

EKJN Architects.
FAO: Jon Newey
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Linlithgow
EH49 7AQ

Mrs Lianne Walker
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Edinburgh
Scotland
EH10 6QZ

Decision date: 3 February 2020

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

Single-storey extension to front, side and rear of existing end-terrace dwelling and related alterations.

At 2 Bangholm Road Edinburgh EH5 3AZ

Application No: 19/05705/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 6 December 2019, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Reasons:-

1. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it would be detrimental to neighbourhood amenity and the character of the property.
2. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as it would be detrimental to neighbourhood amenity and the character of the property.

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

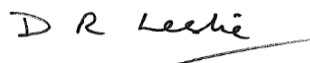
Drawings 01-02, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

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

The proposed 'wrap around' extension represents an inappropriate addition to the principal elevation of the host property in terms of form and design. The proposal is contrary to Local Development Policy Des 12 and the non-statutory Guidance for Householders.

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 19/05705/FUL
At 2 Bangholm Road, Edinburgh, EH5 3AZ
Single-storey extension to front, side and rear of existing
end-terrace dwelling and related alterations.**

Item	Local Delegated Decision
Application number	19/05705/FUL
Wards	B04 - Forth

Summary

The proposed 'wrap around' extension represents an inappropriate addition to the principal elevation of the host property in terms of form and design. The proposal is contrary to Local Development Policy Des 12 and the non-statutory Guidance for Householders.

Links

<u>Policies and guidance for this application</u>	LDPP,
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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 itself is an end-terrace residential dwelling with front and rear gardens. The terrace is symmetrical in its design with projecting bay window as design features. Within the area, the front elevations are generally unaltered with few projecting elements; any additions and alterations are mainly rear or side extensions.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposal consists of the following elements:

- A single-storey extension to the property which wraps around from the rear, along the gable and to the front of the property. The materials comprise of a combination of brick, glass and black timber weather boarding;
- Two solar panels to rear of the property;
- Two rooflights to the front of the property;
- Timber fence at the rear;
- Air source heat pump in the rear garden.

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 proposal is of an acceptable scale, form and design and compatible with neighbourhood character;
- b) The proposal does not result in an unreasonable loss of neighbouring residential 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 proposed extension is large in scale and will be visible within the streetscene. However, there are instances of rear and side extensions within the area and therefore, a large extension to the property is acceptable in principle. The extension of this scale and footprint is in keeping with the spatial pattern of the area and would not represent overdevelopment on the application site. The proposed design and materials are suitable.

However, the key concerns with regards to the design is the 'wrapping' of the extension around to the front of the property. The Guidance for Householders states that 'extensions that project beyond the principal elevation line are not generally allowed unless this fits in with the local character of the street'. Whilst there are some visible side extensions, these are flush with the front elevation. There are no instances of this form of extension within the local area and it is therefore considered that the proposal will be visually inappropriate.

The houses within this area are well-designed; the rhythm and symmetry of the front elevations are a key characteristic of the appearance of the area. The projecting element of the extension will disrupt the appearance of the house and the wider terrace.

The gable is visible with the streetscape as the rear gardens of the properties fronting Clark Street run down to the side boundary of the application property. In this street context, the front projecting element will introduce a 3 metre high element that will be highly visible and intrusive in this context.

A revision was discussed with the architect to amend the design and remove the projecting front elevation and to pull the extension back beyond the existing building line but this was rejected.

It is considered that, due to the front projecting element of the extension, the proposals cannot be supported in the current design and it is contrary to the ELDP Policy Des 12 and the non-statutory Guidance for Householders.

The proposed timber fence is acceptable in terms of scale.

This element of the proposal complies with the ELDP Policy Des 12 and the non-statutory Guidance for Householders.

Proposed heat pump -

The proposed installation of a heat pump within the rear elevation, the solar panels and rooflights benefit from permitted development under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).

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'.

When assessing neighbouring amenity, it is important that reasonable levels of daylighting to existing buildings are maintained. When calculating against the criterion established in the non-statutory Guidance for Householders in relation to 4 Bangholm Road, the proposal complies in that it would not breach the 45-degree criterion established in the non-statutory Guidance for Householders.

This element of the proposal complies with the LDP Policy Des 12 and the non-statutory Guidance for Householder.

c) Human Rights -

The proposal was assessed in terms of human rights. No impacts were identified.

d) Five representations were received from members of the public.

Material Representations -

The proposal is out of character with the surrounding area; this is addressed in section a).

Loss of greenspace/overdevelopment; this is addressed in section a).

Daylighting concerns; this is addressed in section b).

Non-Material Representations -

Boundary concerns; this is a civil issue.

Three comments were in a neutral stance.

Conclusion -

Due to the front projecting element of the extension, it is considered that the proposal does not complement the existing house and it does not maintain the quality and character of the surrounding area.

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

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it would be detrimental to neighbourhood amenity and the character of the property.

2. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as it would be detrimental to neighbourhood amenity and the character of the property.

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

Five representations were received from members of the public.

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

6 December 2019

**Drawing
numbers/Scheme**01-02,

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.

Appendix 1

Consultations

No consultations undertaken.

END

Comments for Planning Application 19/05705/FUL

Application Summary

Application Number: 19/05705/FUL

Address: 2 Bangholm Road Edinburgh EH5 3AZ

Proposal: Single-storey extension to front, side and rear of existing end-terrace dwelling and related alterations.

Case Officer: Christopher Sillick

Customer Details

Name: Mr Mark Burgess

Address: 42 Clark Road Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: As an adjacent neighbour I am interested to clarify the placement of the boundary wall on the lane since it is a shared access lane and ensure that it is in keeping with the deeds. I'd also like more information regarding the height of the planned extension if possible. Lastly with regards the heatpump for the underfloor heating is there any noise generated by the running of the pump and if so how would it be minimised.

Comments for Planning Application 19/05705/FUL

Application Summary

Application Number: 19/05705/FUL

Address: 2 Bangholm Road Edinburgh EH5 3AZ

Proposal: Single-storey extension to front, side and rear of existing end-terrace dwelling and related alterations.

Case Officer: Christopher Sillick

Customer Details

Name: Mr Douglas Grant

Address: 40 Clark Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have several concerns which are as follows:

The hedge at the gable end of 2 Bangholm Road has been left for many years to grow uncontrolled and protrude into the shared lane and does not mark the end of the property boundary. We would like the boundary line clarified in respect to this proposed extension as the shared lane is owned equally by five properties (39,40,41,42 Clark Road, as well as 2 Bangholm Road) and we have or the owners of the other properties (that we know) have not given permission for this extension to extend onto our shared property.

The gable height and length of the extension and the extra wall height and length is totally out of character with the neighbourhood and spoils the appearance of the area and view. There is nothing like this in the surrounding area and will ruin the atmosphere in what is a leafy suburb. We feel that the gable extension because of its height will cut down on the natural light into our garden.

We are also concerned about the noise that would come from the Airsource heat pump and what is being done to minimise this?

Comments for Planning Application 19/05705/FUL

Application Summary

Application Number: 19/05705/FUL

Address: 2 Bangholm Road Edinburgh EH5 3AZ

Proposal: Single-storey extension to front, side and rear of existing end-terrace dwelling and related alterations.

Case Officer: Christopher Sillick

Customer Details

Name: Mrs Heather Cherry

Address: 39 CLARK ROAD EDINBURGH

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am concerned that there may be no/reduced access to the common lane during construction (lane shared by 5 adjacent properties). I would seek reassurance that the width of the lane would not be reduced by this extension.

The height of the extension would reduce light reaching our garden & the lane in the morning.

Comments for Planning Application 19/05705/FUL

Application Summary

Application Number: 19/05705/FUL

Address: 2 Bangholm Road Edinburgh EH5 3AZ

Proposal: Single-storey extension to front, side and rear of existing end-terrace dwelling and related alterations.

Case Officer: Christopher Sillick

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I am concerned that there may be no/reduced access to the common lane during construction (lane shared by 5 adjacent properties). I would seek reassurance that the width of the lane would not be reduced by this extension.

The height of the extension would reduce light reaching our garden & the lane in the morning.

Comments for Planning Application 19/05705/FUL

Application Summary

Application Number: 19/05705/FUL

Address: 2 Bangholm Road Edinburgh EH5 3AZ

Proposal: Single-storey extension to front, side and rear of existing end-terrace dwelling and related alterations.

Case Officer: Christopher Sillick

Customer Details

Name: Mrs Donna Main

Address: 41 CLARK ROAD 41 CLARK ROAD Clark Road EDINBURGH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very concerned by the height of this proposed extension. From the proposed "single height" extension plans it will not be in keeping with other extensions but much higher and longer.

It will impact enormously on the green space, that as a council I feel you have a responsibility to protect. Is the "green" approach to the building of the extension sufficient to negate the loss green space and opportunity to plant trees and bushes? a 21st century concern.

I'd like to see more detailed plans to assess measurements.

We have a common lane and I'd need a promise that the lane won't be encroached upon. (Plans as they are now do suggest this and there has been precedent of this happening elsewhere.) We need to know how wide the side extension is to assess this. I know that if this happens the legal process does not support the applicant trying to reclaim the space. I've approached the land registry to get the measurement of the lane.

I need to know the proposed pump in the garden will be silent.

I look forward to hearing from you at your earliest convenience.



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 100210423-002

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:

Ref. Number:

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

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1 (Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Lianne"/>	Building Number: <input type="text" value="7"/>
Last Name: *	<input type="text" value="Walker"/>	Address 1 (Street): * <input type="text" value="East Camus Place"/>
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" value=""/>	Postcode: * <input type="text" value="EH10 6QZ"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

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 BANGHOLM 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="EH5 3AZ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="676188"/>	Easting	<input type="text" value="324906"/>
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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)

Single-storey extension side front and rear of existing end-terrace dwelling and related 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.

See attached 'Statement of review'.

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)

Statement of Review and Drawing 19-035/10a

Application Details

Please provide details of the application and decision.

What is the application reference number? *

19/05705/FUL

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

29/11/2019

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

03/02/2020

Review Procedure

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

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

☐ Yes ☒ No

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

Please select a further procedure *

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

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

A site inspection will help the Review Board to see how unobtrusive the proposal is in reality, when compared to the many larger, prominent extensions already granted consent on nearby houses.

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 Jon Newey

Declaration Date: 12/02/2020

Proposal Details

Proposal Name	100210423
Proposal Description	Single-storey extension and related alterations to existing end terrace dwelling
Address	2 BANGHOLM ROAD, EDINBURGH, EH5 3AZ
Local Authority	City of Edinburgh Council
Application Online Reference	100210423-002

Application Status

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

Attachment Details

Notice of Review	System	A4
19-035_Statement of Review ver-i	Attached	A4
19-035_10a Plans and elevations existing and proposed	Attached	A1
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-002.xml	Attached	A0

19-035

Proposed extension and alteration to 2 Bangholm Road, Edinburgh

Feb 2020

Application ref 19/05705/FUL.

Statement of Review

Introduction

The small end-terrace house at 2 Bangholm Road has been in the Walker family since it was built in 1925. The house is currently held in the estate of brother and sister George and Dorothy Walker who lived in the house their entire lives. George passed away in July 2018 and Dorothy in October 2018. The house will shortly become the home of a third generation of the family, Ross and Lianne Walker, the applicants, application ref 19/05705/FUL.

The house is in a poor state of repair. No modernisation or general refurbishment has been carried out for several decades. The house has been standing empty for a number of years.



The applicants can see the property's potential. They are prepared to invest heavily in it to make it their family home for the long-term future. They have commissioned EKJN architects, RIAS Accredited Sustainable Designers, to help them give the house a new lease of life. The house will soon be 100 years old. The intention is to make it fit for purpose in the 21st century, ready for its next 100 years.

A full-scale refurbishment of the property is proposed. The house will need to face the Climate Emergency, as declared by the Scottish Government in April 2019. By 2045 the Scottish Government aims to make the whole of Scotland entirely carbon-neutral. Retrofit of the extant housing stock will need to form a large part of these aspirations. This proposal represents an example of what could be achieved with suitable investment in our older housing stock.

Ross and Lianne are aware of the challenges they will face in attempting to turn an ordinary 1920's house into a 21st century zero-carbon future-home but they are prepared to do what is necessary to meet those challenges.

The proposals

The alterations proposed, as shown on the application drawings, aspire to the following:

- Structural repairs to stabilise cracks in the walls and ceilings.
- Upgrading insulation in the walls from zero to the best currently achievable standard.
- Upgrading insulation in the roof to exceed current standards.
- Replace the draughty timber floors with insulated, airtight construction including low-temperature under-floor heating heated by a high-efficiency air-source heat pump.
- Airsource heat pump located on the south side of the house where the source air is warmest, shielded from cooling winds by a masonry back-wall for improved efficiency.
- A new sun-space extension on the south side of the house to benefit from free solar heat on sunny days in winter.
- All windows replaced with the best available triple-glazed thermal-break casements.
- Photovoltaic panels fitted to the new south-facing roof slope for free electricity.
- Solar thermal panels located on the existing south-facing roof slope for free hot water.
- Airtightness seals at all window-wall, floor-wall and ceiling-wall junctions to reduce uncontrolled air leakage.
- A whole-house heat-recovery ventilation system for fresh air without heat loss.
- A charging point for an electric car.

and, crucially,

- A draught lobby constructed over the front door to prevent rapid heat loss whenever the north-facing front door is opened.



Refusal of consent

EKJN architects submitted a planning application for these proposals to Edinburgh Council in November 2019 on behalf of Ross and Lianne Walker.

On 14 Jan 2020 EKJN received an email from the Planning Officer, Conor MacGreevy, stating that although he had not yet been to visit the site he intended to refuse consent. He subsequently visited the site but was not prepared to give further consideration to the proposals. Consent was refused in Feb 2020.

The Planning Officer's comments to us were:

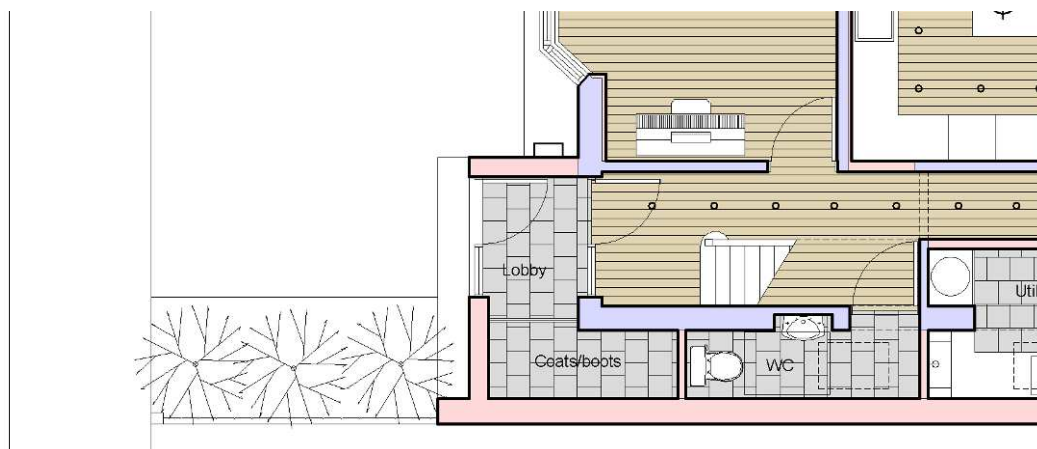
- The proposal must not project in front of the primary elevation.
- The proposal must be set back from the primary elevation.
- The proposal should be reduced marginally in scale in order to be subservient and subordinate with the host property because the gable end has a large visual capacity from the public realm and therefore is more visually exposed to the streetscape.

The Porch

We discussed the Planning Officer's concerns with him by telephone and through an exchange of emails prior to the refusal. The Planning Officer confirmed that his first two bullet points are related to the draught lobby (or porch) over the front door.

The Planning Officer considers the draught lobby/porch to be an 'extension' projecting in front of the building line.

We consider the draught lobby to be a 'porch'. The porch is a vital part of the sustainable retrofit package for this house. It is necessary to prevent rapid heat loss whenever the north-facing front door is opened.



A porch 3.0m high and having a floor area of 3.0 square metres would be 'permitted development'. IE it could be constructed here without planning consent.

The Planning Officer seems to be refusing consent for the *entire project* simply by redefining the 'porch' as an 'extension in front of the building line'. This raises the prospect of the drawings being changed to delete the porch, and the applicants then building the porch anyway under the rules of 'permitted development'. This seems an unnecessary tautology. There is nothing for the Planning Department to gain from refusing consent for the entire project under these circumstances.

Other houses in nearby streets already have porches over the front door very similar to what we propose:

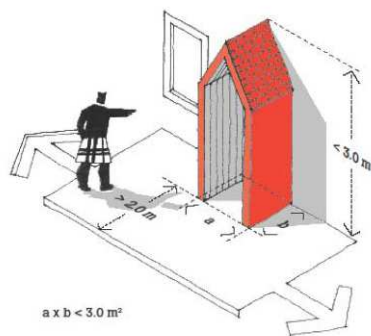
- 17 and 19 Bangholm Avenue already have porches similar to our proposal – see the Appendix to this document.

- A similar proposal was approved at 20 Bangholm Road as recently as October 2019 “*Application No:19/03930/FUL, Erect a porch to front of dwellinghouse. At 20 Bangholm Road Edinburgh EH5 3AZ*”.

The Planning Officer’s stance on this point seems unreasonably dogmatic. It is our hope that The Local Review Board will take a more pragmatic view of the proposals, will see the value of what Ross and Lianne are trying to achieve, will recognise that the proposed porch causes no offence to any neighbours (no overlooking, no overshadowing etc) and sets no unwelcome precedent in the site’s context.

It is our hope that the Local Review Board will set aside the Planning Officer’s concerns regarding what he defines as a ‘front extension’.

Porch



From the Scottish Government's guide to Permitted Development rights

The ‘scale’ of the project

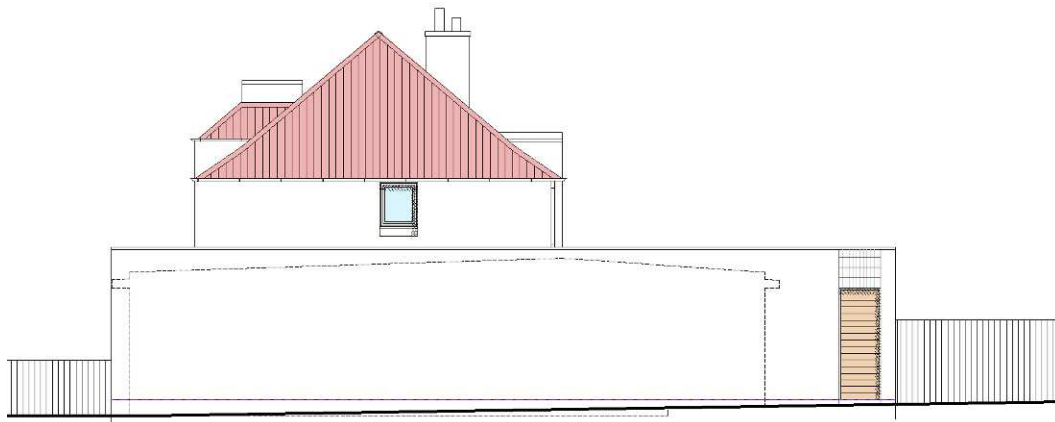
The Planning Officer’s third bullet point relates to the height of the proposed extension along the gable. Here the new construction will be tucked behind a new masonry boundary wall. The new boundary wall replaces an overgrown hedge which is roughly the same height in this location.



In this location a boundary wall 2.0m high would be ‘permitted development’. In order to ‘master’ the roof height of the proposed extension the proposed boundary wall is slightly taller, but no taller than the minimum necessary for the construction of a small, single-storey extension.

The proposed extension is not tall. The proposed extension is single-storey, flat roofed, with internal ceiling heights at 2.4m, slightly lower than the 2.5m ceilings of the original house. The land rises slightly towards the rear of the site such that there is no underbuild under the rear part of the extension, IE its floor will be at ground level. Given these circumstances there is no possible way that a domestic extension

could be any lower in height. There simply isn't any part of it that could be any smaller. It is no taller than the existing bay window. It is no taller than, for example, the flat roofed extension at 5 Bangholm Avenue – see the Appendix to this document.



The original house is a 2-storey coomed-roof design, 5.0m high from ground to eaves. Its pitched roof rises a further 3.5m from the eaves up to the height of the ridge. The proposed flat-roofed single-storey extension is a mere 2.8m from ground to eaves, a fraction of the height of the 'host' building. The Planning Officer's view that the proposed extension is not "subservient and subordinate with the host property" seems a strange conclusion to reach under the circumstances. We hope that the Local Review Board will be more understanding.

The Planning Officer's comments are difficult to reconcile with the plethora of 2-storey gable-end extensions to other houses in the immediate vicinity, including the immediate neighbour at 39 Clark Road which has a 6.0m high blank gable directly facing Bangholm Road. A bigger, more-prominent gable extension is hard to imagine, yet it was granted consent. Meanwhile the tiny proposal at 2 Bangholm Road, hidden half way along a narrow private lane, has been refused. In this context the refusal of consent makes little sense.



The numerous examples of prominent, tall, 2-storey and single-storey extensions on nearby properties are shown in the Appendix to this document.

In addition to the many built examples which can be seen on site inspection, a single storey extension at 22 Bangholm Road was approved in May 2019. It is taller than our proposal (19/01938/FUL - not yet built).

The final image in the Appendix shows 2 Bangholm Road in its immediate context. The image shows that the adjacent houses on Clark Road have rear-facing windows that face towards the application site. The houses on Clark Road are elevated relative to the application site such that their *ground floor* windows will look out *over the top* of the proposed extension, an indication of just how small, subordinate and subservient this proposal really is.

Had the Planning Officer kept an open mind before making his site visit perhaps he could have come to a different conclusion. It is our hope that The Local Review Board will visit the site, take cognisance of the various precedents mentioned in the Appendix below, will recognise how small and unobtrusive this proposal really is, will take the applicants' aspirations into account and will arrive at a better decision.

Conclusion

- The Climate Emergency is real.
- The Scottish Government intends to do something about it.
- Ross and Lianne Walker intend to do something about it.
- The Planning Officer's reasons for refusing consent for these proposals are difficult to reconcile in its context.
- The reasons for refusal seem counter-intuitive, unnecessarily obstructive, unreasonably dogmatic and offer no benefit to any person.

It is our hope the LRB can find a way to reverse the Planning Officer's decision and give this important little project the positive outcome it deserves.

Jon Newey IMaPS RIAS
Chartered Architect
RIAS Accredited Sustainable Building Designer
RIAS Accredited Conservation Architect
APS registered Principal Designer

EKJN architects

Appendix

Project: proposed extension to 2 Bangholm Road, Edinburgh

Nearby precedents on Bangholm park, Bangholm Road, Bangholm Avenue, Clark Road and Clark Avenue.



19 and 17 Bangholm Avenue: Front porches. Allowed as 'permitted development'



39 Clark Road: consent ref 01/02119/FUL. Immediate neighbour to the application site.



46 Clark Road, consent ref 14/00480/FUL. Taller than our proposal and more prominent on the street.



7 Bangholm Avenue, consent ref 95/00374/FUL. Taller than our proposal and more prominent on the street.



3 Clark Avenue, consent ref 92/02515/FUL. Significantly taller than our proposal and more prominent on the street.



5 Clark Avenue, consent ref 99/03639/FUL. Significantly taller than our proposal and more prominent on the street.



5 Bangholm Avenue. This flat-roofed extension is a similar height/scale of our proposal. It occupies a far more prominent location.



1 Bangholm Park, consent ref 01/02144/FUL. Significantly taller than our proposal and more prominent on the street.



21 Clark Avenue, consent ref 15/03424/FUL. Significantly taller than our proposal and more prominent on the street.



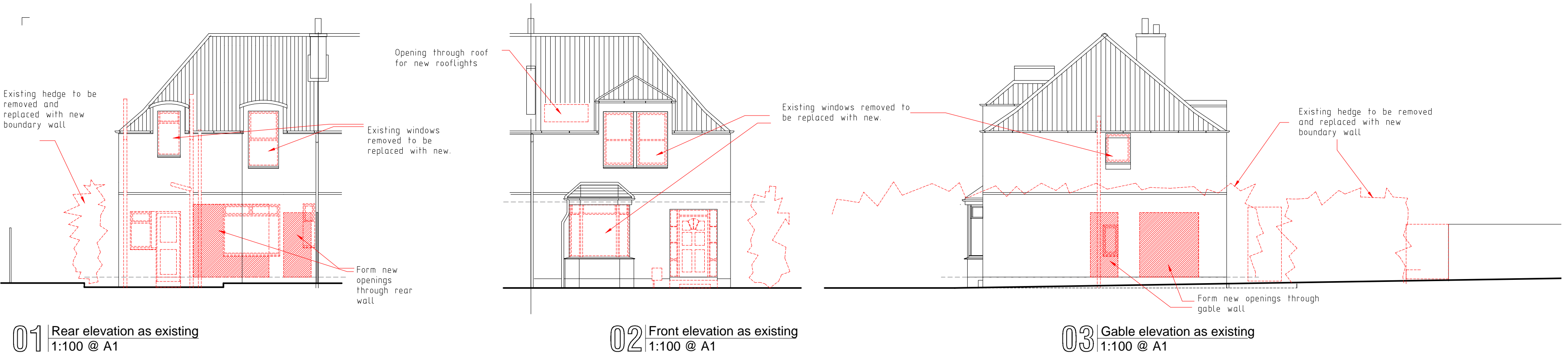
8 Bangholm Road, consent ref 10/02953/FUL. Significantly taller than our proposal and more prominent on the street.

The application site:



2 Bangholm Road. Refused consent.

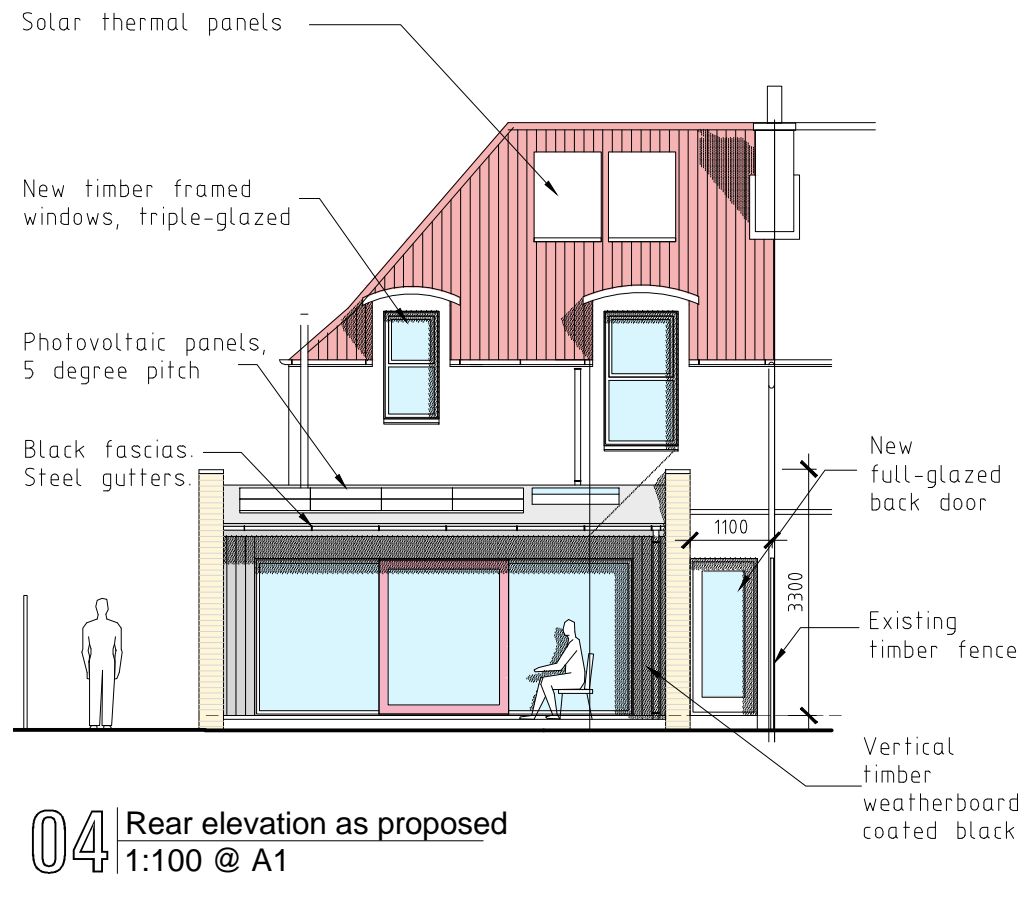
By comparison to the large, prominent, dominant examples/precedents (and there are very many of them in the nearby streets) this proposal is small, subservient, subordinate and unobtrusive.



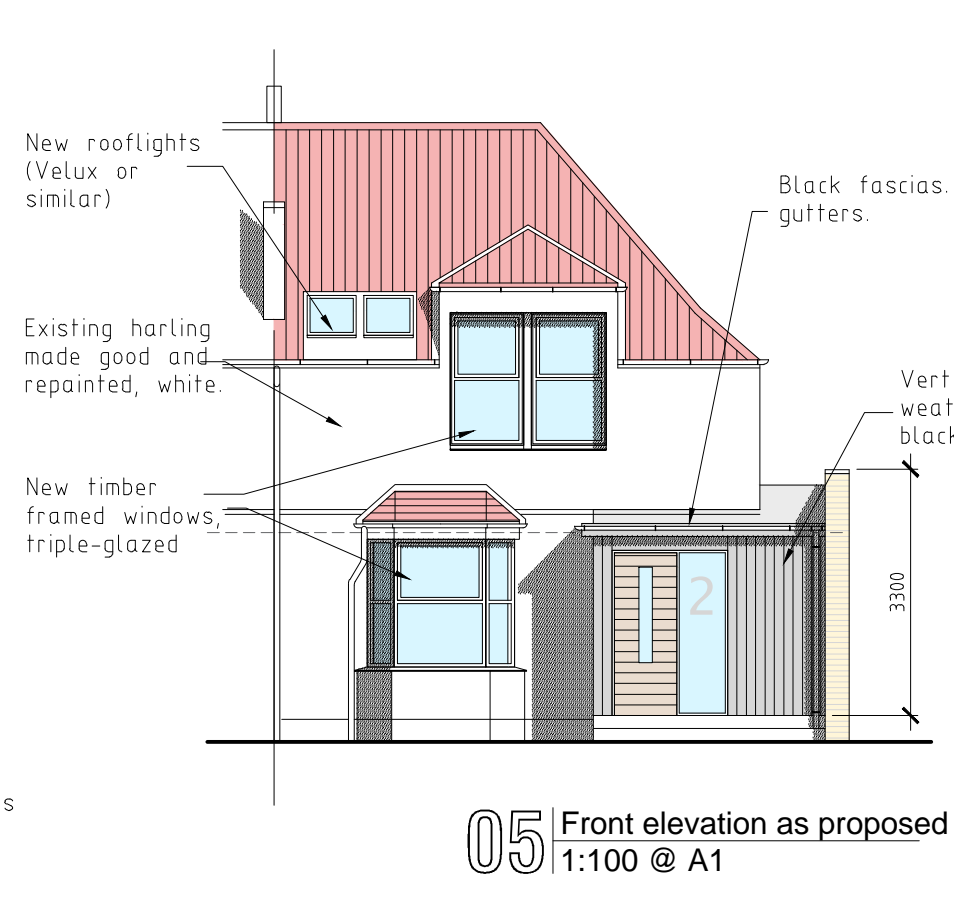
01 Rear elevation as existing
1:100 @ A1

02 Front elevation as existing
1:100 @ A1

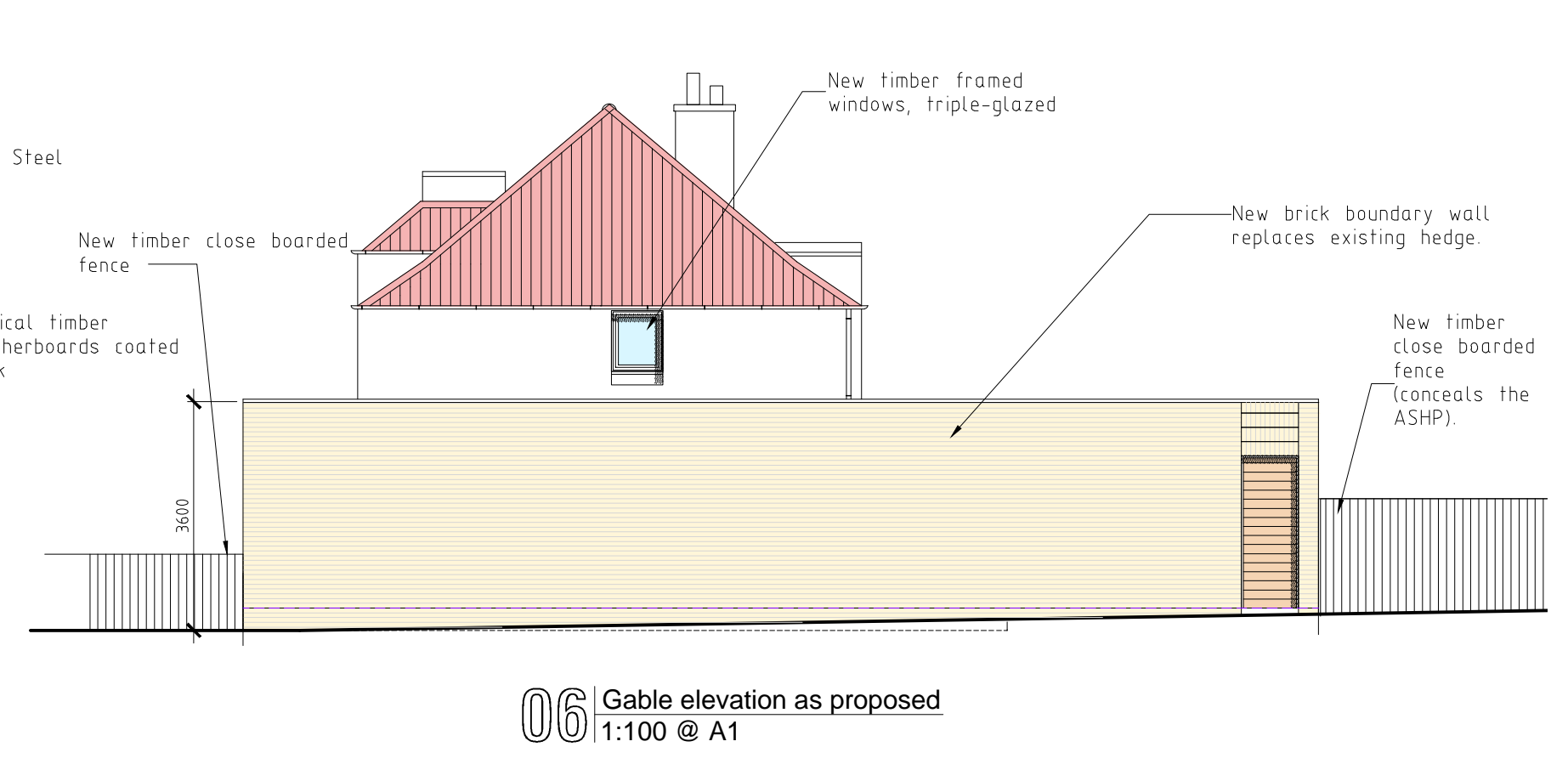
03 Gable elevation as existing
1:100 @ A1



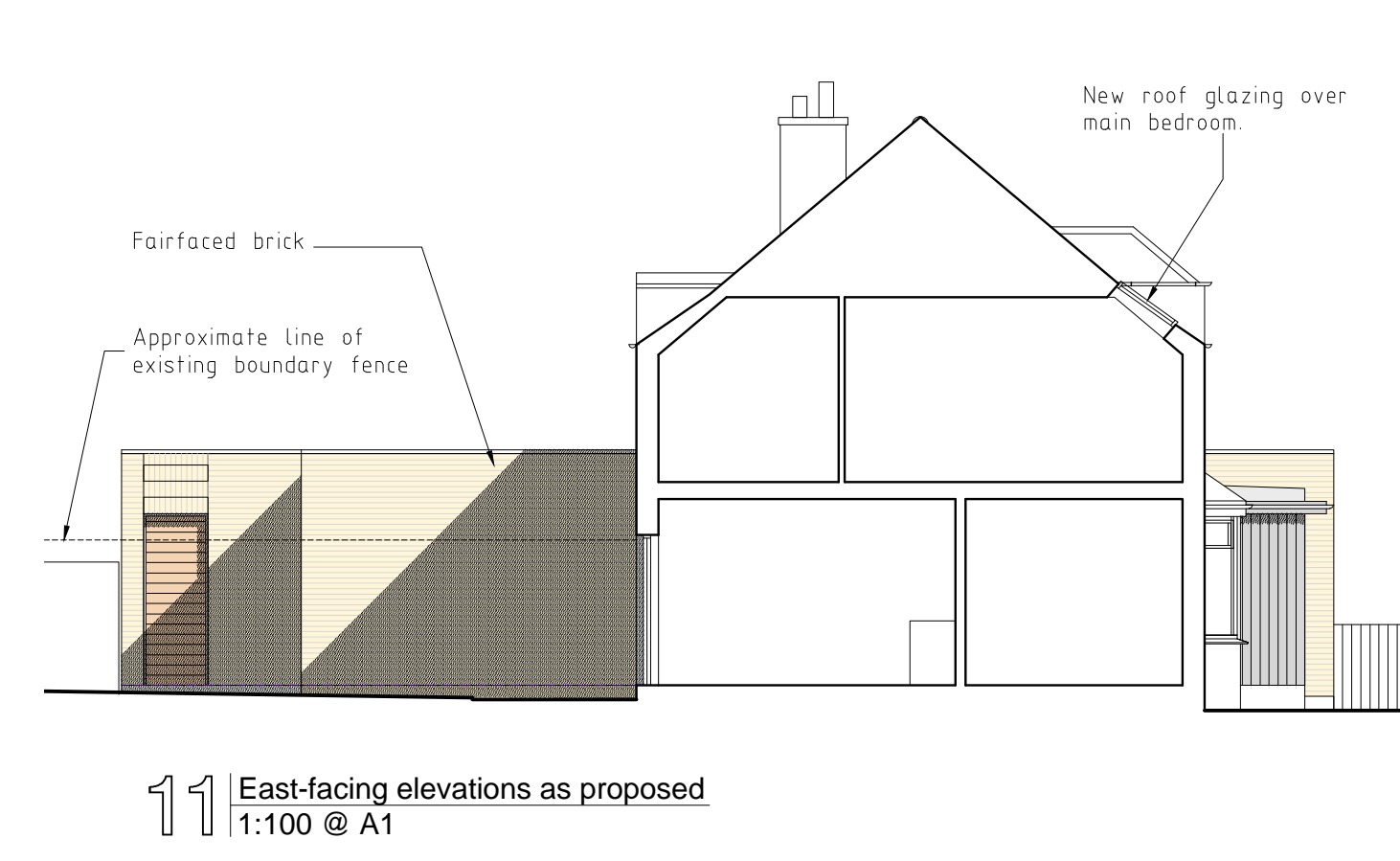
04 Rear elevation as proposed
1:100 @ A1



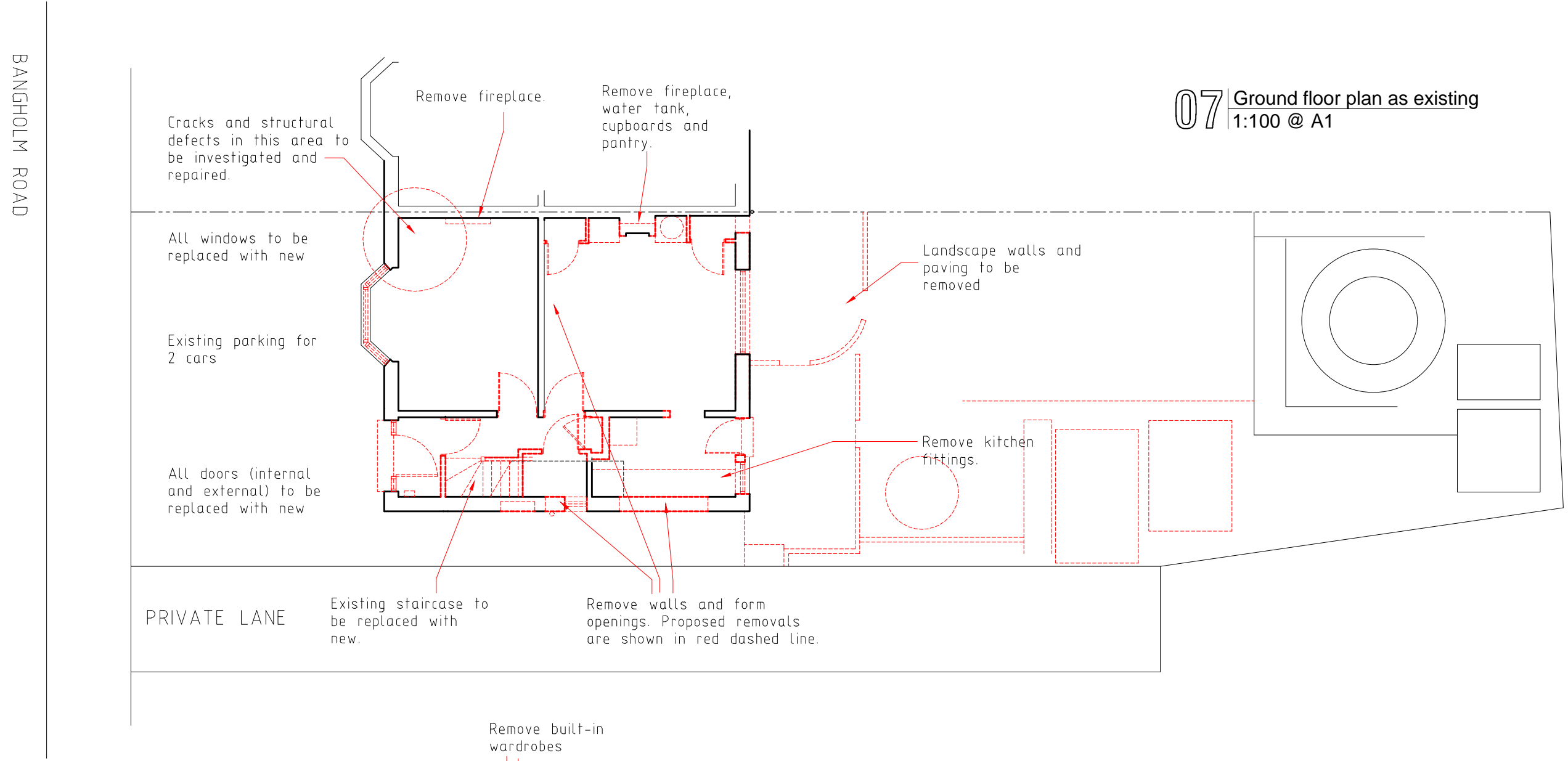
05 Front elevation as proposed
1:100 @ A1



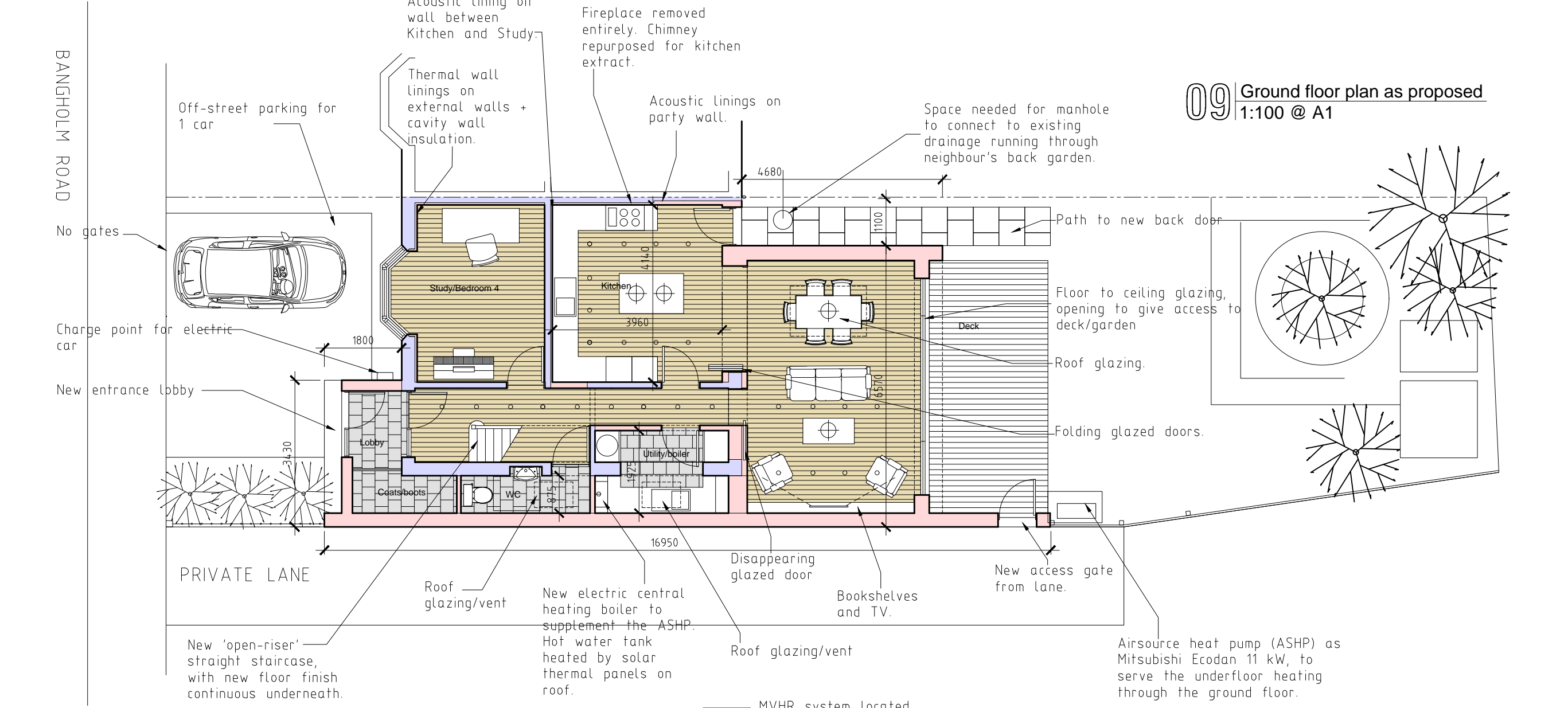
06 Gable elevation as proposed
1:100 @ A1



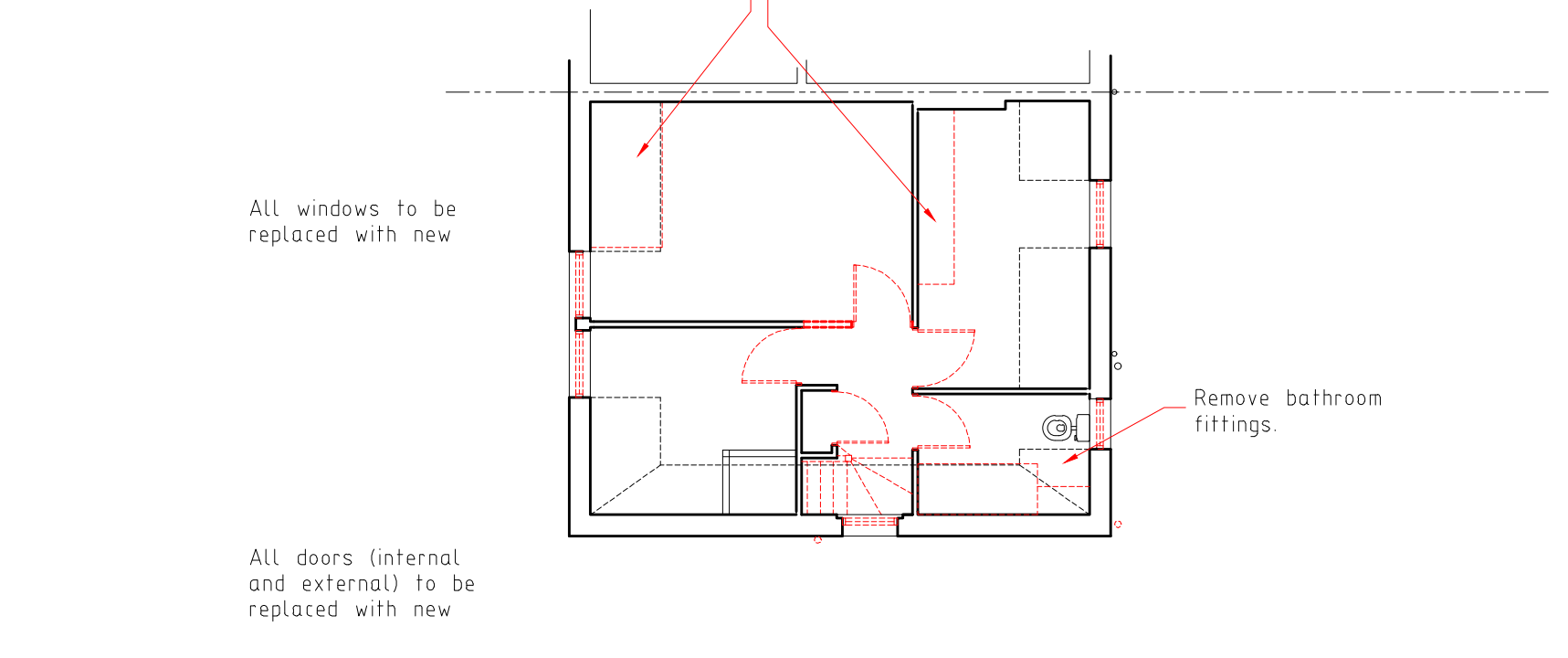
11 East-facing elevations as proposed
1:100 @ A1



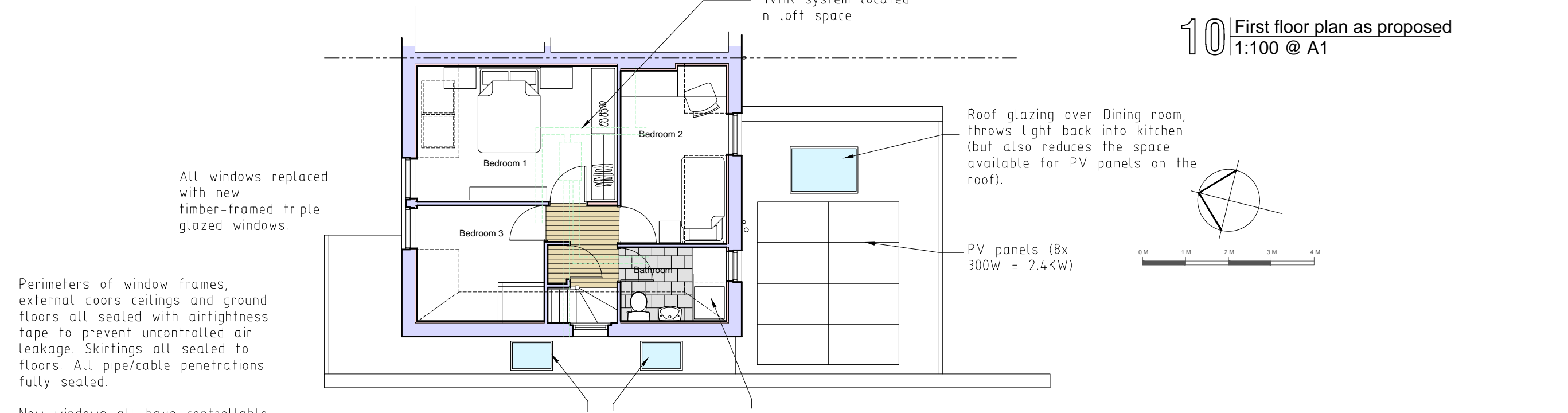
07 Ground floor plan as existing
1:100 @ A1



09 Ground floor plan as proposed
1:100 @ A1



08 First floor plan as existing
1:100 @ A1



10 First floor plan as proposed
1:100 @ A1

Do not scale this drawing. Use figured dimensions only. All dimensions given are in millimetres unless otherwise stated. All levels are in metres. All dimensions, levels shown on this drawing are to be verified by the contractor prior to the commencement of work. This drawing is to be read in conjunction with all relevant architectural, structural, services drawings and specifications. The copyright of this drawing and all relevant information appearing on this drawing is reserved by EKJN Architects. Use or disclosure to any third party either wholly or in part is prohibited unless expressly authorised by EKJN Architects. Variations and modifications to work shown on this drawing shall not be carried out without prior permission of EKJN Architects, who accept no liability for alterations made to this drawing by any other party.

Notes

Rev A: 26-11-19: East elevations added. MVHR system added.
Revisions

Sheet A1	Drawing Category	PLANNING
Project Extension and alteration 2 Bangholm Road Edinburgh		
for Mr & Mrs Walker		
Drawing Plans and elevations as existing and as proposed		
EKJN ARCHITECTS Project Managers and Principal Designers		
EKJN Architects Bryerton House 129 High Street Linlithgow EH49 7EJ Web: www.ejkn.co.uk Tel: 01506 847151 Fax: 01506 846209 Email: mail@ejkn.co.uk		
Scale 1:100@A1	Date Nov 2019	By JRN
Job no 19-035	Drawing no 10	Rev A