

Arcotec Build Ltd.  
FAO: Andrew Dodds  
4 The Maltings  
Haddington  
EH41 4EF

Mr George Aitken.  
47 Clovenstone Park  
Edinburgh  
EH14 3BW

**Decision date: 21 October 2020**

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

Formation of new raised roof fitted with dormer windows and Velux rooflights  
At 47 Clovenstone Park Edinburgh EH14 3BW

**Application No:** 20/03303/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 12 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 **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:-**

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

Drawings 01-04, 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 application for development is not in accordance with the Edinburgh Local Development Plan as it does not comply with policies Des 12 (Alterations and Extensions) or the non-statutory Guidance for Householders. It would have an adverse impact on the appearance of the property and it is not compatible with the character of the area. There are no material considerations which outweigh this conclusion.

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 Luke Vogan directly at [luke.vogan@edinburgh.gov.uk](mailto:luke.vogan@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](http://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](mailto: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 20/03303/FUL At 47 Clovenstone Park, Edinburgh, EH14 3BW Formation of new raised roof fitted with dormer windows and Velux rooflights**

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	20/03303/FUL
<b>Wards</b>	B02 - Pentland Hills

### Summary

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The application for development is not in accordance with the Edinburgh Local Development Plan as it does not comply with policies Des 12 (Alterations and Extensions) or the non-statutory Guidance for Householders. It would have an adverse impact on the appearance of the property and it is not compatible with the character of the area. There are no material considerations which outweigh this conclusion.

### Links

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<a href="#"><u>Policies and guidance for this application</u></a>	LDPP, LDES12, NSG, NSHOU,
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# Report of handling

## Recommendations

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

## Background

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### 2.1 Site description

The property is a two storey, semi-detached dwellinghouse. Previously consented works to extend the property have been completed. The rear of the property overlooks Clovenstone Gardens. Located within an established residential area, Kingsknowe Golf Club lies to the north and east of the property and Lanark Road lies to the south and east.

### 2.2 Site History

25.06.2008 Planning permission granted for the erection of a two storey extension to the side of the property (08/00561/FUL),

19.01.2012 Planning permission granted for the erection of a single storey porch and single storey extension to the front of the property (11/03752/FUL),

27.05.2015 Planning permission granted for the erection of a single storey extension to the rear of the property (15/01578/FUL).

## Main report

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### 3.1 Description Of The Proposal

The application proposes to raise the roof of the property and erect a total of three dormers, two to the front elevation and one large dormer to the rear elevation. Works also include the installation of four velux rooflights, one to the front elevation and three to the rear elevation.

The installation of velux rooflights benefit from permitted development rights under section 3 class 2B of the General Permitted Development Order 1992.

### 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, would accord with neighbourhood character and would preserve or enhance the character and appearance of the surrounding area;

b) Any impacts to neighbouring amenity are acceptable;

a) The ELDP 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"

Clovenstone Park and Clovenstone Gardens is a suburban area which forms part of the overall area of Clovenstone. The property is located on Clovenstone Park and the rear borders onto the public open green space of Cloventone Gardens. The property forms part of a cul-de-sac of properties at Clovenstone Gardens. The area benefits from a wealth of good quality open green spaces and borders onto Kingsknowe Golf Course.

The character of the cul-de-sac at Clovenstone Gardens can be defined as a collection of new build properties, primarily two storey properties, both semi-detached and detached, with modest gardens to the front and rear. There are two three storey flatted developments which occupy corner lots onto Clovenstone Park. The properties are all located around the communal green space and are all of a set design which creates a uniform quality within the appearance of the properties.

Due to the sloping topography, the properties along Clovenstone Park exemplify a stepped down design of the properties west to east. Therefore, the character of the roofscape can be defined as a stepped down roofscape. Given the location of the property at the bottom of the row of properties along Clovenstone Park, its ridge height is the lowest of the properties along the row.

The non-statutory Guidance for Householders (2019) states that:

'Development above the existing roof ridge will not be permitted.'

The proposed extension of the walls to the first floor and heightened roof would increase the ridge height of the property by 0.83 metres approximately. The proposed ridge height would surpass the ridge height of the neighbouring property (west) attached by 0.33 metres approximately. The proposed works would disrupt the existing roofscape and pattern to the detriment of the property and the area. These works would result a significant alteration to the scale, design and, form of the property and would have an adverse impact on the character of neighbouring properties, the roofscape of Clovenstone Park, the pattern of development and, the wider streetscape. This element of the proposal does not align with ELDP policy Des 12 criterion a) and c) and, the non-statutory Guidance for Householders and is therefore not acceptable.

The non-statutory Guidance for Householders states:

'On principal elevations a single dormer should be no greater in width than one third of the average roof width. If there are two or more dormers, their combined width should be less than 50% of the average width of the single roof plane on which they are located.'

The proposed erection of two dormer windows to the front elevation of the property have a combined width of 4.8 meters at their widest points approximately and therefore exceed 50% of the width of the roof plane which sits at 9.55 meters approximately. These dormers as proposed therefore do not align with the Guidance for Householders and are not acceptable.

The non-statutory Guidance for Householders states:

'On rear elevations which are not publicly visible or not readily visible from public viewpoints a larger dormer may be acceptable where this fits in with the character of the building and surrounding area.'

The proposed dormer to the rear elevation of the property measures 4.2 meters at its widest point, approximately 44% of the roof plane. Given the exposed location of the rear of the property, overlooking the open green space of Clovenstone Gardens and the cul-de-sac of properties, combined with insufficient screening in place to offset the public view to the rear of the property, the erection of a large dormer window of this scale does not align with the guidance for householders and is therefore not acceptable.

Given the absence of dormer window extensions to any of the properties located within the cul-de-sac of Clovenstone Gardens, the erection of dormer windows to the front and rear elevations of the property does not align with LDP policy Des 12 criterion a) and c). The proposed dormers would be out with the character of the host property, neighbouring properties and surrounding streetscape. The erection of the proposed dormers is therefore not acceptable.

The installation of velux rooflights benefit from permitted development rights under section 3 class 2B of the General Permitted Development Order 1992.

b) The proposal was assessed in terms of neighbouring residential amenity. The proposed development would have no adverse impact on daylighting, sun lighting or overshadowing to neighbouring properties. With regard to the proposed dormer window to the rear of the property, given the increased height of the roof and scale of the dormer, there is concern for overlooking to neighbouring rear gardens. This is accentuated given the lack of appropriate screening to neighbouring boundaries and introduction of windows at a height that would not be possible without extending the roof height. It is anticipated the rear dormer would create an adverse impact to neighbouring privacy amenity and is therefore not acceptable.

In conclusion, these works are considered to have a detrimental visual impact to the property and to the streetscape. There is likely to be an unacceptable impact to neighbouring privacy and therefore, the proposal does not accord with ELDP Policy Des 12, or the non-statutory Guidance for Householders. The proposed development is therefore not acceptable.

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

### **3.4 Conditions/reasons/informatives**

## **Risk, Policy, compliance and governance impact**

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**4.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **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**

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### **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

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- To view details of the application go to
- [Planning and Building Standards online services](#)

## **Statutory Development**

### **Plan Provision**

The Edinburgh Local Development Plan.

### **Date registered**

12 August 2020

### **Drawing numbers/Scheme**

01-04,  
Scheme 1

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

Contact: Luke Vogan, Planning Officer  
E-mail:luke.vogan@edinburgh.gov.uk

## **Links - Policies**

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### **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

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No consultations undertaken.

END

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto: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 100290659-003

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

## Applicant or Agent Details

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

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Arctec Build Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Andrew	Building Name:	
Last Name: *	Dodds	Building Number:	4
Telephone Number: *	07715049752	Address 1 (Street): *	4
Extension Number:		Address 2:	The Maltings
Mobile Number:		Town/City: *	Haddington
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH41 4EF
Email Address: *	andrew.dodds1@btopenworld.com		

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="George"/>	Building Number:	<input type="text" value="47"/>
Last Name: *	<input type="text" value="Aitken"/>	Address 1 (Street): *	<input type="text" value="Clovenstone Park"/>
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="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH14 3BW"/>
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="47 CLOVENSTONE PARK"/>
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="EH14 3BW"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="669508"/>	Easting	<input type="text" value="320652"/>
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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)

Formation of new raised roof fitted with dormer windows and Velux rooflights

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See supporting attached document

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)

Planning Decision Notice LRB Supporting Statement Plans and Elevations as Existing Plans and Cross Section as Proposed Elevations as Proposed

## Application Details

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

20/03303/FUL

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

12/08/2020

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

21/10/2020

## 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 Andrew Dodds

Declaration Date: 14/01/2021



Arctec Build Ltd.  
FAO: Andrew Dodds  
4 The Maltings  
Haddington  
EH41 4EF

Mr George Aitken.  
47 Clovenstone Park  
Edinburgh  
EH14 3BW

**Decision date: 21 October 2020**

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

Formation of new raised roof fitted with dormer windows and Velux rooflights  
At 47 Clovenstone Park Edinburgh EH14 3BW

**Application No:** 20/03303/FUL

**DECISION NOTICE**

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**Conditions:-**

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

Drawings 01-04, 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 application for development is not in accordance with the Edinburgh Local Development Plan as it does not comply with policies Des 12 (Alterations and Extensions) or the non-statutory Guidance for Householders. It would have an adverse impact on the appearance of the property and it is not compatible with the character of the area. There are no material considerations which outweigh this conclusion.

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 Luke Vogan directly at [luke.vogan@edinburgh.gov.uk](mailto:luke.vogan@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](http://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](mailto:localreviewbody@edinburgh.gov.uk).

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## **Formation of new raised roof fitted with dormer windows and Velux rooflights**

**47 Clovenstone Park Edinburgh EH14 3BW**

### **NOTICE OF REVIEW APPLICATION, FOLLOWING EARLIER REFUSAL OF PLANNING APPLICATION REF 20/03303/FUL**

We hereby submit an application for an LRB review of the above Planning Application, which was refused Planning permission on 21<sup>st</sup> October 2020.

The application sought consent to create a new uniform pitched roof over the existing house and current side extension, created at a raised level to the existing roof and fitted with dormer windows to front and rear, together with Velux rooflights.

We would hereby request that the following points are taken into consideration when the review is carried out: -

1. There were no objections to the Planning Application from adjoining neighbours.
2. Reference in the Planning Report is made to there not being any other dormer windows within the streetscape. Whilst this is the case, we do not consider this a reasoning to prevent the creation of dormers in this instance, as in all cases 'someone has to be the first'
3. The overall size of the dormers to the frontage is a very small percentage over the 50% guidance figure stated in non-statutory Guidance for Householders. This size could have been adjusted accordingly if requested to bring within the guidance percentage.
4. The dormer to the rear again could have been reduced in overall width to bring within / very close to the non-statutory Guidance for Householders, should this have been requested.
5. The Overall variation to the roof height simply reverses the current stepped roof arrangement. The current neighbouring house roof is stepped circa 500mm higher than the application property. By raising the roof in this instance, the step simply reverses. Whilst we acknowledge the Planning Officer's report which outlines the step downs to the current house are due to the topography of the ground levels, it is considered by this part of the street there is very little change in level of the ground and thus the continuing of the lowering roof proposals are not essential.
6. As part of the Planning Application it was suggested that the proposed roof could be lowered slightly from what shown on the submitted drawings, which is still also an option. This would have reduced the overall increase in height of the proposed roof.
7. The applicant has invested a considerable amount within the property to date. They have lived in this property since newly built, with their entire family settled in the area. They do however require additional bedroom accommodation for their family requirements and this is the reasoning that the loft conversion was essential to them.
8. The conversion simply cannot be achieved within the current roof height constraints and thus the reasoning the applicant is prepared to invest significantly further into the property to create the revised roof, allowing the new bedroom accommodation to be created.

It is hoped that the above points will be taken into consideration when the review is carried out.

ARCTEC BUILD LTD

## Proposal Details

Proposal Name	100290659
Proposal Description	Revised Roof over dwelling house with dormers to front and rear
Address	47 CLOVENSTONE PARK, EDINBURGH, EH14 3BW
Local Authority	City of Edinburgh Council
Application Online Reference	100290659-003

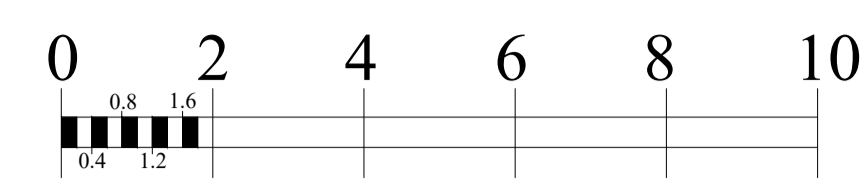
## Application Status

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

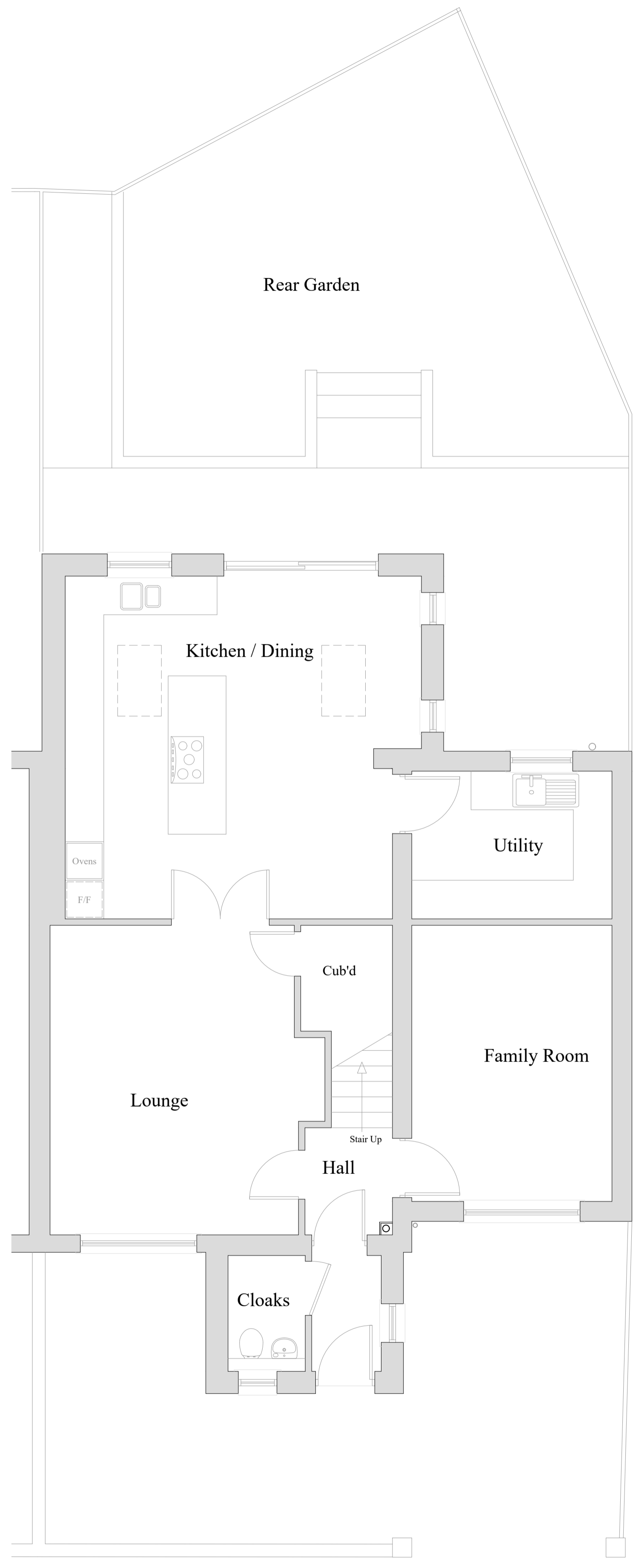
## Attachment Details

Notice of Review	System	A4
20-03303-FUL	Attached	Not Applicable
LRB Supporting Statement	Attached	Not Applicable
25411-20B	Attached	A1
25411-21B	Attached	A1
25411-22A	Attached	A1
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-003.xml	Attached	A0

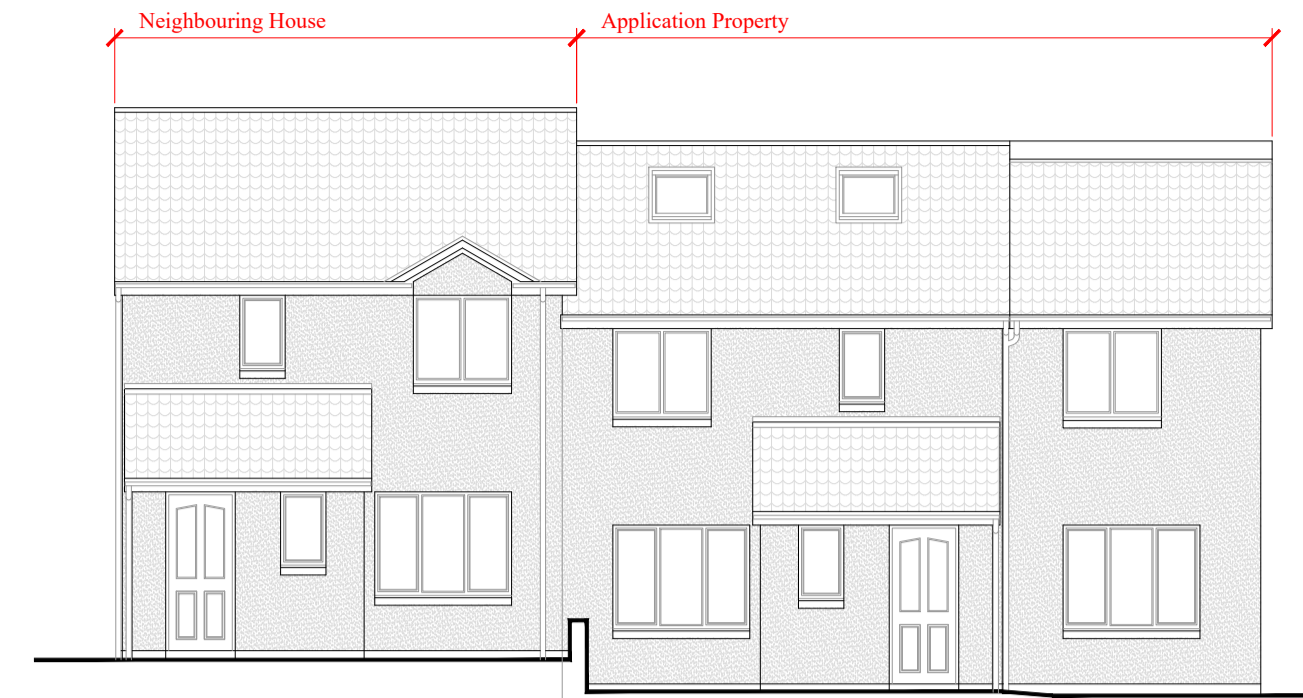
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All dimensions to be checked on site.  
Any discrepancy to be notified immediately.



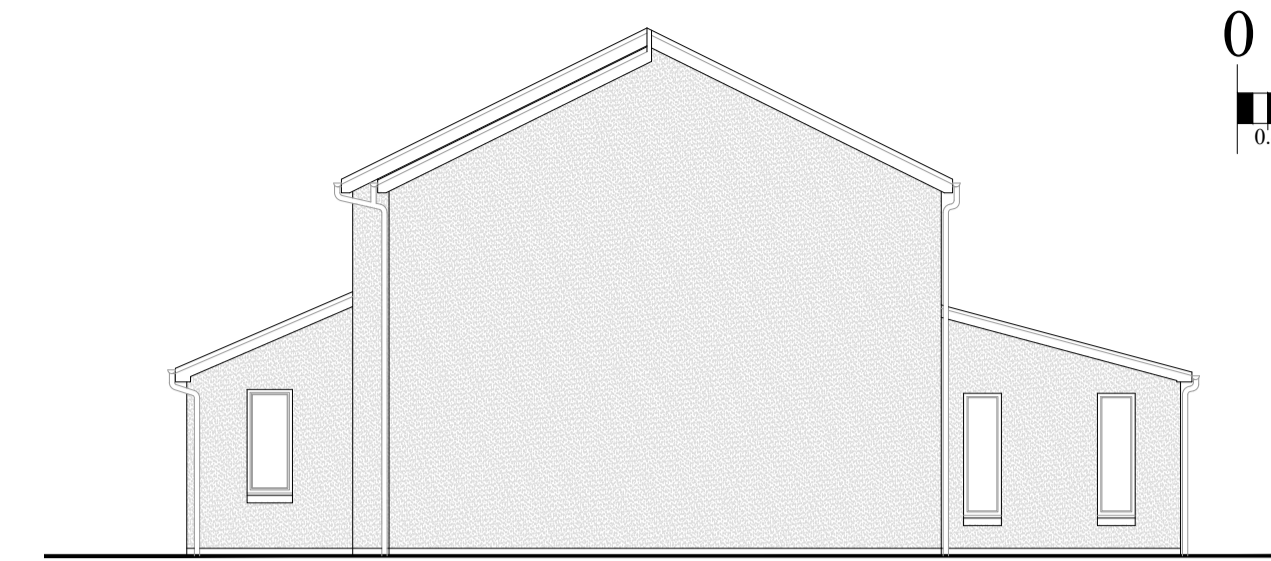
1:100 SCALE BAR



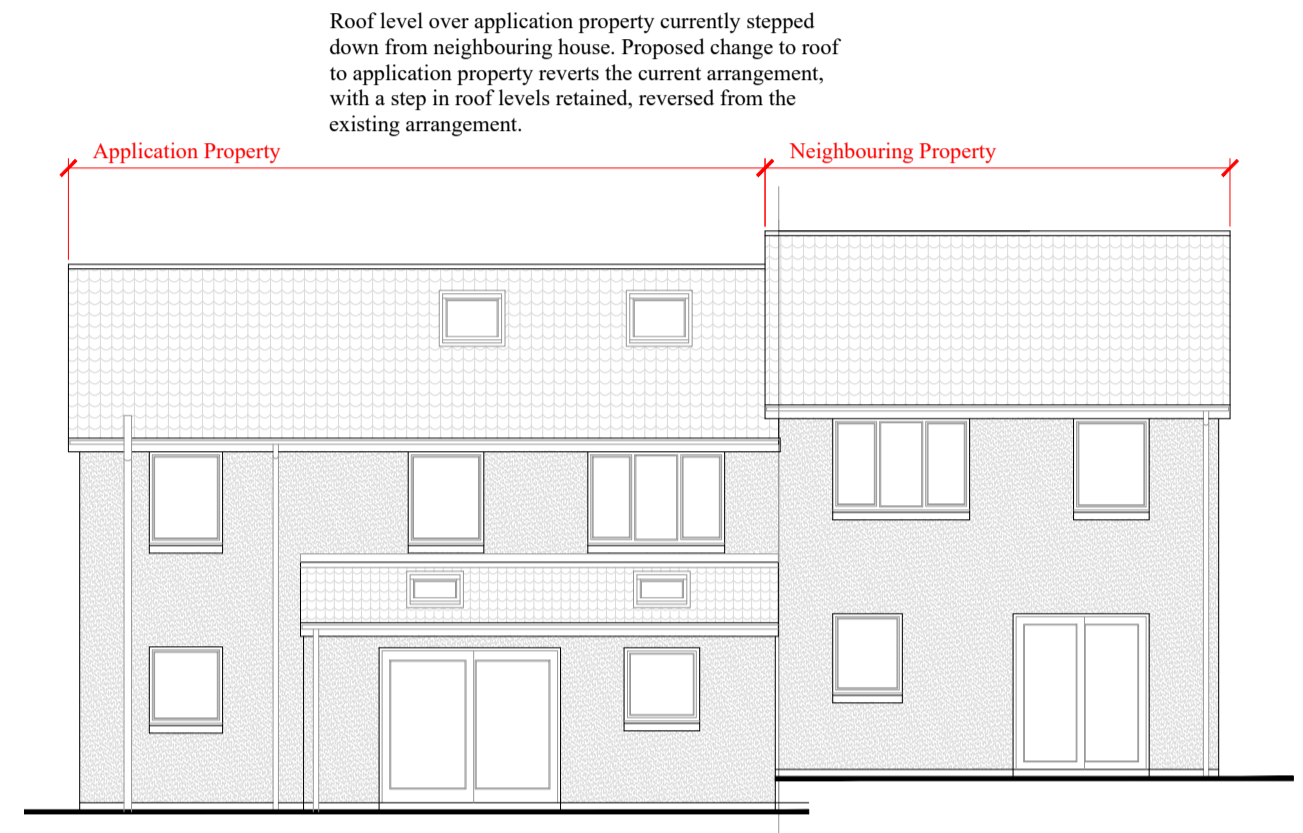
1:50 GROUND FLOOR PLAN AS EXISTING



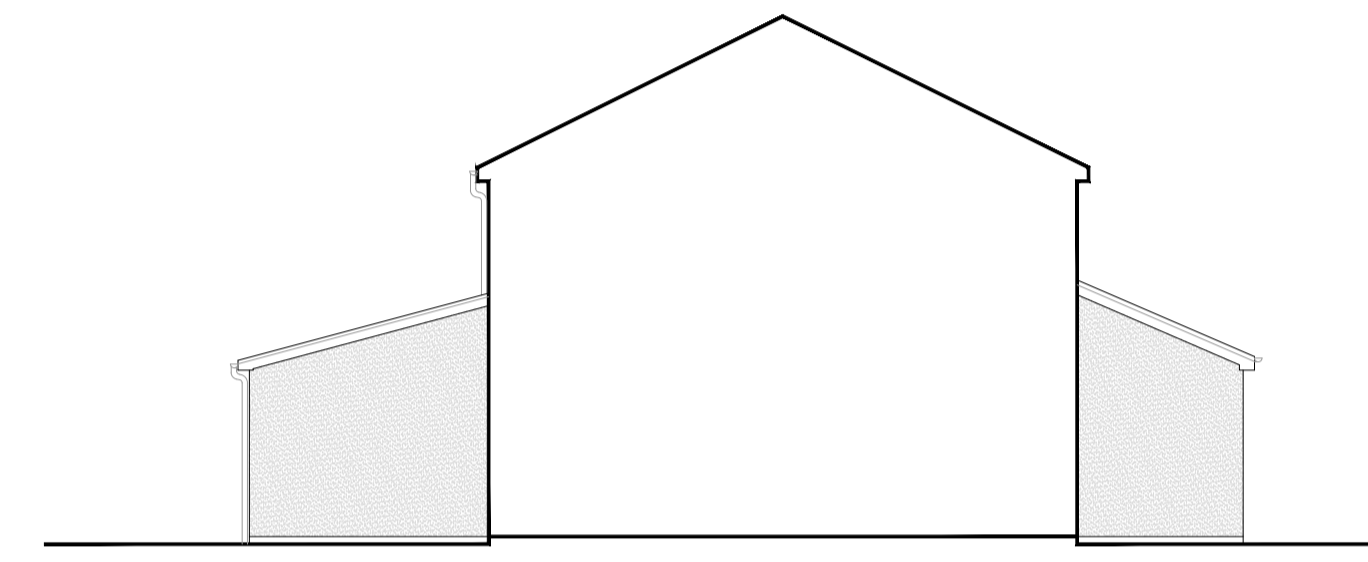
1:100 FRONT ELEVATION AS EXISTING



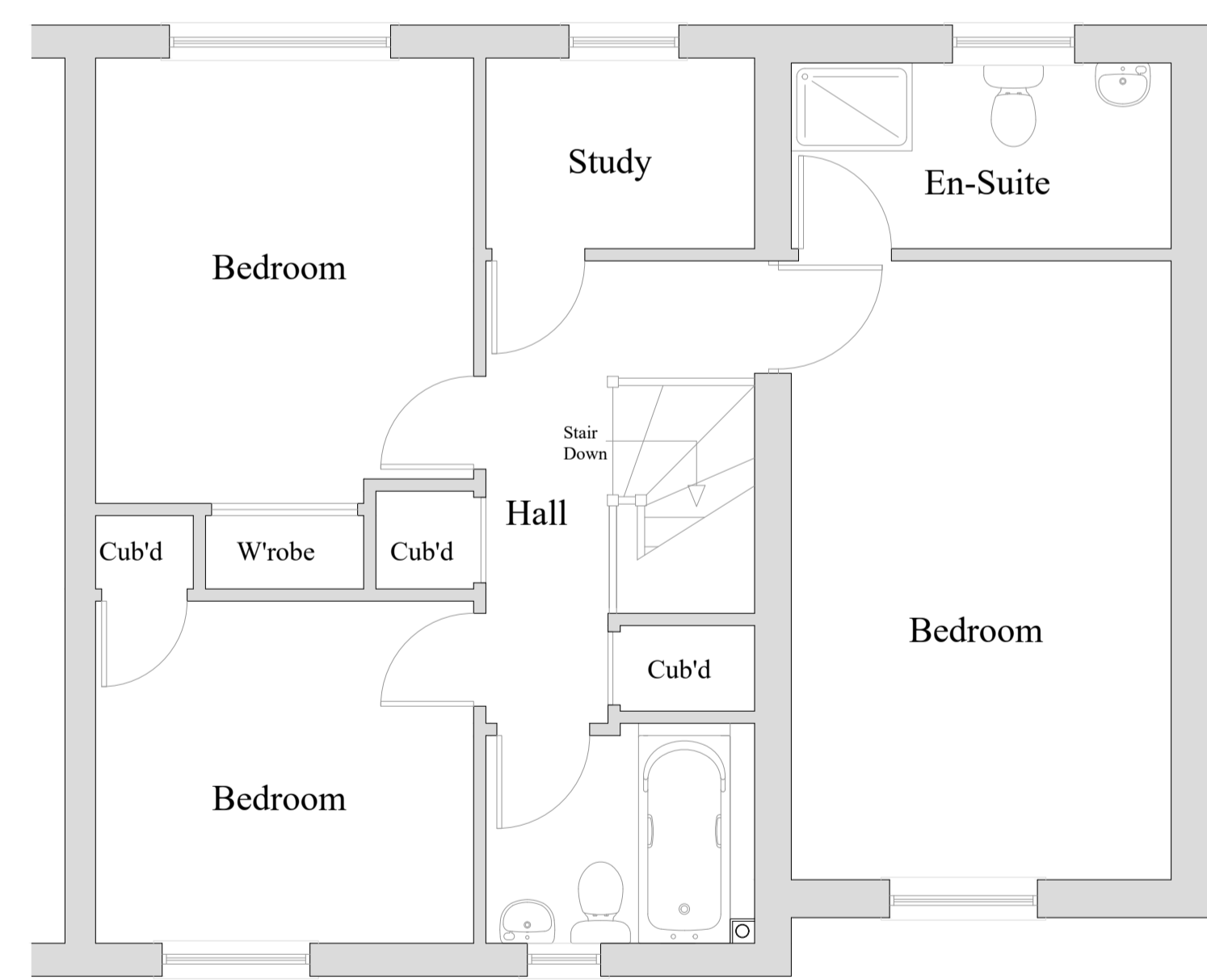
1:100 SIDE ELEVATION AS EXISTING



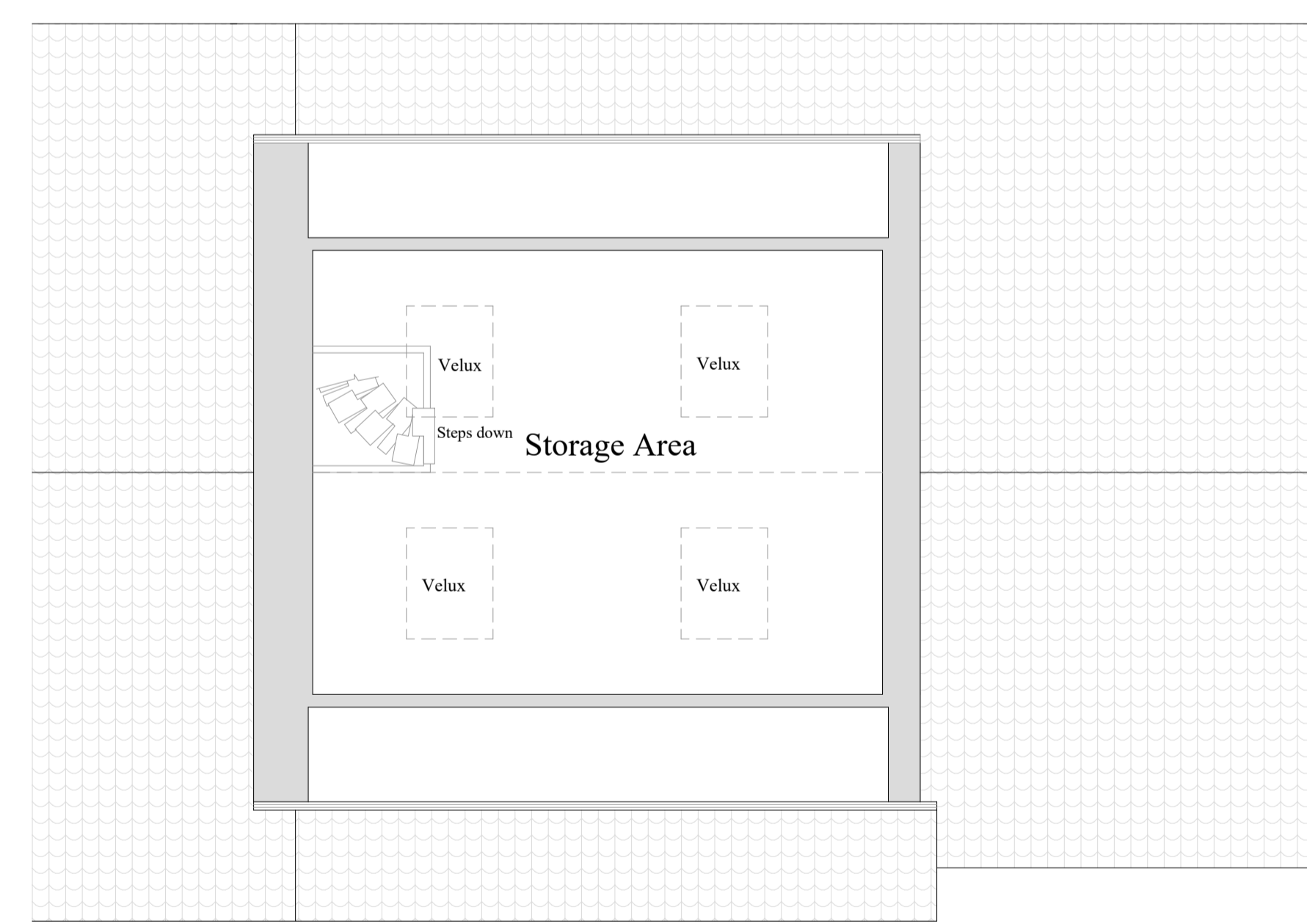
1:1000 REAR ELEVATION AS EXISTING



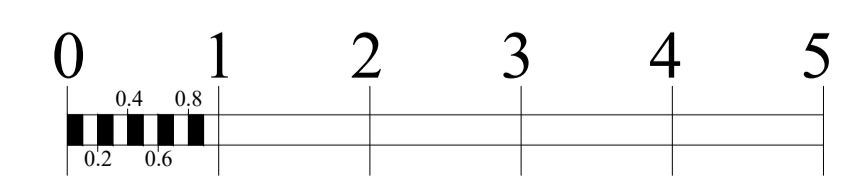
1:100 SIDE ELEVATION AS EXISTING



1:50 FIRST FLOOR PLAN AS EXISTING



1:50 ROOFSpace FLOOR PLAN AS EXISTING



1:50 SCALE BAR

<p>Alterations to Dwelling House at 47 Clovenstone Park, Edinburgh for Mr George Aitken</p>		<p><b>ARCTEC</b> <b>BUILD LTD</b> ANDREW DODDS 4 The Maltings Haddington EAST LOTHIAN EH41 4EP Tel - 01620 820960 Mob. 07715 049752 Andrew.dodds1@btopenworld.com</p>
<p>Existing Floor Plans and Elevations 1:50 1:100 Aug 20</p>	<p>25411 - 20</p>	

No dimensions to be scaled from drawing.  
All dimensions to be checked on site.  
Any discrepancy to be notified immediately.



1:50 FRONT ELEVATION AS PROPOSED

2 No dormers to the front elevation to be fitted with white UPVC framed windows. Window to be formed with tilt and turn opening casements.

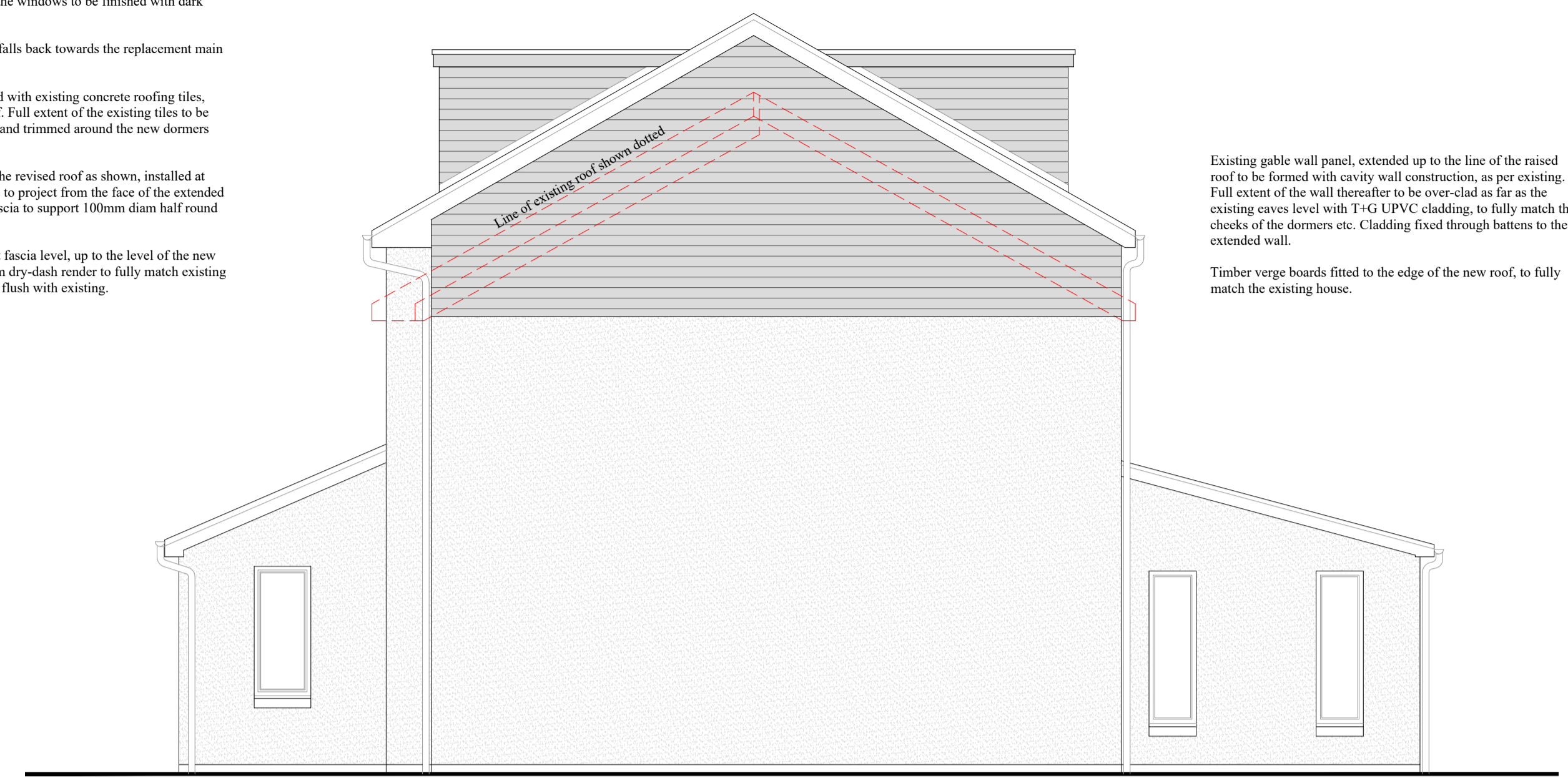
Full extent of dormers around the windows to be finished with dark grey UPVC cladding boards.

Flat roof over dormers, laid to falls back towards the replacement main pitched roof.

New pitched roof to be finished with existing concrete roofing tiles, removed from the existing roof. Full extent of the existing tiles to be refitted to the revised roof, cut and trimmed around the new dormers and rooflights.

Timber fascia boards fitted to the revised roof as shown, installed at raised level. New fascia boards to project from the face of the extended wall to match existing. New fascia to support 100mm diam half round UPVC gutters.

Extended wall from the current fascia level, up to the level of the new fascia to be finished with 18mm dry-dash render to fully match existing house. All new render finished flush with existing.



1:50 SIDE ELEVATION AS PROPOSED

Existing gable wall panel, extended up to the line of the raised roof to be formed with cavity wall construction, as per existing. Full extent of the wall thereafter to be over-clad as far as the existing eaves level with T+G UPVC cladding, to fully match the checks of the dormers etc. Cladding fixed through battens to the extended wall.

Timber verge boards fitted to the edge of the new roof, to fully match the existing house.

Dormer to the rear elevation to be fitted with white UPVC framed windows. Window to be formed with tilt and turn opening casements.

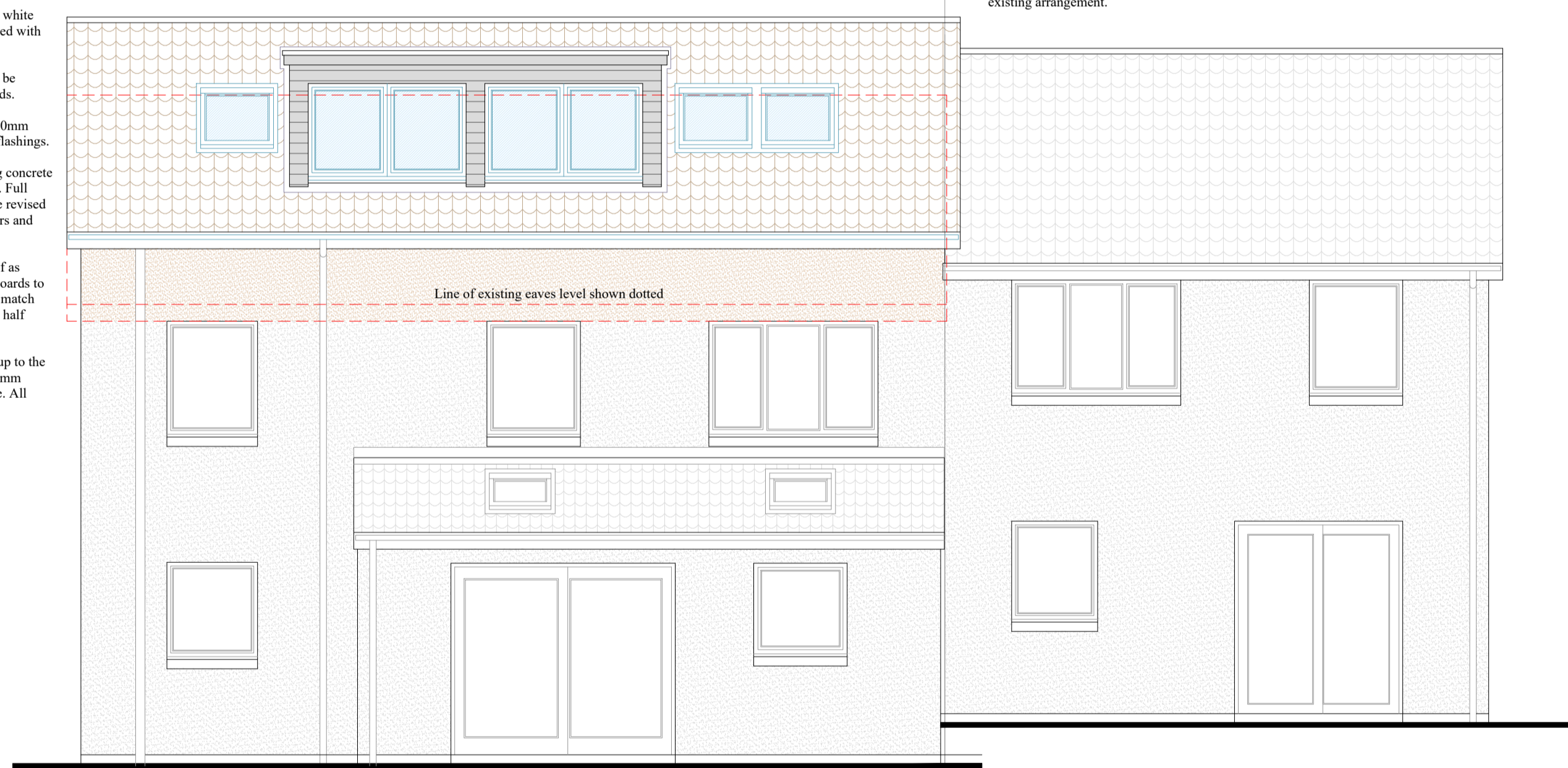
Full extent of dormer around the windows to be finished with dark grey UPVC cladding boards.

Rear pitch of roof to be fitted with 780 x 1180mm Velux rooflights, installed with flush fitting flashings.

New pitched roof to be finished with existing concrete roofing tiles, removed from the existing roof. Full extent of the existing tiles to be refitted to the revised roof, cut and trimmed around the new dormers and rooflights.

Timber fascia boards fitted to the revised roof as shown, installed at raised level. New fascia boards to project from the face of the extended wall to match existing. New fascia to support 100mm diam half round UPVC gutters.

Extended wall from the current fascia level, up to the level of the new fascia to be finished with 18mm dry-dash render to fully match existing house. All new render finished flush with existing.



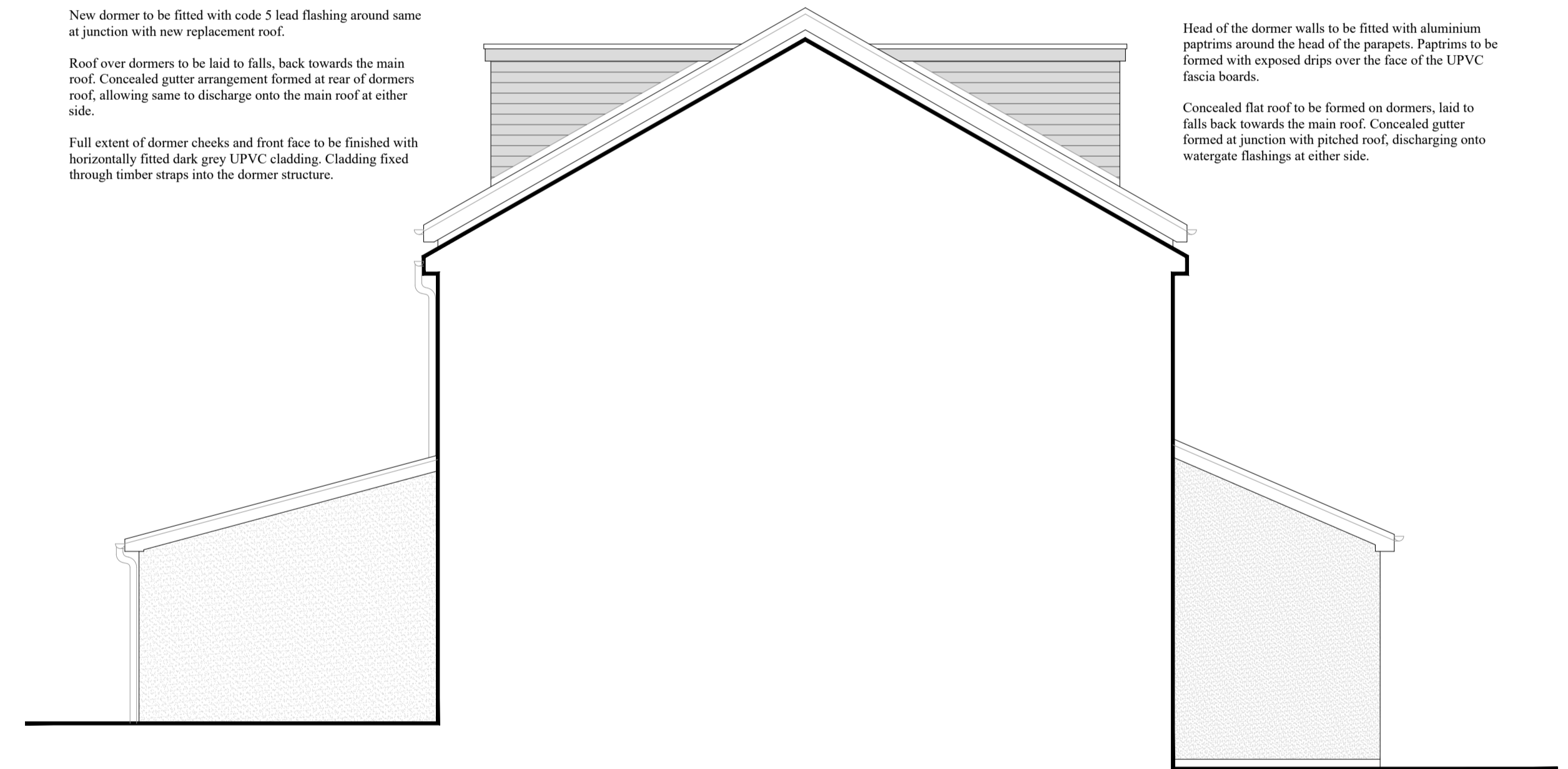
1:50 REAR ELEVATION AS PROPOSED

Roof level over application property currently stepped down from neighbouring house. Proposed change to roof to application property reverts the current arrangement, with a step in roof levels retained, reversed from the existing arrangement.

New dormer to be fitted with code 5 lead flashing around same at junction with new replacement roof.

Roof over dormers to be laid to falls, back towards the main roof. Concealed gutter arrangement formed at rear of dormers roof, allowing same to discharge onto the main roof at either side.

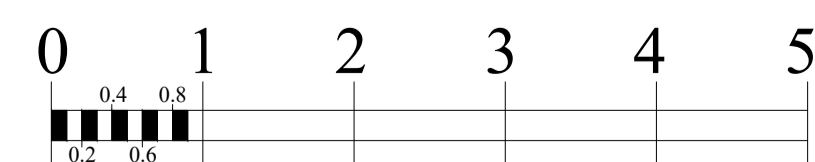
Full extent of dormer checks and front face to be finished with horizontally fitted dark grey UPVC cladding. Cladding fixed through timber straps into the dormer structure.



1:50 SIDE ELEVATION AS PROPOSED

Head of the dormer walls to be fitted with aluminium paptrims around the head of the parapets. Paptrims to be formed with exposed drips over the face of the UPVC fascia boards.

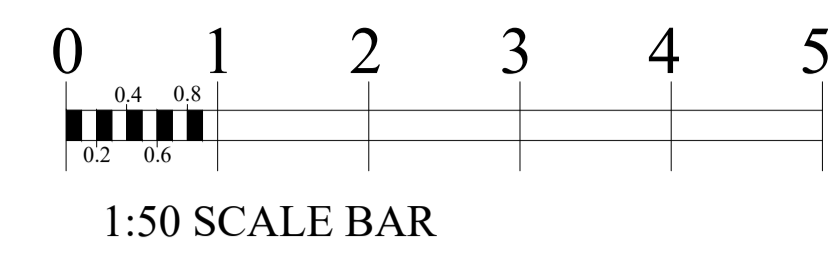
Concealed flat roof to be formed on dormers, laid to falls back towards the main roof. Concealed gutter formed at junction with pitched roof, discharging onto watergate flashings at either side.



1:50 SCALE BAR

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Proposed Elevations		
1:50	25411 - 21	B
Aug 20		

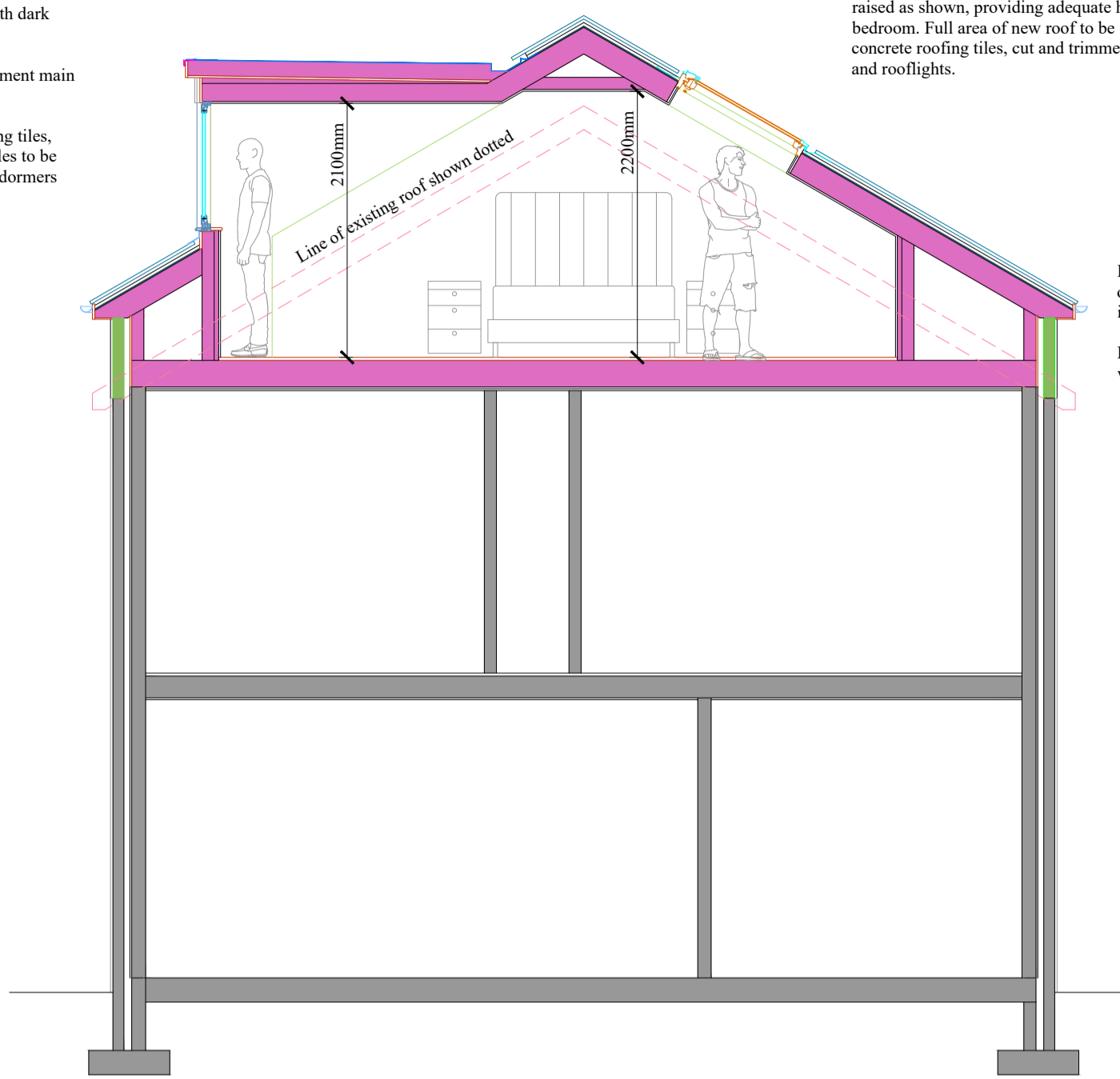




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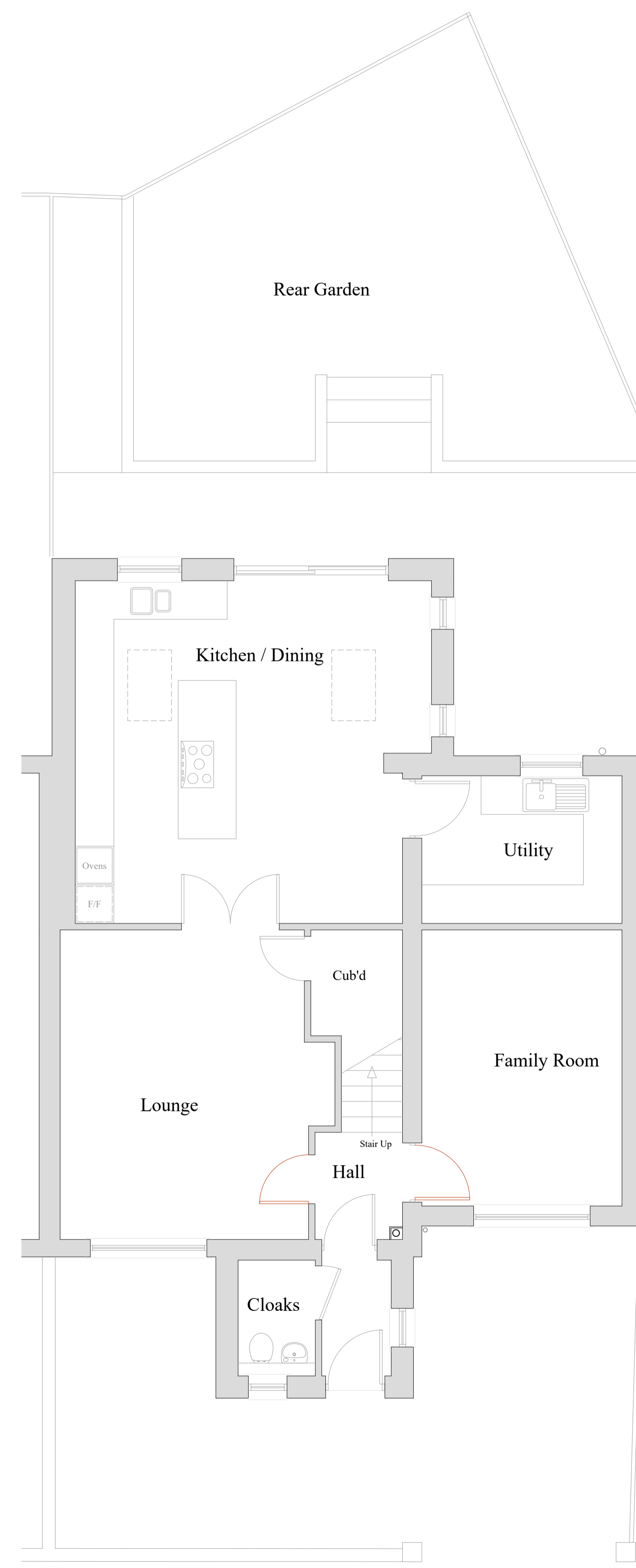
2 No dormers to the front elevation to be fitted with white UPVC framed windows. Window to be formed with tilt and turn opening casements.  
Full extent of dormers around the windows to be finished with dark grey UPVC cladding boards.  
Flat roof over dormers, laid to falls back towards the replacement main pitched roof.  
New pitched roof to be finished with existing concrete roofing tiles, removed from the existing roof. Full extent of the existing tiles to be refitted to the revised roof, cut and trimmed around the new dormers and rooflights.

New replacement roof installed over existing house. New roof formed at exact same angle the existing roof. Level of new roof raised as shown, providing adequate headroom to roofspace bedroom. Full area of new roof to be finished using existing concrete roofing tiles, cut and trimmed around the new dormers and rooflights.

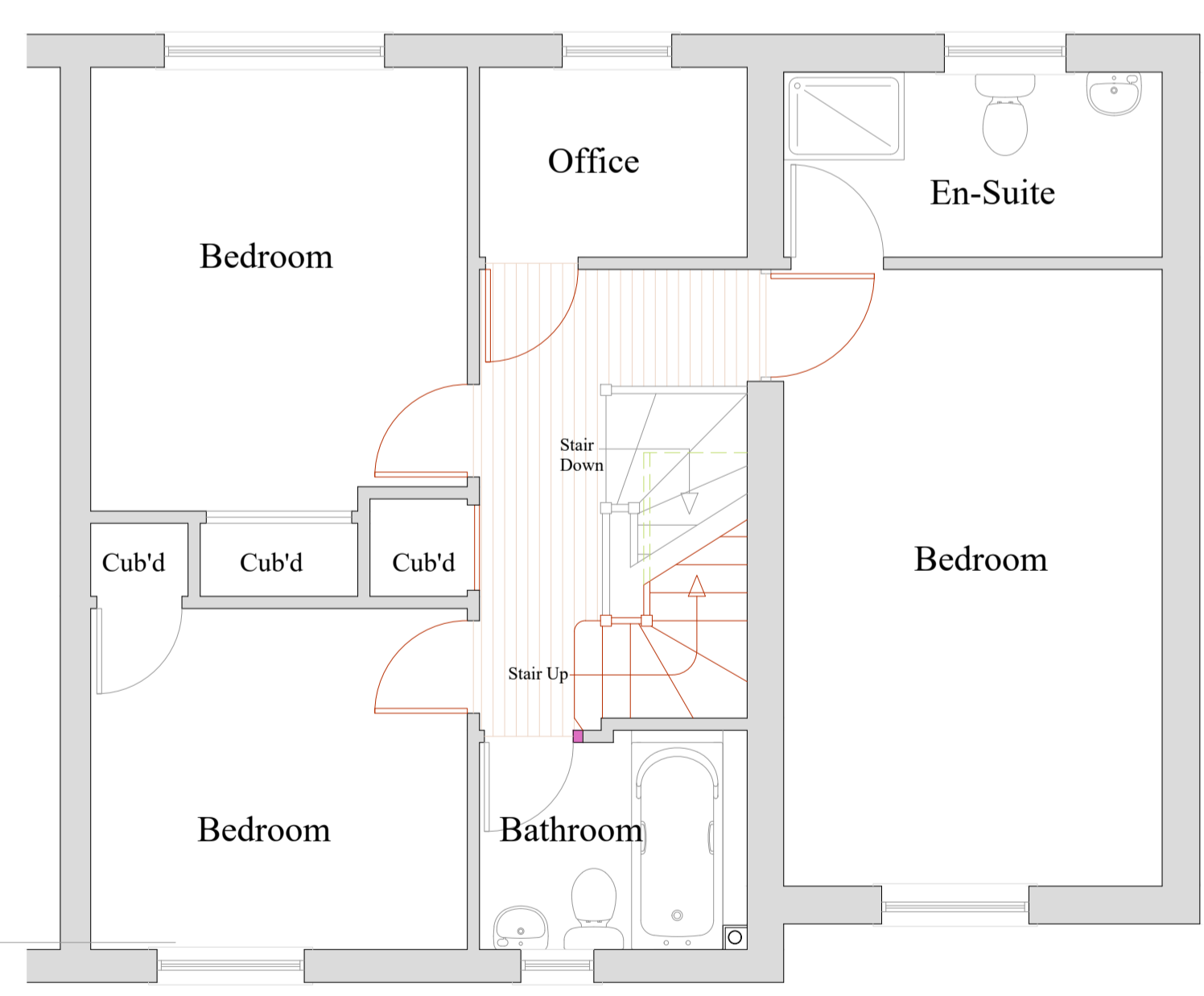


Eaves level of new roof to be raised as indicated. Full details of new eaves etc. to remain fully as per existing, raised to increased level.  
External wall to be built up with concrete masonry and finished with dry-dash render to match existing.

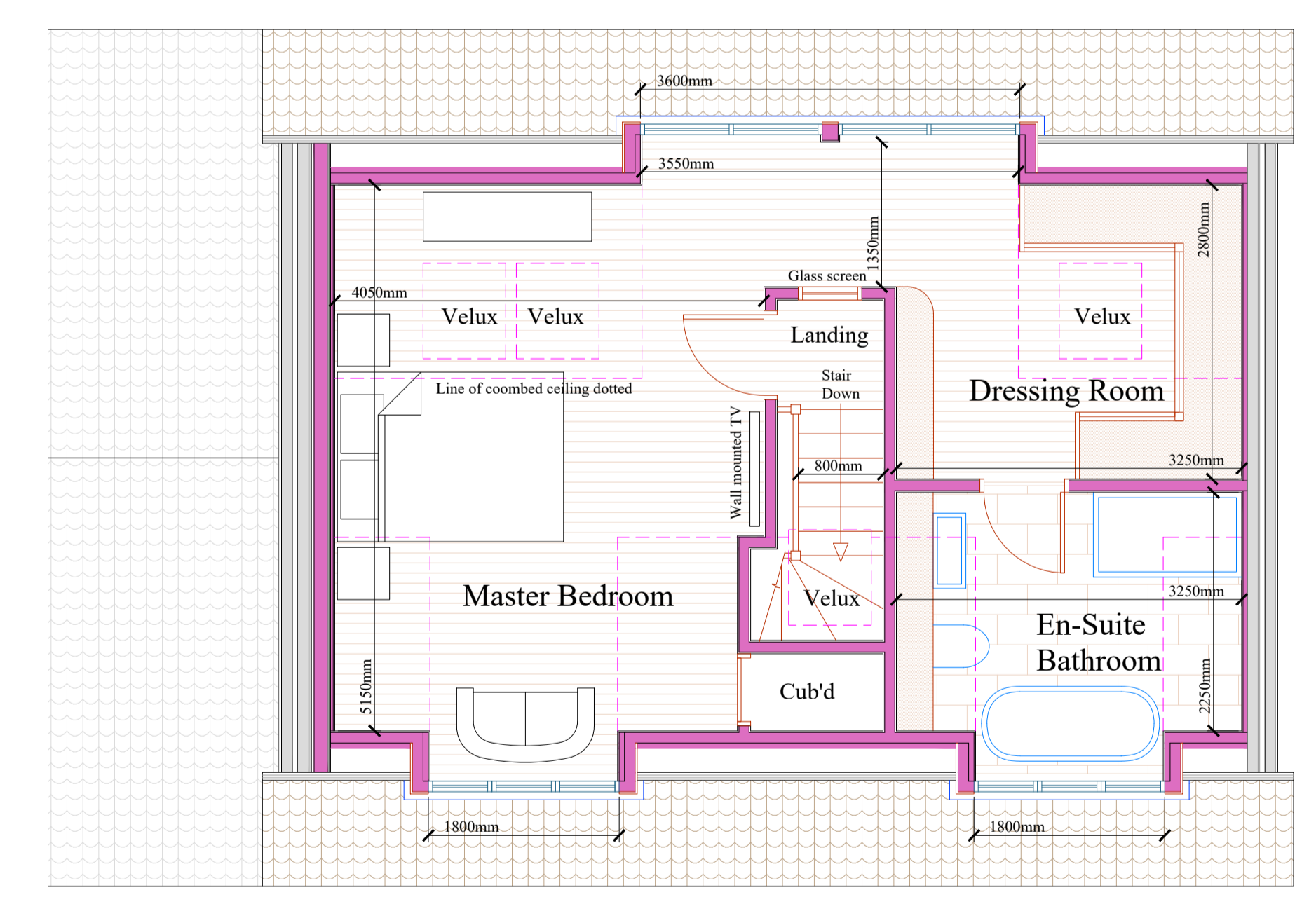
1:50 OVERALL CROSS SECTION AS PROPOSED



1:50 GROUND FLOOR PLAN AS PROPOSED



1:50 FIRST FLOOR PLAN AS PROPOSED



1:50 SECOND FLOOR PLAN AS PROPOSED

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<p>Proposed Floor Plans and Cross Section</p>		
1:50	25411 - 22	A
Aug 20		