

Scott Allan.
36 Wallace Avenue
Wallyford
EH21 8BZ

Mr Robert Thomson.
30 Buckstone Avenue
Edinburgh
EH10 6QN

Decision date: 30 April 2020

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

Proposed first floor extension with new roof.
At 30 Buckstone Avenue Edinburgh EH10 6QN

Application No: 20/00446/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 30 January 2020, this has been decided by **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 proposed scale and form is not compatible with the character of the existing building and fails to respect the character of the surrounding residential area. It would be contrary to LDP Policy Des 12 and the non-statutory Guidance for Householders.

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

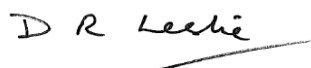
Drawings 01-05, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

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

The proposed scale and form of the proposed development is not compatible with the character of the existing building and fails to respect the character of the surrounding residential area. It would not comply with Edinburgh Local Development Plan Policy Des 12 or the non-statutory 'Guidance for Householders'. There are no material planning considerations which would justify approval.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Weronika Myslowiecka directly on 0131 529 3903.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision of the planning authority 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 appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The appeal can be made online at www.eplanning.scot or forms can be downloaded from that website and sent to the Planning and Environmental Appeals Division, 4 The Courtyard, Callendar Business Park, FALKIRK FK1 1XR.
2. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, 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 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 in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission 20/00446/FUL At 30 Buckstone Avenue, Edinburgh, EH10 6QN Proposed first floor extension with new roof.

Item	Delegated Decision
Application number	20/00446/FUL
Wards	B08 - Colinton/Fairmilehead

Summary

The proposed scale and form of the proposed development is not compatible with the character of the existing building and fails to respect the character of the surrounding residential area. It would not comply with Edinburgh Local Development Plan Policy Des 12 or the non-statutory 'Guidance for Householders'. There are no material planning considerations which would justify approval.

Links

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

Recommendations

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

Background

2.1 Site description

The application site is a detached bungalow on the Buckstone Avenue. The area is residential in nature with the majority of properties being of bungalow form. There is one neighbouring property which is two-storey terraced and is set further back.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application proposes the removal of the existing roof and the erection of a first floor extension with a new roof over. The work would convert the traditional bungalow into two storey dwelling house.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, it needs to be considered whether:

(a) the proposed scale, form and design is acceptable and would accord with neighbourhood character;

- (b) the proposal will result in an unreasonable loss of neighbouring amenity;
- (c) the proposal will have any detrimental impact on equalities and human rights; and
- (d) whether any comments raised have been addressed.

a) Scale, form, design and neighbourhood character

Edinburgh Local Development Plan (LDP) Policy Des 12 states that alterations or extensions to existing buildings should, in their design and form, choice of materials and positioning be compatible with the character of the existing building and that they should not be detrimental to neighbourhood amenity and character. The non-statutory 'Guidance for Householders' requires alterations and extensions to be architecturally compatible in design, scale and materials with the original house and its surrounding area; extensions should not overwhelm or dominate the original form or appearance of the house, or detract from the character of the area. For bungalows, this guidance states that extensions should be designed in a way that retains the character of the original property and is subservient in appearance.

The key issue to be determined is whether or not the conversion of this bungalow to a two-storey house is acceptable. Whilst there is only one example of two-storey terraced houses in the area, the majority of the houses in this particular area are bungalows.

Given that the area is characterised by bungalows, the proposed introduction of a two-storey development is inappropriate in terms of scale, form and design. It would result in an incongruous and overly dominant addition to the property. It would fundamentally alter the appearance of the original house, rather than being subservient to it. The resulting house would lack the simplicity of form which is characteristic of properties of this type.

There is a two storey property next door to the application site, but this is the only one in this particular area. It is also set further back and in a bigger plot than the application site and other bungalows within the area. The size of the application plot and the visibility of the application site at the end of the road result in it being visually dominant.

The additional storey proposed to the bungalow is uncharacteristic and overpowers the surrounding bungalows. It is not in keeping with the scale and overall spatial pattern of the area.

The proposed scale, design and form is not compatible with the character of the existing building and fails to respect the character of the surrounding residential area, contrary to LDP Policy Des 12 and the non-statutory Guidance for Householders.

(b) Neighbouring amenity.

The proposed windows are in compliance with the privacy requirements of the non-statutory Guidance for Householders and it would not cause any privacy issue.

With regard to sunlight, the non-statutory Guidance for Householders states that generally half the area of garden space should be capable of receiving potential

sunlight during the spring equinox for more than three hours. The proposal will not cause unreasonable overshadowing of neighbouring properties. In terms of the daylight to the neighbouring property, the proposed extension complies with the 45 degree criterion set out in the non-statutory Guidance for Householders.

The proposal will not result in an unreasonable loss of neighbouring amenity and accords with policy Des 12 and complies with the Non-statutory Guidance for Householders.

(c) Equalities and Rights.

There would be no impact on equalities or human rights.

(d) Representations.

Material Representations - Objection:

- Amenity - assessed in section 3.3 (b).
- Out of character - assessed in section 3.3 (a).
- Visual obtrusion - assessed in section 3.3 (a).

Conclusion

In conclusion, the proposals do not comply with the development plan and non-statutory guidance as the proposals are not compatible with the character of the existing bungalow and fail to respect the character of the area. There are no material considerations which outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposed scale and form is not compatible with the character of the existing building and fails to respect the character of the surrounding residential area. It would be contrary to LDP Policy Des 12 and the non-statutory Guidance for Householders.

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

A total of 5 representations were received; all objecting to the proposals.

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

30 January 2020

**Drawing
numbers/Scheme**

01-05,

Scheme 1

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

Contact: Weronika Myslowiecka, Planning Officer
E-mail: weronika.myslowiecka@edinburgh.gov.uk Tel: 0131 529 3903

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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

Relevant Non-Statutory Guidelines

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

Appendix 1

Consultations

No consultations undertaken.

END

Comments for Planning Application 20/00446/FUL

Application Summary

Application Number: 20/00446/FUL

Address: 30 Buckstone Avenue Edinburgh EH10 6QN

Proposal: Proposed first floor extension with new roof.

Case Officer: William Langdon

Customer Details

Name: Mr Brian Ralph

Address: 14 Buckstone Place Fairmilehead Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the Planning Application on the following grounds;

1. The proposed scheme is totally "out of character" with the rest of the street. Historically, the houses in this area are predominantly bungalows from the 1930's era. Turning a Bungalow into a 2 storey "Villa" is an inappropriate proposal in this location. It completely changes the architectural character of the building and the street.
2. Additional bedrooms could be created within the existing attic space using a "dormer window" approach whilst retaining the existing roof line and the building character similar to the majority of nearby houses.
3. The rear Elevation (North East) has what looks like "Storey Height" French doors at 1st Floor Bedroom level which will cause a major "Loss of Privacy" looking directly towards the No. 14 Buckstone Place 1st Floor Bedroom window line despite the trees between the properties. During the Winter and Spring months the existing bungalow is clearly visible from and looks onto No. 14 Buckstone Place.
4. The proposed Window fenestration looks more like a "Hotel" and is not at all in keeping with the nearby bungalows. A more traditional form of window design would be more appropriate for this locality.
5. Also the resultant height of the building will reduce the West facing skyline available to No. 14 Buckstone Place resulting in a loss of daylight.
6. The proposed scheme "overwhelms" the next door bungalow at 32 Buckstone Avenue which is

an unacceptable situation.

Comments for Planning Application 20/00446/FUL

Application Summary

Application Number: 20/00446/FUL

Address: 30 Buckstone Avenue Edinburgh EH10 6QN

Proposal: Proposed first floor extension with new roof.

Case Officer: William Langdon

Customer Details

Name: Mr DOUGLAS GROSSART

Address: 32 BUCKSTONE AVENUE EDINBURGH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As owners of 32 Buckstone Avenue, it is regrettable that we are forced into this situation in having to object to our neighbours planning application. Having looked over the plans and also the daylight study, our main concern is the loss of daylight/sunlight into our garden and we also feel the design is inappropriate for the street. The General Principles of Planning Guideline Bungalow extensions should be designed in a way that retains the character of the original property and is subservient in appearance.

No extension or alteration should result in a situation where the amenity of any neighbours property would be adversely affected on privacy, daylight and general amenity.

Once the house has been extended and you find there is a loss of amenity/sunlight/daylight, it is then difficult to change. We would like to be reassured that there will be no detrimental effect/loss of daylight/amenity to our property.

This is why we are objecting to this application.

Comments for Planning Application 20/00446/FUL

Application Summary

Application Number: 20/00446/FUL

Address: 30 Buckstone Avenue Edinburgh EH10 6QN

Proposal: Proposed first floor extension with new roof.

Case Officer: William Langdon

Customer Details

Name: Mr Andrew Norton

Address: 28 Buckstone Avenue Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: On the grounds of loss of privacy - we would object to the plan for the proposed upper floor bathroom window on the south east side of the building overlooking the property at 28 Buckstone Avenue. We believe the proposed window would overlook the grounds of the property, being approximately 3 metres from the boundary of 28 Buckstone Avenue and 7 metres from the actual building. I would propose that the glass for this window is frosted, and that it follows similar dimensions to the facing bathroom window of 28 Buckstone Avenue (i.e. a 46 cm by 100cm frame).

Comments for Planning Application 20/00446/FUL

Application Summary

Application Number: 20/00446/FUL

Address: 30 Buckstone Avenue Edinburgh EH10 6QN

Proposal: Proposed first floor extension with new roof.

Case Officer: William Langdon

Customer Details

Name: Mr George Symonds

Address: 16 Buckstone Place Edinburgh

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I consider this application to be completely out of character with the other similar houses in Buckstone Avenue

The 2 storey house featured in the illustration has been there since new and is somewhat tucked away on the top corner of the Avenue.

The perspective of the other houses, all bungalows, in the Avenue is much more relevant.

The proposal distorts the overall layout of the Avenue, a dormer window extension would be much more in character.

Comments for Planning Application 20/00446/FUL

Application Summary

Application Number: 20/00446/FUL

Address: 30 Buckstone Avenue Edinburgh EH10 6QN

Proposal: Proposed first floor extension with new roof.

Case Officer: William Langdon

Customer Details

Name: Mr Stewart Good

Address: 27 Buckstone Avenue Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: All but one of the Buckstone Avenue properties were constructed as bungalows. Many have been extended, but none has added an extra floor. This planning application would change the appearance of the street significantly, and encourage similar plans, changing its appearance further.

An extra floor would overshadow neighbouring properties, especially numbers 32 and 28. This would reduce their privacy significantly and restrict their sunlight.

From: DOUGLAS GROSSART
Sent: 2 Jun 2020 14:43:22 +0000
To: Local Review Body
Subject: Planning app.

To the members of the the Local Review Body

Dear Sirs

Representation to the Local Review Body - Planning Application Reference 20/00446/FUL - 30 Buckstone Avenue

We live at number 32 Buckstone Avenue, which adjoins the application site, we have lived there for 39 years and are now in our mid seventies. We object to the proposal for a two storey house here on the grounds outlined below.

We objected to the planning application for this proposal, which was recently refused and write to confirm that we still wish to object to the proposal, which is now subject to an appeal. Our objections are based on the following grounds:

- 1.The proposal will create a two storey house, which due to its scale and massing, is out of keeping with the area, which predominantly consists of bungalows.
2. While it appears that calculations for sunlight and overshadowing state that there would not be an unreasonable loss of amenity to our garden, we would dispute this as we will lose a considerable amount of sunlight, which we have enjoyed for nearly 40 year
3. We would also like to add that we have no objections to a single storey extension and attic alterations, which all of the bungalows in the area have considered as the way to increase their living space. The sheer scale and massing of this development will most certainly impact on our lives.

We hope that you will consider our very real fears of loss of garden amenity, especially in our years of retirement, and uphold the refusal of planning permission.

Thank you for taking the time to consider our position.

Yours sincerely

Douglas and Jan Grossart
[Sent from Yahoo Mail for iPad](#)



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@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 100229028-002

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:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Scott"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Allan"/>	Building Number:	<input type="text" value="36"/>
Telephone Number: *	<input type="text" value=""/>	Address 1 (Street): *	<input type="text" value="Wallace Avenue"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Wallyford"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="East Lothian"/>
		Postcode: *	<input type="text" value="EH21 8BZ"/>
Email Address: *	<input type="text" value=""/>		

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="Robert"/>	Building Number: <input type="text" value="30"/>
Last Name: *	<input type="text" value="Thomson"/>	Address 1 (Street): * <input type="text" value="Buckstone Avenue"/>
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="UK"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="EH10 6QN"/>
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 BUCKSTONE AVENUE"/>
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 6QN"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="668764"/>	Easting	<input type="text" value="324802"/>
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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)

Proposed First Floor Extension with New Roof

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.

Reference is made to the various approvals granted by Edinburgh City Council for similar developments in similar settings. To state the application is uncharacteristic and overpowering is misrepresenting given that the application meeting the daylight and privacy requirements. Notwithstanding the statement, it is clearly evident that the existing property is set back and not dominant in the street, set back and it more so dominated by the neighbouring properties. Reference to similar approvals.

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)

Architectural Drawing, Photos

Application Details

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

20/00446/FUL

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

30/01/2020

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

30/04/2020

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

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 Scott Allan

Declaration Date: 19/05/2020

Proposal Details

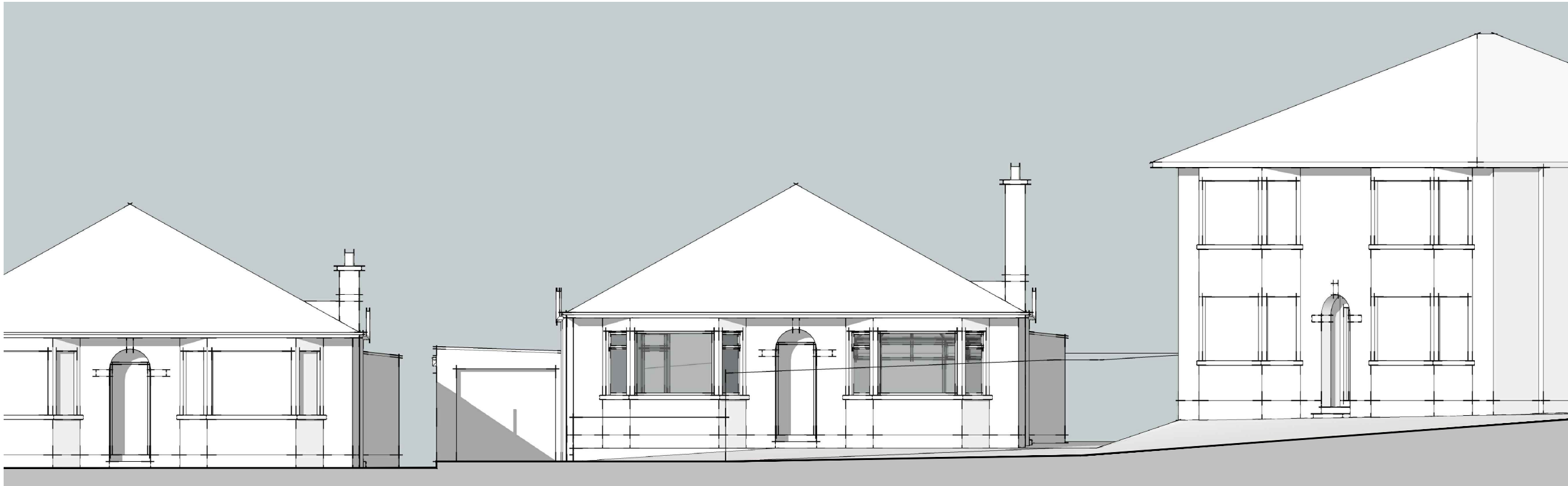
Proposal Name	100229028
Proposal Description	Proposed First Floor Extension with New Roof
Address	30 BUCKSTONE AVENUE, EDINBURGH, EH10
6QN	
Local Authority	City of Edinburgh Council
Application Online Reference	100229028-002

Application Status

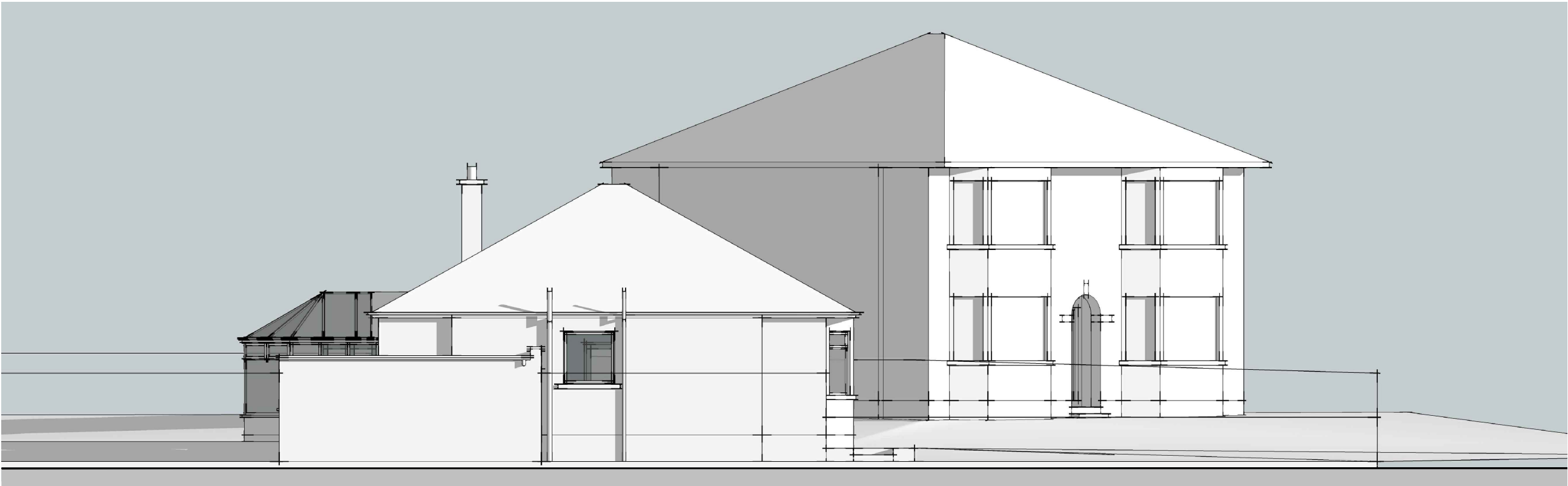
Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
2018-57-001	Attached	A1
2018-57-002	Attached	A1
2018-57-003	Attached	A1
2018-57-004	Attached	A1
Campbell Road Google Map	Attached	Not Applicable
Buckstone Avenue Google Map	Attached	Not Applicable
Milton Road Google Map	Attached	Not Applicable
Clermiston Road North Google Map	Attached	Not Applicable
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-002.xml	Attached	A0



Existing South West Elevation | 1:100



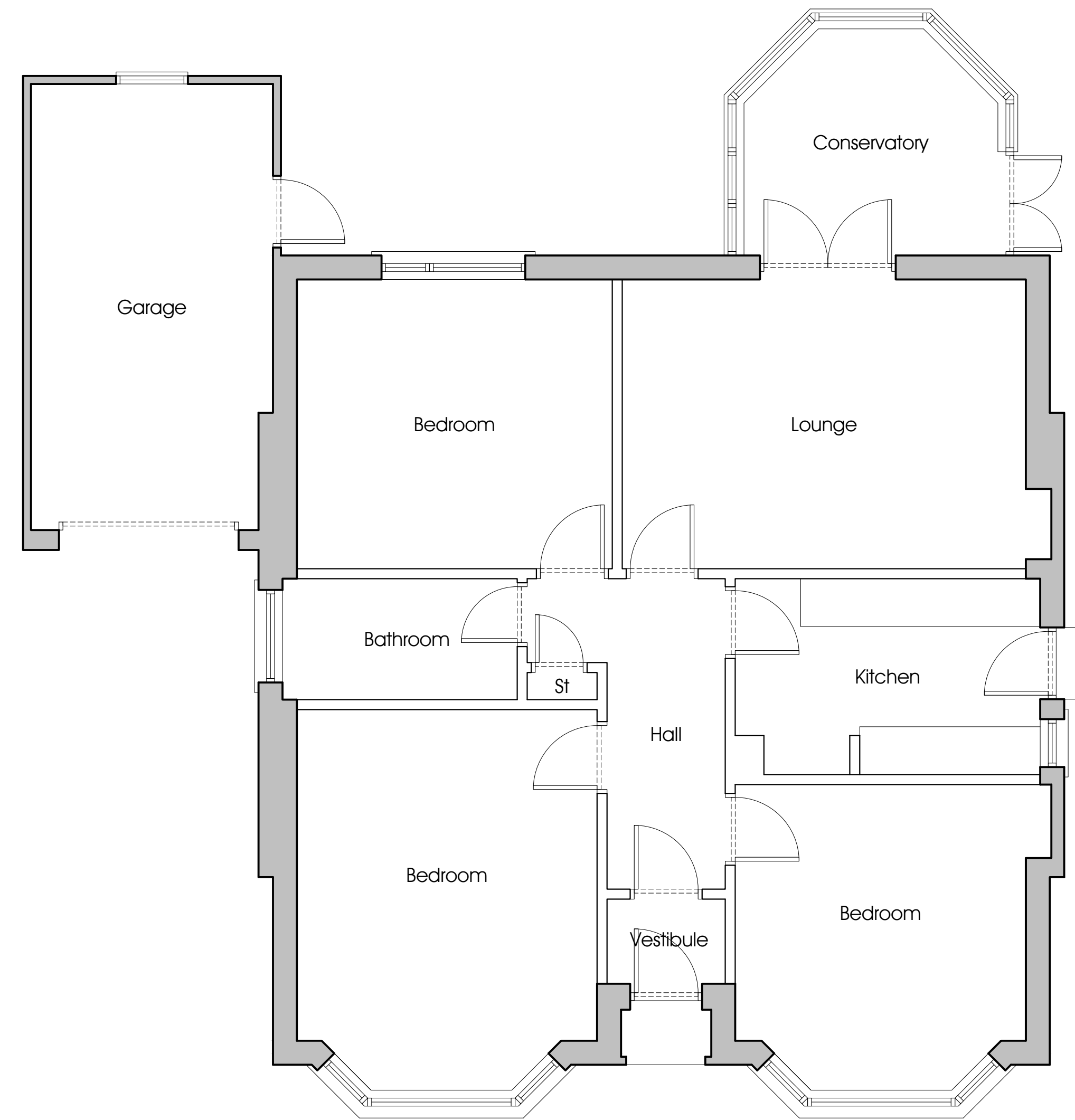
Existing North West Elevation | 1:100



Existing North East Elevation | 1:100



Existing South East Elevation | 1:100



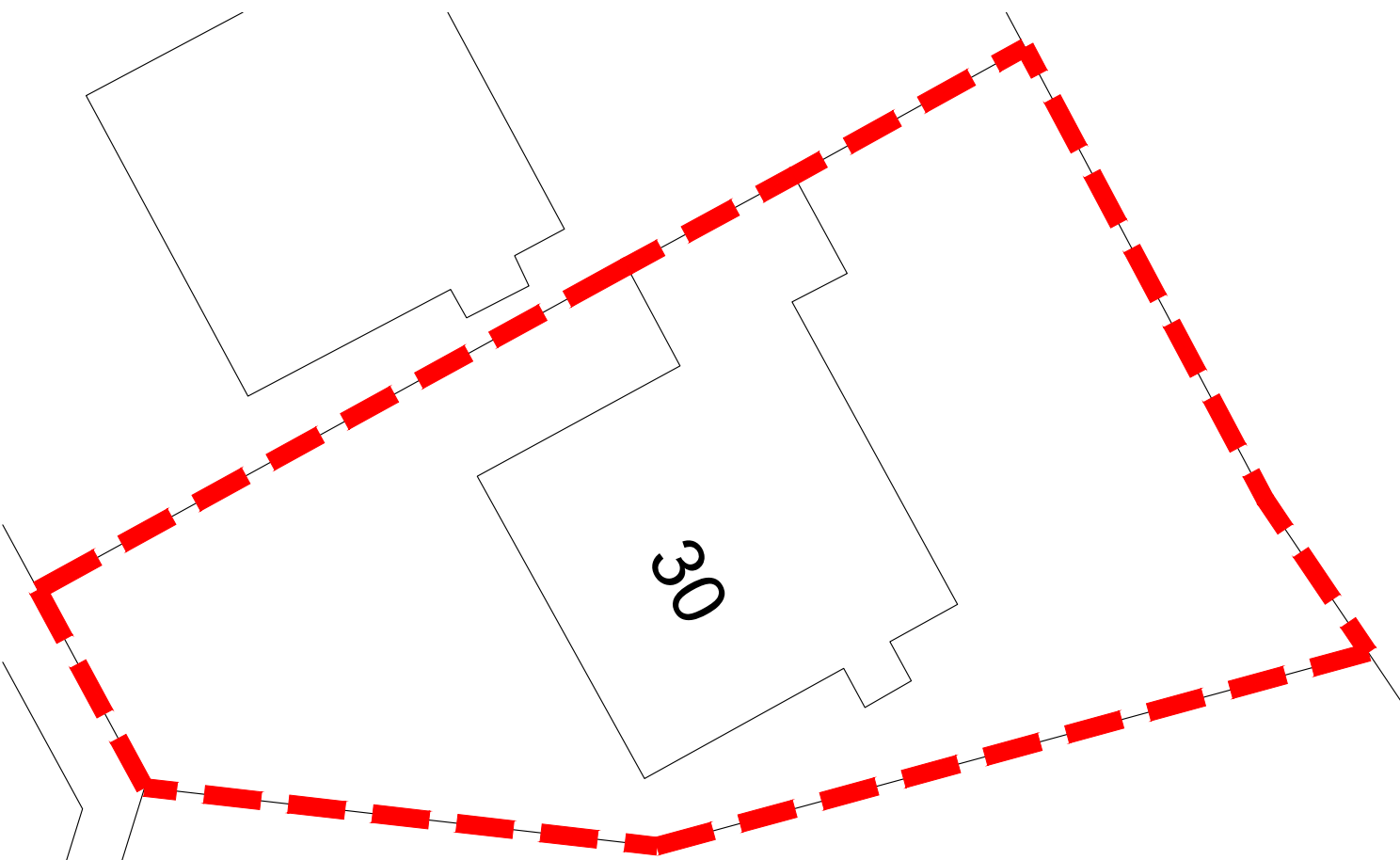
Existing Ground Floor Plan | 1:50



Existing Front Elevation Photo | NTS



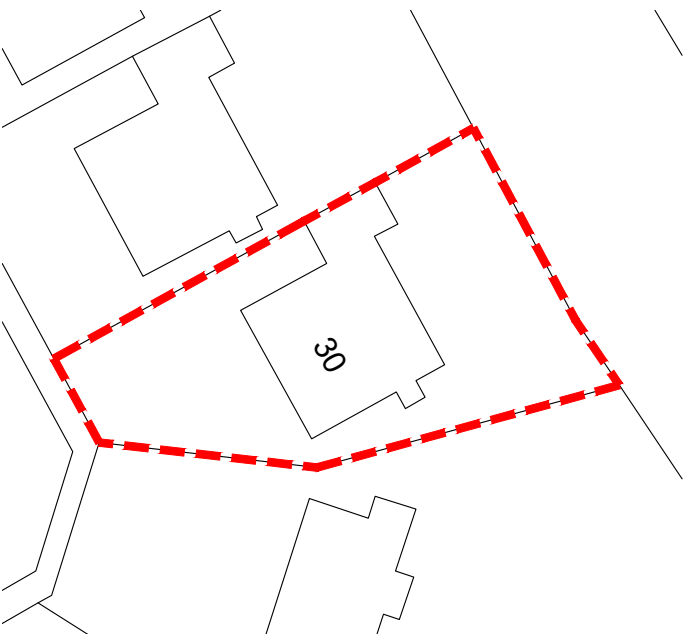
Existing Rear Elevation Photo | NTS



Site Plan | 1:200



Location Plan | 1:1250



Block Plan | 1:500

Material Specification:

External Walls

1 Stone banding at first floor

1 Roughcast on block external leaf (Buff)

2 Cavity

3 Timber frame with insulated plasterboard finish

Roof

1 Concrete roof tiles (Red)

2 PVC soffit and fascia (White)

Windows and Doors

1 Double glazed PVC windows and doors (White)

2 Concrete sills (Red)

Access

1 Concrete slab Patio (Buff)

2 Facing brick base course (Red)

Total Site Area:

462sqm

Enclosed Garden:

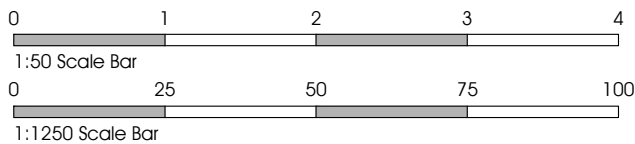
193sqm

Existing House excluding Conservatory

123sqm

Proposed Extension:

First Floor 100sqm



Revision: Description: Date:



36 Wallace Avenue • Wallyford • East Lothian • EH21 8BZ
mobile: 07790 846 990 email: scott@ego3d.co.uk
www.ego3d.co.uk

Planning Permission

Project:
Proposed First Floor Extension with New Roof
30 Buckstone Avenue
Edinburgh, EH10 6GN

Client:
Robert Thomson

Drawing:
Existing Floor Plan, Elevations and Site Plan

Drawing No: 2018-57-001 Scale: As Noted Date: Jan 2020 Name: SAllan Sheet Size: A1



Proposed South West Elevation | 1:100



Proposed North West Elevation | 1:100



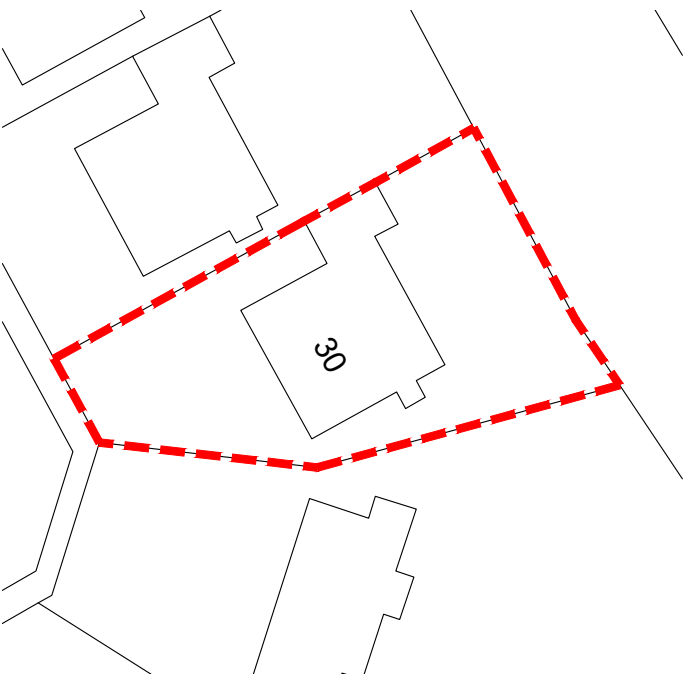
Proposed North East Elevation | 1:100



Proposed South East Elevation | 1:100

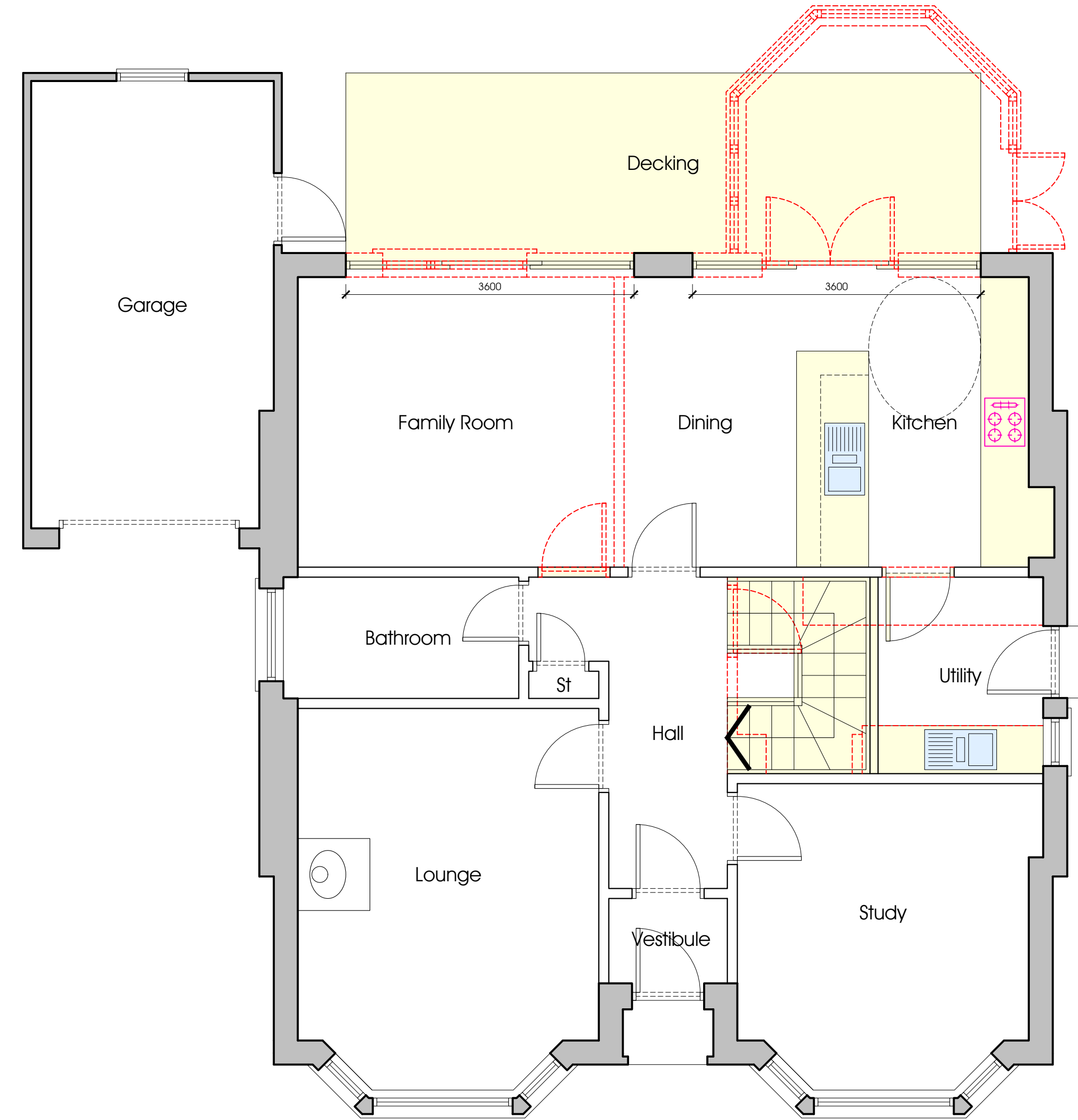


Location Plan | 1:1250

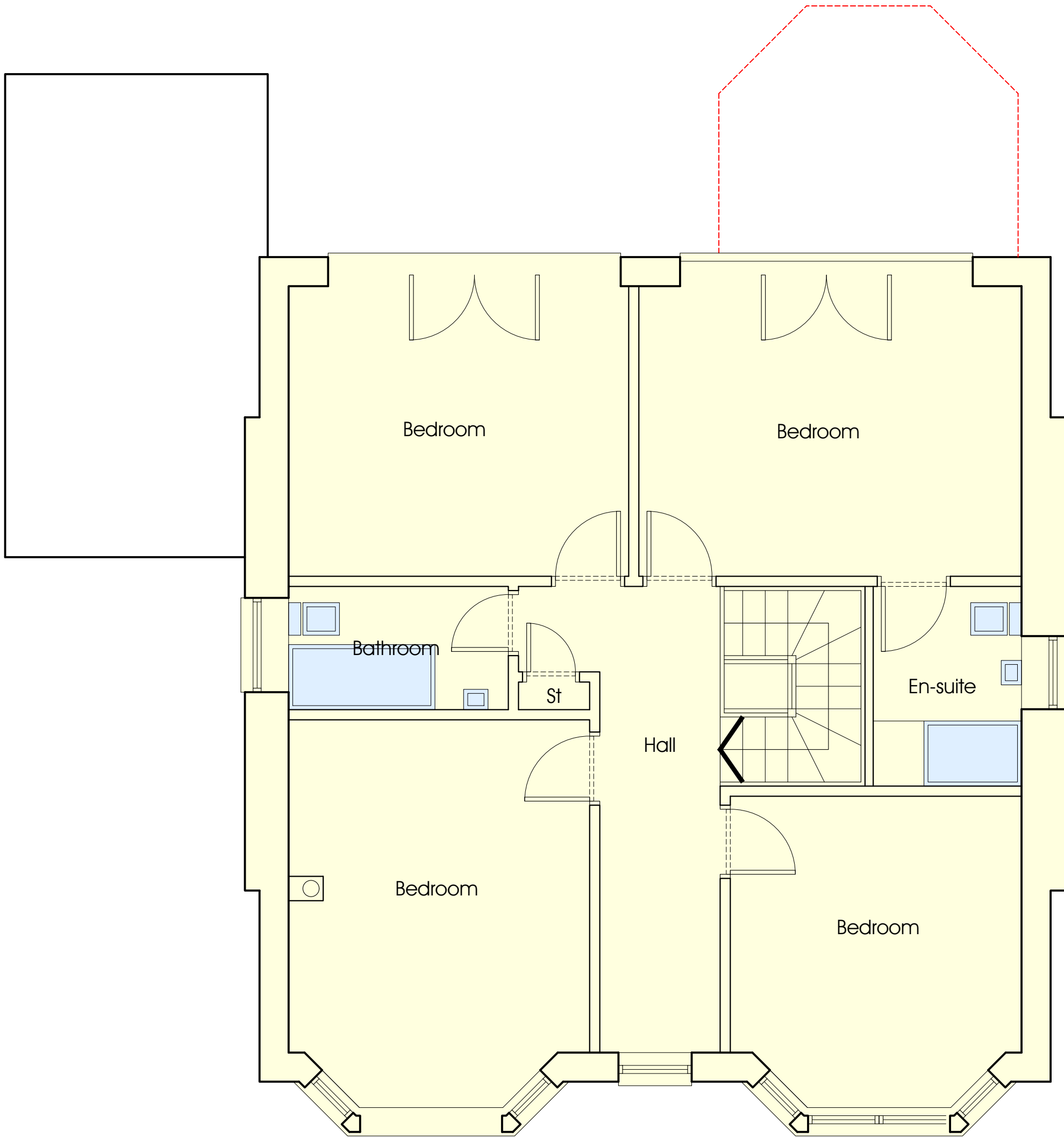


Block Plan | 1:500

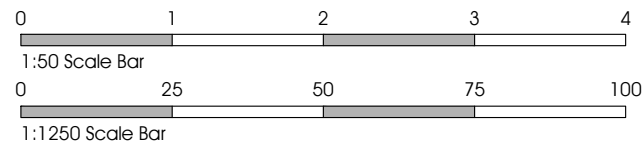
- Material Specification:
- External Walls - New
- 1 Smooth render on block external leaf (Off White)
 - 2 Cavity
 - 3 Timber frame with insulated plasterboard finish
- External Walls - Existing
- 1 Existing roughcast removed
 - 2 Smooth render (Off White)
- Roof
- 1 Concrete roof tiles (Grey)
 - 2 PVC soffit and fascia (White)
- Windows and Doors
- 1 Double glazed PVC windows and doors (White)
 - 2 Concrete sills (Grey)
- Access
- 1 Concrete slab Patio (Grey)
 - 2 Facing brick base course (Grey)
- Total Site Area: 462sqm
- Enclosed Garden: 193sqm
- Existing House excluding Conservatory: 123sqm
- Proposed Extension: First Floor 100sqm



Proposed Ground Floor Plan | 1:50



Proposed First Floor Plan | 1:50



Revision: Description: Date:



36 Wallace Avenue • Wallyford • East Lothian • EH21 8BZ
mobile: 07790 846 990 email: scott@ego3d.co.uk
www.ego3d.co.uk

Planning Permission

Project:
Proposed First Floor Extension with New Roof
30 Buckstone Avenue
Edinburgh, EH10 6GN

Client:
Robert Thomson

Drawing:
Proposed Floor Plans and Site Elevations

Drawing No: 2018-57-002 Scale: As Noted Date: Jan 2020 Name: SFAIlan Sheet Size: A1



Proposed South West Elevation | 1:100



Proposed North West Elevation | 1:100



Proposed North East Elevation | 1:50



Proposed South East Elevation | 1:50



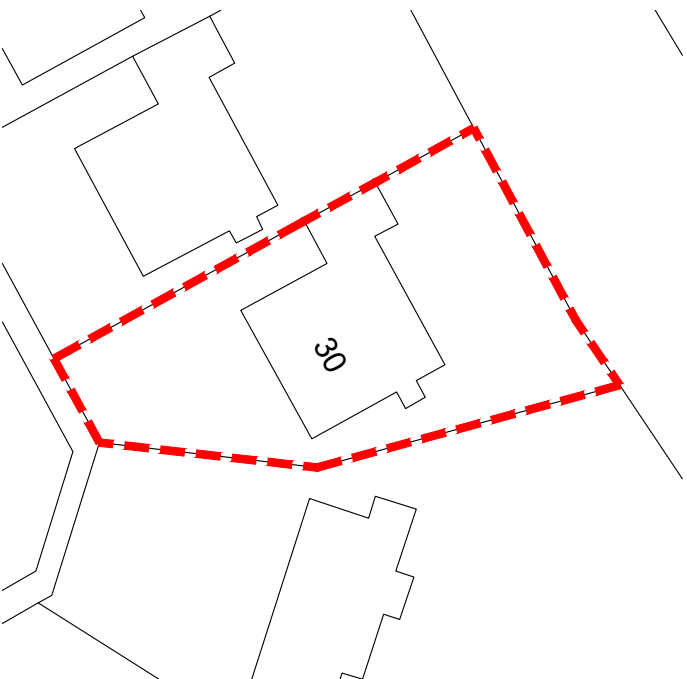
Architectural Illustration 01 | NTS



Architectural Illustration 02 | NTS

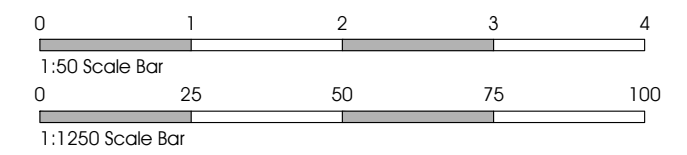


Location Plan | 1:1250



Block Plan | 1:500

- Material Specification:
- External Walls - New
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- First Floor 100sqm



Revision: Description: Date:

scott francis allan
architectural design

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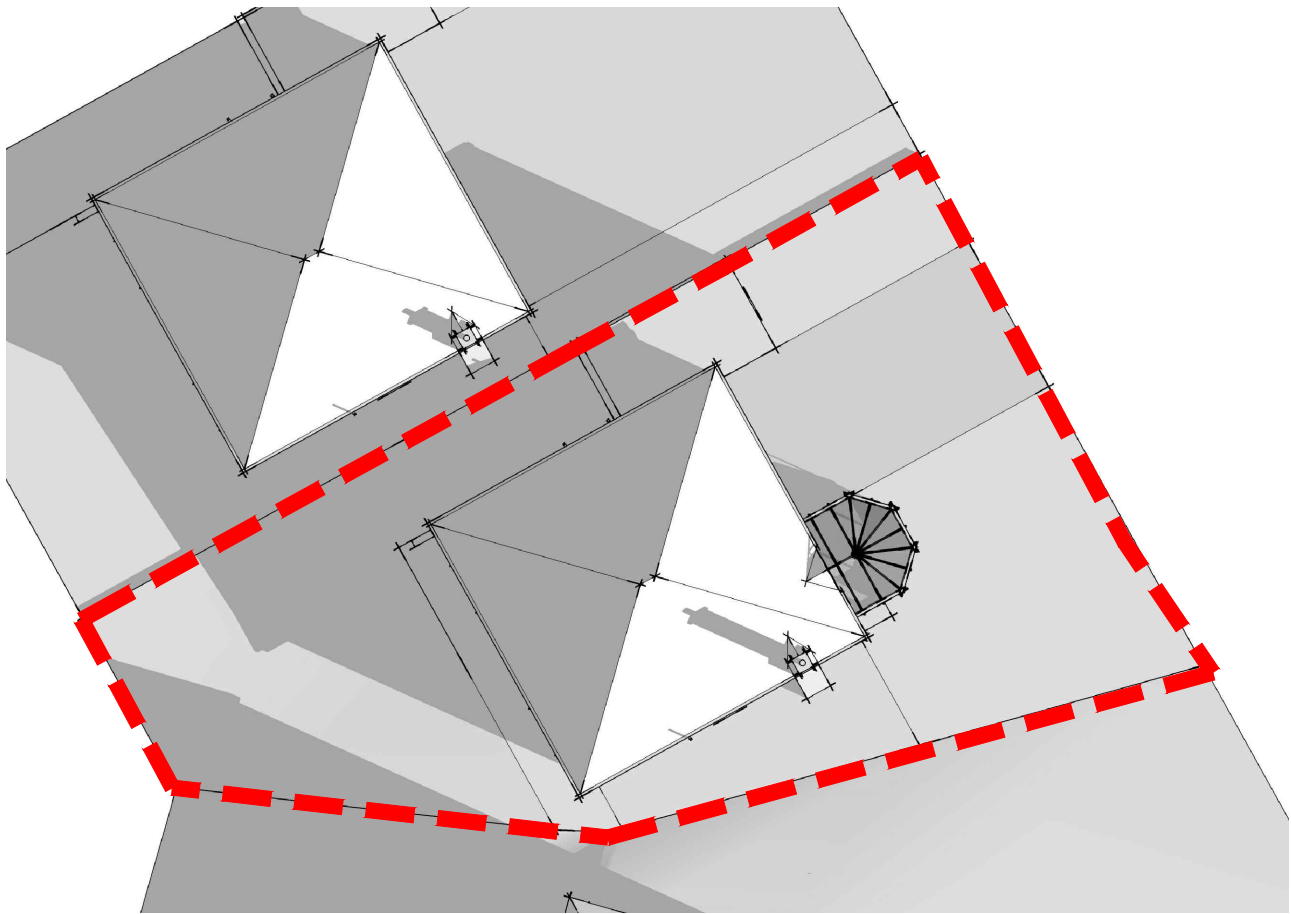
Planning Permission

Project:
Proposed First Floor Extension with New Roof
30 Buckstone Avenue
Edinburgh, EH10 6GN

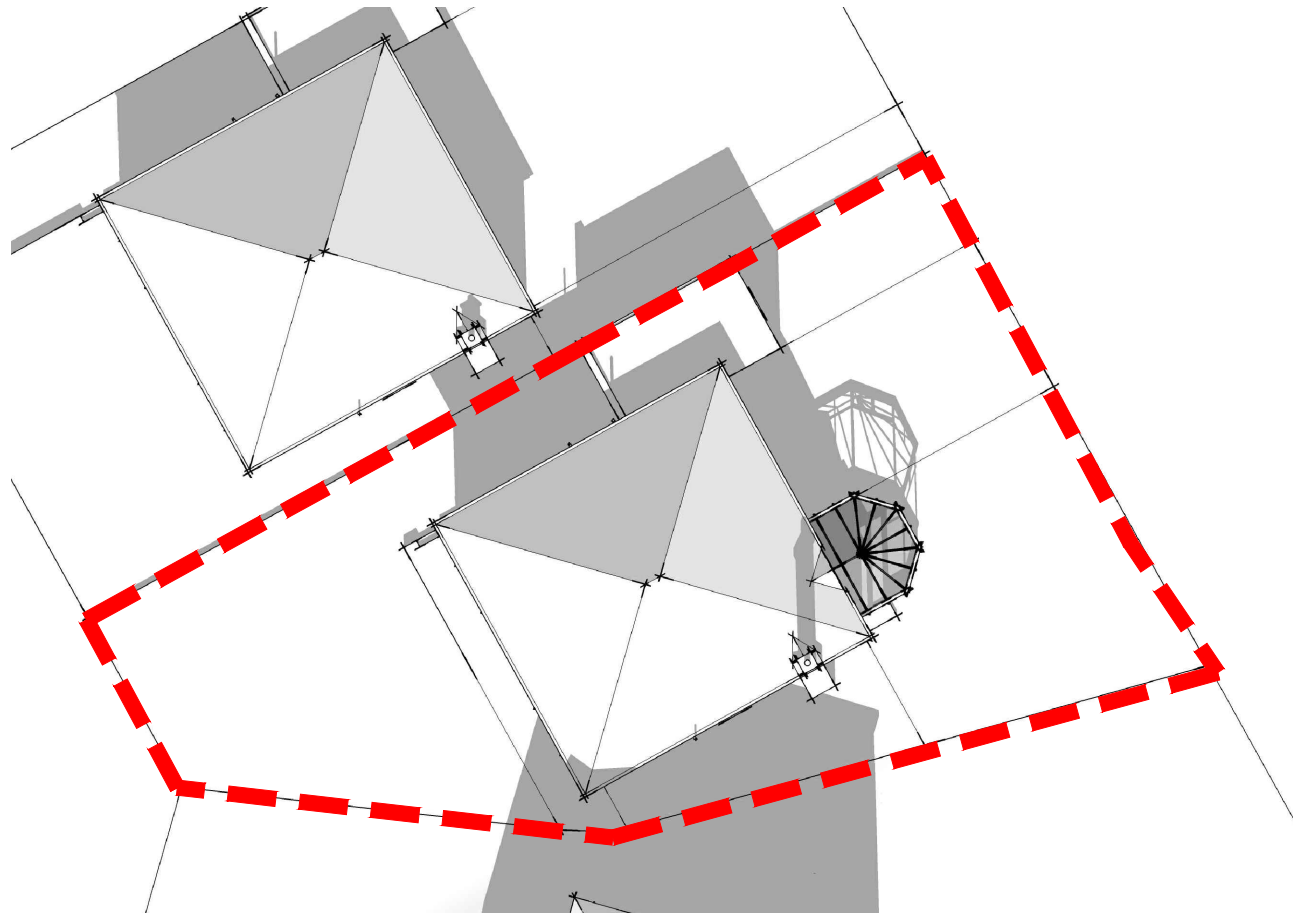
Client:
Robert Thomson

Drawing:
Proposed Elevations and Architectural Illustration

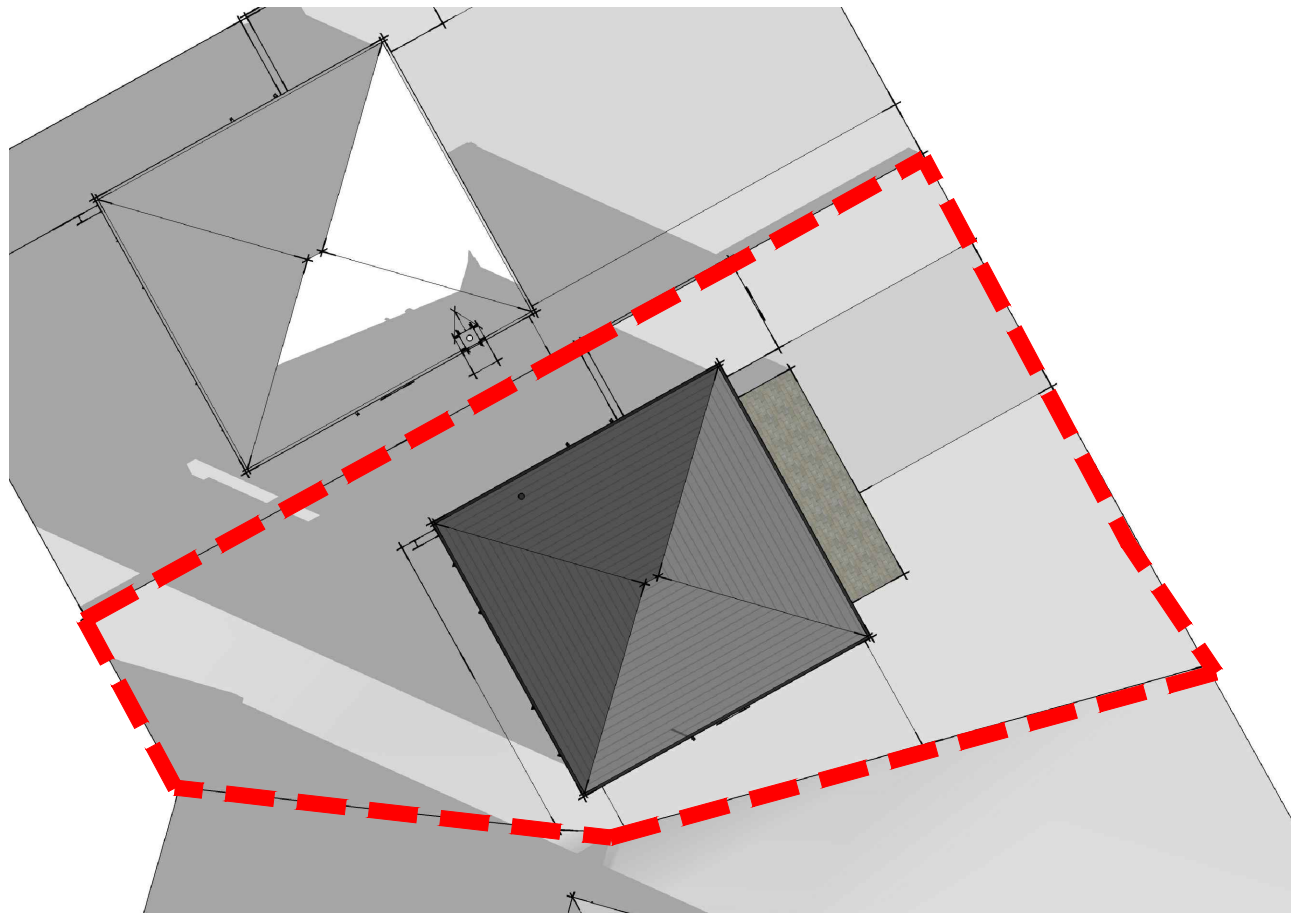
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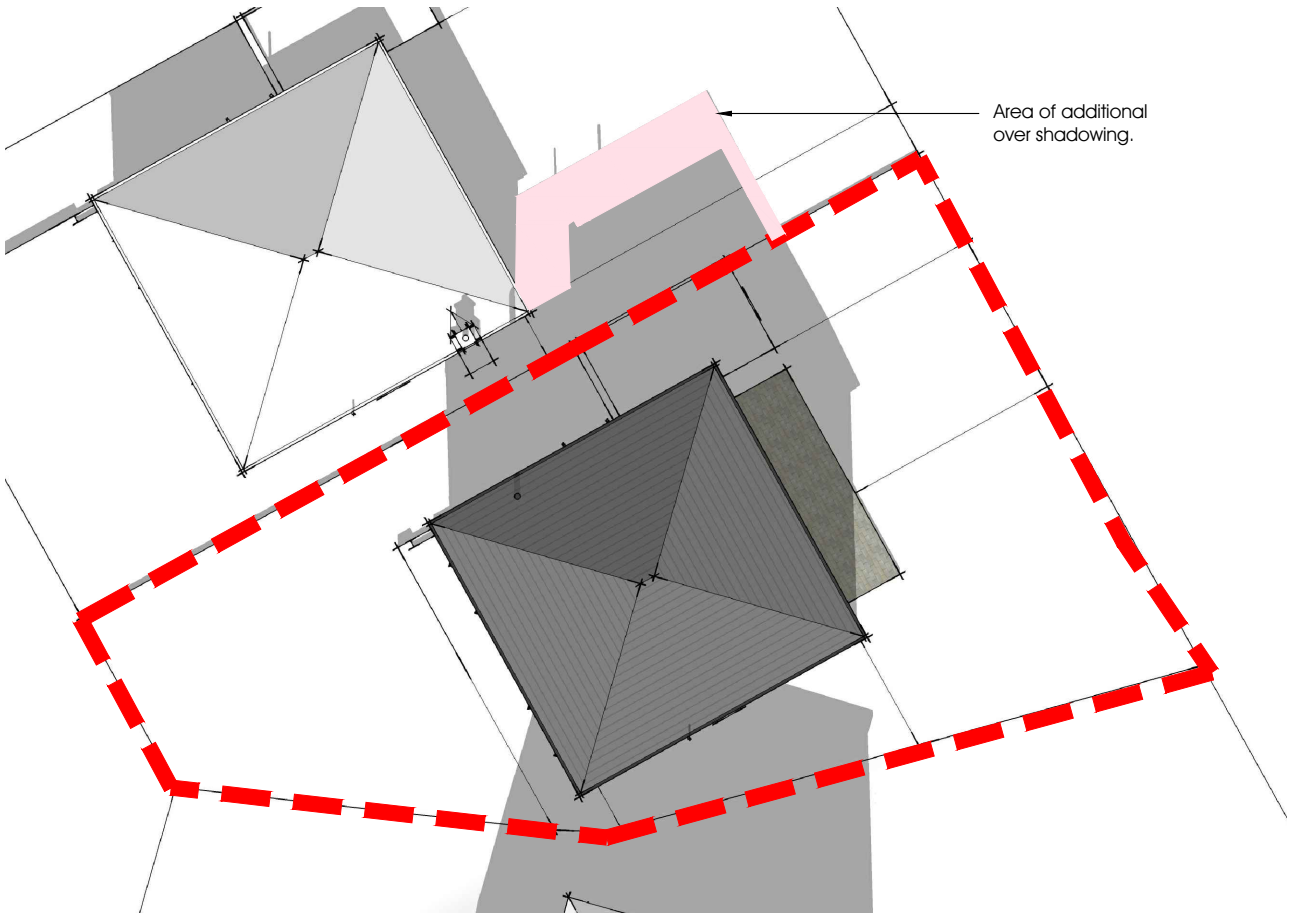
Sun Study as Existing 08.00 | 1:250



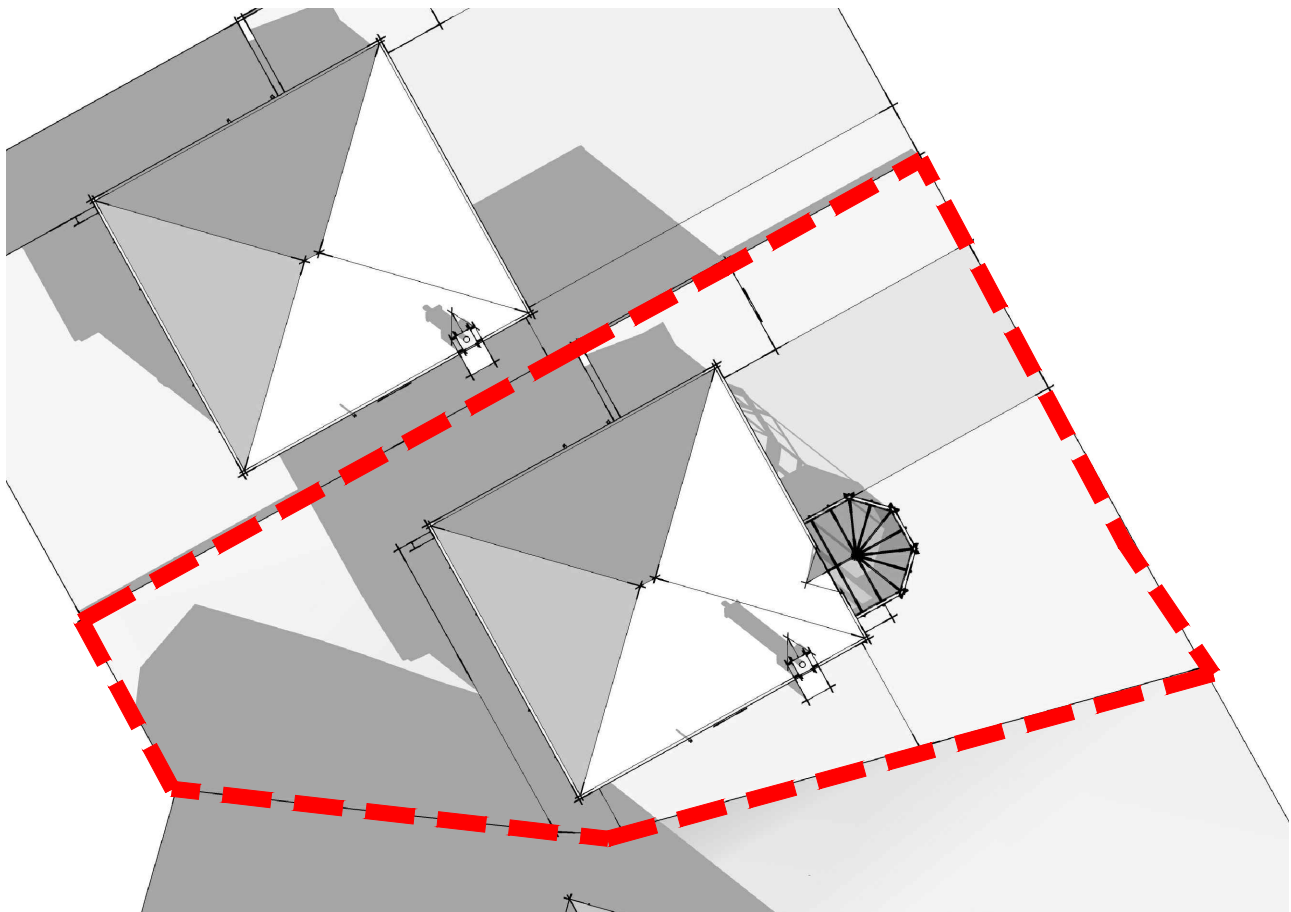
Sun Study as Existing 12.00 | 1:250



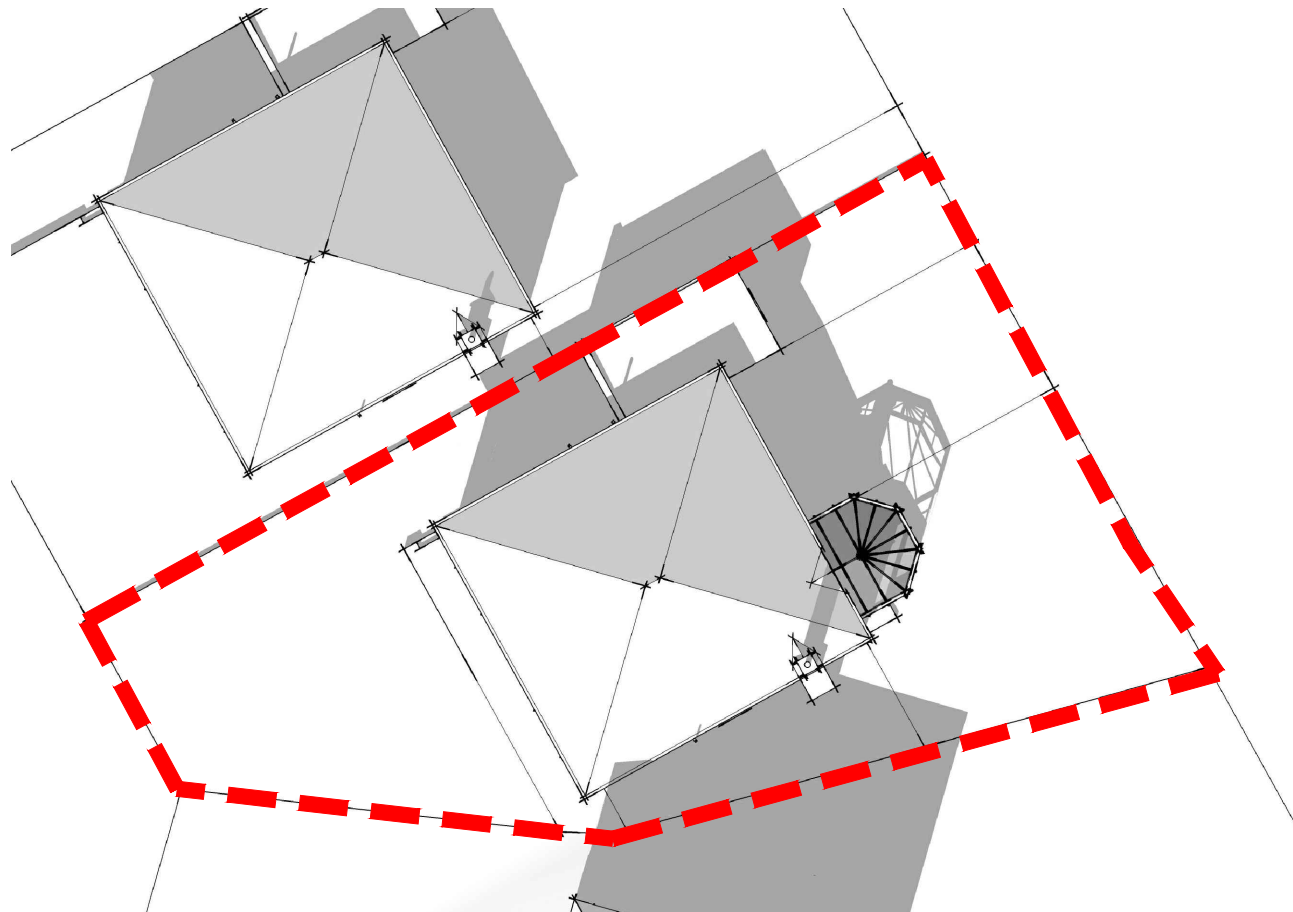
Sun Study as Proposed 08.00 | 1:250



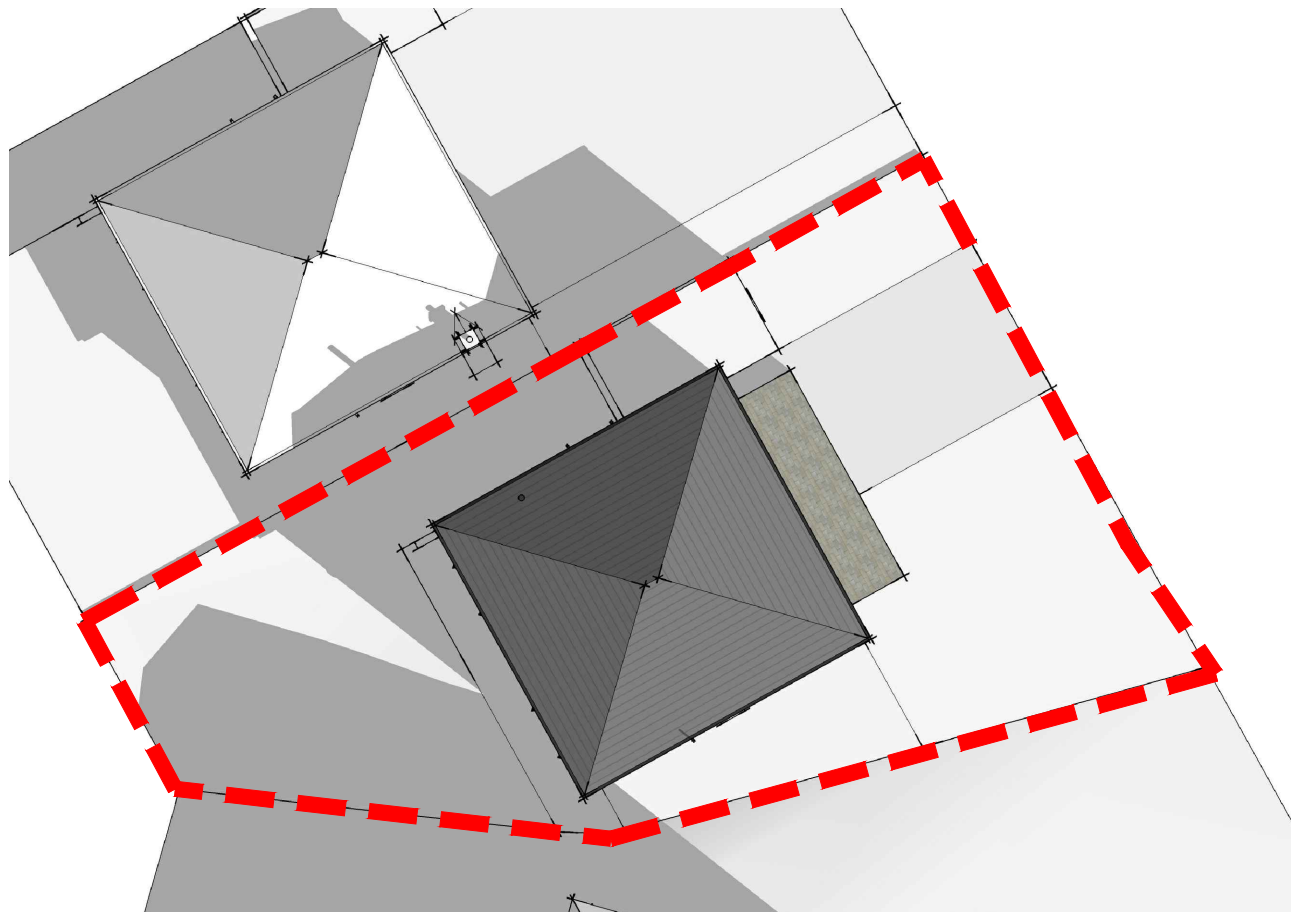
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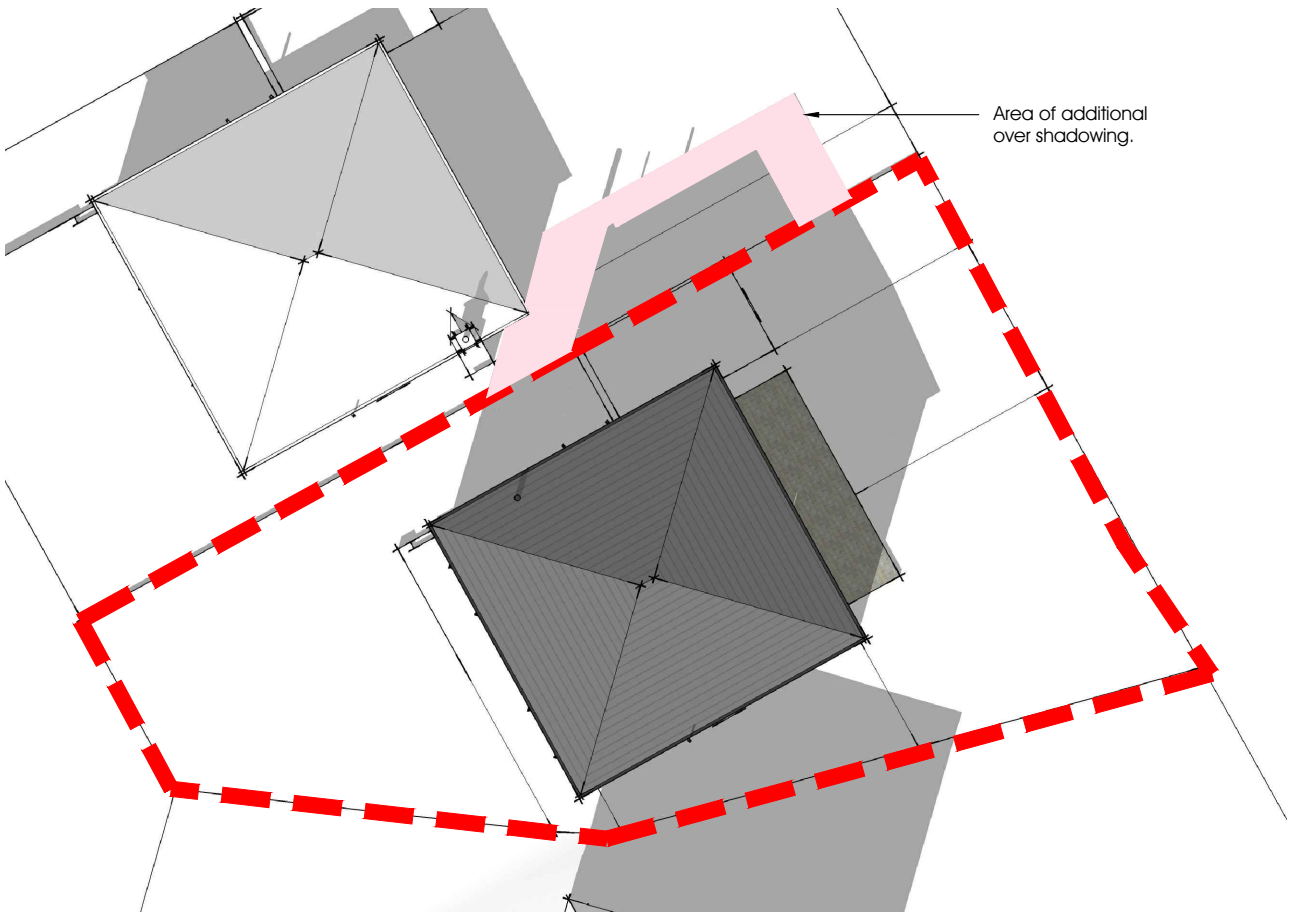
Sun Study as Existing 09.00 | 1:250



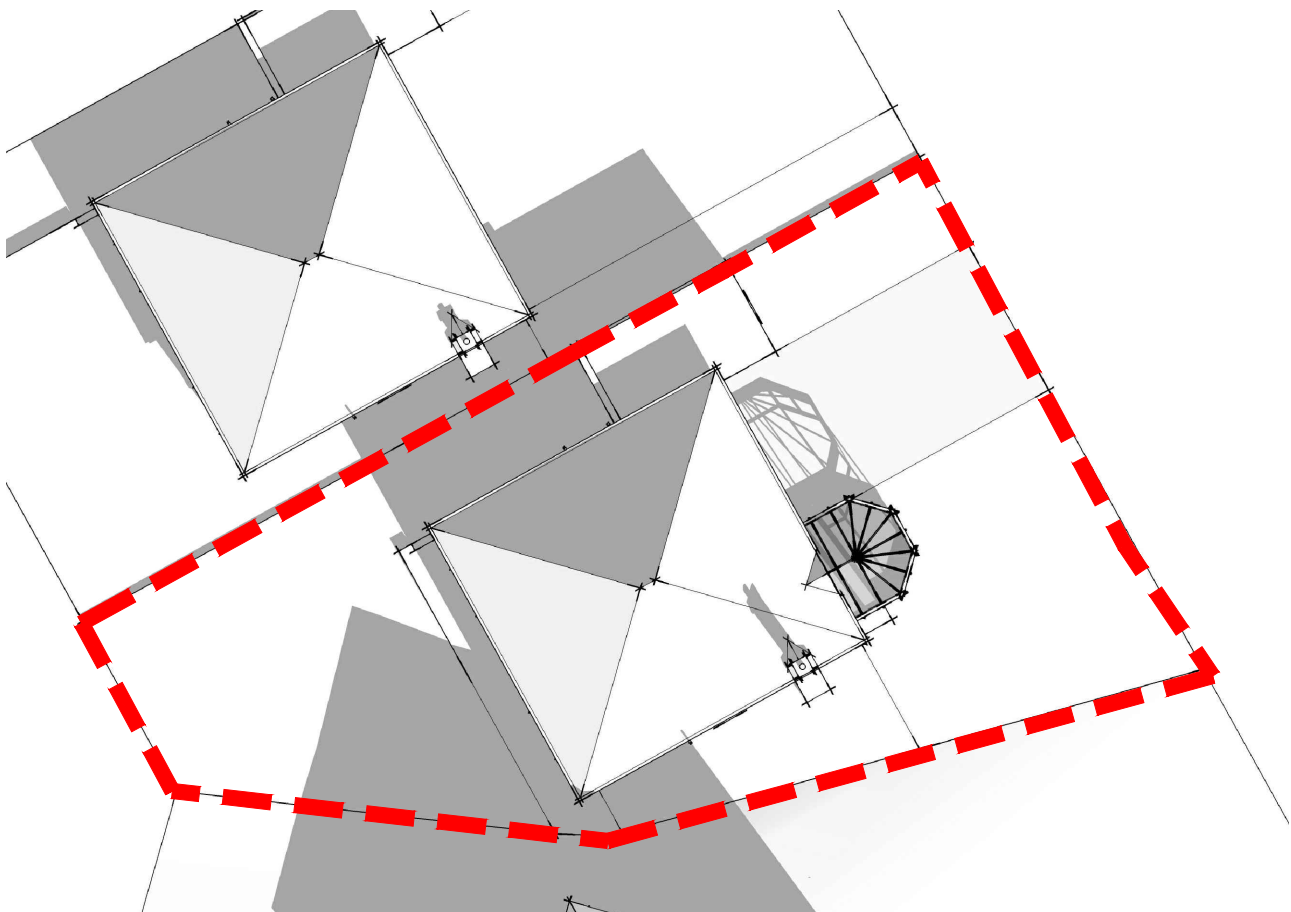
Sun Study as Existing 13.00 | 1:250



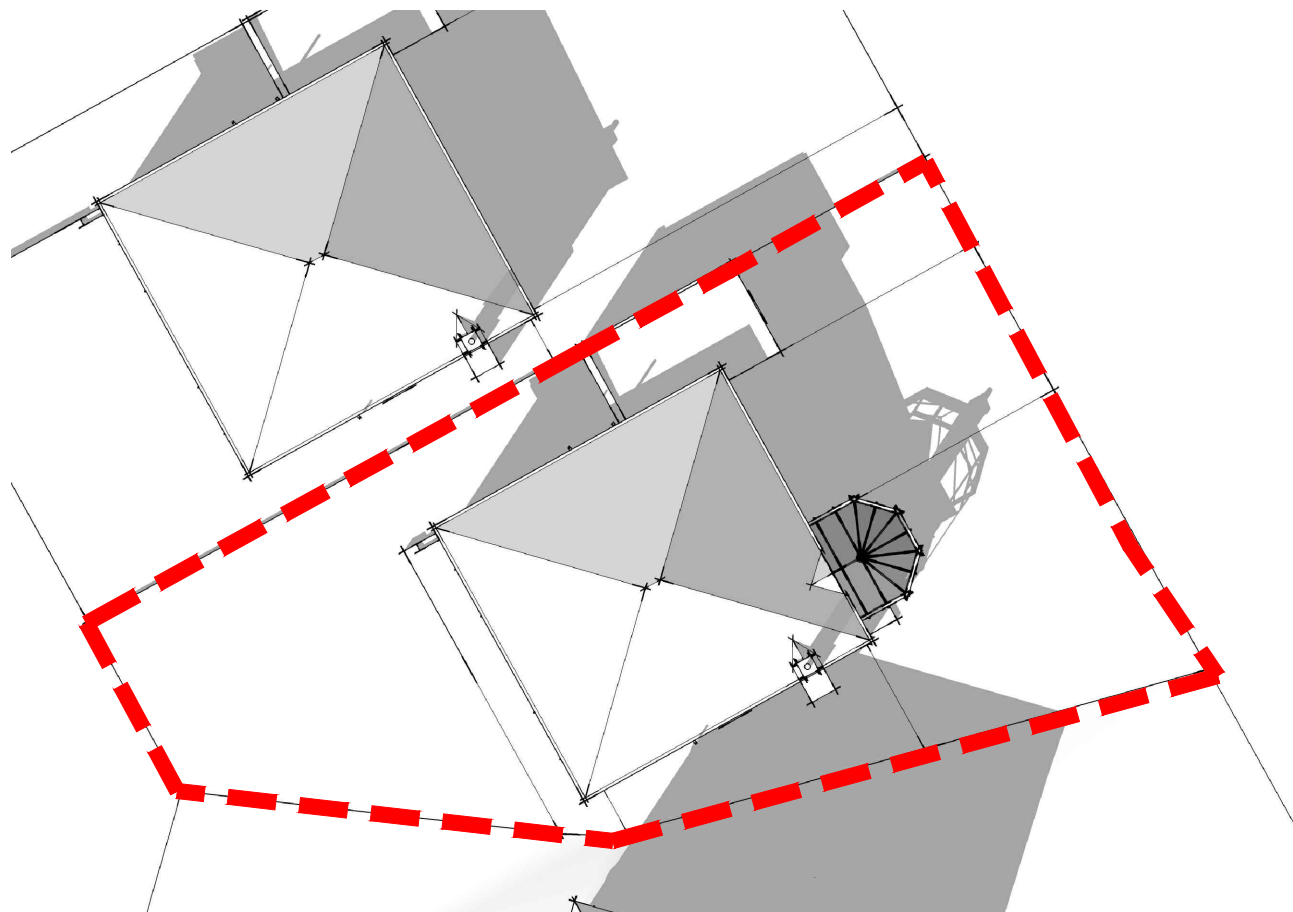
Sun Study as Proposed 09.00 | 1:250



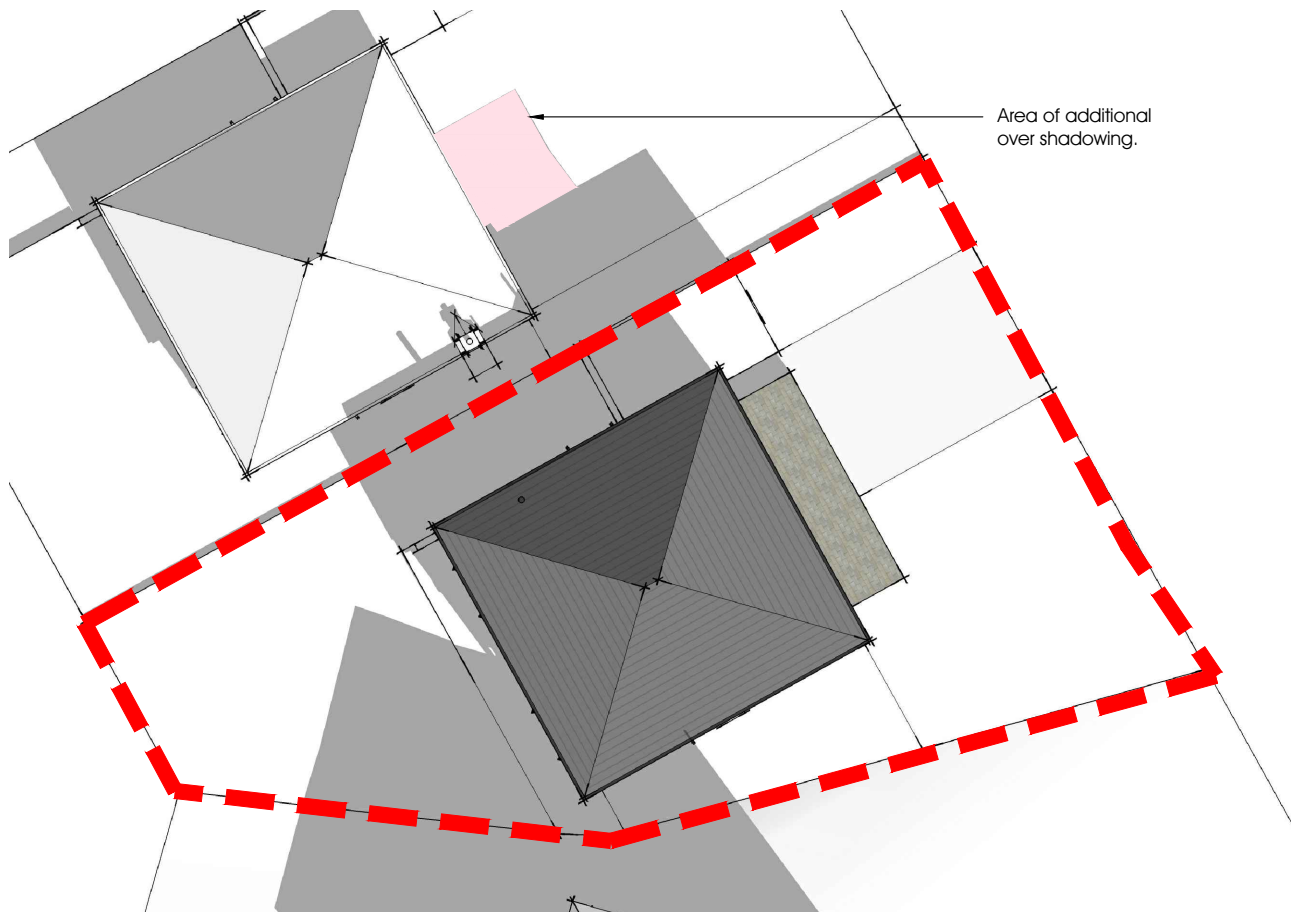
Sun Study as Proposed 13.00 | 1:250



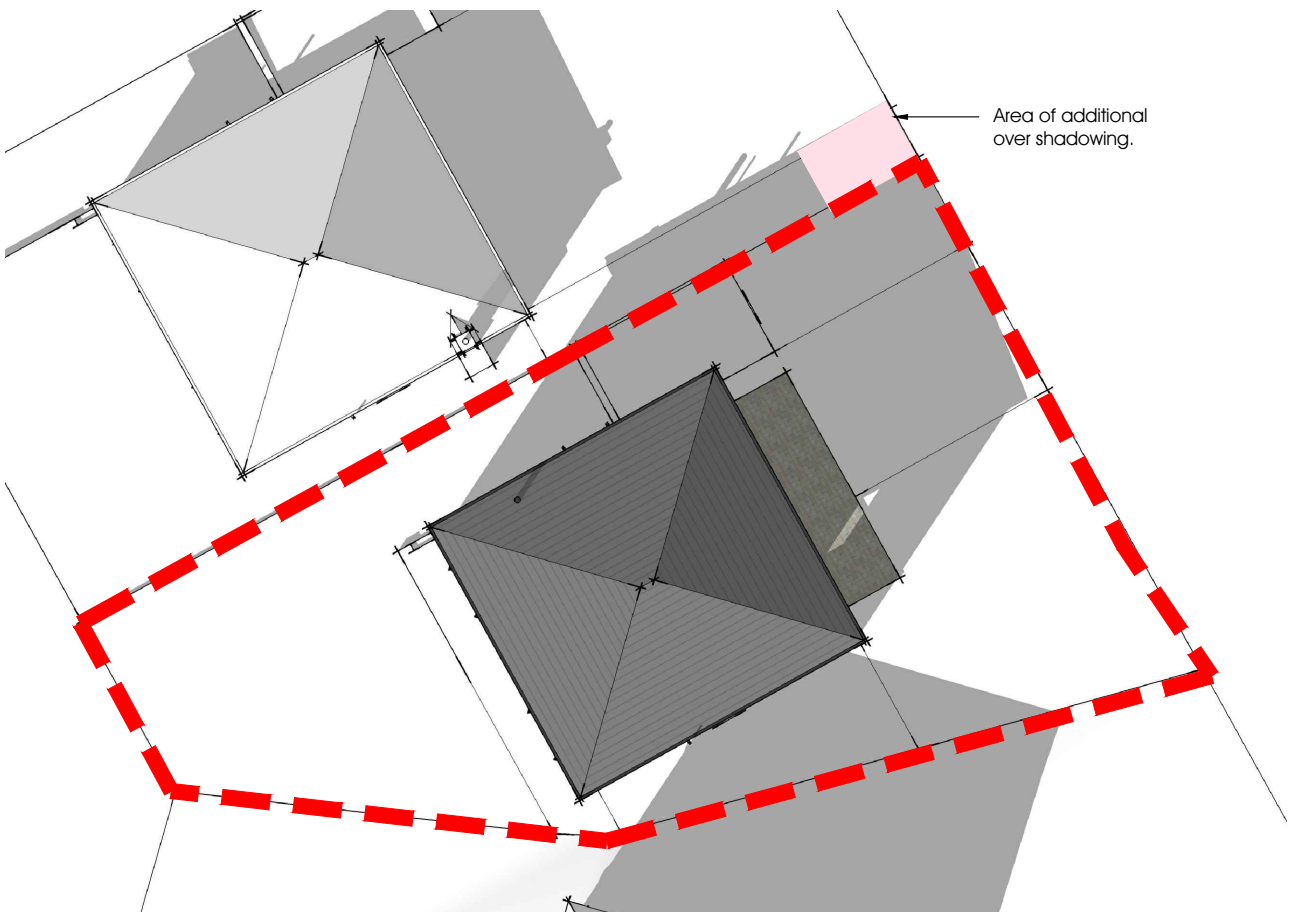
Sun Study as Existing 10.00 | 1:250



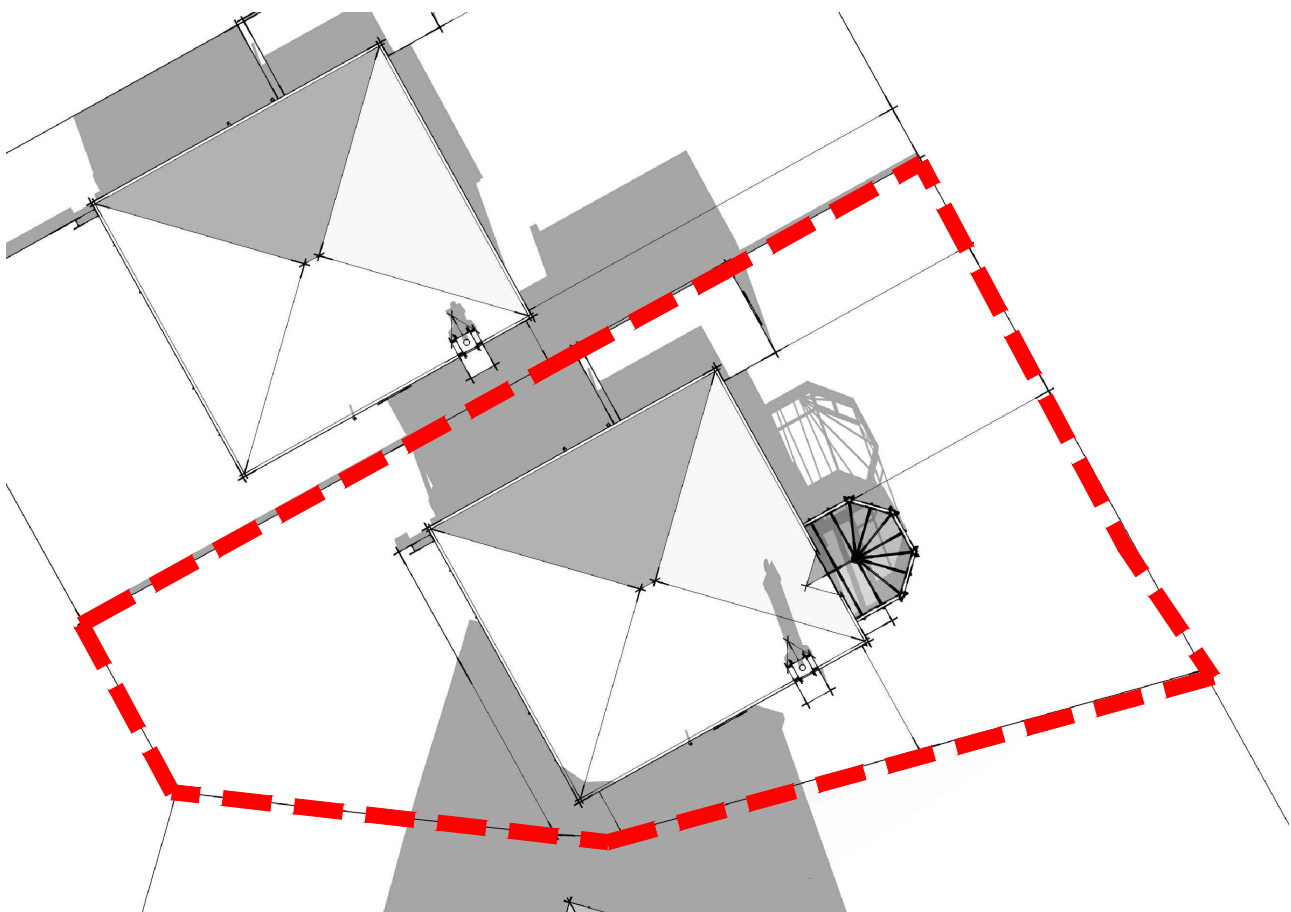
Sun Study as Existing 14.00 | 1:250



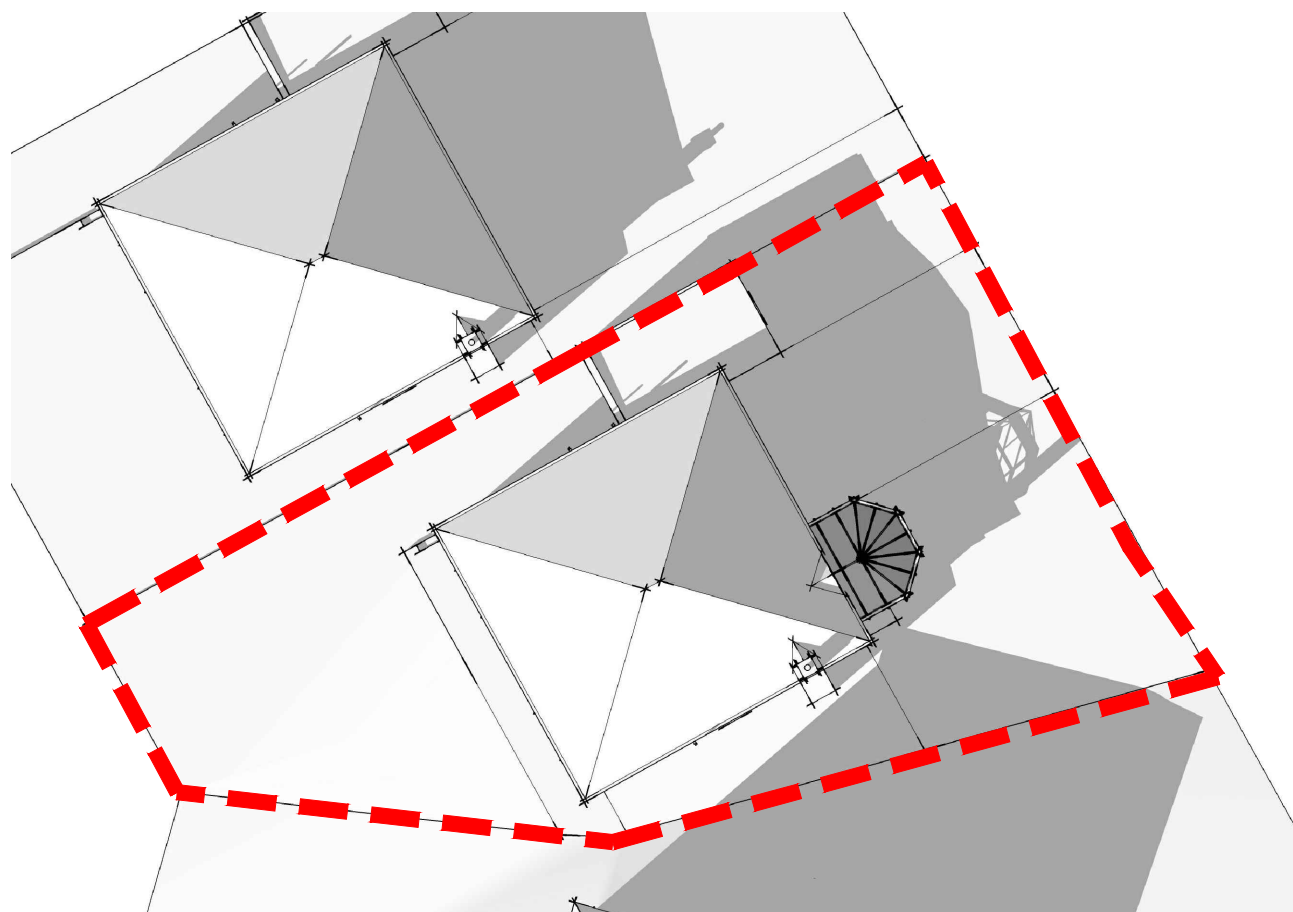
Sun Study as Proposed 10.00 | 1:250



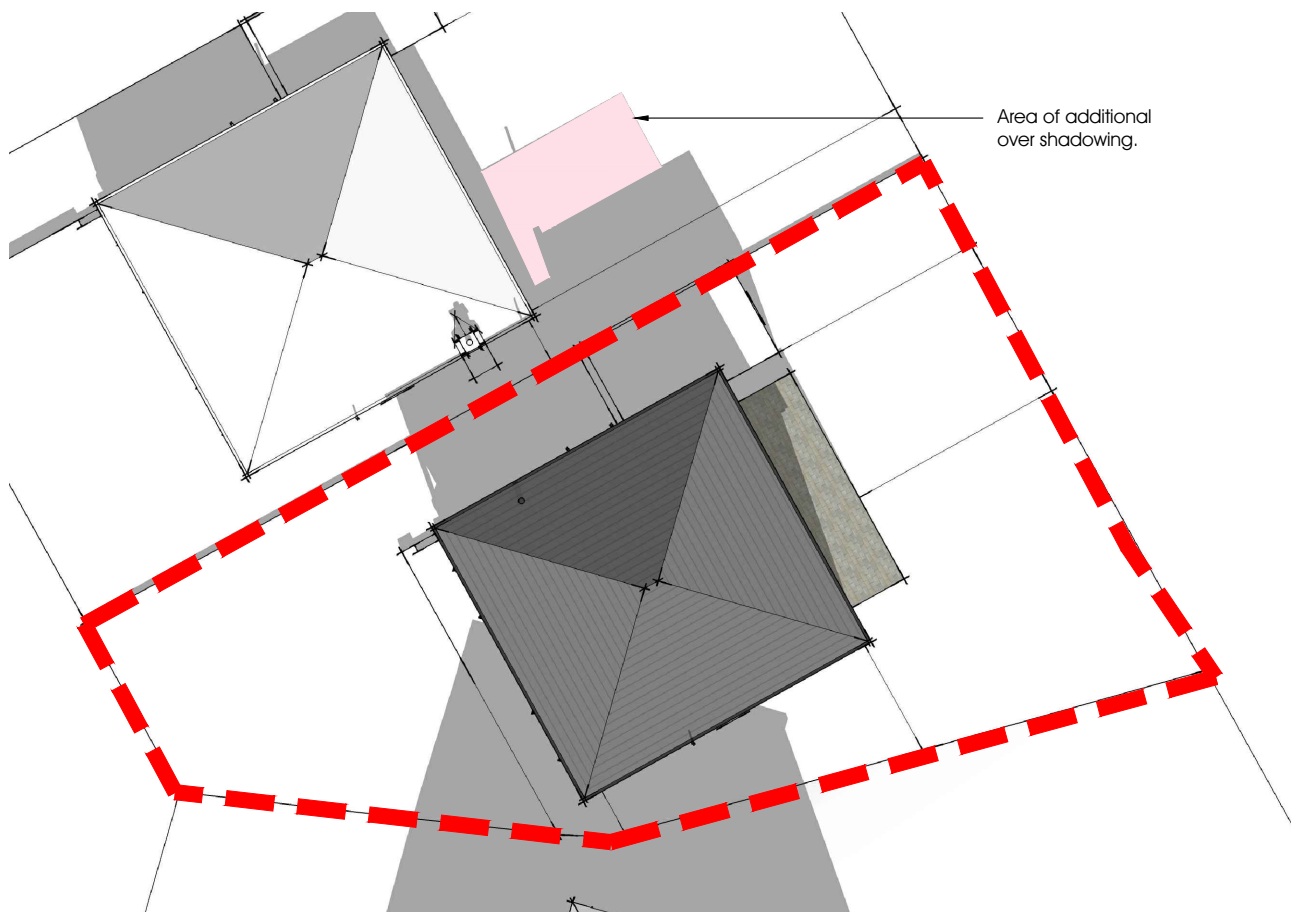
Sun Study as Proposed 14.00 | 1:250



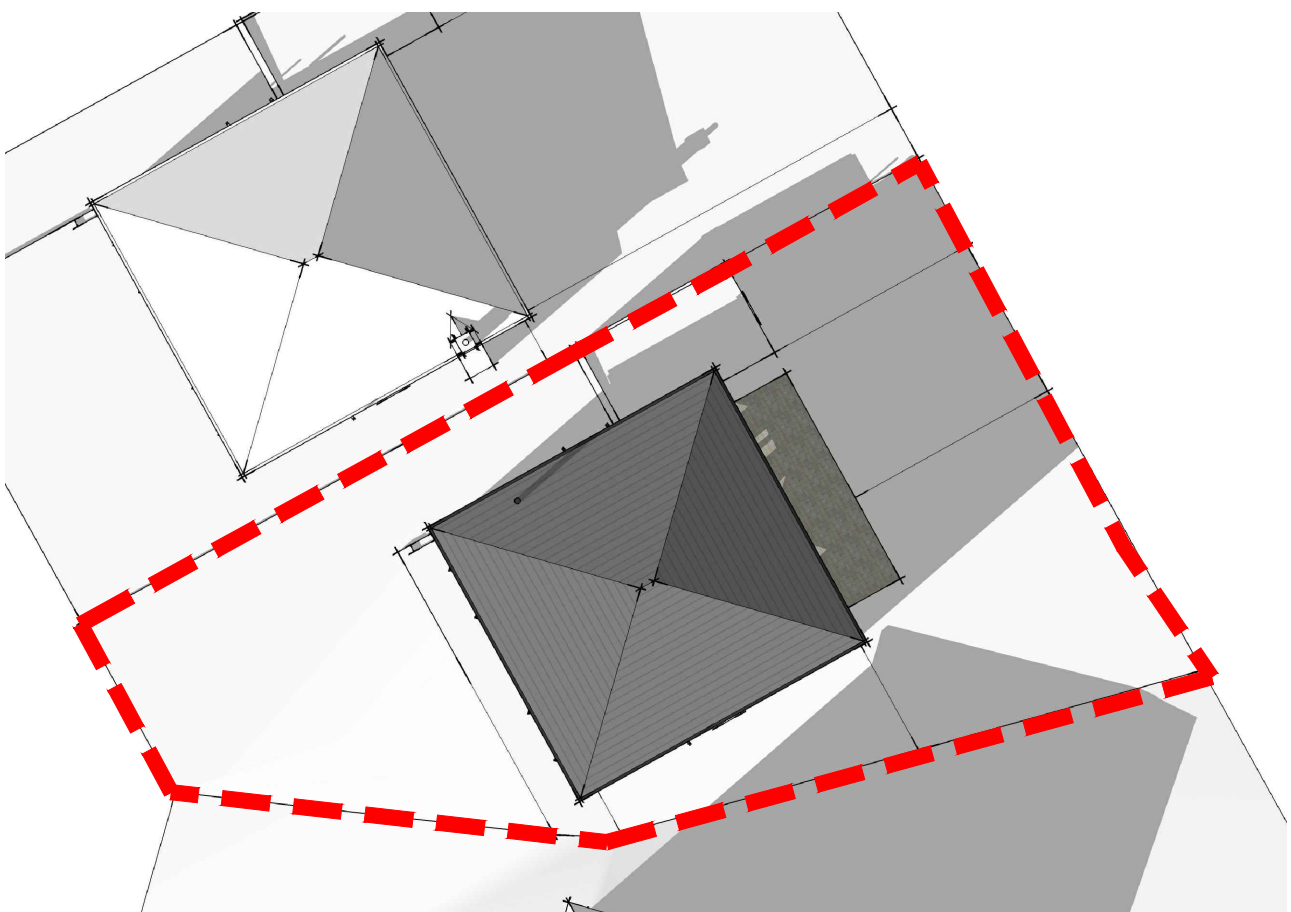
Sun Study as Existing 11.00 | 1:250



Sun Study as Existing 15.00 | 1:250



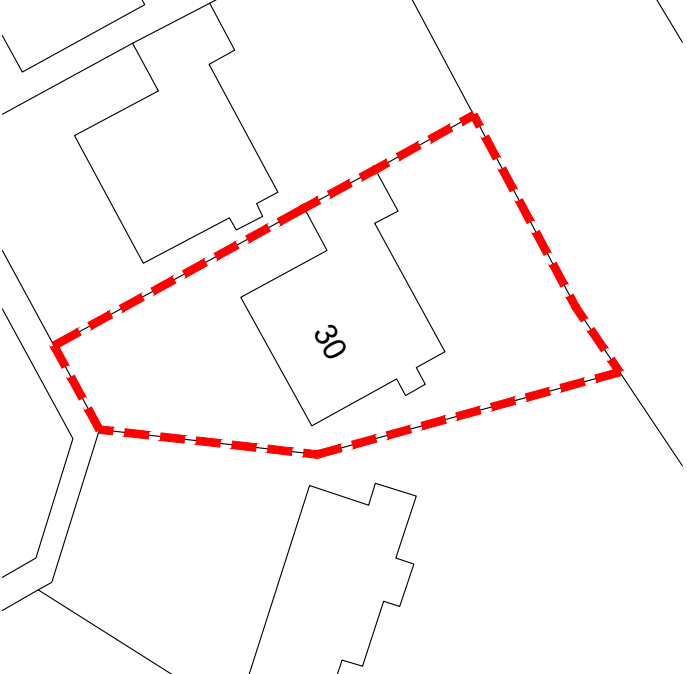
Sun Study as Proposed 11.00 | 1:250



Sun Study as Proposed 15.00 | 1:250



Location Plan | 1:1250



Block Plan | 1:500

Material Specification:

External Walls - New

- 1 Smooth render on block external leaf (Off White)
- 2 Cavity
- 3 Timber frame with insulated plasterboard finish

External Walls - Existing

- 1 Existing roughcast removed
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Roof

- 1 Concrete roof tiles (Grey)
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Windows and Doors

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- 2 Concrete sills (Grey)

Access

- 1 Concrete slab Patio (Grey)
- 2 Facing brick base course (Grey)

Total Site Area:

462sqm

Enclosed Garden:

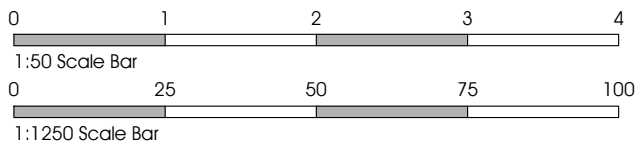
193sqm

Existing House excluding Conservatory

123sqm

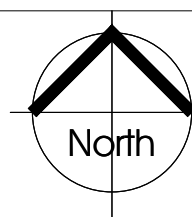
Proposed Extension:

First Floor 100sqm



Revision: Description: Date:

scott francis allan
architectural design



36 wallace avenue • walford • east lothian • eh21 8bz
mobile: 07790 846 990 email: scott@ego3d.co.uk
www.ego3d.co.uk

Planning Permission

Project:
Proposed First Floor Extension with New Roof
30 Buckstone Avenue
Edinburgh, EH10 6GN

Client:
Robert Thomson

Drawing:
Sun Study

Drawing No: 2018-57-004 Scale: As Noted Date: Jan 2020 Name: SAllan Sheet Size: A1

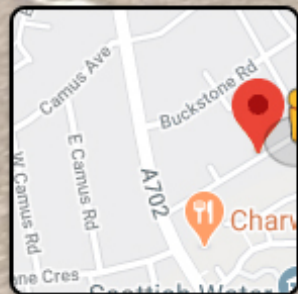
25 Buckstone Ave
Edinburgh, Scotland



Google



Street View



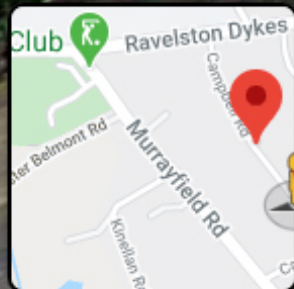
Google



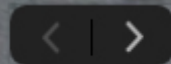
6 Campbell Rd
Edinburgh, Scotland



Street View



Google



3 Clermiston Rd N

Edinburgh, Scotland



Google

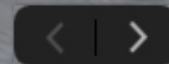


Street View



Clermiston Junction

Dalmeny Queensferry Forth Road Bridge Airport	City Centre Davidsons Main Blackhall Leith
---	---



Google

45 A1

Edinburgh, Scotland



Google



Street View



National Tyres
and Autocare

A1

Baillie

Google

