

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 100189608-003

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

## Applicant or Agent Details

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

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:

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="Mr"/>	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="Gerard"/>	Building Number:	<input type="text" value="30"/>
Last Name: *	<input type="text" value="Davis"/>	Address 1 (Street): *	<input type="text" value="Greenbank Crescent"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH10 5SG"/>
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="30 GREENBANK CRESCENT"/>
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="EH10 5SG"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="670198"/>	Easting	<input type="text" value="324121"/>
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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)

Planning in principle application for the construction of 1 residential dwelling on a plot of land within the curtilage of the demise of 30 Greenbank Crescent. The specific details will be described in subsequent detailed planning application.

## 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.

The proposal helps with housing needs & is an appropriate use of an existing redundant garage. A new low-rise single dwelling house that provides a sustainable, accessible & higher quality home would replace the garage. We believe the development will be in keeping with the local area & doesn't introduce additional built density, according to Policies Hou 1, Hou 4 and Hou 5. Policies Des 1 and Des 4: design to be of the highest quality & would draw upon positive characteristics of the area.

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)

The proposal is looking to remove the existing detached redundant garage to then build a new low-rise dwelling house on the same footprint. This was not highlighted previously as it was an application for planning in principle. These details would be set out in a detailed planning application. The proposal does not increase the built density of the area in the way that has been reviewed by the council, but would instead be a positive and appropriate enhancement to the area.

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)

Supporting Statement Planning drawing reference - 28 Greenbank Crescent Planning drawing reference - 30 Greenbank Crescent Design and Access Statement P E001 P 001 Application ufm30 ufm40

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

19/04982/PPP

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

28/10/2019

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

18/12/2019

## 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: Mrs Jane McPhillips

Declaration Date: 18/03/2020



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 100189608-001

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

## Type of Application

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

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

## Description of Proposal

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

Planning in principle application for the construction of 1 residential dwelling on a plot of land within the curtilage of the demise of 30 Greenbank Crescent. The specific details will be described in subsequent detailed planning application.

Is this a temporary permission? \*  Yes  No

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

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

- No  Yes – Started  Yes - Completed

## Applicant or Agent Details

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

## Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

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

First Name: \*

Jane

Building Name:

Last Name: \*

McPhillips

Building Number:

7

Telephone Number: \*

Address 1  
(Street): \*

Fallhills Court

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Penicuik

Fax Number:

Country: \*

Scotland

Postcode: \*

EH26 8QE

Email Address: \*

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:

Mr

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

Other Title:

Building Name:

First Name: \*

Gerard

Building Number:

30

Last Name: \*

Davis

Address 1  
(Street): \*

Greenbank Crescent

Company/Organisation

Address 2:

Telephone Number: \*

Town/City: \*

Edinburgh

Extension Number:

Country: \*

Scotland

Mobile Number:

Postcode: \*

EH10 5SG

Fax Number:

Email Address: \*

## Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

30 GREENBANK CRESCENT

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH10 5SG

Please identify/describe the location of the site or sites

Northing

670198

Easting

324121

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

372.19

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

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

Private garden and existing garage to 30 Greenbank Crescent

## Access and Parking

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

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  Yes  No

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

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*  Yes  No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network  
 No – proposing to make private drainage arrangements  
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? \*  Yes  No  
(e.g. SUDS arrangements) \*

Note:-

Please include details of SUDS arrangements on your plans

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

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

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

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

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*  Yes  No  Don't Know

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

Do you think your proposal may increase the flood risk elsewhere? \*  Yes  No  Don't Know

## Trees

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

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

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*  Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 \*  Yes  No  Don't Know

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

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

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*  Yes  No

## Certificates and Notices

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

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

Are you/the applicant the sole owner of ALL the land? \*  Yes  No

Is any of the land part of an agricultural holding? \*  Yes  No

## Certificate Required

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

Certificate A

## Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

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

Signed: Jane McPhillips

On behalf of: Mr Gerard Davis

Date: 16/10/2019

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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

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

Yes  No  Not applicable to this application

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

Yes  No  Not applicable to this application

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

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

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

Yes  No  Not applicable to this application

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

Yes  No  Not applicable to this application

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

Yes  No  Not applicable to this application

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

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

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

Provide copies of the following documents if applicable:

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

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

The existing garden to the side of 30 Greenbank Crescent is generous in size & contains a disused single storey detached garage. The rear garden is large & overgrown. To split this garden would make the most of this land & provides an opportunity to build a small, in proportion, energy efficient home that is sensitive to the street frontage & neighbouring properties. Specific design details will be discussed with the planners after this application for planning permission in principle.

## Declare – For Application to Planning Authority

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

Declaration Name: Mrs Jane McPhillips

Declaration Date: 16/10/2019

## Payment Details

Pay Direct



## Proposal Details

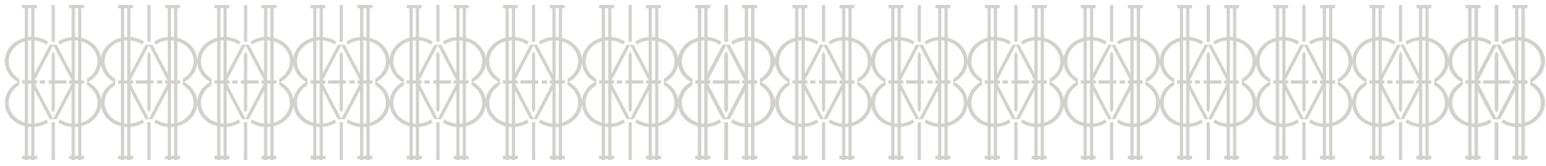
Proposal Name	100189608
Proposal Description	Planning in principle application for the construction of 1 residential dwelling on a plot of land within the curtilage of the demise of 30 Greenbank Crescent. The specific details will be described in subsequent detailed planning application.
Address	30 GREENBANK CRESCENT, EDINBURGH, EH10 5SG
Local Authority	City of Edinburgh Council
Application Online Reference	100189608-003

## Application Status

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

## Attachment Details

Notice of Review	System	A4
Supporting Statement 30 Greenbank Crescent	Attached	A4
28 Greenbank Crescent	Attached	A3
32 Greenbank Crescent	Attached	A3
Design and Access Statement P E001	Attached	A4
P 001	Attached	A3
Application	Attached	A4
ufm30	Attached	A4
ufm40	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-003.xml	Attached	A0



MCPHILLIPS & COMPANY

30 GREENBANK CRESCENT, EDINBURGH, EH10 5SG

PLANNING APPEAL FOR PLANNING APPLICATION NO. 19/04982/PPP

The proposal helps with the housing needs of Edinburgh and is an appropriate use of an existing redundant garage. A new low-rise single dwelling house that provides a sustainable, accessible & higher quality home would replace the garage. We believe that the development will be in keeping with the local area and does not introduce additional built density, according to Policies Hou 1, Hou 4 and Hou 5. With regards to Policies Des 1 and Des 4, the design would look to be of the highest quality and would draw upon positive characteristics of the surrounding area. A detailed planning permission application would demonstrate how the height, form, scale, proportion and further materials / detailing of the design would have a positive impact on the character of the local area.

We have set out below our support of this application in relation to the Edinburgh Local Development Plan.

- To meet the requirement for additional housing in Edinburgh whilst protecting environmental quality in established housing areas
- To promote more sustainable, better balanced communities

Policy Hou 1 – Housing Development

- *‘on other suitable sites in the urban area’* – the proposal makes use of an existing redundant garage.
- *–‘The development will be in keeping with the character of the settlement and the local area’* – the proposal is an appropriate use of an existing redundant garage. The plot at

no. 30 is an unusual corner plot with both an extra large front garden and back garden with a detached garage to the side facing the road. It straddles both Greenbank Crescent and Greenbank Road. Greenbank Crescent is predominantly two storey semi-detached villas with large gardens and adjoining garages. Greenbank Road comprises 1.5 storey detached homes, with large gardens and adjoining garages. Due to the special nature of the plot at no. 30 Greenbank Crescent, the new low-rise dwelling house would comprise a large front garden and rear garden, whilst retaining the same at no. 30. By building on the same footprint as the existing garage, the proposal does not increase the density of the area, but would instead add to the character of both Greenbank Crescent and Greenbank Road.

- *'The proposal contributes to the principles of sustainable development'* – the new dwelling house would be designed to be a high quality sustainable design, which is very desirable given the current climate.

#### POLICY HOU 4 Housing Density

- *The aim of this policy is to promote an appropriate density of development, taking account of site characteristics and location* - by building on the same footprint as the existing garage, the proposal does not increase the density of the area, but would instead add to the character of both Greenbank Crescent and Greenbank Road.

#### Policy Hou 5 – Conversion to Housing

Although the proposal is not technically a conversion, it is looking to remove the existing detached redundant garage to then build a new dwelling house on the same footprint. We believe that this should be viewed as a gain to the local neighbourhood, and to the housing shortage in general. Appropriate sustainable development will add to the special local character.

#### POLICY DES 1 – Design Quality and Context

The proposal looks to establish a high quality sustainable design that would create a special dwelling house that would also sit harmoniously with its neighbours and locality. By building on an existing garage plot, the character of the area would not be adversely impacted or appear 'crammed'. Instead through high quality design, the new dwelling would enhance the special character of the neighbourhood and improve the appearance of the street frontage.

#### POLICY DES 4 – Impact on Setting

The planning application was for planning in principle. A detailed planning application would set out the necessary details such as height, form, scale, proportions, positioning, materials and details, all of which would be designed appropriately and to the highest of standards that would

have a positive impact on its surroundings and wider townscape and landscape.

The existing plot at no. 30 Greenbank Crescent is a unique and large corner plot with a detached unsightly and redundant garage. By building on the existing footprint of the garage, the proposal sets to bridge the gap between the 2 storey villas on Greenbank Crescent and the neighbouring 1.5 storey properties on Greenbank Road. The new dwelling house would be attractive in design and would improve the aesthetics of the street, without adding density or removing any amenities from its neighbours.

### NEIGHBOURING DEVELOPMENTS

Immediately to either side of no. 30 Greenbank Crescent are two developments that we believe should be considered with this application. Both of these developments add density to the area and we feel lead to a more 'crammed' appearance than this proposal would.

The drawings for these planning applications accompany this application as supporting documentation.

- No. 28 Greenbank Crescent – planning permission granted for a large single storey side extension, to replace the garage.
- No. 30 Greenbank Crescent – built large 2 storey side extension.

This drawing is to be read in conjunction with all Structural and Services Engineers drawings and with reference to Architects and Engineers specifications.

All dimensions are to be checked on site: notify the Architect immediately of any discrepancies from dimensions noted on the drawings.

This drawing is the copyright of the Architect.

DO NOT SCALE THIS DRAWING.

**KEY TO LINE TYPES**

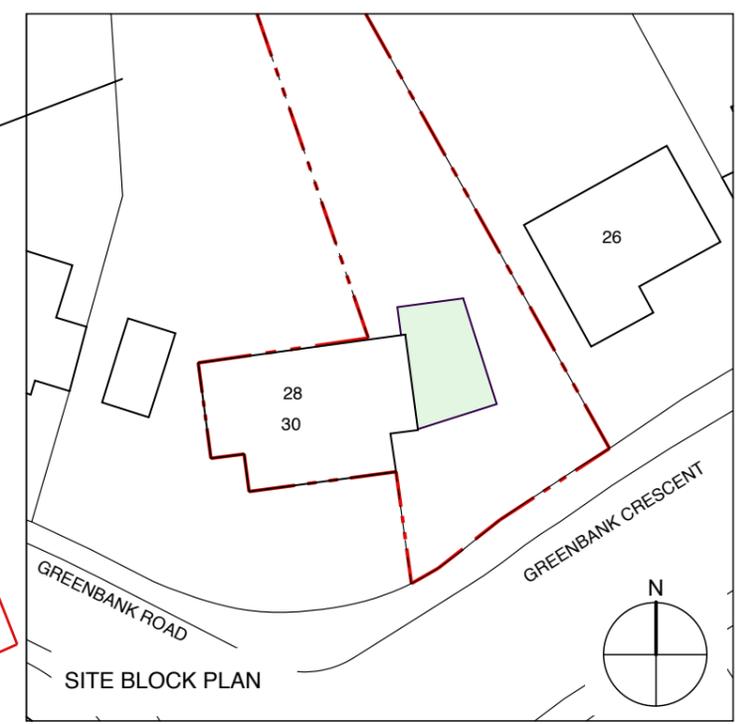
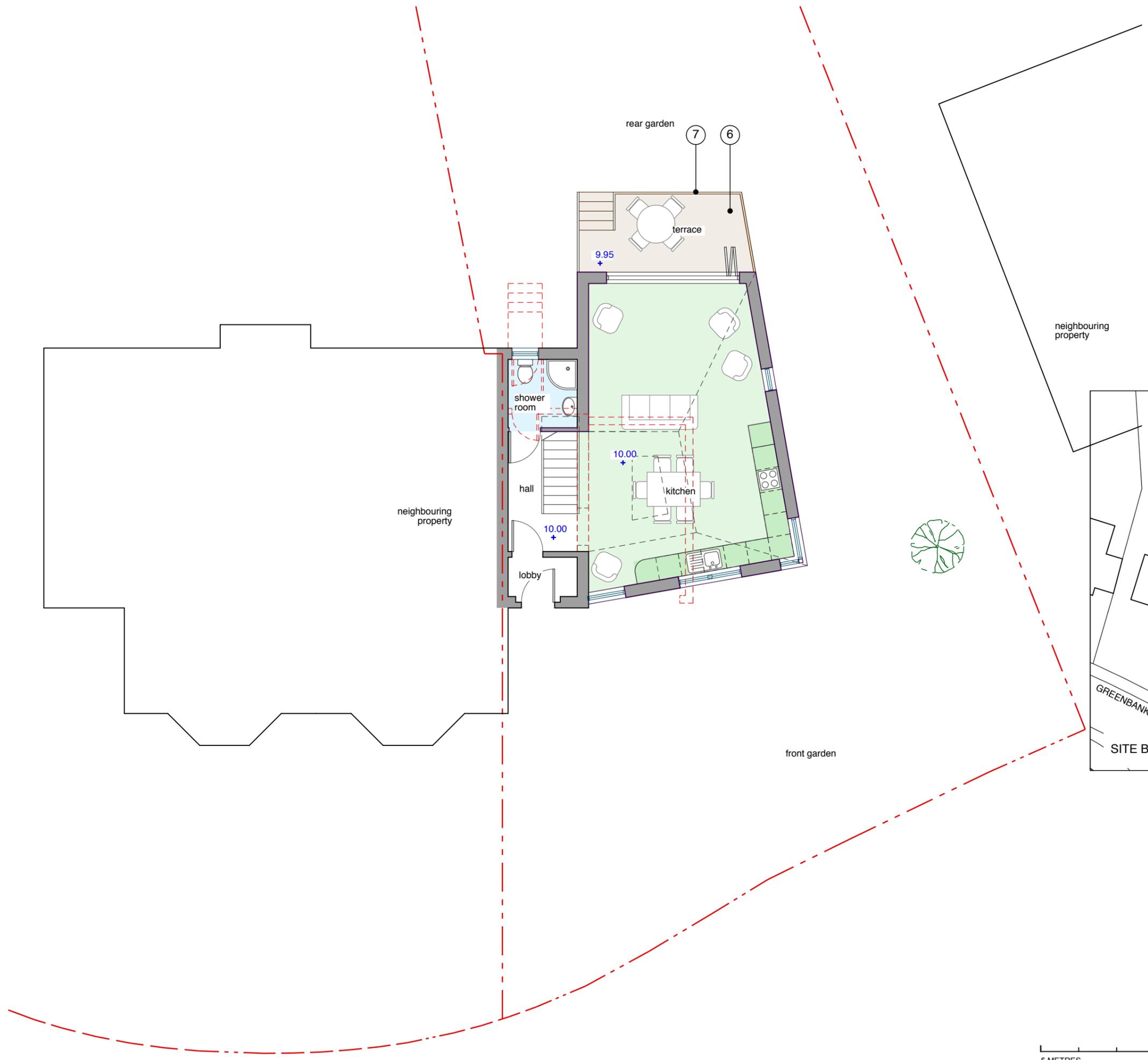
- - - - - dountakings
- · - · - property boundary

**KEY TO INCOMING SERVICES**

- W incoming water meter
- G incoming gas meter
- E incoming electric meter

**KEY TO MATERIALS**

Refer to drawing P 08



C	Re-design to suit planning feedback	10.10.18
B	General revisions	22.01.18
A	Windows revised to suit planning feedback	18.12.17
rev	note	date

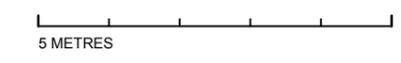
**beecherarchitect**

melford house 3 walker street edinburgh eh3 7jy  
 www.beecherarchitect.com mail@beecherarchitect.com  
 tel: 0131 6034844

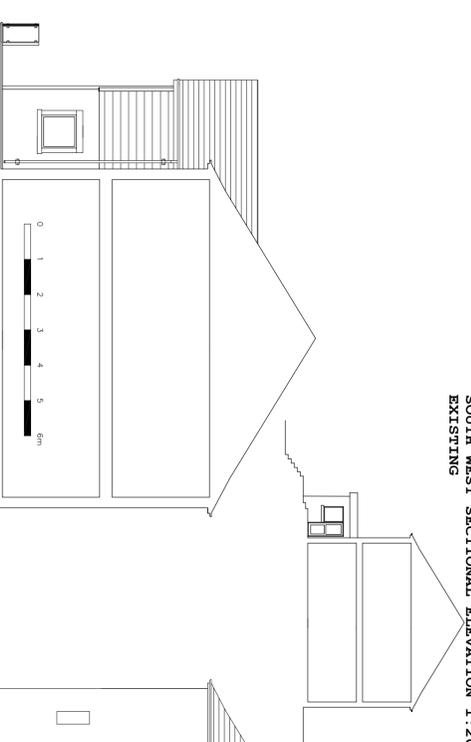
Atkins House  
 28 Greenbank Crescent Edinburgh

**Proposed Ground Floor Plan**

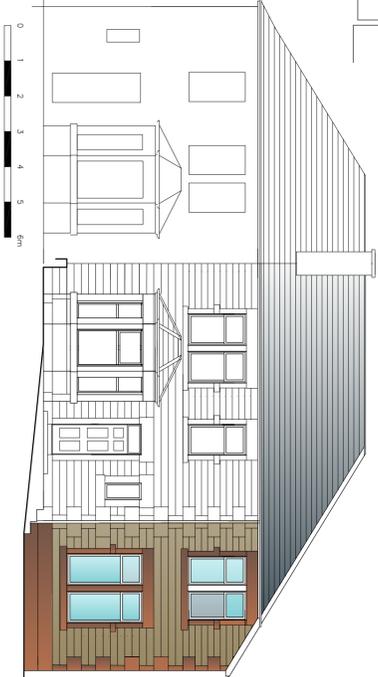
job no	172	dwg no	P 06	rev	C
scale	1:100@A3	date	August 18		
status	PLANNING				



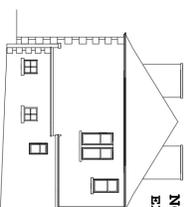
SOUTH WEST SECTIONAL ELEVATION 1:200  
EXISTING



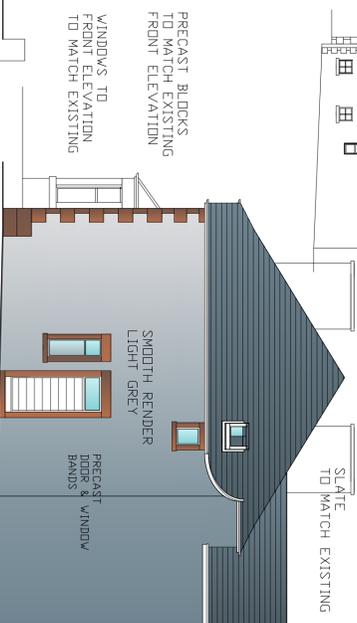
SOUTH WEST SECTIONAL ELEVATION 1:100  
PROPOSED



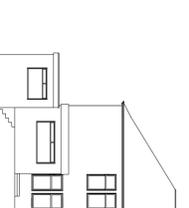
NORTH EAST ELEVATION 1:200  
EXISTING



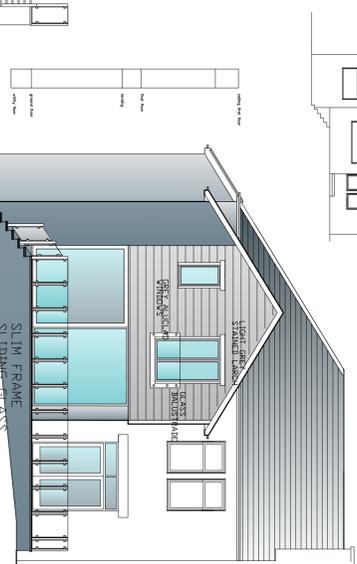
SOUTH EAST ELEVATION 1:100  
PROPOSED



NORTH WEST ELEVATION 1:200  
EXISTING

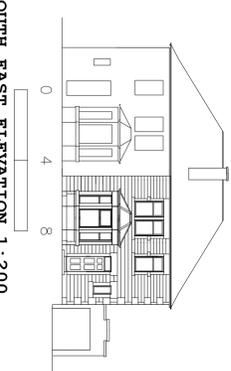


NORTH EAST ELEVATION 1:100  
PROPOSED



A1 ORIGINAL

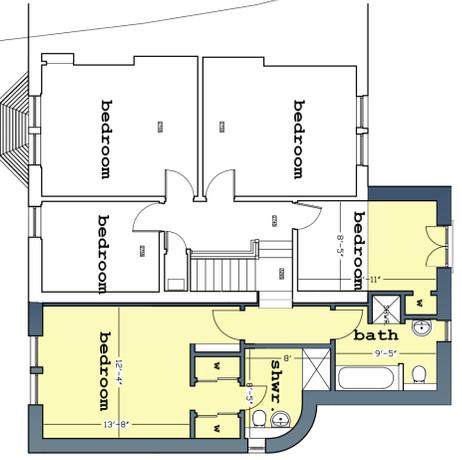
SOUTH EAST ELEVATION 1:200  
EXISTING



grass



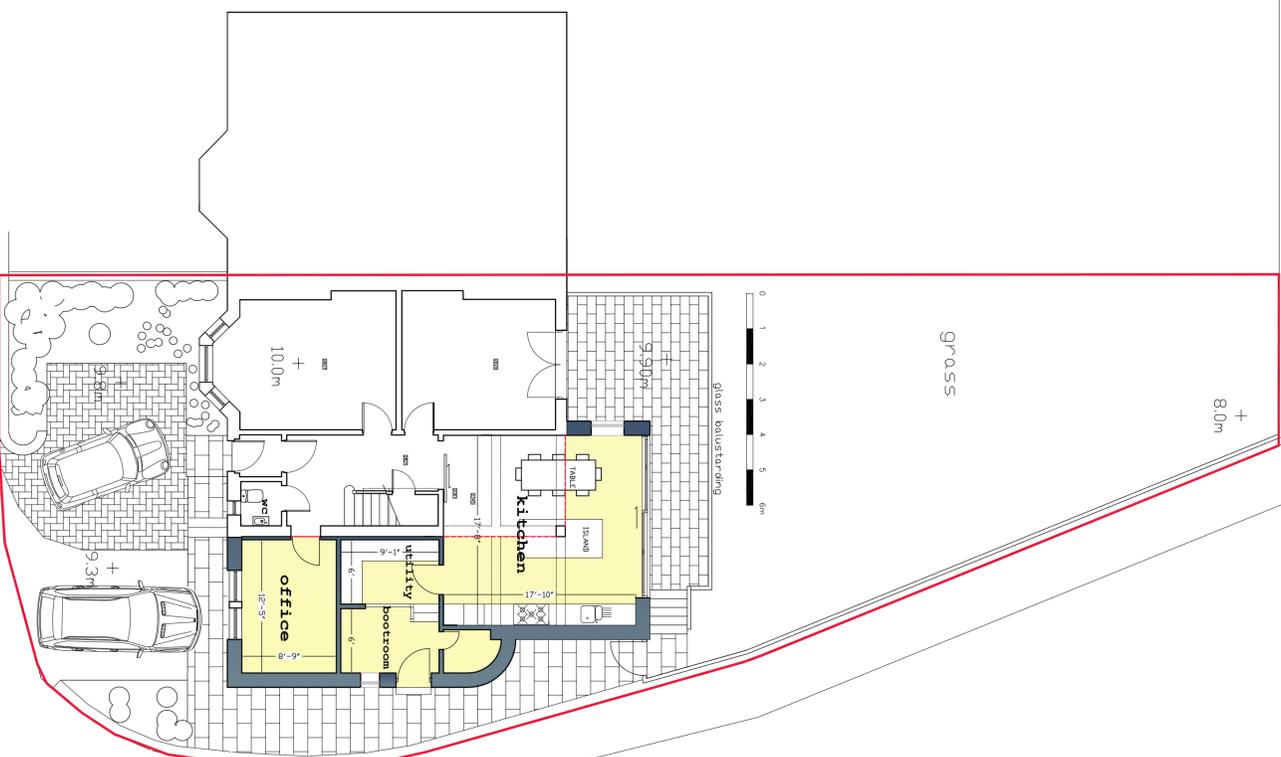
FIRST FLOOR PLAN 1:100  
PROPOSED



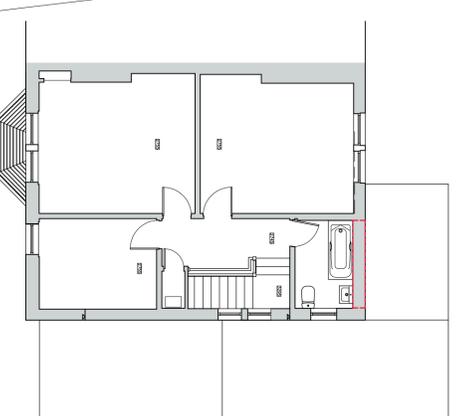
LOCATION PLAN 1:1000



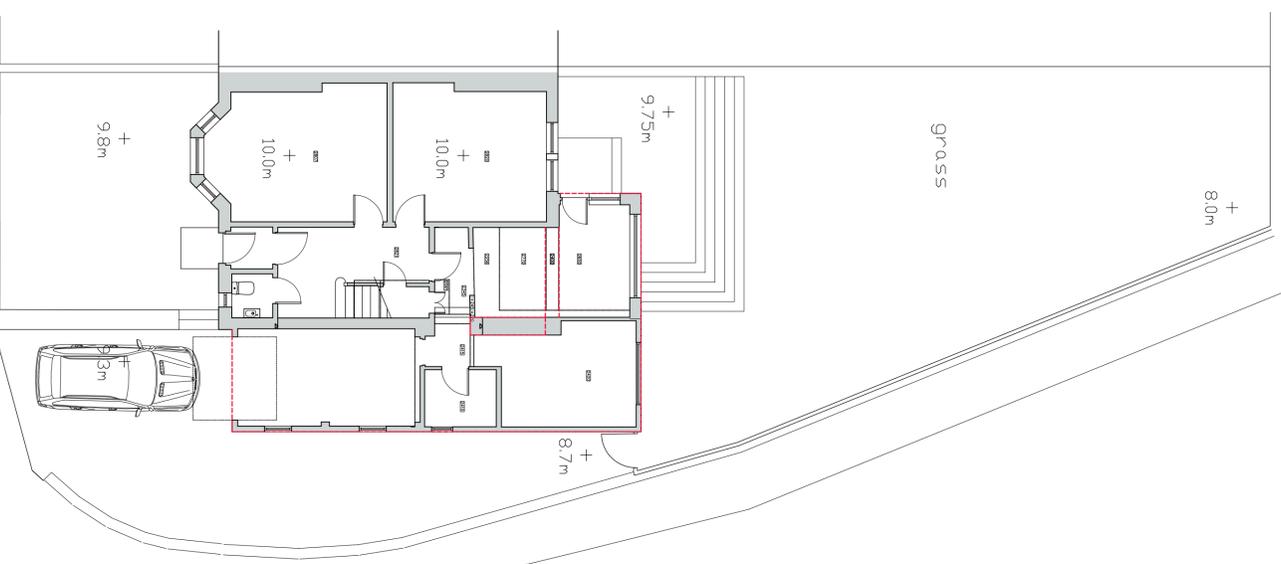
GROUND FLOOR & SITE PLAN 1:100  
PROPOSED



FIRST FLOOR PLAN 1:100  
EXISTING



GROUND FLOOR PLAN 1:100  
EXISTING



A1 ORIGINAL

# PLANNING DRAWING MACIVER 32 GREENBANK CRESCENT

I CERTIFY THAT THIS IS A TRUE COPY OF THE PLAN(S) REFERRED TO IN THE PLANNING / WARRANT APPLICATION  
DATED: 16th May 2016

client	Mr And Mrs. Maciver
project	extension to 32 Greenbank Crescent Edinburgh
drawing	proposal
Job No.	332
DWG No.	34/02
Scale	1:100
Date	16 May 2016
drawn	djs
rev.	

David Soppitt Architect  
Architecture from the heart of Perthshire  
The Cottage Street of Ailsayright, Salsburgh, RH, AM  
Tel: 01738 797238 0715 747056  
www.davidsoppitt.co.uk

NOTE: All quantities, sizes and materials are to be fixed in accordance with manufacturers instructions, relevant Codes of Practice and British Standards.  
Do not Scale to be verified by the contractor on site.  
Work to figured dimensions only.  
The copyright of David Soppitt Architect and may not be reproduced in whole or any part without prior written permission.

# Design & Access Statement

6 Greenbank Road



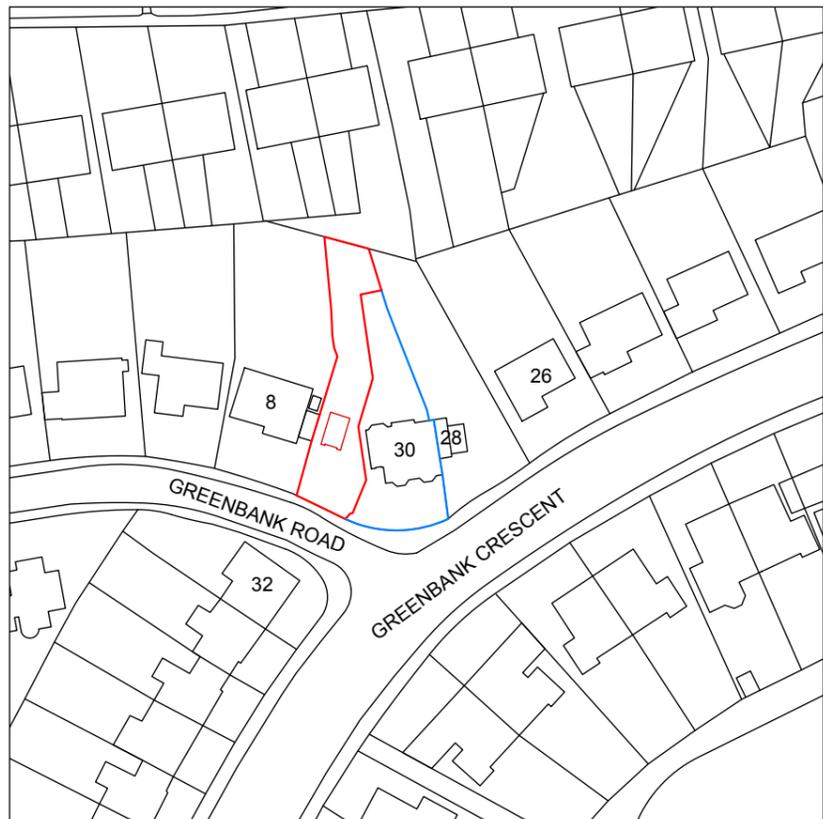
Planning in principle application for the construction of 1 residential dwelling on a plot of land within the curtilage of the demise of 30 Greenbank Crescent. The specific details will be described in subsequent detailed planning application. The existing garden to the side of 30 Greenbank Crescent is generous in size & contains a disused single storey detached garage. The rear garden is large & overgrown. To split this garden would make the most of this land & provides an opportunity to build a small, in proportion, energy efficient home that is sensitive to the street frontage & neighbouring properties. Specific design details will be discussed with the planners after this application for planning permission in principle.



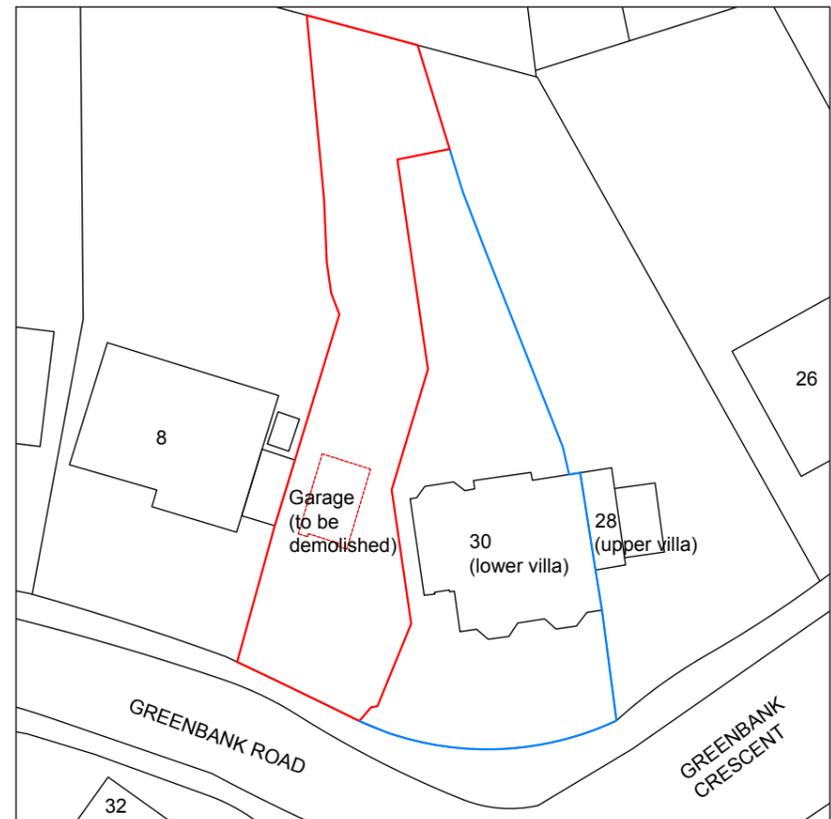
MCPHILLIPS & COMPANY

Legend

- Site boundary:  
30 Greenbank Crescent
- Proposed site boundary:  
6 Greenbank Road
- Downtakings



1 LOCATION PLAN  
1:1250 @ A3



2 SITE PLAN  
1:500 @ A3



project  
6 Greenbank Road  
Edinburgh, EH10 5SG

client  
Mr & Mrs Davis

title  
Proposed Location & Site Plan

scale varies      drg no P 001

date 16.10.19      revision -

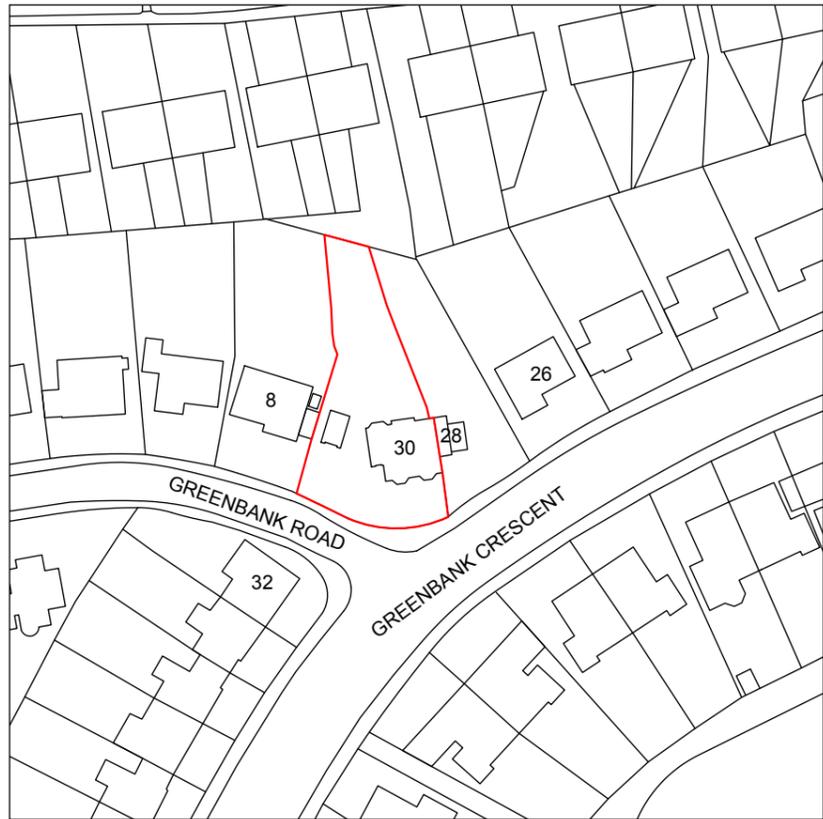
PLANNING



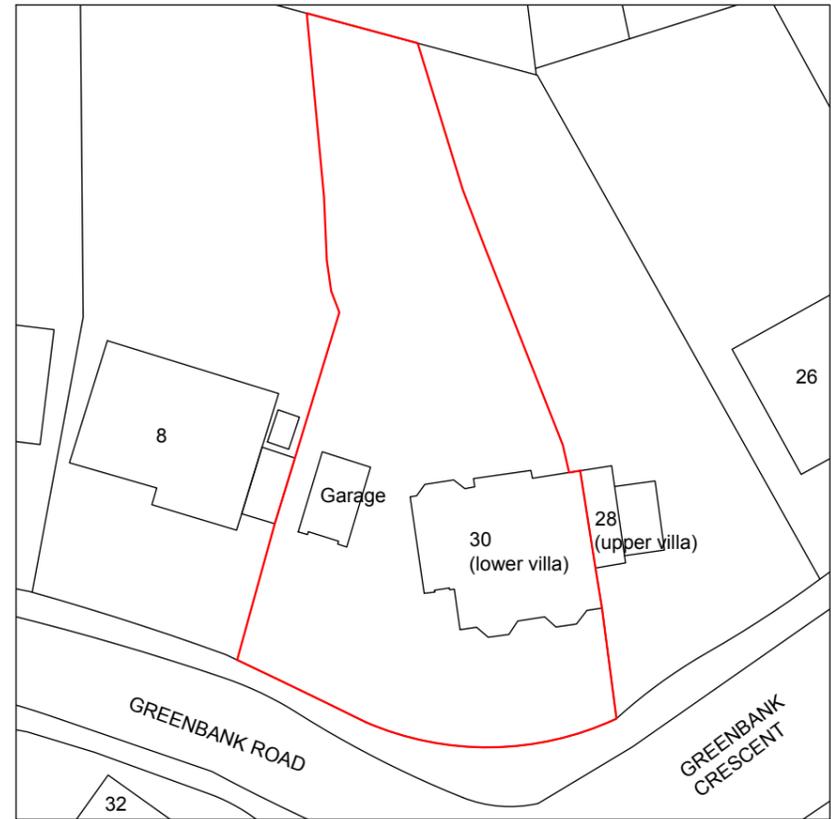
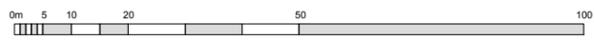
McPHILLIPS & COMPANY  
7 Fallhills Steading, EH26 8QE  
T: 07903 105502  
E: jane.mulvey@gmail.com

Legend

Site boundary:  
30 Greenbank Crescent



1 LOCATION PLAN  
1:1250 @ A3



2 SITE PLAN  
1:500 @ A3



project  
6 Greenbank Road  
Edinburgh, EH10 5SG

client  
Mr & Mrs Davis

title  
Existing Location & Site Plan

scale	drg no
varies	PE 001

date	revision
16.10.19	-

PLANNING



McPHILLIPS & COMPANY

7 Fallhills Steading, EH26 8QE  
T: 07903 105502  
E: jane.mulvey@gmail.com