

Mr James Greenhill.
2 Cramond Crescent
Edinburgh
EH4 6PG

Decision date: 2 October 2020

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

Conversion and extension of attic, replace conservatory walls with solid walls, move conservatory, create porch to front.

At 2 Cramond Crescent Edinburgh EH4 6PG

Application No: 20/03152/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 3 August 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;

Conditions:-

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 01-11, 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 one and a half storey side and rear extension and the proposed dormer window would be a compatible addition to that elevation of the host property and would be acceptable in scale, form and design. It would not have an unacceptable impact on neighbouring amenity. They comply with the ELDP Policy Des 12 and the non-statutory Guidance for Householders. These elements of the proposal is acceptable.

The proposed porch would disrupt the primary elevation of the building and would have a detrimental impact upon the character and appearance of the surrounding area. This is contrary to the ELDP Policy Des 12 and the non-statutory Guidance for Householders. This element of the proposal is unacceptable

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

Should you have a specific enquiry regarding this decision please contact Conor MacGreevy directly at conor.macgreevy@edinburgh.gov.uk.

D R Leech

**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 20/03152/FUL
At 2 Cramond Crescent, Edinburgh, EH4 6PG
Conversion and extension of attic, replace conservatory
walls with solid walls, move conservatory, create porch to
front.**

Item	Local Delegated Decision
Application number	20/03152/FUL
Wards	B01 - Almond

Summary

The proposed one and a half storey side and rear extension and the proposed dormer window would be a compatible addition to that elevation of the host property and would be acceptable in scale, form and design. It would not have an unacceptable impact on neighbouring amenity. They comply with the ELDP Policy Des 12 and the non-statutory Guidance for Householders. These elements of the proposal is acceptable.

The proposed porch would disrupt the primary elevation of the building and would have a detrimental impact upon the character and appearance of the surrounding area. This is contrary to the ELDP Policy Des 12 and the non-statutory Guidance for Householders. This element of the proposal is unacceptable

Links

Policies and guidance for this application	LDPP, LDES12, NSG, NSHOU,
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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 property is a semi-detached bungalow with front and rear gardens. Additions and alterations to the residential dwellings of the surrounding area are mainly characterised by single storey side and/or rear extensions and alterations to the roofscape. Projecting elements to the primary elevation are not a characteristic of the surrounding area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposal is for a one and a half storey rear extension, roof alterations and a porch to the primary elevation.

3.2 Determining Issues

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

Do the proposals comply with the development plan?

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

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

3.3 Assessment

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

a) The proposal is of an acceptable scale, form and design, compatible with neighbourhood character and will, where appropriate, preserve the character and the appearance of the conservation area.

b) The proposal does not result in an unreasonable loss of neighbouring residential amenity.

c) Any impacts on equalities or human rights are acceptable;

d) Any comments raised have been addressed.

a) Scale, Form and Design.

The proposed one and a half storey rear extension to the host property is of a design that will sit comfortably within that elevation of the building. The layout and scale of this proposal is in keeping with the spatial pattern of the area and does not represent overdevelopment on the site. The proposed materials and fenestration design provide a suitable contrast to the original building and are acceptable in this location.

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

The proposed rear elevation dormer is of a simple design that will sit comfortably within that elevation of the property. The design, form, choice of materials and fenestration would not detract from the host building or have an adverse effect on the character and appearance of the surrounding area.

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

In relation to the proposed porch and its location, porches are not a characteristic of the surrounding area. The addition of a porch to the primary elevation of the host property would have a detrimental impact upon the character and appearance of the host property and the surrounding area. The primary elevation of residential properties is the primary visual component of their design, which ultimately contributes to the character and appearance of an area.

The porch itself significantly projects forward from the primary elevation, creating a visual barrier when viewed upon from the public realm and disrupts the established building line within the streetscape; these aspects are both contrary to the non-statutory Guidance for Householders. Furthermore, the size and scale of the porch would not be subservient or subordinate in terms of its relationship to the host property.

This element of the proposal is contrary to the LDP Policy Des 12 and the non-statutory Guidance for Householders.

The proposed installation of a rooflight to the roof plan does not constitute development under Section 26 of the Town and Country Planning (Scotland) Act 1997.

b) Neighbouring amenity.

The proposal complies with the LDP Policy Des 12 and the non-statutory Guidance for Householders.

c) No impacts were identified.

d) No comments were received.

Conclusion

The one and a half storey rear extension is acceptable and satisfies plan policy Des 12 and the non-statutory "Guidance for Householders". It is recommended that it is approved.

The proposed rear dormer is acceptable and satisfies plan policy Des 12 and the non-statutory "Guidance for Householders". It is recommended that it is approved.

The proposed porch does not comply with development plan policy Des 12 or the non-statutory 'Guidance for Householders' and is not acceptable. This element of the application should be refused.

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

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 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

No representations have been received.

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 August 2020

Drawing numbers/Scheme 01-11,
Scheme 1

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

Contact: Conor MacGreevy, Planning Officer
E-mail: conor.macgreevy@edinburgh.gov.uk

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

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 100289630-005

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

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="James"/>	Building Number:	<input type="text" value="2"/>
Last Name: *	<input type="text" value="Greenhill"/>	Address 1 (Street): *	<input type="text" value="Cramond Crescent"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	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="EH4 6PG"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

2 CRAMOND CRESCENT

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH4 6PG

Please identify/describe the location of the site or sites

Northing

676250

Easting

318699

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)

Conversion and extension of attic, replace conservatory walls with solid walls, move conservatory, create porch to front

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 refused element was deemed contrary to NSG & ELDP Policy Des 12 as it would "disrupt the primary elevation of the building and would have a detrimental impact upon the character and appearance of the surrounding area." The proposal is an improvement to the house and is a common feature in the neighbourhood. The proposal would return the original balance to the elevation, not project forward of the current porch and not be substantially beyond what would be allowed under PDR.

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)

LOC00 location plan EX00 existing site plan EX10 existing ground floor plan EX11 existing attic plan EX20 Existing roof plan EX50 Existing elevations PL00 Proposed site plan PL10 Proposed ground floor plan PL11 Proposed attic plan PL20 Proposed Roof plan PL50 proposed elevations LOC02 - plan showing proposed features in local area LOC03 - images of similar features as proposed in local area LOC04 - historic map and images of existing house APP00 - appeal statement

Application Details

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

20/03152/FUL

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

03/08/2020

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

02/10/2020

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 James Greenhill

Declaration Date: 26/10/2020

Proposal Details

Proposal Name	100289630
Proposal Description	Attic conversion and extension.
Address	2 CRAMOND CRESCENT, EDINBURGH, EH4 6PG
Local Authority	City of Edinburgh Council
Application Online Reference	100289630-005

Application Status

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

Attachment Details

Notice of Review	System	A4
Appeal statement	Attached	A4
decision notice	Attached	A4
EX00 existing site plan	Attached	A3
EX10 existing floor plan	Attached	A3
EX11 Existing attic plan	Attached	A3
EX20 Existing roof plan	Attached	A3
EX50 Existing elevations	Attached	A3
Handling report	Attached	A4
historic map and images	Attached	A3
LOC01 Location plan	Attached	A3
Location of similar features	Attached	A3
Photos of gables in local area	Attached	A3
PL00 Site plan as proposed	Attached	A3
PL10 Ground floor plan	Attached	A3
PL11 Attic plan as proposed	Attached	A3
PL20 Roof plan	Attached	A3
PL50 Proposed elevations	Attached	A3
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-005.xml	Attached	A0

2 Cramond Crescent
Edinburgh
EH4 6PG

Application No: 20/03152/FUL

Conversion and extension of attic, replace conservatory walls with solid walls, move conservatory, create porch to front.
2 Cramond Crescent Edinburgh EH4 6PG

To Whom It May Concern:

Following receipt of the 'mixed decision,' in relation to the application noted above, we wish to appeal the part deemed unacceptable, as outlined below.

The proposed porch would disrupt the primary elevation of the building and would have a detrimental impact upon the character and appearance of the surrounding area. This is contrary to the ELDP Policy Des 12 and the non-statutory Guidance for Householders. This element of the proposal is unacceptable

By way of introduction, the proposal is to enclose the existing porch, and re-use the roof taken from the back to provide better balance to the elevation. The house has been subdivided at some point in the past and has resulted in something of a disjointed elevation that we wish to remedy, as well as improving our home.

Edinburgh Local Development Plan policy Des 12 states:

Planning permission will be granted for alterations and extensions to existing buildings which:

- a) in their design and form, choice of materials and positioning are compatible with the character of the existing building*
- b) will not result in an unreasonable loss of privacy or natural light to neighbouring properties*
- c) will not be detrimental to neighbourhood amenity and character*

168 Every change to a building, street or space has the potential to enrich or, if poorly designed, impoverish a part of the public realm. The impact of a proposal on the appearance and character of the existing building and street scene generally must be satisfactory and there should be no unreasonable loss of amenity and privacy for immediate neighbours.

To take these points in order;

a) in their design and form, choice of materials and positioning are compatible with the character of the existing building

The design and form of the proposed porch is in keeping with the existing property. The roof pitch, eaves height, lintel height and projection are consistent with the existing house. The choice of materials is in line with what was approved to the rear of the house, however we are willing to revisit the materials to match the existing if that would be preferred. As the proposal is simply to enclose the existing porch, the proposed position is undoubtedly compatible.

b) will not result in an unreasonable loss of privacy or natural light to neighbouring properties

The proposed porch does not contain any habitable rooms or windows, so can't result in a loss of privacy to our neighbours. It does not project further than the existing porch and is centred on the property so will not result in any overshadowing of our neighbours.

c) will not be detrimental to neighbourhood amenity and character

The house as existing is detrimental to the amenity and character of the neighbourhood, and the proposal is an improvement. It has been suggested that the front gable is an unusual feature for the neighbourhood, however, as can be seen by submitted documents 'LOC02' and 'LOC03' there are a number of properties in the neighbourhood with similar features. Similarly, there are a number of houses in the neighbourhood which have construction forward of the build line (also highlighted in document LOC02)

From householder guidance:

Porches

Porches are permitted development on any external door of the house providing they are not higher than 3 metres, and the overall footprint of the porch is not more than 3 square metres. The minimum distance between the porch and any boundary with a road must be more than 2 metres.

As can be seen here, the proposed porch is very close to being permitted development, with the only issue being that it is a little higher than the 3m permitted development limit, a consequence of reusing a portion of the roof from the rear, and keeping the design and form in line with the existing house. It is also worth noting that enclosing the current porch and putting a flat roof on it would be acceptable within permitted development rights, however it would be detrimental to the elevation.

What is a building line?

It is the line formed by the frontages of the buildings along a street. Sometimes it is defined in the title deeds. Generally developments other than porches etc are not acceptable in front of the building line as they disrupt the character and appearance of the street.

It is clear here that porches are acceptable forward of the building line.

Modest porches may be acceptable where they do not detract from the design of the original building or the character of the street

As previously noted, the house has undergone a subdivision in the past which has ruined the original elevation, and detracted from the character of the street, our proposal is to improve it. As can be seen from submitted drawing 'LOC04', there was originally a large porch (unfortunately we are unable to determine the form) so if anything, we are returning to closer to the original design.

Bungalow extensions

Bungalow extensions should be designed in a way that retains the character of the original property and is subservient in appearance. Extensions must not imbalance the principal elevation of the property. Rear extensions to bungalows should be in keeping with the existing property roof design and its ridge line should be below the ridge of the existing property. The hipped roof character of the host building should be respected. Gable end extensions will generally not be allowed unless this fits in with the character of the area and is of a high-quality innovative design.

Again, the proposal is to better balance the principal elevation, is subservient to the existing house and is not out of character (the proposed roof comes from the rear).

Further, the guidance above clearly relates to a traditional hip-roof bungalow, however our house has gables to the ends, which we will replicate to the front.

From the above, it is clearly demonstrated that the proposals deemed unacceptable are barely above what could be constructed under permitted development rights and are an enhancement to the property and to the local area. If we carried out the work under permitted development rights, it would be detrimental to the amenity of the local area.

From our report of handling, 3.3 Assessment:

a) The proposal is of an acceptable scale, form and design, compatible with neighbourhood character and will, where appropriate, preserve the character and the appearance of the conservation area.

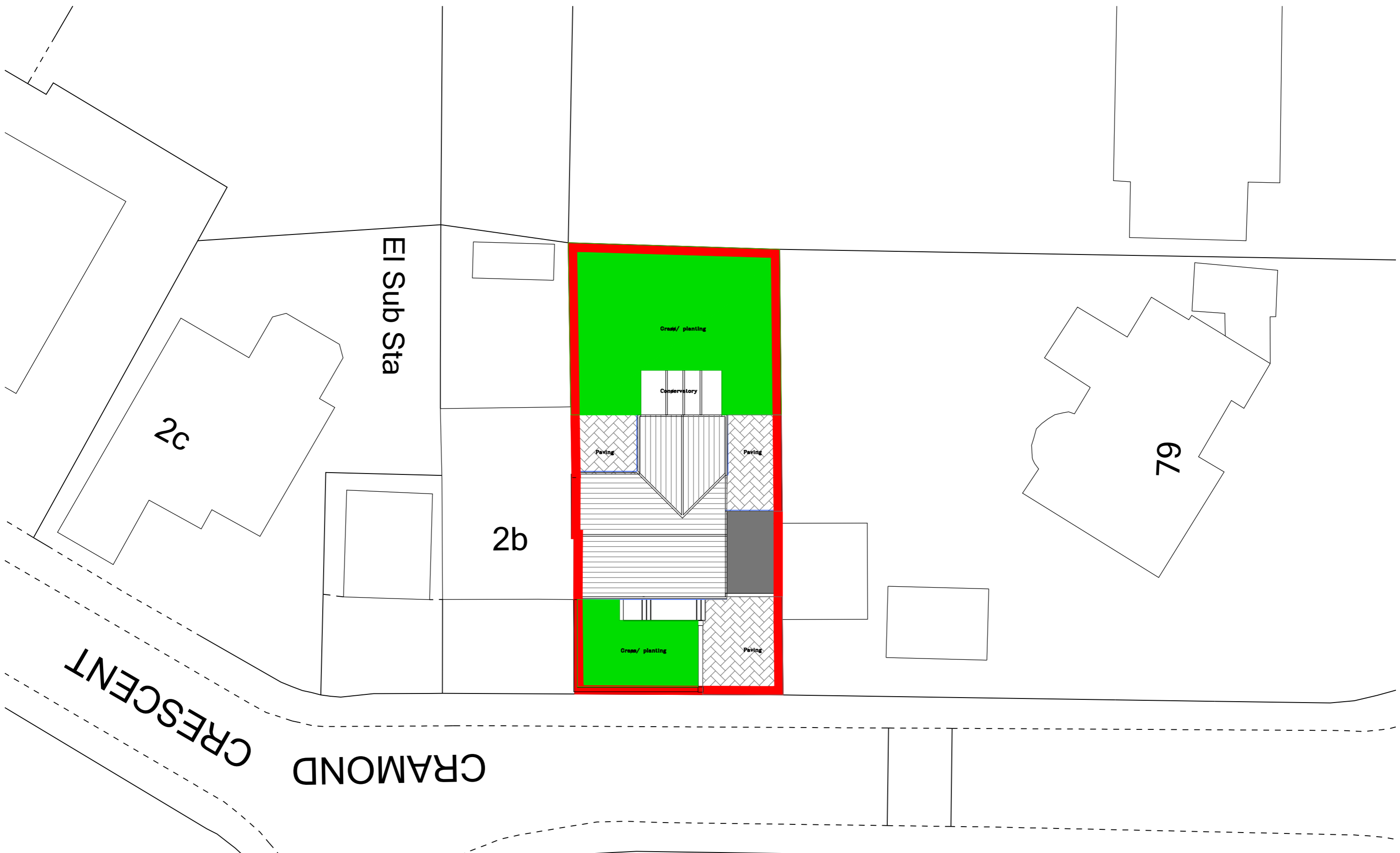
It should be noted that the property in question is outwith the conservation area, and a similar feature has recently been constructed within the conservation area (4th row, 2nd from left of document LOC03).

Much is made in the report of handling of the 'significant' projection of the porch forwards of the primary elevation. I would again note that it does not project further forward than the existing porch, nor the high portion of the 'modesty wall' erected when the property was originally subdivided, nor the neighbouring garage at 2C.

With all of the above in mind, I would implore the review body to overturn the mixed decision of the planning department and approve the porch to the front as proposed.

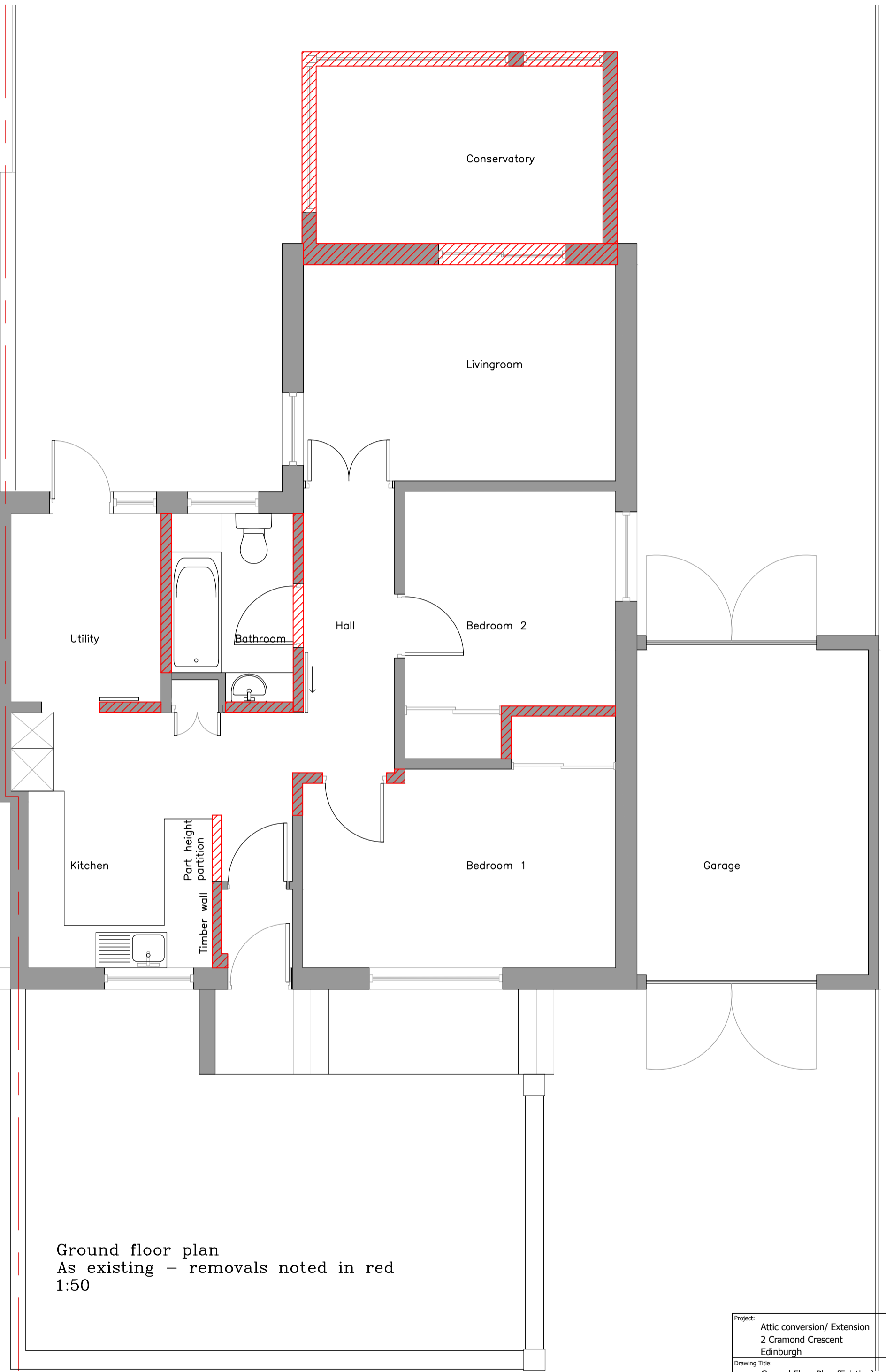
Many thanks,

James Greenhill.

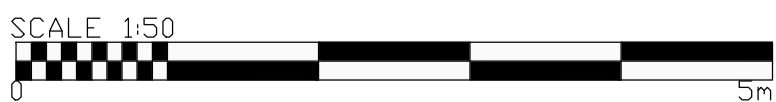


Project: Attic Conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title: Site Plan as Existing	
Dwg. No: EX00	Rev: -
Scale: 1:200	Date: Jan'19

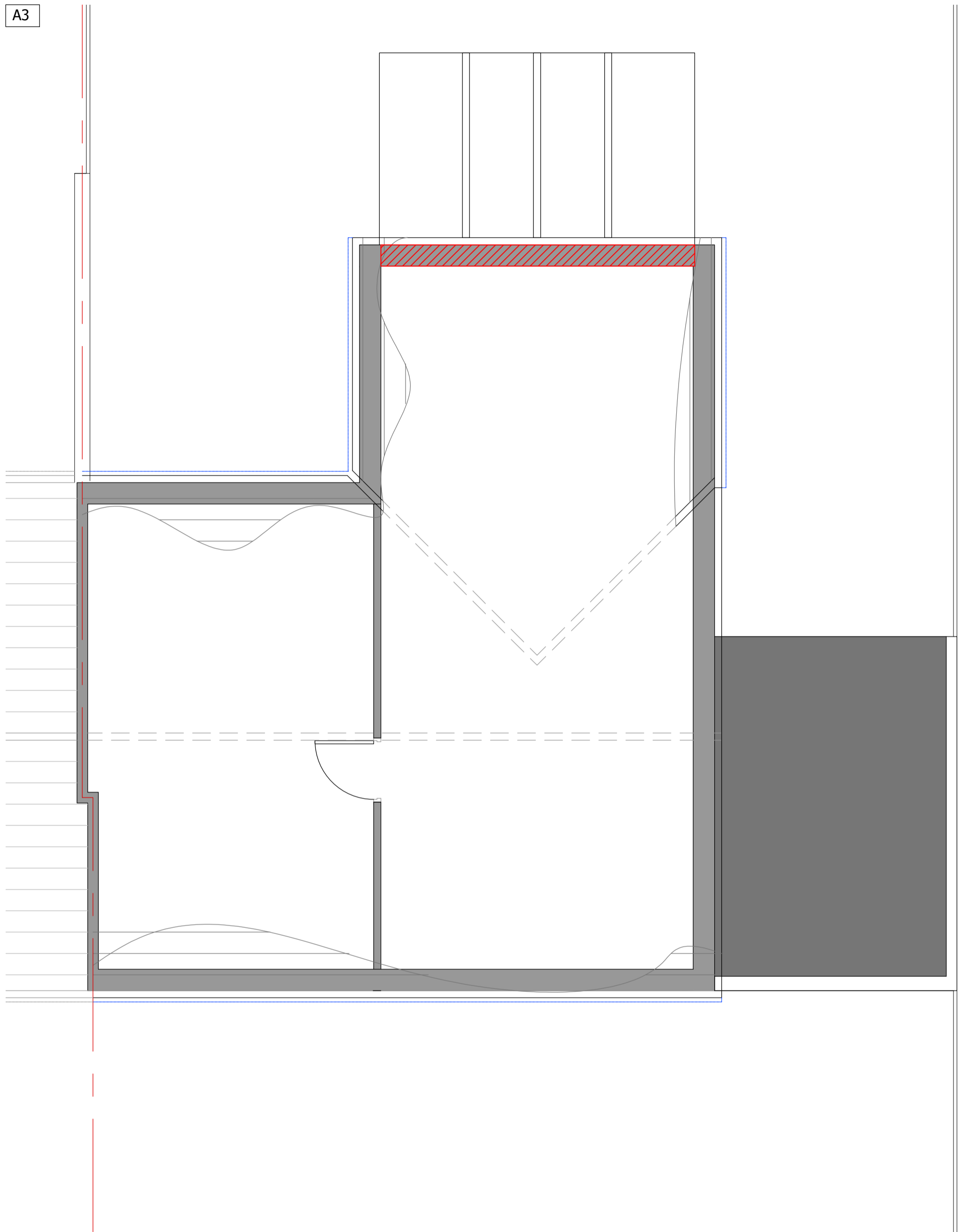




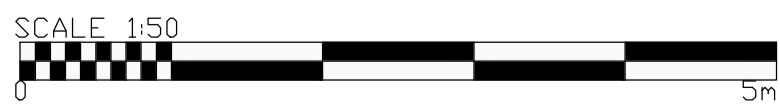
Ground floor plan
As existing - removals noted in red
1:50



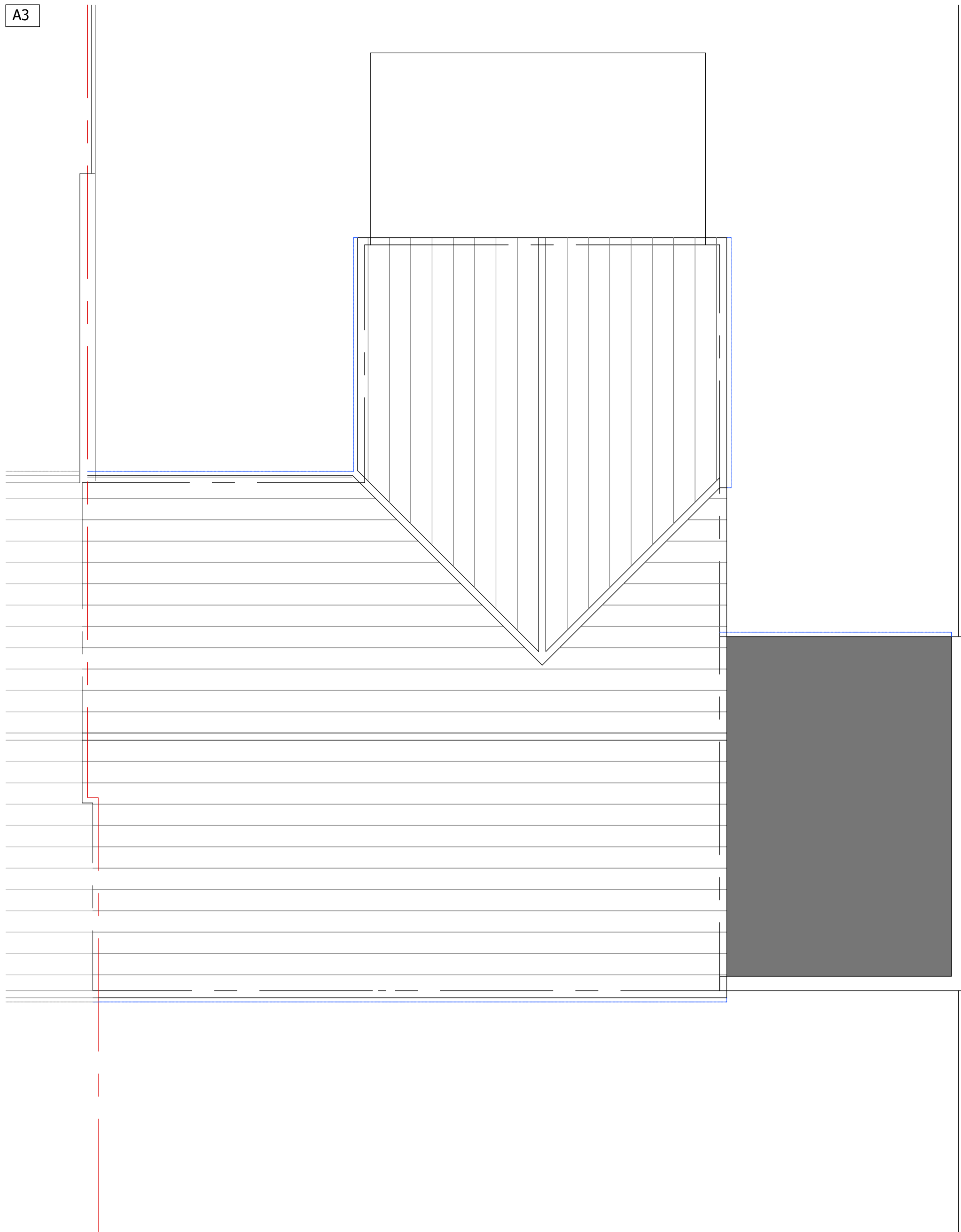
Project: Attic conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title: Ground Floor Plan (Existing)	
Drg. No: EX10	Rev: -
Scale: 1:50	Date: Jan '19



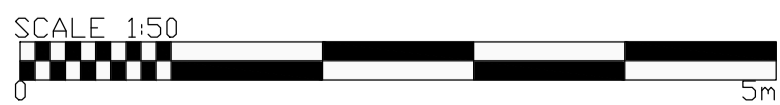
Attic plan
As existing - removals noted in red
1:50



Project: Attic conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title: Attic Plan (Existing)	
Drg. No: EX11	Rev: -
Scale: 1:50	Date: Jan '19



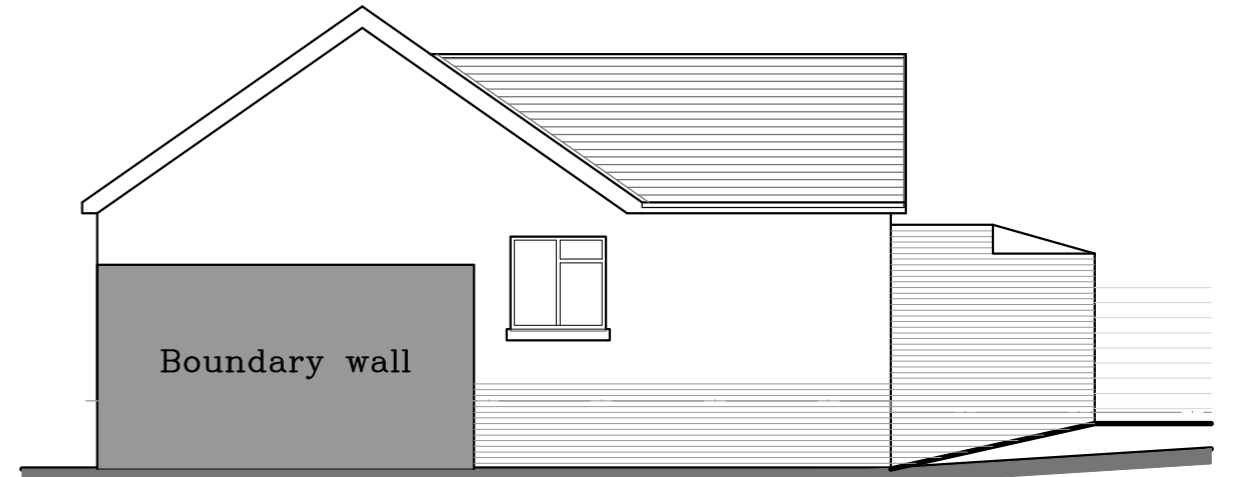
Roof plan
As existing
1:50



Project: Attic conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title: Roof Plan (Existing)	
Drg. No: EX20	Rev: -
Scale: 1:50	Date: Jan '19



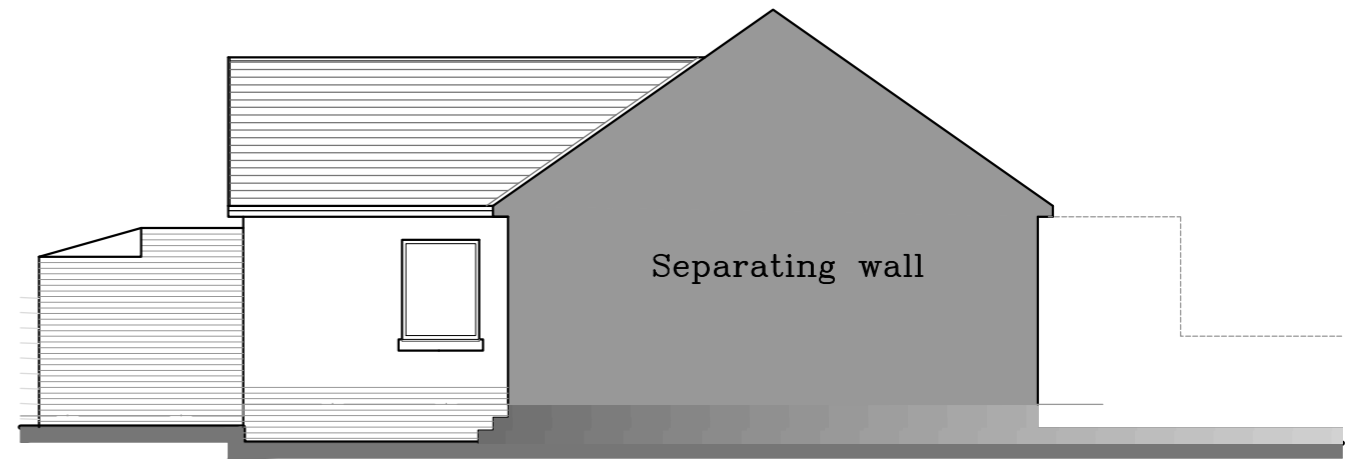
North-East elevation (front)
As existing, garden wall transparent
1:100



North-West elevation (rear)
As existing
1:100



South-West elevation (rear)
As existing
1:100



South-East elevation (side)
As existing
1:100

Project:		Attic Conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title:		Elevations (existing)	
Dwg. No:	EX50	Rev:	-
Scale:	1:100	Date:	Jan'19



Above, the image is of the area around 1967, before the sale of a small parcel of land to the council for construction of the school, and the later subdivision of the house. The map clearly shows a porch to the front of the property, which has been lost over time.

Image, top right, shows 2 Cramond Crescent. Note the imbalance to the elevation created by the subdivision, the intention of the porch is to rebalance the elevation and to redress some of the poor design choices made previously.

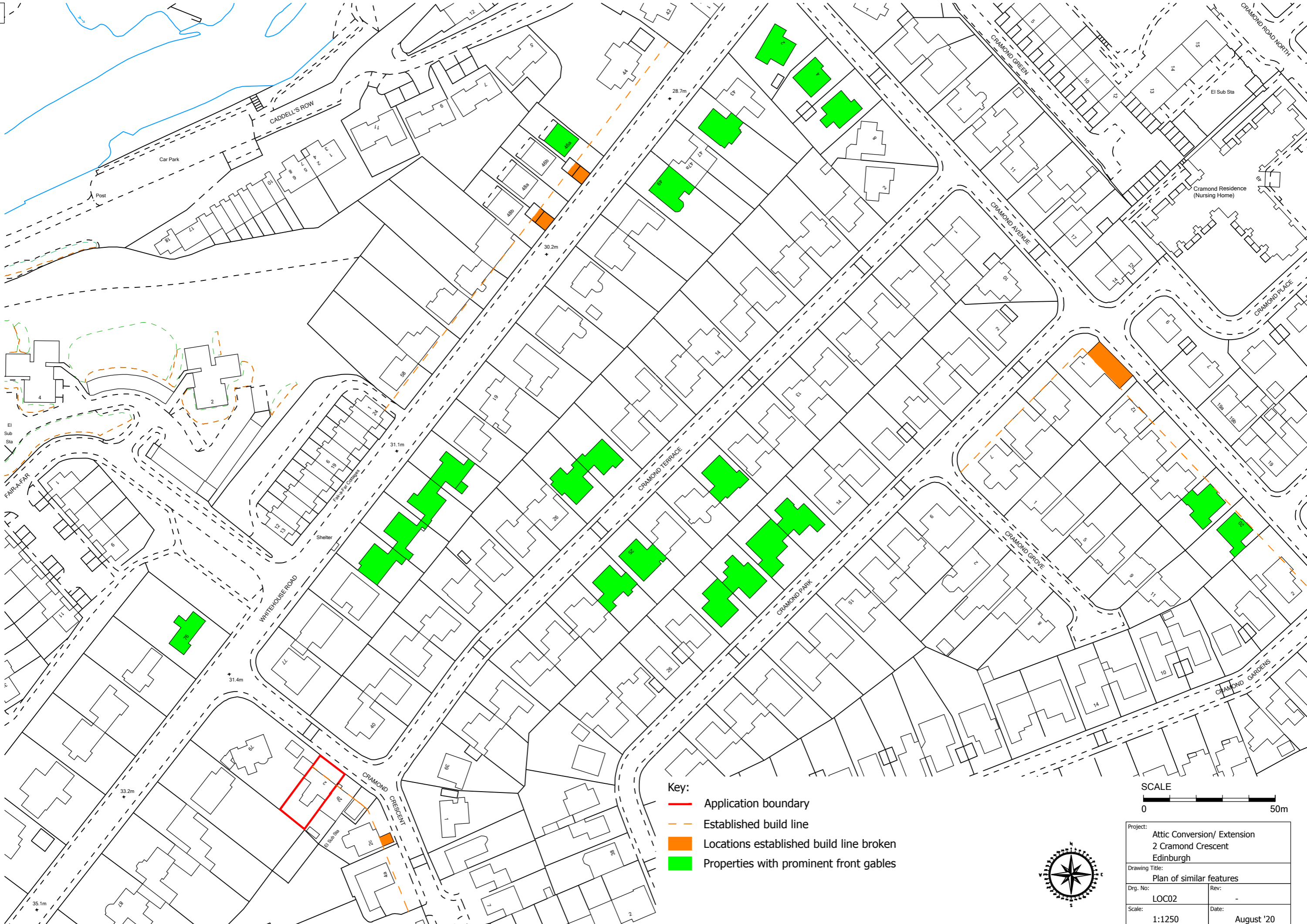
Image, bottom right - Showing 2 Cramond Crescent from an angle. The proposed porch will not project further than existing.

We acknowledge that the existing porch could be enclosed and given a flat roof under permitted development rights. This, however, would only exacerbate the issue. The proposal to provide a gable, drop the cill of the right hand window, and group the window and door will create a balanced, cohesive elevation.

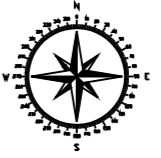
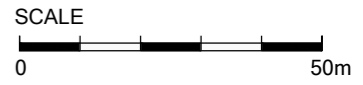
Project:		Attic Conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title: Historic map and images			
Drg. No:	LOC04	Rev:	-
Scale:	NTS	Date:	Jan'19



Project: Attic Conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title: Location Plan	
Drg. No: LOC01	Rev: -
Scale: 1:1250	Date: Jan'19



- Key:**
- Application boundary
 - Established build line
 - Locations established build line broken
 - Properties with prominent front gables



Project: Attic Conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title: Plan of similar features	
Drg. No: LOC02	Rev: -
Scale: 1:1250	Date: August '20



House on Cramond Terrace with gable to front



House on Cramond Terrace with gable to front



House on Cramond Terrace with gable to front



House on Cramond Terrace with gable to front



House on Cramond Terrace with gable to front



House on Cramond Park with gable to front



House on Cramond Avenue with gable to front



House on Cramond Park with gable to front



House on Cramond Park with gable to front



House on Cramond Park with gable to front



House on Cramond Park with gable to front



House on Cramond Park with gable to front



House on Cramond Park with gable to front



House on Cramond Park with gable to front



House on Cramond Park with gable to front



House on Cramond Park with gable to front



House on Cramond Park with gable to front



House on Whitehouse Road with gable to front



House on Whitehouse Road with gable to front



House on Whitehouse Road with gable to front



House on Whitehouse Road with gable to front



House on Whitehouse Road with gable to front



House on Whitehouse Road with gables to front



House on Whitehouse Road with development in front of build line



House on Whitehouse Road with gable to front and development on front of build line



House on Whitehouse Road with gable to front



House on Whitehouse Road with gable to front



House on Whitehouse Road with gable to front



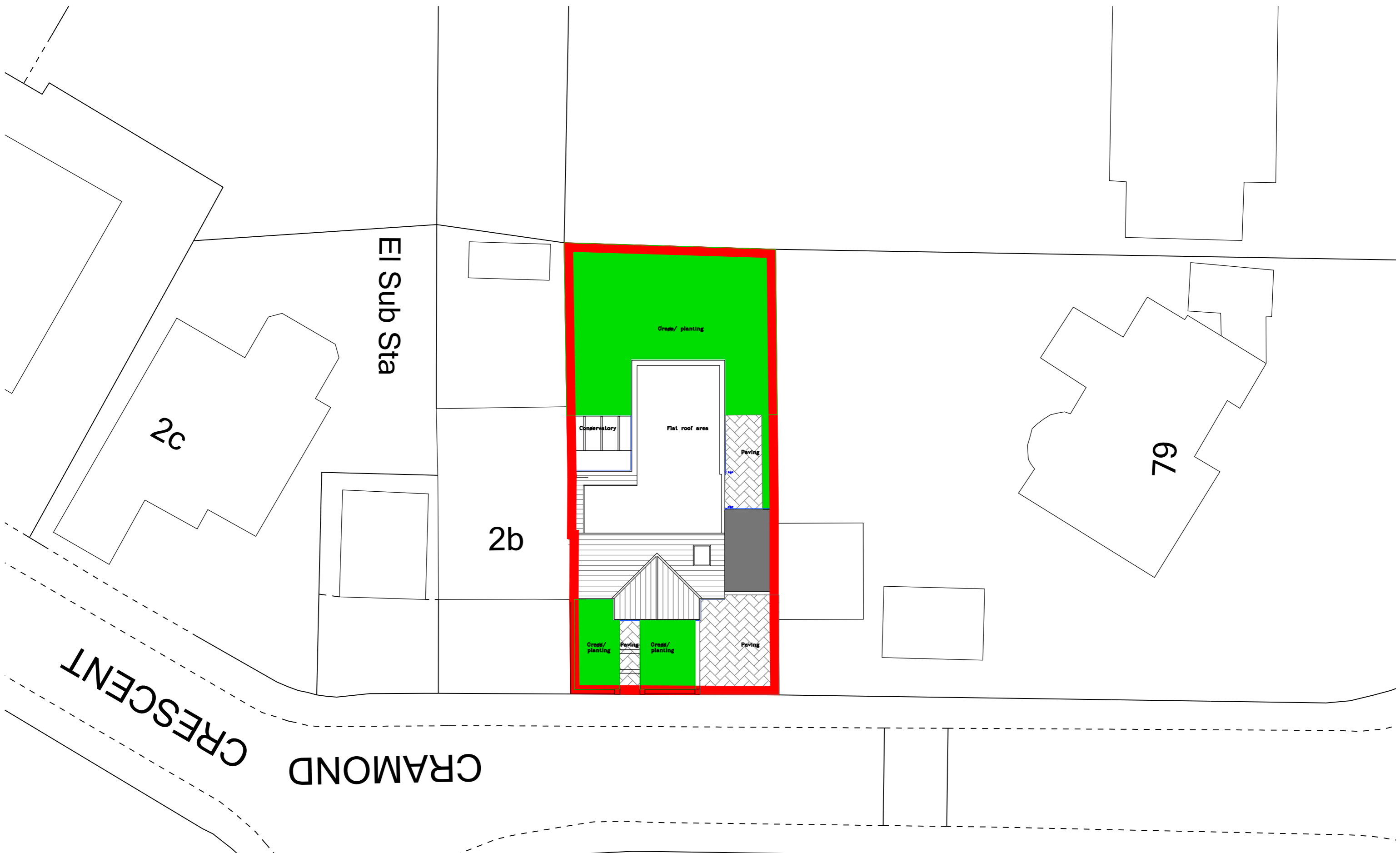
House on Cramond Crescent in need of gable



House on Cramond Crescent in need of gable

As can be seen from the images above, the proposed gable at 2 Cramond Crescent would not be out of character, and as the final two images confirm, the elevation of the house in question would be immeasurably improved by the addition of the front gable

Project:		Attic Conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title:			
Photos of gables in local area			
Drg. No:	LOC03	Rev:	-
Scale:	NTS	Date:	Jan'19



El Sub Sta

2c

2b

79



Gross/ planting

Conservatory

Flat roof area

Paving

Gross/ planting

Paving

Gross/ planting

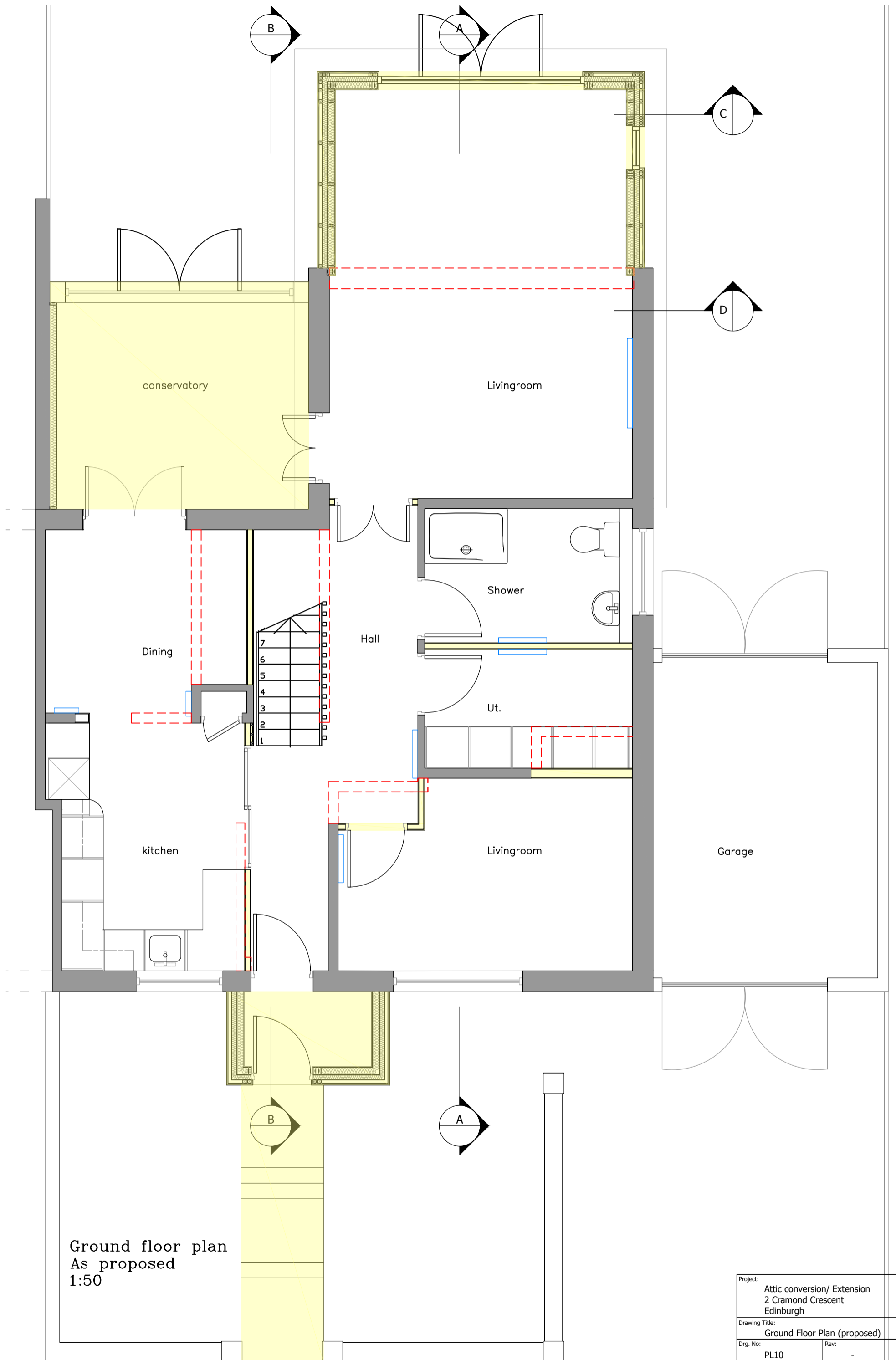
Paving

CRESCENT

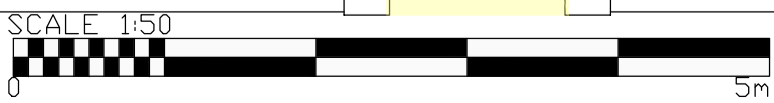
CRAMOND



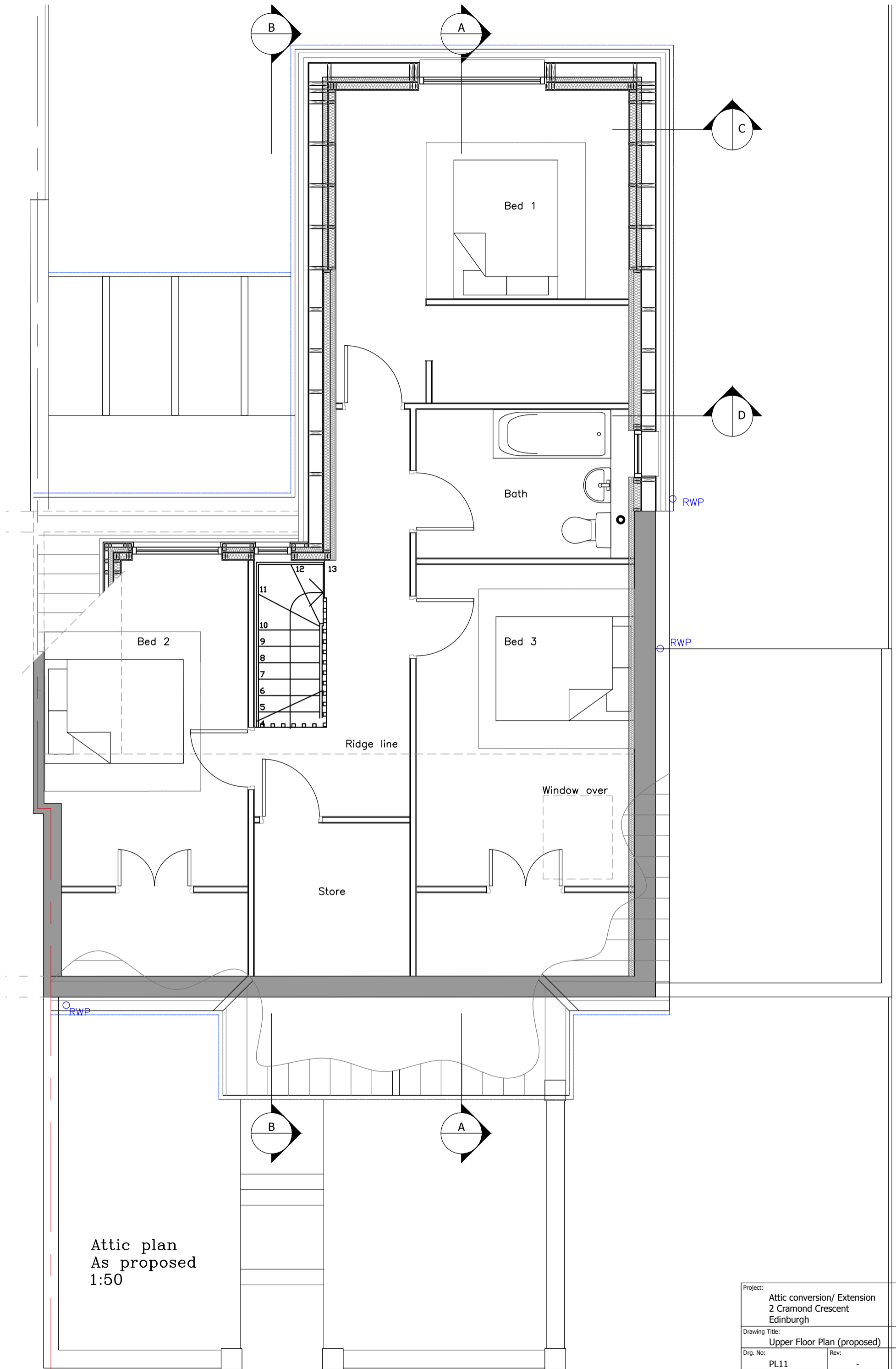
Project: Attic Conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title: Site Plan as proposed	
Dwg. No: PL00	Rev: -
Scale: 1:200	Date: Jan'19



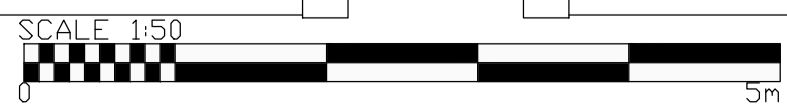
Ground floor plan
As proposed
1:50



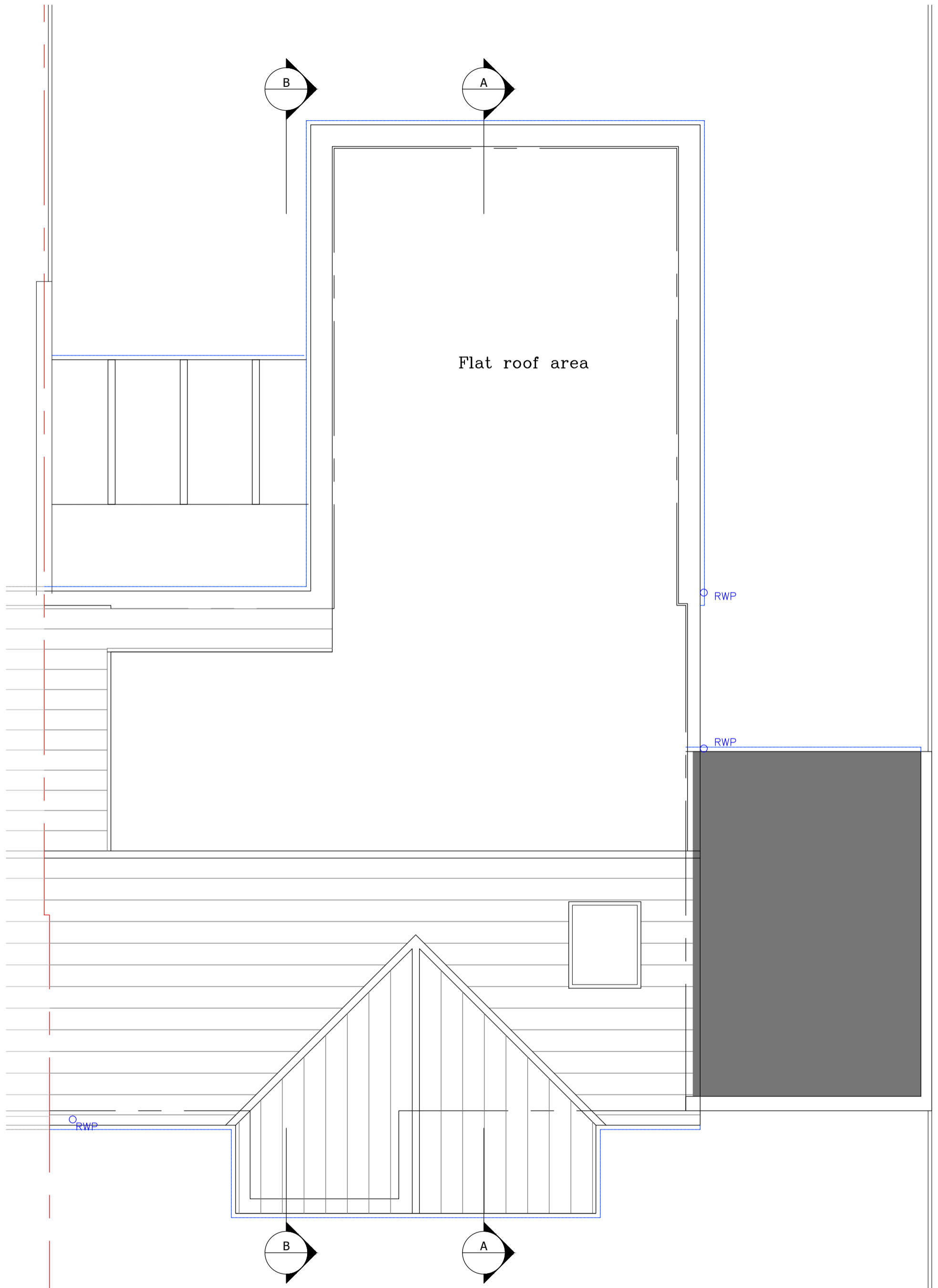
Project: Attic conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title: Ground Floor Plan (proposed)	
Drg. No: PL10	Rev: -
Scale: 1:50	Date: Jan '19



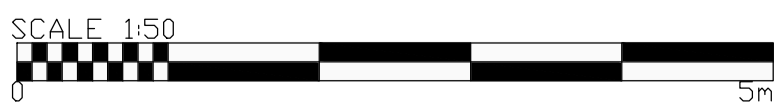
Attic plan
As proposed
1:50



Project:		Attic conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title:		Upper Floor Plan (proposed)	
Drg. No:	PL11	Rev:	-
Scale:	1:50	Date:	Jan '19



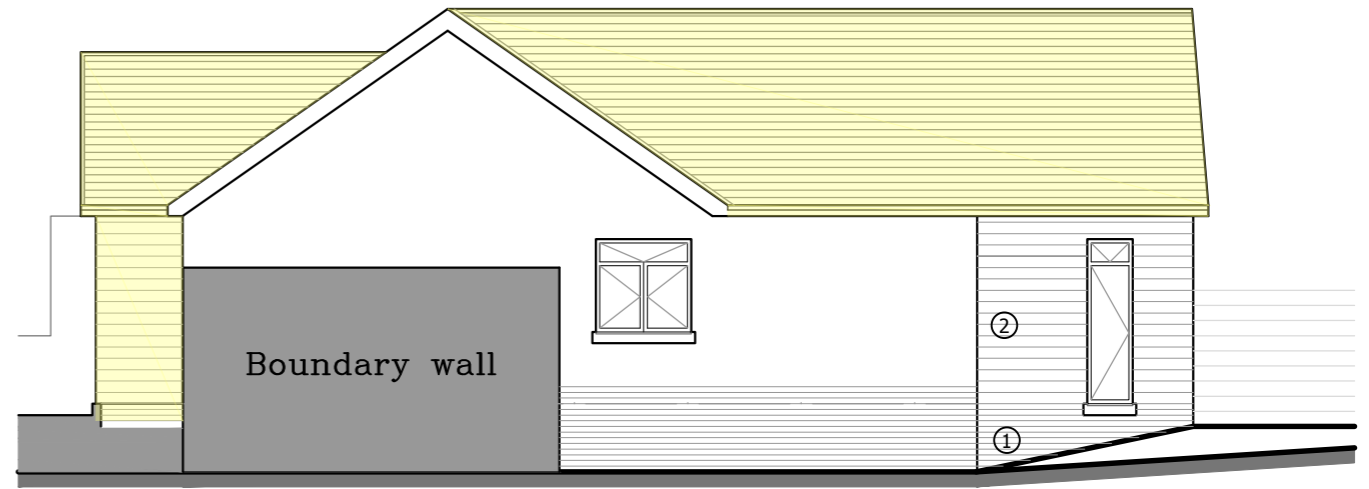
Roof plan
As proposed
1:50



Project: Attic conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title: Roof Plan (proposed)	
Drg. No: PL20	Rev: -
Scale: 1:50	Date: Jan '19



North-East elevation (front)
As proposed
1:100



North-West elevation (rear)
As proposed
1:100

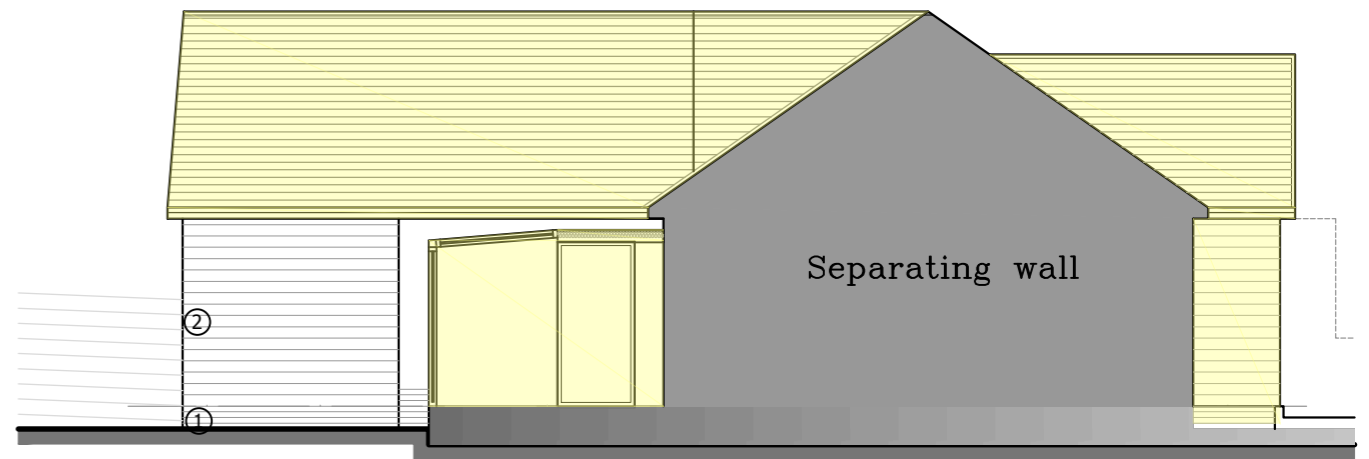


South-West elevation (rear)
As proposed
1:100

Materials notes:
1. Facing brickwork to match existing.
2. Dark grey horizontal timber weatherboarding

Also -

concrete tiles to match existing.
smooth white render, existing
windows in grey upvc to match weatherboarding



South-East elevation (side)
As proposed
1:100
Boundary wall removed for clarity

Project: Attic Conversion/ Extension 2 Cramond Crescent Edinburgh	
Drawing Title: Elevations (proposed)	
Dwg. No: PL50	Rev: -
Scale: 1:100	Date: Jan'19