

Les McCaskey.
18A Rothesay Place
Edinburgh
EH37SQ

Mr Tim Stevens.
131 Mayfield Road
Edinburgh

Decision date: 3 April 2020

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

Single storey extension and balcony to rear, replacement external stair and french doors to front of property.
At 131 Mayfield Road Edinburgh

Application No: 20/00455/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 3 February 2020, 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 **mixed decision** 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;

1. This permission relates to the proposed rear extension. **** *.
2. This refusal relates to alterations to the rear fenestration, proposed balcony on the rear elevation, and formation of double doors on the front elevation..

Reasons:-

1. In order to recognise the elements of the application which are compatible with the character and appearance of the conservation area.
2. The proposed replacement stairs, alterations to the rear fenestration and double doors would be detrimental to the character of the building. The proposed balcony would result in significant overlooking of the neighbouring property.

Informatives:-

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

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

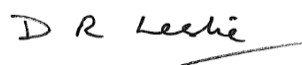
Drawings 01 - 10, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

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

It is recommended that a MIXED decision is issued refusing the proposed double doors on the front elevation and the proposed alterations to the fenestration and balcony to the rear elevation on the basis that they are contrary to policies Env 6 Conservation Areas - Development and Des 12 Alterations and Extensions of the Edinburgh Local Development Plan. The proposed extension would be compatible with the existing building and the character of the surrounding streetscape. It would preserve or enhance the character and appearance of the conservation area. It would not have an unacceptable impact on neighbouring amenity and complies with the relevant policies and non statutory guidelines. It is therefore, recommended that the proposed extension be granted.

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 Declan Semple directly on 0131 529 3968.



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 20/00455/FUL At 131 Mayfield Road, Edinburgh, Single storey extension and balcony to rear, replacement external stair and french doors to front of property.

Item	Local Delegated Decision
Application number	20/00455/FUL
Wards	B15 - Southside/Newington

Summary

It is recommended that a MIXED decision is issued refusing the proposed double doors on the front elevation and the proposed alterations to the fenestration and balcony to the rear elevation on the basis that they are contrary to policies Env 6 Conservation Areas - Development and Des 12 Alterations and Extensions of the Edinburgh Local Development Plan. The proposed extension would be compatible with the existing building and the character of the surrounding streetscape. It would preserve or enhance the character and appearance of the conservation area. It would not have an unacceptable impact on neighbouring amenity and complies with the relevant policies and non statutory guidelines. It is therefore, recommended that the proposed extension be granted.

Links

<u>Policies and guidance for this application</u>	LDPP, LEN06, LDES12, NSG, NSHOU, NSLBCA, OTH, CRPCMP,
--	---

Report of handling

Recommendations

1.1 It is recommended that this application be mixed decision to part-approve and part-refuse this application subject to the details below.

Background

2.1 Site description

The proposal relates to a terraced property located on the east side of Mayfield Road within a primarily residential area.

This application site is located within the Craigmillar Park Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

- Single storey extension and balcony to rear, replacement external stair and french doors to front of property.

3.2 Determining Issues

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

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

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 scale, form and design is acceptable; and would preserve or enhance the character and appearance of the conservation area.
- b) There would be no unreasonable loss to neighbour's amenity.
- c) Public comments.

a) Scale, form, design and impact on Conservation Area

The proposed extension of an acceptable scale, form and design, compatible with the neighbourhood character and would preserve or enhance the character and appearance of the conservation area. Rear extensions are a characteristic of the area and this proposal will replace the existing uPVC conservatory. Therefore, the extension including the uPVC windows complies with the relevant non-statutory guidance and Local Plan Policies Env 6 and Des 12.

In terms of the installation of double doors on the front elevation and proposed balcony, these aspects of the proposal are contrary to policies Env 6, Des 12 and the relevant non-statutory guidance. Proposed elevations have not been submitted for the double doors on the front elevation and there is therefore, insufficient information to fully assess this aspect. Whilst, proposed front elevations have not been submitted the proposed double doors are likely to be detrimental to the character of the existing terrace and detract from the character and appearance of the conservation area. The street is characterised by a row of Victorian terraced properties with a set rhythm formed by the bay windows and identical proportions. The introduction of uPVC double doors on the property would detrimentally impact on the architectural integrity and fabric of the property.

On the rear elevation the alteration of rear fenestration and proposed balcony would detract from the character of the building. The increased opening would negatively impact on the pattern of openings and proportions. It is therefore recommended that the replacement stairs, installation of double doors on the front elevation and proposed balcony are refused planning permission as part of a mixed decision.

b) Neighbouring Amenity

The proposed extension would not result in an unreasonable loss of neighbouring residential amenity. The proposal complies with the non-statutory guidance with respect to daylight, sunlight and privacy and Local Plan Policy Des 12.

However, the proposed balcony on the upper ground floor would result in significant overlooking of the neighbouring property. Policy Des 12 does not support proposals that will result in an unreasonable loss of privacy to neighbouring properties or will be detrimental to neighbourhood amenity. The non-statutory guidance for householders states that permission for balconies will not be granted where there is significant overlooking into neighbouring property due to positioning and height results in loss of privacy to neighbouring properties. Therefore, it is recommended that the balcony is refused planning permission.

c) Public Comments

One representation was received from an amenity body.

Material Planning Issues

- impact on built heritage; this is addressed in section a),
- materials; this is addressed in section a).

It is recommended that this application be mixed decision to part-approve and part-refuse this application subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. This permission relates to the proposed rear extension. **** **.
2. This refusal relates to alterations to the rear fenestration, proposed balcony on the rear elevation, and formation of double doors on the front elevation..

Reasons:-

1. In order to recognise the elements of the application which are compatible with the character and appearance of the conservation area.
2. The proposed replacement stairs, alterations to the rear fenestration and double doors would be detrimental to the character of the building. The proposed balcony would result in significant overlooking of the neighbouring property.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

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 considered 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

The application was publicised on the weekly list of applications on 10 February 2020. Neighbours were notified of the application on 06 February 2020 and 21 days were allowed for comments. The proposals received one objection.

A full assessment of the representations can be found in the main report in the Assessment section.

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

3 February 2020

**Drawing
numbers/Scheme**

01 - 10,

Scheme 1

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

Contact: Declan Semple, Planning Officer
E-mail:declan.semple@edinburgh.gov.uk Tel:0131 529 3968

Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

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.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Other Relevant policy guidance

The Craigmillar Park Conservation Area Character Appraisal emphasises the predominance of high quality stone-built Victorian architecture of limited height which provides homogeneity through building lines, heights, massing and the use of traditional materials, and the predominant residential use.

Appendix 1

Consultations

No consultations undertaken.

END

Comments for Planning Application 20/00455/FUL

Application Summary

Application Number: 20/00455/FUL

Address: 131 Mayfield Road Edinburgh

Proposal: Single storey extension and balcony to rear, replacement external stair and french doors to front of property.

Case Officer: Declan Semple

Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Thank you for the opportunity to comment on the above planning application. The proposals relate to the property, located within Craigmillar Park Conservation Area and include external alterations. The applicant wishes to modify single storey extension to the rear of the property; to create a balcony and install French doors; also to replace external stairs. The panel has discussed the case and is concerned about the impact that can be made by the proposed alterations.

According to the Historic Environment Scotland "Managing Change" Series, new external fixtures must be sited to minimise impact on the architectural integrity and fabric of the building, and materials, such as uPVC, shouldn't be encouraged and won't be permitted.

Policy Env 6 in the Edinburgh Local Plan (LDP) states that proposals to the development within a conservation area or affecting its setting will be permitted which preserve or enhance the special character or appearance of the conservation area and demonstrate high standards of design and utilise materials appropriate to the historic environment.

The use of uPVC, mentioned in the drawings (all new doors, windows, rooflight in the extension and the proposed infill of the balcony opening in the external wall), is not acceptable, according to the city's guidance on Listed Buildings and Conservation Areas, 2016, p. 22, 24).

Accordingly, the panel wishes to object to the application.

Comments for Planning Application 20/00455/FUL

Application Summary

Application Number: 20/00455/FUL

Address: 131 Mayfield Road Edinburgh

Proposal: Single storey extension and balcony to rear, replacement external stair and french doors to front of property.

Case Officer: Declan Semple

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Thank you for the opportunity to comment on the above planning application. The proposals relate to the property, located within Craigmillar Park Conservation Area and include external alterations. The applicant wishes to modify single storey extension to the rear of the property; to create a balcony and install French doors; also to replace external stairs. The panel has discussed the case and is concerned about the impact that can be made by the proposed alterations.

According to the Historic Environment Scotland "Managing Change" Series, new external fixtures must be sited to minimise impact on the architectural integrity and fabric of the building, and materials, such as uPVC, shouldn't be encouraged and won't be permitted.

Policy Env 6 in the Edinburgh Local Plan (LDP) states that proposals to the development within a conservation area or affecting its setting will be permitted which preserve or enhance the special character or appearance of the conservation area and demonstrate high standards of design and utilise materials appropriate to the historic environment.

The use of uPVC, mentioned in the drawings (all new doors, windows, rooflight in the extension and the proposed infill of the balcony opening in the external wall), is not acceptable, according to the city's guidance on Listed Buildings and Conservation Areas, 2016, p. 22, 24).

Accordingly, the panel wishes to object to the application.



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 100268260-002

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:	les mccaskey architectural design services		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	les	Building Name:	
Last Name: *	mccaskey	Building Number:	18a
Telephone Number: *		Address 1 (Street): *	18a
Extension Number:		Address 2:	Rothsay Place
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH3 7SQ
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="TIM"/>	Building Number: <input type="text" value="131"/>
Last Name: *	<input type="text" value="STEVENS"/>	Address 1 (Street): * <input type="text" value="MAYFIELD ROAD"/>
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="EH9 3AN"/>
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="GF"/>
Address 2:	<input type="text" value="131 MAYFIELD ROAD"/>
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="EH9 3AN"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="671030"/>	Easting	<input type="text" value="326776"/>
----------	-------------------------------------	---------	-------------------------------------

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 AND FRENCH DOORS AND BALCONY TO EXTERNAL ELEVATION

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.

SUPPORTING STATEMENT

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

☒ Yes ☐ No

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

Reference made to adjacent property planning approval for french doors and external balcony and stairs

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)

01 location plan 02 site plan 03 lower ground floor plan 04 ground floor plan 05 sections 06 proposed elevations 07 existing ground floor plan / rear elevation 08 existing lower ground floor plan photo of rear elevation adjacent property balcony and doors House Holder application form Decision Notice

Application Details

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

20/00455/FUL

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

03/02/2020

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

03/04/2020

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 les mccaskey

Declaration Date: 17/06/2020

Proposal Details

Proposal Name	100268260
Proposal Description	EEXTENSION AND ALTERATIONS
Address	GF, 131 MAYFIELD ROAD, EDINBURGH, EH9 3AN
Local Authority	City of Edinburgh Council
Application Online Reference	100268260-002

Application Status

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

Attachment Details

Notice of Review	System	A4
01	Attached	A4
02	Attached	A4
NR 03	Attached	A3
NR 04	Attached	A3
NR 05	Attached	A3
NR 06	Attached	A3
07	Attached	A4
08	Attached	A4
1	Attached	A4
2	Attached	A4
3	Attached	A4
4	Attached	A4
5	Attached	A4
6	Attached	A4
7	Attached	A4
8	Attached	A0
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-002.xml	Attached	A0

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (SCOTLAND) ACT 1997
The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2013

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename	TIM	Forename	LES
Surname	STEVENS	Surname	MCCASKEY
Company Name		Company Name	
Building No./Name	131	Building No./Name	18A
Address Line 1	MAYFIELD ROAD.	Address Line 1	ROTHESAY PLACE
Address Line 2		Address Line 2	
Town/City	EDINBURGH	Town/City	EDINBURGH
Postcode	EH9 3AN	Postcode	EH3 7SQ
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	

3. Address or Location of Proposed Development (please include postcode)

131 MAYFIELD ROAD
EDINBURGH
EH9 3AN

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Describe the Proposed Works

Please describe accurately the work proposed:

SINGLE STOREY EXTENSION AND BALCONY TO REAR
REPLACEMENT EXTERNAL STAIR AND FRENCH DOORS
TO FRONT OF PROPERTY

Have the works already been started or completed Yes ☐ No ☒

If yes, please state date of completion, or if not completed, the start date:

Date started: Date completed:

If yes, please explain why work has already taken place in advance of making this application.

5. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes ☐ No ☒

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting ☐ Telephone call ☐ Letter ☐ Email ☐

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☐

Please provide a description of the advice you were given and who you received the advice from:

Name: Date: Ref No.:

6. Trees

Are there any trees on or adjacent to the application site?

Yes ☐ No ☒

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

7. Changes to Vehicle Access and Parking

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

Yes ☐ No ☒

If yes, please show in your drawings the position of any existing, altered or new access and explain 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 changes to public paths, public rights of way or affecting any public rights of access?

Yes ☐ No ☒

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangement for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or reduced number of spaces)

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

8. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes ☐ No ☒

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes ☐ No ☒

If you have answered yes please provide details:

DECLARATION

I, the ~~applicant~~ / agent certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the ~~applicant~~/agent hereby certify that the attached Land Ownership Certificate has been completed ☒

I, the ~~applicant~~/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes ☐ No ☐ N/A ☒

Signature:

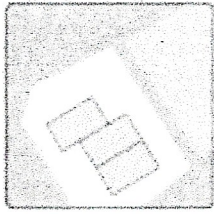
Name:

L M'CABICEY

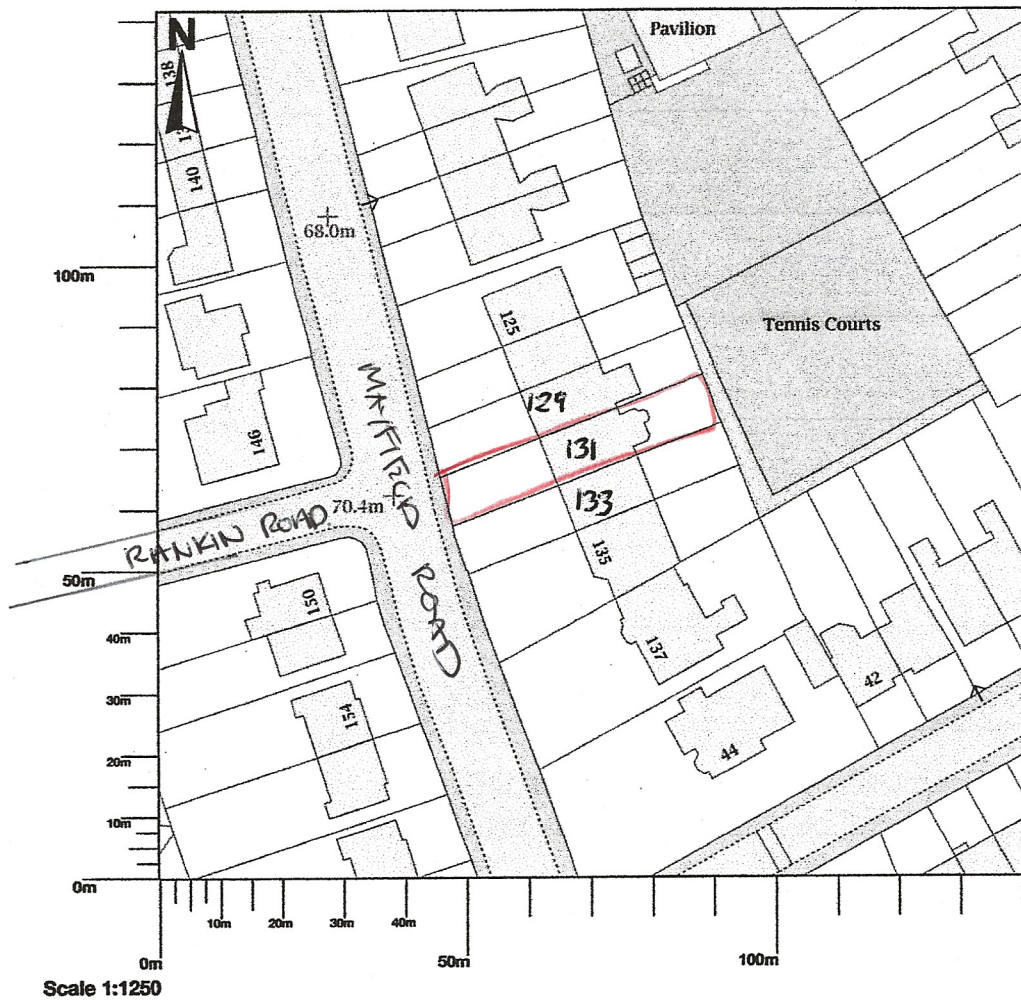
Date:

22/1/20

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



131 Mayfield Road, Edinburgh, EH9 3AN



Map area bounded by: 326705,670959 326847,671101. Produced on 23 January 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/421491/571581

Notice of Review

In response to the planning authorities reasons for mixed decision refusal.

The applicant would disagree with and dispute the planning authorities decision for refusal of rear French door and balcony installation.

It is the applicants opinion that the proposed alterations to fenestration and proposed introduction of a new balcony to the rear of the property in terms of scale, form and design would certainly not have a detrimental impact on either the property or the surrounding conservation area.

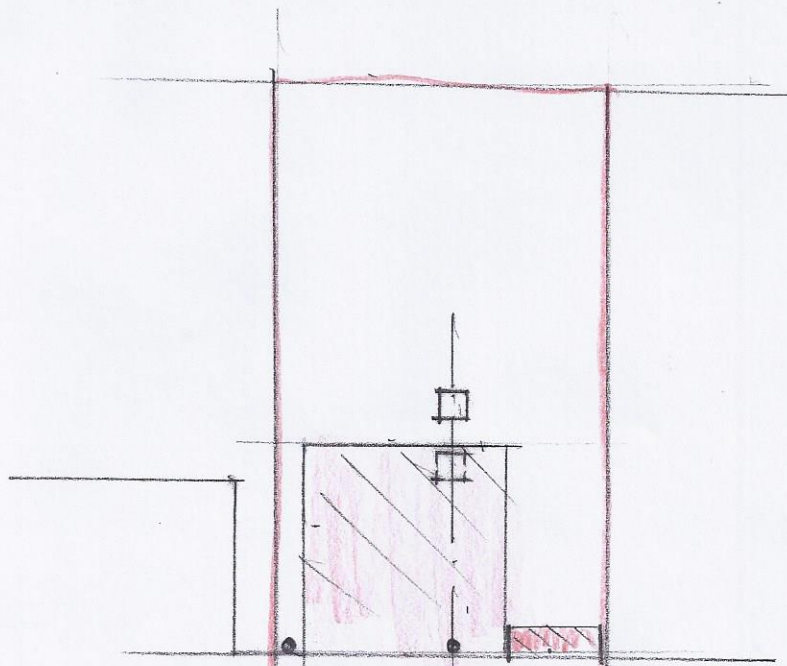
The applicant would state that the introduction of said doors, balcony and glazed balustrade would sit comfortably on the rear elevation and not detract from the character of the building.

The applicant would make reference to previous approval granted in 2002 reference (02/02506/FUL) to the adjacent property at no 133 Granting approval for new french doors and a substantial external cast iron balcony and access stair down to the garden level.
(offering no privacy screening to applicants property)
The applicants proposals are of a much reduced scale and do include suitable privacy screening to the said adjacent property.

The scale, design and lightweight materials proposed in respect of the new balcony would provide an attractive addition and would not be detrimental in any way to the building elevation.

No public objections or complaints have been submitted in respect of the proposals.

It is hoped that the review board shall look favourably in respect of this appeal and take into consideration the points raised by the applicant in support of his appeal.



12a

131

133





see attached photos. Spk later.

Les McCaskey.
18A Rothesay Place
Edinburgh
EH37SQ

Mr Tim Stevens.
131 Mayfield Road
Edinburgh

Decision date: 3 April 2020

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

Single storey extension and balcony to rear, replacement external stair and french doors to front of property.
At 131 Mayfield Road Edinburgh

Application No: 20/00455/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 3 February 2020, 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 **mixed decision** 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;

1. This permission relates to the proposed rear extension. **** **.
2. This refusal relates to alterations to the rear fenestration, proposed balcony on the rear elevation, and formation of double doors on the front elevation..

Reasons:-

1. In order to recognise the elements of the application which are compatible with the character and appearance of the conservation area.
2. The proposed replacement stairs, alterations to the rear fenestration and double doors would be detrimental to the character of the building. The proposed balcony would result in significant overlooking of the neighbouring property.

Informatives:-

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

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

Drawings 01 - 10, 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:

It is recommended that a MIXED decision is issued refusing the proposed double doors on the front elevation and the proposed alterations to the fenestration and balcony to the rear elevation on the basis that they are contrary to policies Env 6 Conservation Areas - Development and Des 12 Alterations and Extensions of the Edinburgh Local Development Plan. The proposed extension would be compatible with the existing building and the character of the surrounding streetscape. It would preserve or enhance the character and appearance of the conservation area. It would not have an unacceptable impact on neighbouring amenity and complies with the relevant policies and non statutory guidelines. It is therefore, recommended that the proposed extension be granted.

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

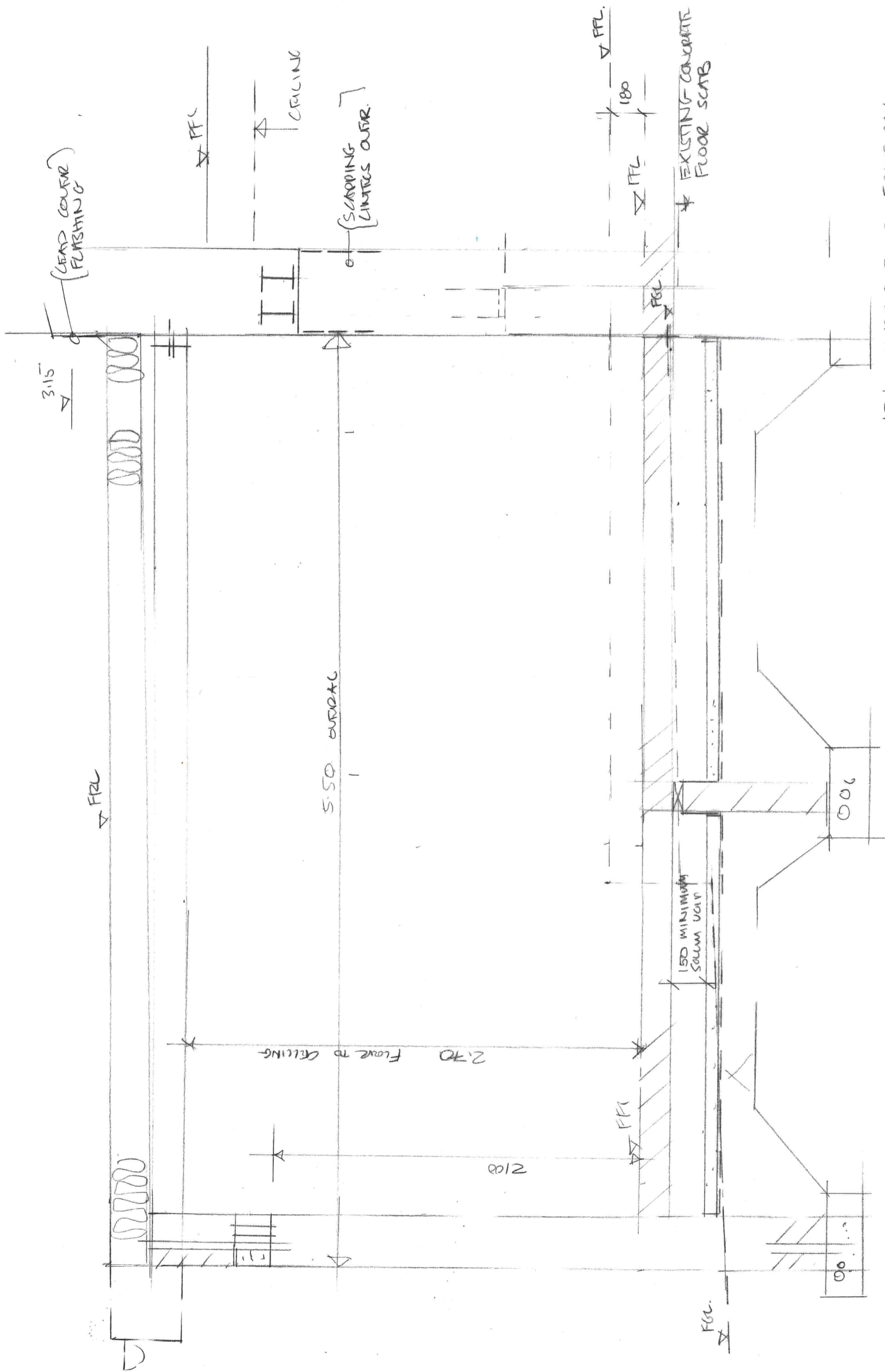
Should you have a specific enquiry regarding this decision please contact Declan Semple directly on 0131 529 3968.

D R Leech

Chief Planning Officer

PLACE

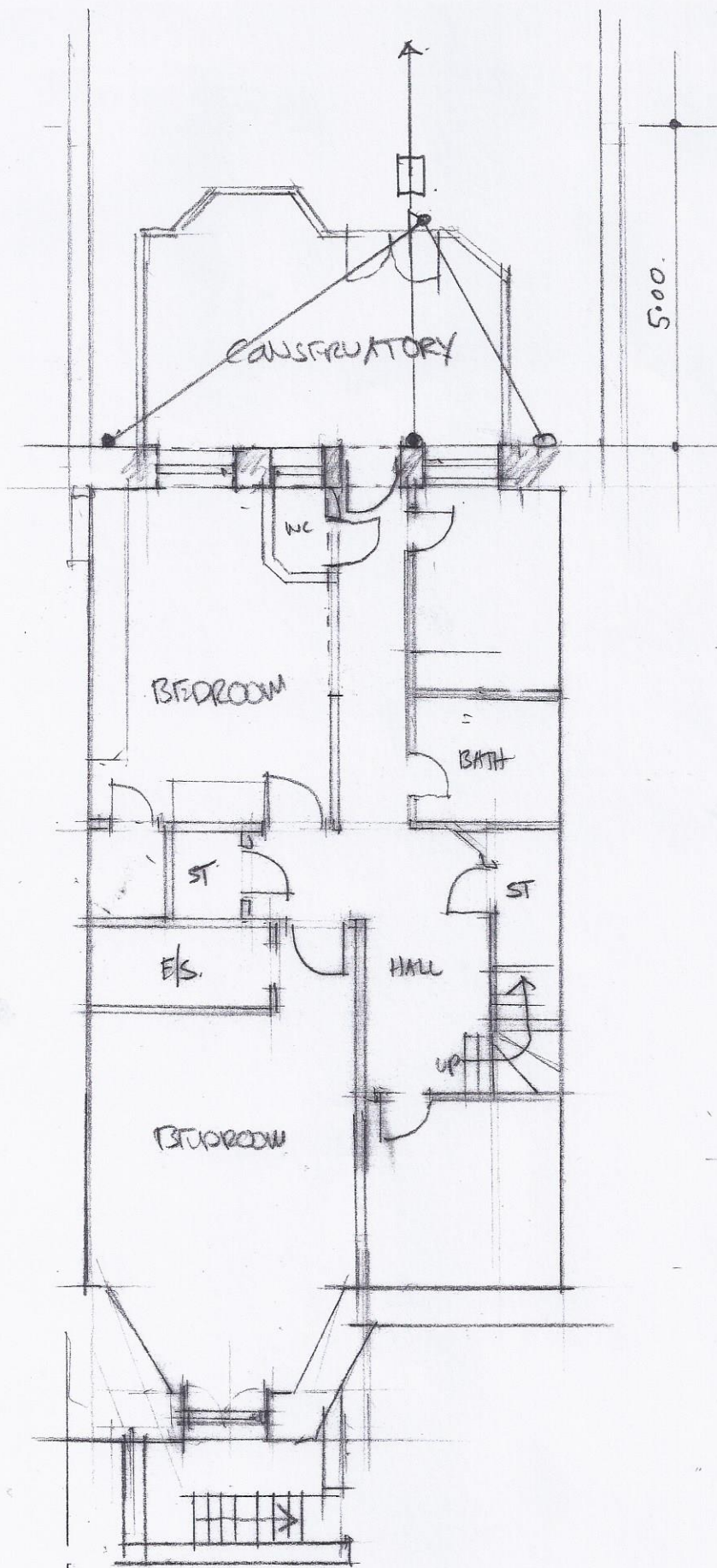
The City of Edinburgh Council



131 WAYFIELD ROAD, EDINBURGH

SECTION 1:20

07



LOWER GROUND FLOOR PLAN 1:100

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than ~~myself~~ ^{APPLICANT} was owner 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 application. ☒
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. ☒

Signed:

[Redacted Signature]

On behalf of:

MR. T STEWART

Date:

28/1/20

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land ☐
- or
- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

== REMOVALS

STRUCTURAL STEEL BEAMS/PARTS AND COLUMNS LINED ON EXPOSED FACES WITH 2ND SHEETS OF 15mm THICK GYPSUM FIRE LINER BOARD TO ACHIEVE A MINIMUM OF ONE HOUR FIRE RESISTANCE

RADIATOR

MINIMUM CLEARANCE OPENING WIDTH 750mm

*

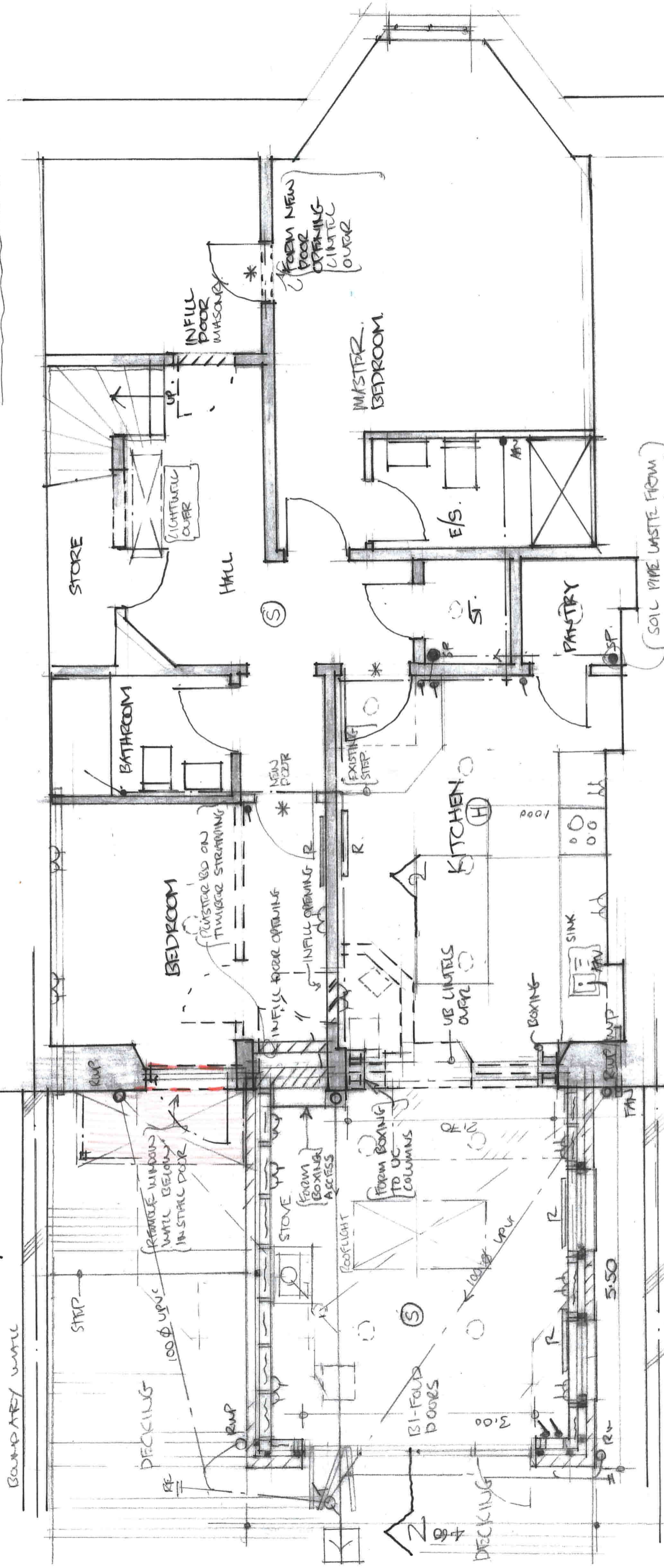
HEAT EXCHANGER

SMOKE EXHAUST

DOUBLE POWER OUTLET

LIGHT SWITCH

LIGHT FITTING



LOWER GROUND FLOOR PLAN 1:50

PROPOSED EXTENSION + ALTERATIONS		
131 MAYFIELD ROAD		
EDINBURGH		
JANUARY 2020	NR	03



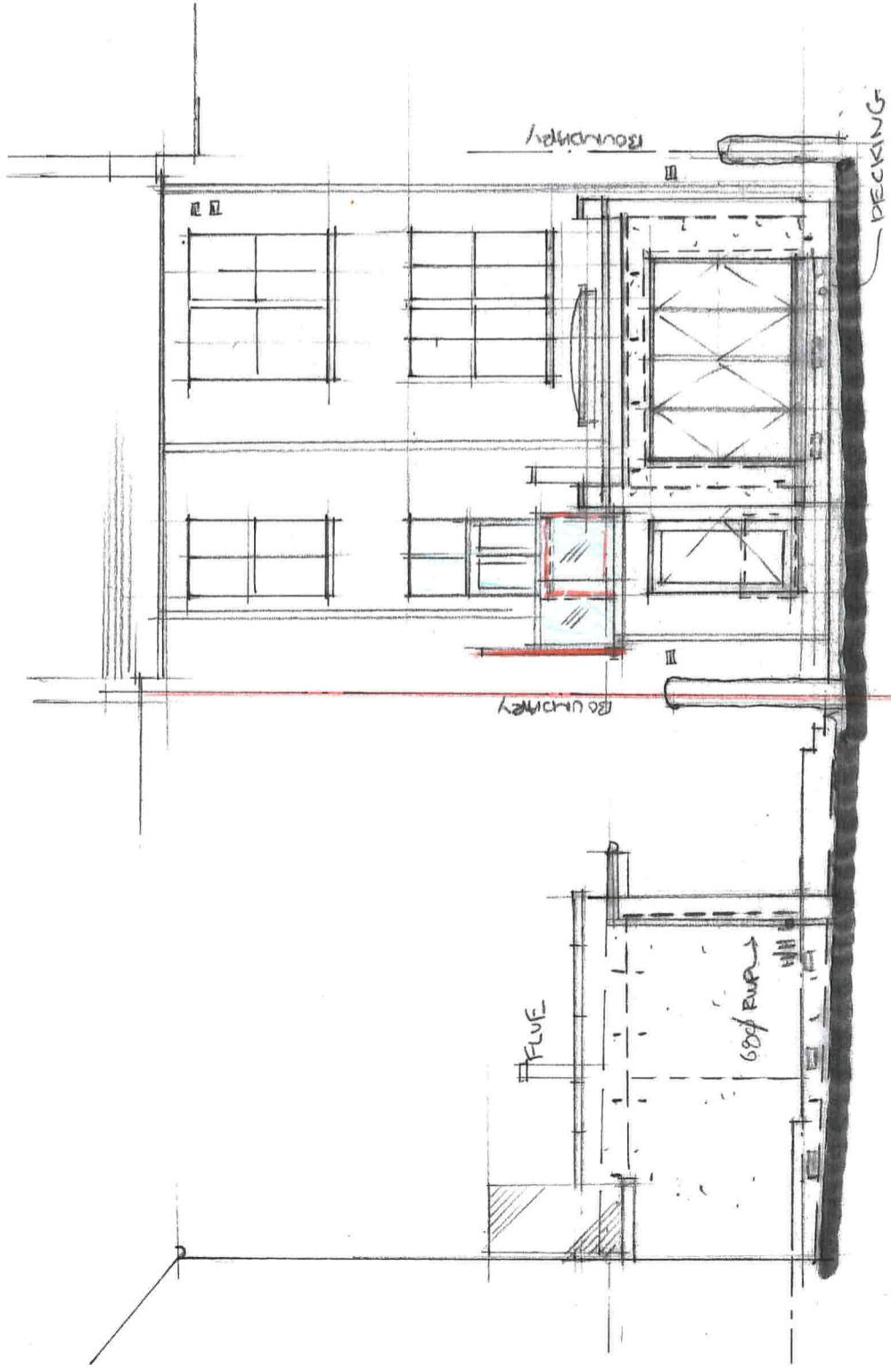
2208

SECTION 2-2.

PROPOSED EXTENSION + ALTERATIONS
131. MAYFIELD ROAD
EDINBURGH 9

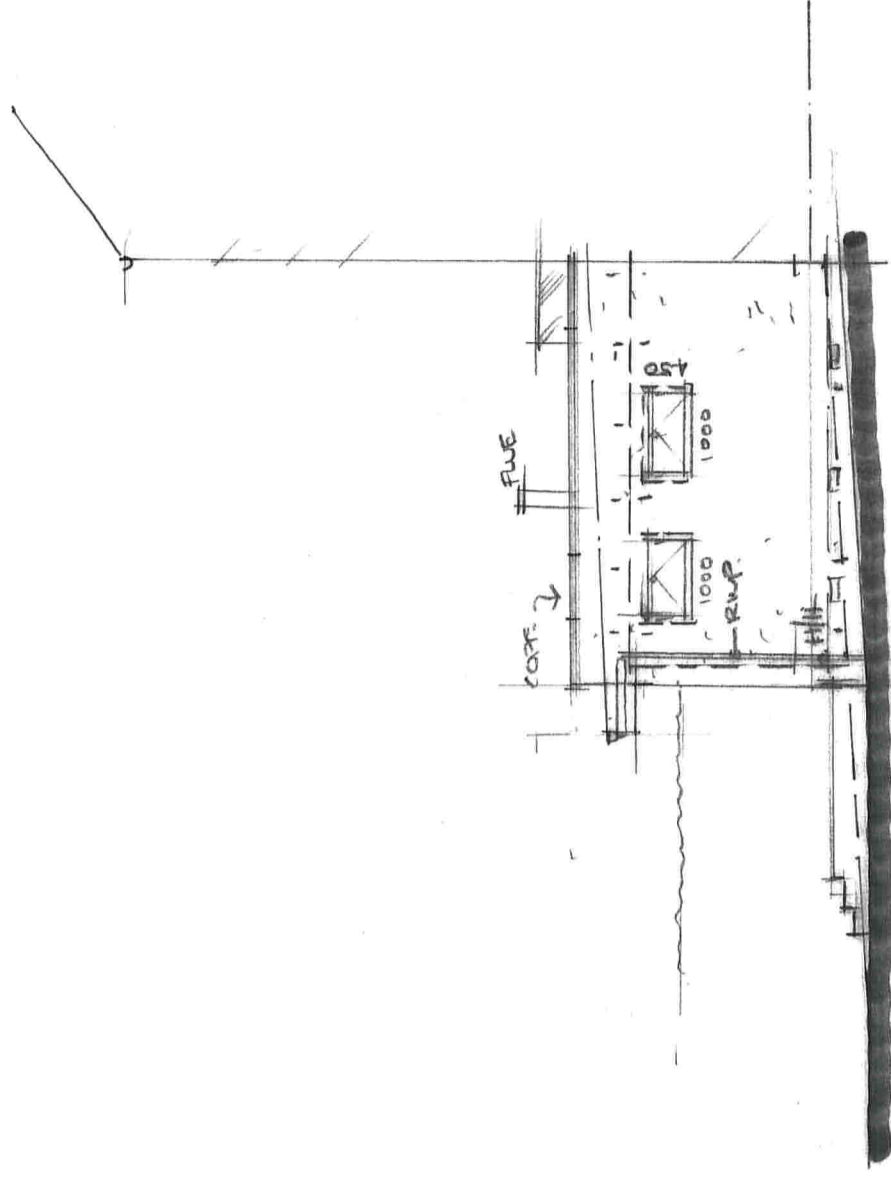
JANUARY 2020

225



SOUTH ELEVATION

EAST ELEVATION 1:100



NORTH ELEVATION 1:100

- CAVITY BARRIER
- || CAVITY INSULATION
- SOLUM VENT

PROPOSED EXTENSION
131. WAYFIELD ROAD
EDINBURGH

P

JANUARY 2020

NRL 06