The proposal would not have an unacceptable impact on neighbouring privacy levels. The proposal is for operational development only and does not constitute an intensification of the use”.*

#### Neighbourhood Amenity and Character

The proposed development is not considered to be detrimental to neighbourhood amenity or character for the reasons set out above. The proposed development would only be partially visible from Columba Avenue and the scale is not out of keeping or unfamiliar to the character of the surrounding area.

The proposed development is therefore considered to be in accordance with Policy Des 12.

## 1.2 Conclusion

In conclusion, we respectfully disagree with CEC's conclusion that the proposed development would be discordant in the context of its surroundings, and adversely impact on the character and appearance of the existing building and street scene by virtue of its scale, for the following reasons:

- The proposal should be considered in the context of Hillhouse Road which comprises of a mixture of architectural styles and uses.
- Similar rear extensions are very common in the surrounding area. Indeed, the extension would only represent a 21% increase in the floor area and a total of 428 sqm of amenity space would still be retained.
- There would be extremely limited views of the extension from Columba Avenue.
- The building has operated as a veterinary practice for 36 years therefore it should be considered as such.
- The extension would not be visible from Hillhouse Road i.e. the principal elevation therefore it would not impact upon the character or appearance of the existing building or street scene.
- The veterinary practice is a valued community service and employer and, without the proposed extension, would likely need to relocate further from the city centre.

## Neighbours Notified for 19/04179/FUL Date 5 September 2019



### Location Plan

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Number 100023420 The City of Edinburgh Council 2012.

- 24 Columba Road EdinburghEH4 3QS
- 22 Columba Road EdinburghEH4 3QS
- 20 Columba Road EdinburghEH4 3QS
- 15 Hillhouse Road EdinburghEH4 3QP
- 2 Columba Avenue EdinburghEH4 3QR
- 21 Hillhouse Road EdinburghEH4 3TH
- 24 Hillview EdinburghEH4 2AF
- 4 Hillhouse Road EdinburghEH4 2AG
- 2 Hillhouse Road EdinburghEH4 2AG
- 17 Hillhouse Road EdinburghEH4 3QP
- 3 Columba Avenue EdinburghEH4 3QR



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Notes



North Elevation



East Elevation



South Elevation



West Elevation

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Rev	Description	Date	By	CR

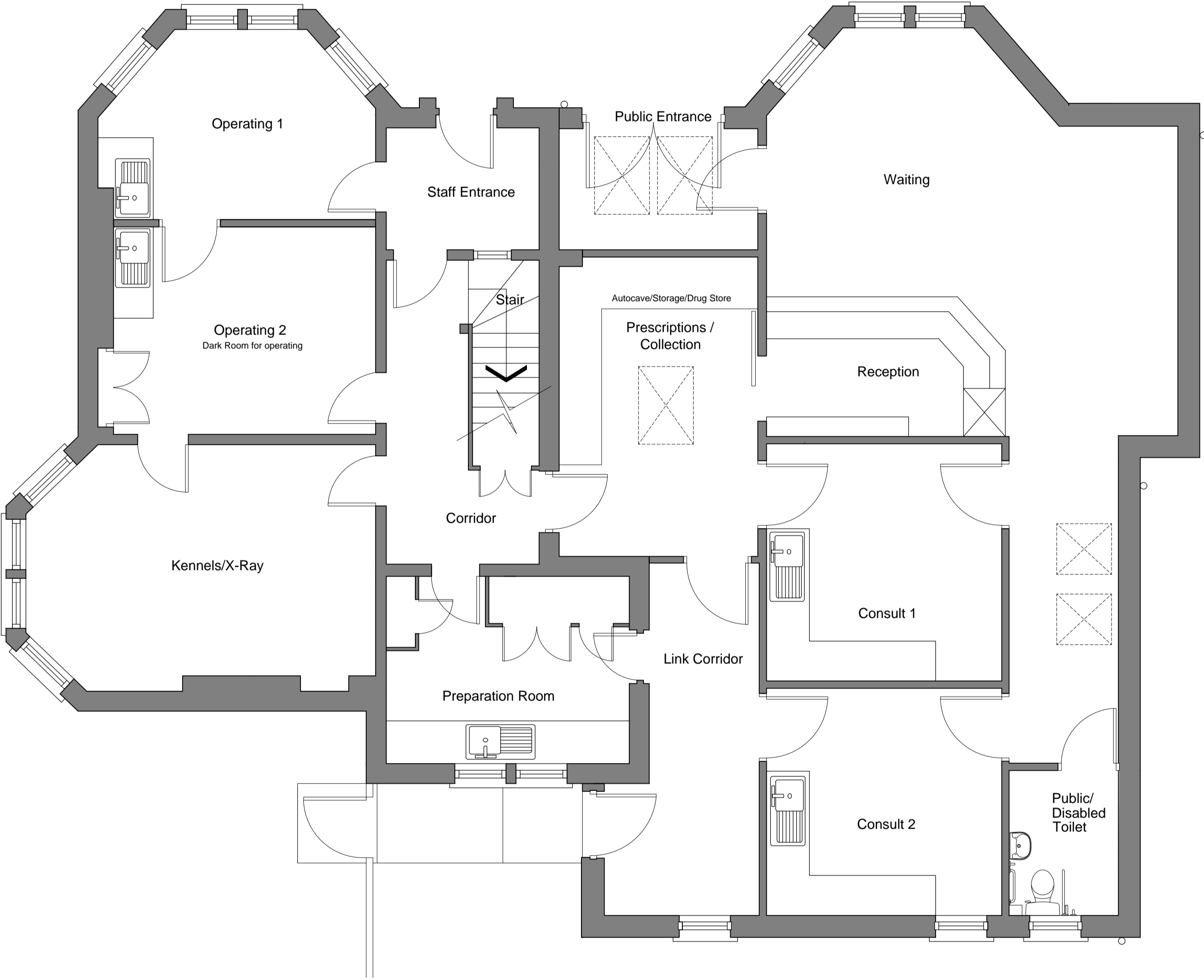
Fulrum  
2 Sidney Street  
Sheffield S1 4BH  
Telephone +44 (0)1142761651  
Website www.jeffersonsheard.com



Project  
BDW Veterinary  
Hill House

Drawing  
Existing GA Elevations

Scale 1:50@A0	Drawn CH	Date 06/2019
Drawing Purpose PLANNING SUBMISSION	Status S5	Rev. P1
Drawing Reference 1398-JSA-XX-XX-DR-A-04000	Job No. _____ Stage _____ Date Issued _____ Date Received _____	



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P1	Planning Issue	28/06/19	CH	CJR
Rev	Description	Date	By	Chk

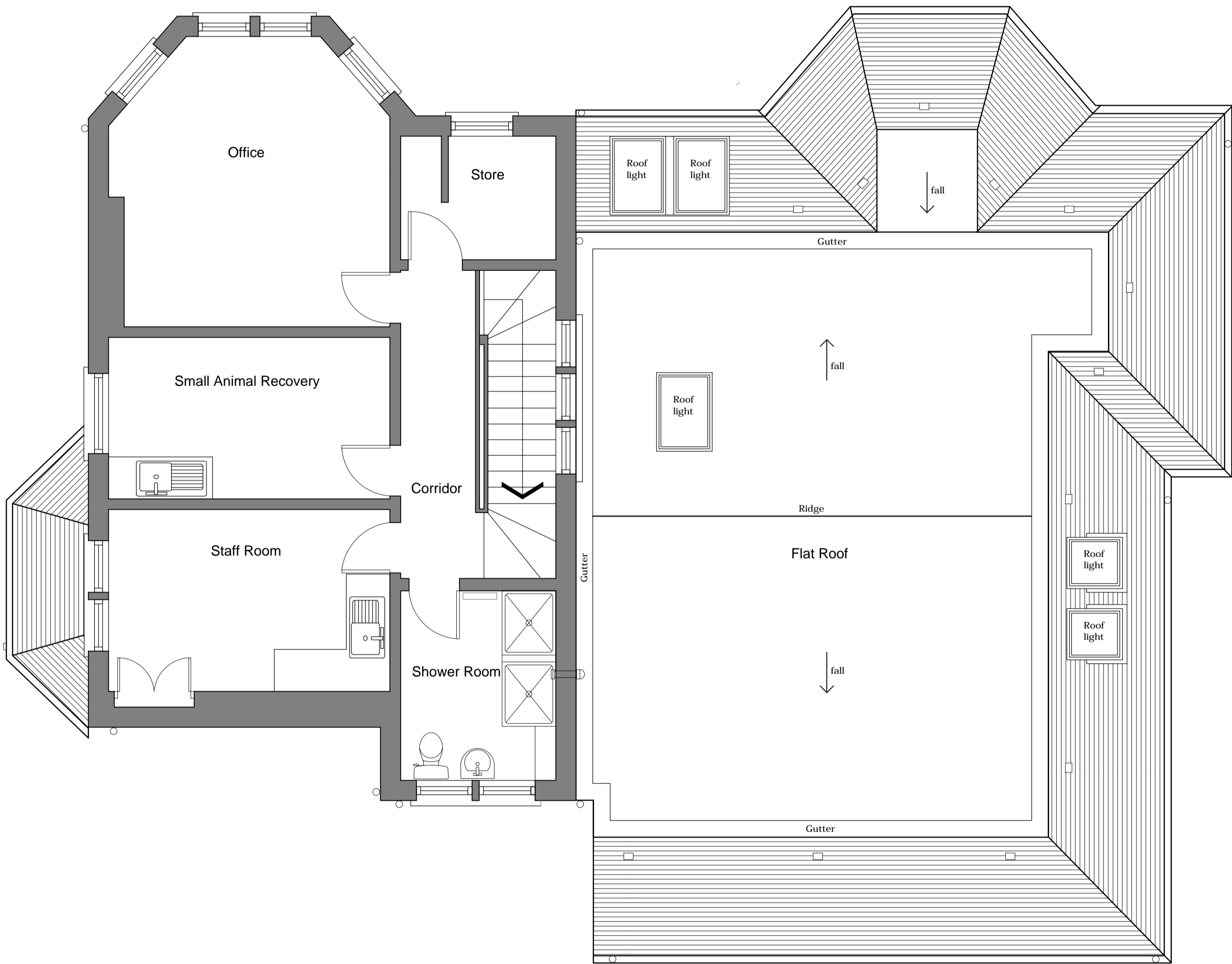
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2 Sidney Street  
Sheffield S1 4RH  
Telephone + 44(0)1142761651  
Website www.jeffersonsheard.com



Project  
BDW Veterinary  
Hill House

Drawing  
Existing GA Plan

Scale 1:50@A1	Drawn CH	Date 06.2019
Drawing Purpose PLANNING SUBMISSION		Status S5
Ref 1398-JSA-XX-XX-DR-A-02001	Rev. P1	
Job No. Origin Zone Level Type Dis. Number		



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Notes

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Rev	Description	Date	By	Chk

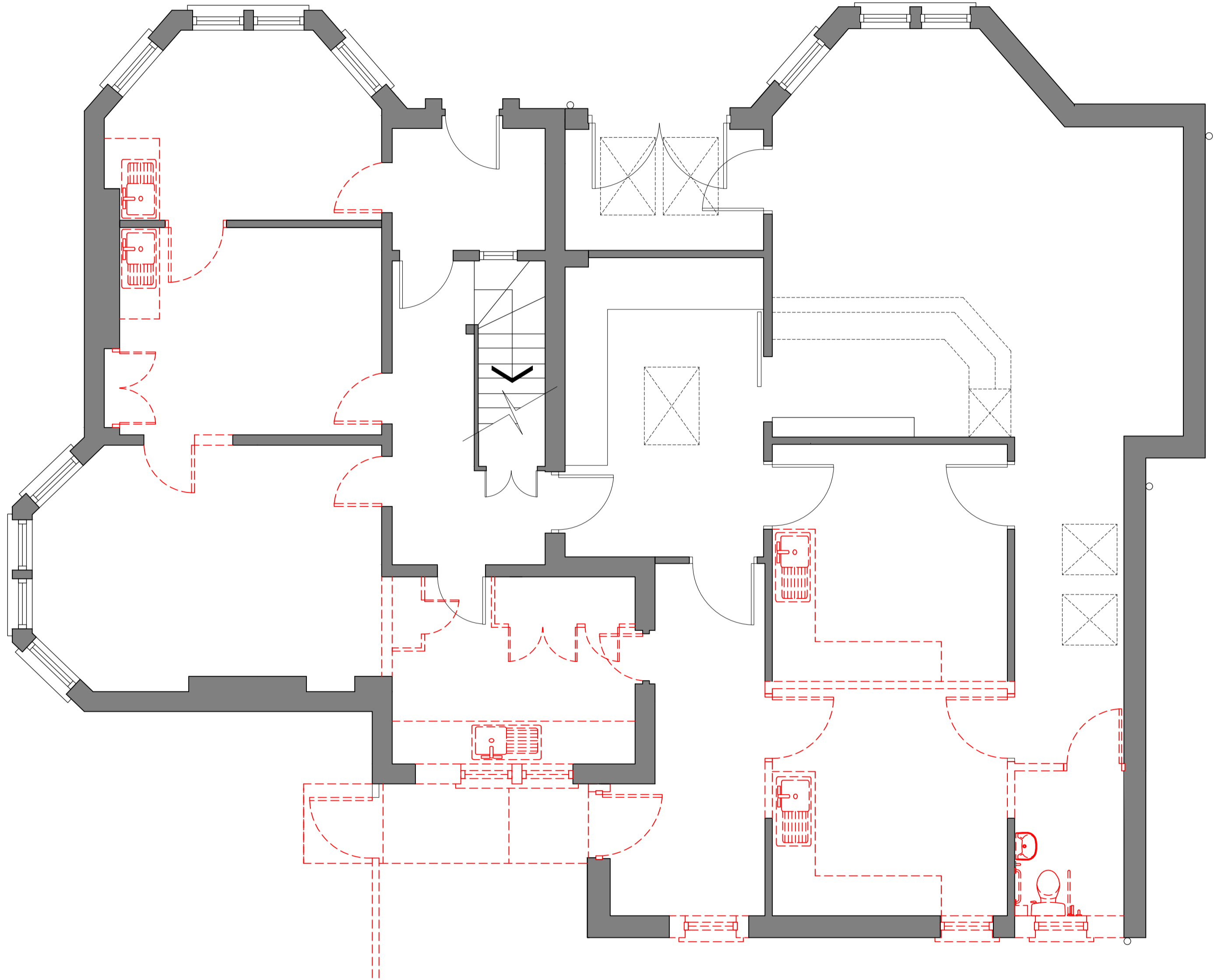
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Sheffield S1 4RH  
Telephone +44(0)1142761651  
Website www.jeffersonsheard.com



Project  
BDW Veterinary  
Hill House

Drawing  
Existing Roof  
(& First Floor) Plan

Scale 1:50@A1	Drawn CH	Date 06.2019
Drawing Purpose PLANNING SUBMISSION		Status S5
Ref 1398-JSA-XX-XX-DR-A-02002	Rev. P1	
Job No. Origin Zone Level Type Dis. Number		



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Notes

P2	Planning Issue, drawing number revised to '02100' from '02200'	28/06/19	CH	CJR
P1	Initial Issue	28/08/18	SC	CJR
Rev	Description	Date	By	Chk

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2 Sidney Street  
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Telephone +44(0)1142761651  
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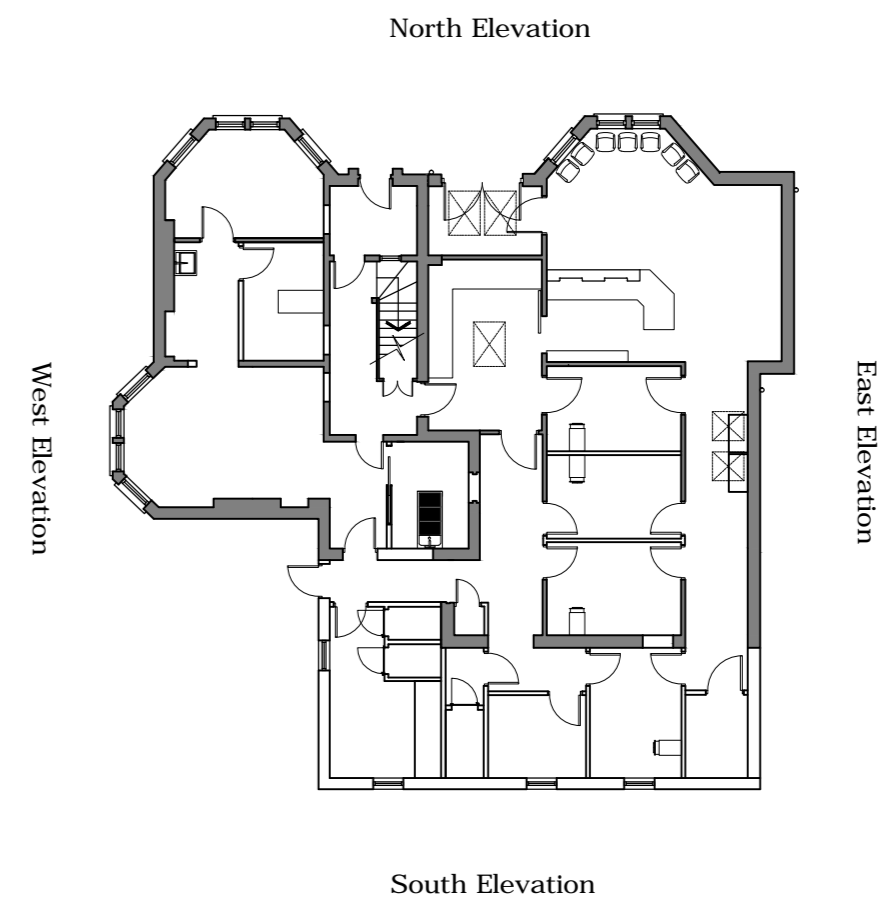


Project  
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Hill House

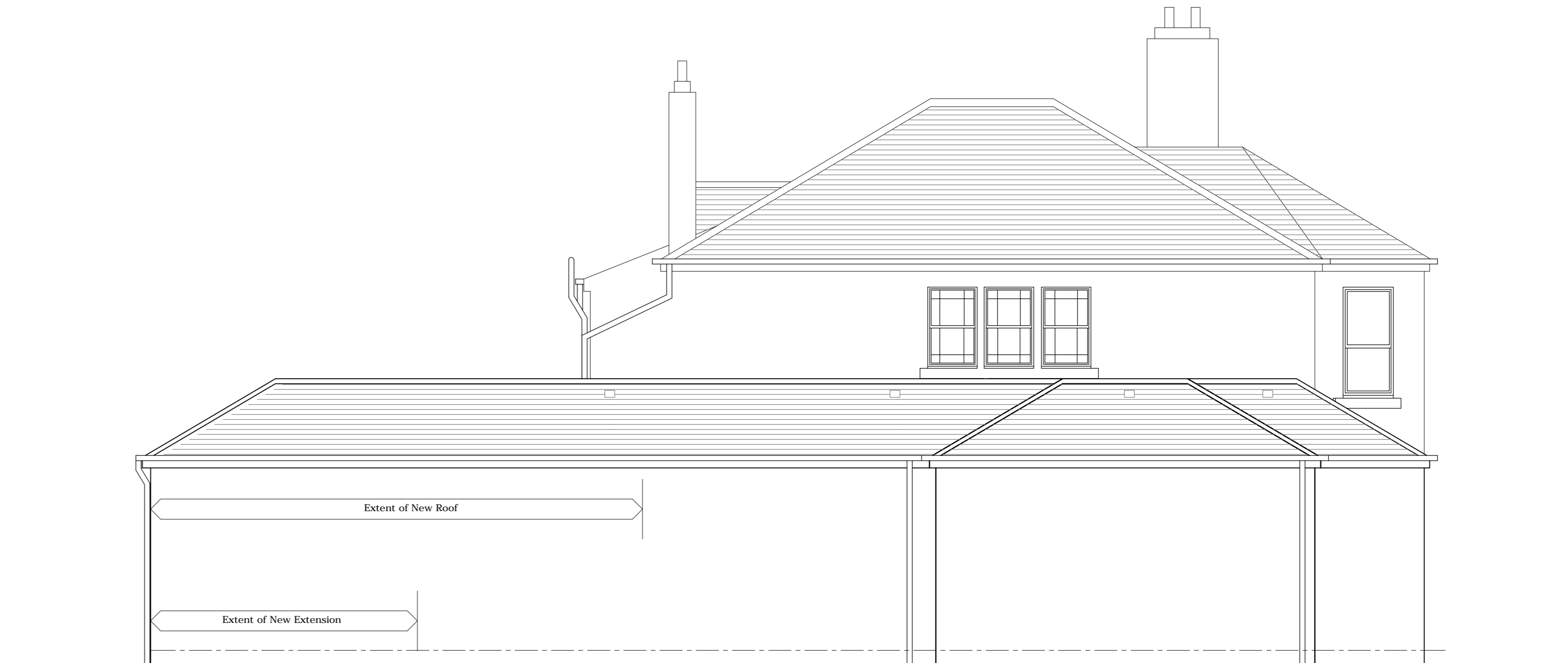
Drawing  
Proposed Demolitions Plan

Scale 1:50 @ A1	Drawn SC	Date 28/08/18
Drawing Purpose PLANNING SUBMISSION	Status S5	
Ref 1398-JSA-XX-XX-DR-A-02100	Rev. P2	

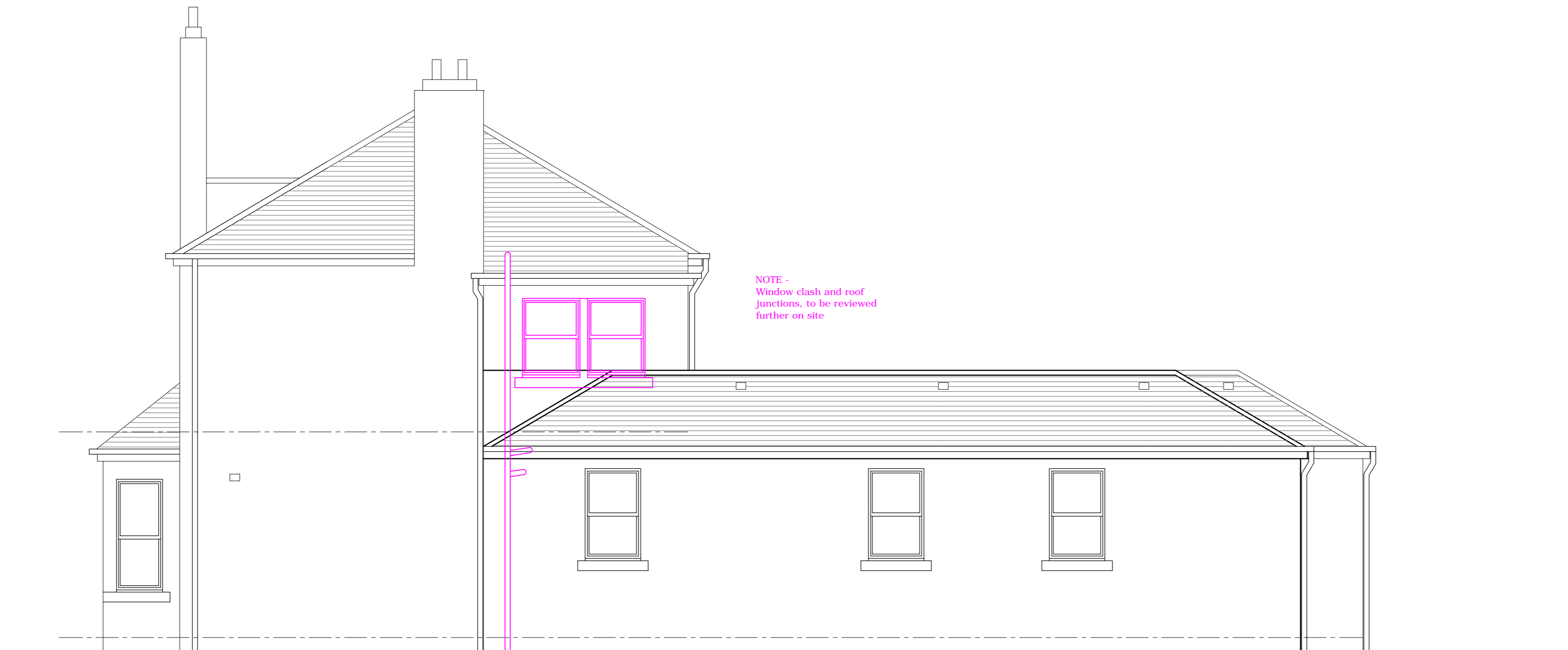
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Notes



North Elevation



East Elevation



South Elevation



West Elevation

NOTE:  
Window clash and roof  
junctions, to be reviewed  
further on site

P2	Planning Issue: Drawing number provided to DASH from DASH?	25/06/19	CH	CLB
P1	Initial Date	18/08/18	CPJ	CLB
Rev	Description	Rev	By	CLB

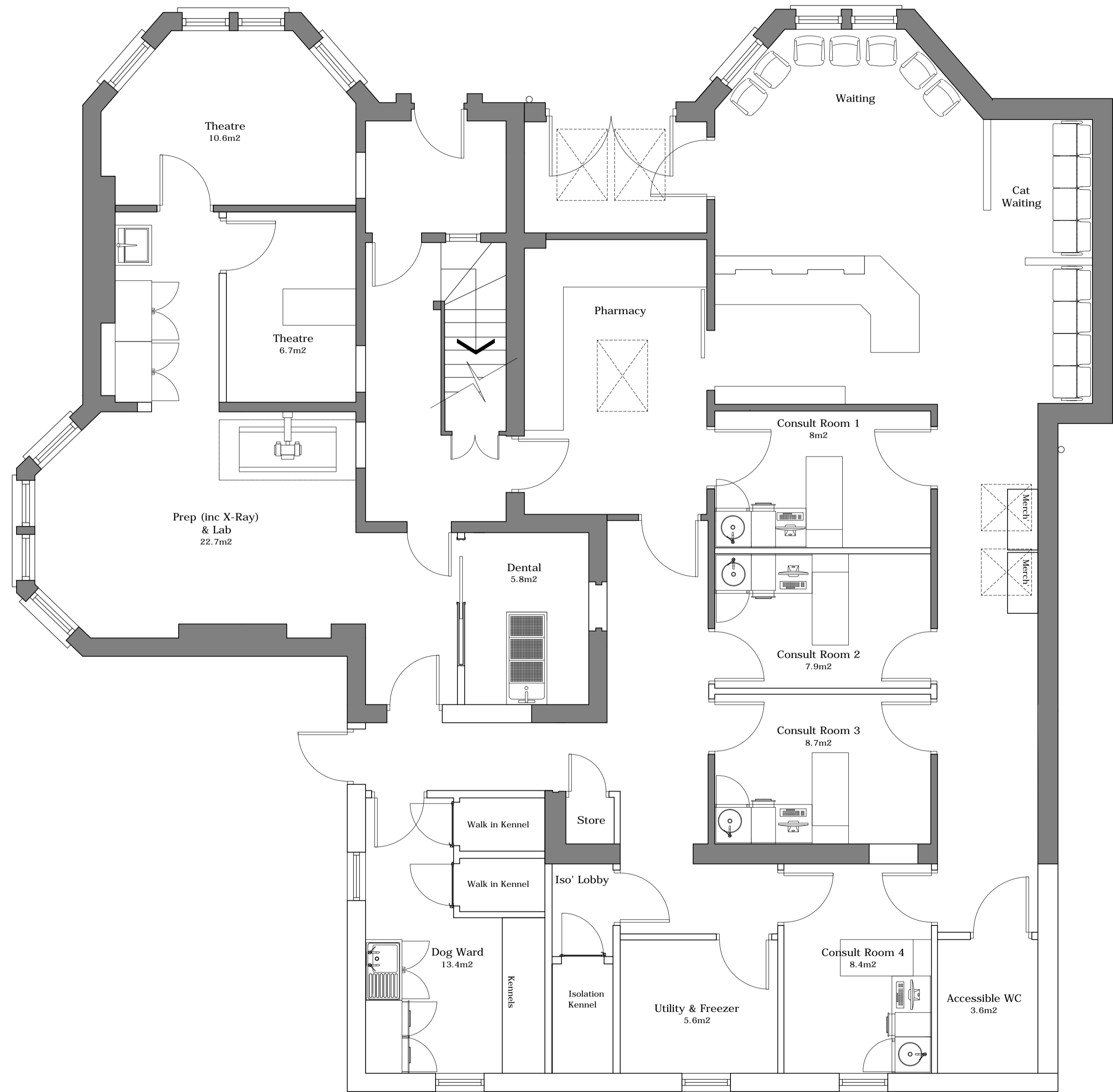
Fulham  
2 Sidney Street  
Sheffield S1 4BH  
Telephone +44 (0)1142761651  
Website www.jeffersonsheard.com



Project  
BDW Veterinary  
Hill House

Drawing  
Proposed GA Elevations

Scale 1:50@A0	Drawn CPJ	Date 09/18	Status S5
Drawing Purpose PLANNING SUBMISSION	Rev 1398-JSA-XX-XX-DR-A-04200	Rev P2	



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Notes

P3	Planning Issue	28/08/18	CH	CJR
P2	Windows added to new extension	18/08/18	CPJ	CJR
P1	Initial Issue	28/08/18	SC	CJR

Rev	Description	Date	By	Chk
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2 Sidney Street  
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Telephone +44 (0) 1142761651  
Website www.jeffersonsheard.com



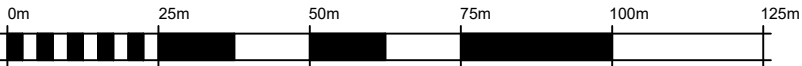
Project  
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Drawing  
Proposed GA Plan

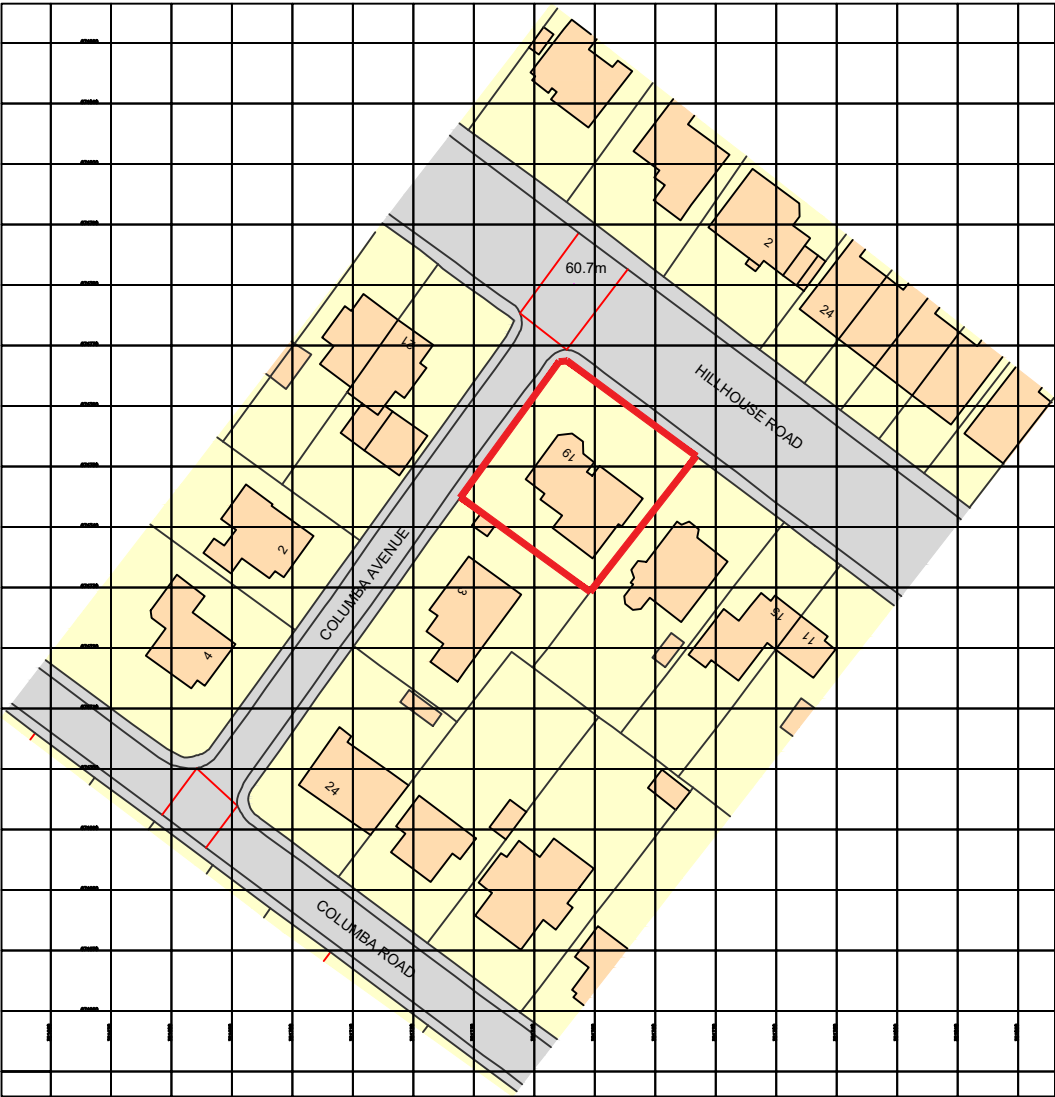
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Drawing Purpose PLANNING SUBMISSION	Status S5	
Ref 1398-JSA-XX-XX-DR-A-02200	Rev. P3	



Ref	Rev.
1398-JSA-XX-XX-DR-A-02202	P1
Job No.	Origin
Zone	Level
Time	Dis. Number



VISUAL SCALE 1:1250 @ A3



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Notes

-	Initial Issue	02/07/19	JB	JMF
Rev	Description	Date	By	Chk

Fulcrum  
2 Sidney Street  
Sheffield S1 4RH

Telephone +44(0)1142761651  
Website [www.jeffersonsheard.com](http://www.jeffersonsheard.com)



**Jefferson  
Sheard  
Architects**

Project

**BDW Veterinary  
Hill House**

Drawing

**Site Location Plan**

Scale 1:1250@A3	Drawn JB	Date 07/19
Drawing Purpose PLANNING SUBMISSION		Status S5
Ref. 1398-JSA-XX-XX-DR-A-01000		Rev. P1