

Richard Murphy Architects.
FAO: James Mason
Flat 1 114 Portobello High Street
Edinburgh
EH15 1AL

Mr Drysdale
1 Craigmount Avenue North
Edinburgh
EH12 8DF

Decision date: 15 January 2021

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

Internal alterations/extensions to existing bungalow to create 2 additional bedrooms within roof space with en-suite facilities. New build single storey extensions to either gable side to provide garage + open plan living/dining/kitchen space. New dormer windows to both sides of existing tiled roof. New opening in existing low garden wall to give access to garage via existing drop kerb in pavement.
At 1 Craigmount Avenue North Edinburgh EH12 8DF

Application No: 20/05098/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 19 November 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:-

Reasons:-

1. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it would have a detrimental impact upon the character and appearance of the host property and the
2. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as they will impact on the existing building, neighbouring amenity and the neighbourhood character..

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

Drawings 01-07, 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 proposal is contrary to ELDP Policy Des 12 and the non-statutory Guidance for Householders as it would have an unacceptable and detrimental impact upon the character and appearance of the host property and the surrounding area in terms of scale, form, design and neighbouring amenity.

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
1 Craigmount Avenue North, Edinburgh, EH12 8DF**

Proposal: Internal alterations/extensions to existing bungalow to create 2 additional bedrooms within roof space with en-suite facilities. New build single storey extensions to either gable side to provide garage + open plan living/dining/kitchen space. New dormer windows to both sides of existing tiled roof. New opening in existing low garden wall to give access to garage via existing drop kerb in pavement.

**Item – Local Delegated Decision
Application Number – 20/05098/FUL
Ward – B03 - Drum Brae/Gyle**

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

The proposal is contrary to ELDP Policy Des 12 and the non-statutory Guidance for Householders as it would have an unacceptable and detrimental impact upon the character and appearance of the host property and the surrounding area in terms of scale, form, design and neighbouring amenity.

SECTION A – Application Background

Site Description

The property is a traditional detached bungalow with front, side and rear garden space. The application site and host property are visible within the area as it is a corner plot.

Additions and alterations to the residential dwellings of the surrounding mainly come in the form of single storey extensions, dormer windows and roof lights. These are generally subservient to the main property and relate well to its design, scale and spatial layout.

Description Of The Proposal

The proposal is for the erection of a two single storey gable extensions, one to either side of the host property and a large dormer window to the rear elevation of the roof plan.

Relevant Site History

No relevant site history.

Consultation Engagement

Transportation Planning

Publicity and Public Engagement

Date of Neighbour Notification: 26 November 2020

Date of Advertisement: Not Applicable

Date of Site Notice: Not Applicable

Number of Contributors: 0

Section B - Assessment

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?

Assessment

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

- a) the proposed scale, form and design is acceptable and will not be detrimental to neighbourhood character;
- b) the proposal will cause an unreasonable loss to neighbouring amenity;
- c) any impacts on equalities or human rights are acceptable; and
- d) any comments raised have been addressed.

a) Scale, form, design and neighbourhood character

Policy Des 12 (Alterations and Extensions) of the adopted Edinburgh Local Development Plan (LDP) states that planning permission will be granted for alterations and extensions to existing buildings which 'in their design and form, choice of materials and positioning are compatible with the character of the existing building and will not be detrimental to neighbourhood amenity and character'.

The proposals involve two single storey gable extensions and a porch. The combination and cumulative impact of these three additions to the property results in the original property being undermined and the original character being lost. The proposals do not respect the character of the existing building.

The non-statutory Guidance for Householders states that 'the impact of a proposal on the appearance and character of the streetscene generally must be satisfactory'. The application site is a corner plot and by virtue of this, the site is visible within the area and has a greater visual impact. The combined extensions would result in a visually dominant and incongruous element within the street scene.

In addition, there are no instances of this form of development within the local area and it is therefore considered that the proposal will be visually inappropriate and detrimental to the neighbourhood. The houses within the direct vicinity are well-designed; the rhythm and symmetry of the front elevations are a key characteristic in terms of the streetscape. The proposed materials are acceptable in this location.

In relation to the porch specifically, this would also be contrary to the non-statutory Guidance for Householders in that it significantly projects beyond the primary elevation. Its addition would be a disruptive element on the application property and the streetscape. In addition, porches are not a defined characteristic of the surrounding area and by virtue of this, this element is not acceptable.

In relation to the rear dormer window element of the proposal, this is acceptable in terms of scale, form and design. The proposed materials represent suitable additions and would be acceptable in this location.

The proposal is contrary to the ELDP Policy Des 12 and the non-statutory Guidance for Householders and would have an unacceptable detrimental impact upon the character and appearance on the host property and the surrounding area.

b) Neighbouring amenity

In terms of privacy, the proposed rear dormer window is unacceptable by virtue of it being less than 9 metres (approximately 7 metres) to the nearest boundary. This represents an unacceptable departure from the non-statutory Guidance for Householders and therefore is not supported. In addition, there are no mitigating boundary treatments in-situ which would offset the additional privacy impacts.

The proposals have been assessed against requirements set out in the non-statutory Guidance for Householders to ensure there is no unreasonable loss to neighbouring amenity with respect to overshadowing and loss of daylight or sunlight. No impacts were identified in relation to overshadowing or daylight.

The proposal is contrary to with Local Development Plan Policy Des 12 and the non-statutory Guidance for Householders.

c) Equalities and human rights

This application was assessed in terms of equalities and human rights. No impact was identified.

d) Public comments

No comments were received.

A revision was discussed with the architect to amend the design but this was not take forward.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reasons

1. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it would have a detrimental impact upon the character and appearance of the host property and the
2. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as they will impact on the existing building, neighbouring amenity and the neighbourhood character..

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 19 November 2020

Drawing Numbers/Scheme

01-07

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

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

Appendix 1

Consultations

NAME:

COMMENT:

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 100333717-003

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:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="james"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="mason"/>	Building Number:	<input type="text" value="114"/>
Telephone Number: *	<input type="text" value=""/>	Address 1 (Street): *	<input type="text" value="flat 1"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="portobello high street"/>
Mobile Number:	<input type="text" value=""/>	Town/City: *	<input type="text" value="Edinburgh"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="eh15 1al"/>
Email Address: *	<input type="text" value=""/>		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="jordan"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text" value="Drysdale"/>	Address 1 (Street): *	<input type="text" value="Craigmount Avenue North"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH12 8DF"/>
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="1 CRAIGMOUNT AVENUE NORTH"/>
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="EH12 8DF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="673647"/>	Easting	<input type="text" value="319117"/>
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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)

Internal alterations/extensions to existing bungalow to create 2 additional bedrooms within roof space with en-suite facilities. New build single storey extensions to either gable side to provide garage + open plan living/dining/kitchen space. New dormer windows to both sides of existing tiled roof. New opening in existing low garden wall to give access to garage via existing drop kerb in pavement.

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 applicant considers that the planning officer did not fully recognise the high quality of the proposed design solution in providing an integrated and respectful extension to the existing house, rather than the more typical and often poorly detailed box like accretions noted in the area. He does not feel it will have an unacceptable or detrimental impact upon the character and appearance of the host property or the surrounding area in terms of scale, form, design and neighbouring amenity.

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)

AL 0201 Proposed Site Plan AL 0202 Proposed Plans AL 0203 Proposed Elevations AL 0204 Proposed Sections AL 0100 Location Plan AL 0101 Existing Site Plan AL 0102 Existing Plans & Elevations AL 0210 Elevation Comparison AL 0211 Elevation Comparison AL 0212 Elevation Comparison

Application Details

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

20/05098/FUL

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

19/11/2020

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

15/01/2021

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The applicant feels that the particular siting and orientation of the existing house, being on a large corner plot, should have been recognised in relation to its effect on the immediate neighbours and the orientation of their principal elevations. A site visit would also assist in recognising the high quality and specificity of the proposed extensions and alterations compared to the generic, box-like additions common to the neighbourhood where most single storey dwellings have been extended.

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 Mason

Declaration Date: 25/02/2021

Proposal Details

Proposal Name	100333717
Proposal Description	Alterations and extensions to an existing detached bungalow to create 2 additional bedrooms in the existing roof space together with new single storey extensions to either gable to provide garage and open plan living, dining and kitchen facilities.
Address	1 CRAIGMOUNT AVENUE NORTH, EDINBURGH, EH12 8DF
Local Authority	City of Edinburgh Council
Application Online Reference	100333717-003

Application Status

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

Attachment Details

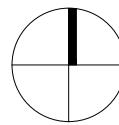
Notice of Review	System	A4
AL 0100 Location Plan	Attached	A3
AL 0101 Existing Site Plan	Attached	A3
AL 0102 Existing Plans Elevations	Attached	A3
AL 0201 Proposed Site Plan	Attached	A2
AL 0202 Proposed Plans	Attached	A3
AL 0203 Proposed Elevations	Attached	A3
AL 0204 Proposed Sections	Attached	A3
AL 0210 Elevation Comparison	Attached	A3
AL 0211 Elevation Comparison	Attached	A3
AL 0212 Elevation Comparison	Attached	A3
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-003.xml	Attached	A0



Site Location Plan Scale 1:1000



— Site Ownership Boundary



NOTES

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PROJECT TITLE				Alterations & Extension	
				1 Craigmount Ave North	
DRAWING TITLE				Site Location Plan	
DWG STATUS				Planning	
DRAWN	jem	FILE		DATE	05.05.2020
CHECKED		JOB NO.	jem	SCALE	1:1000
				REVISION	
				DWG NO.	AL/01/00





Aerial View

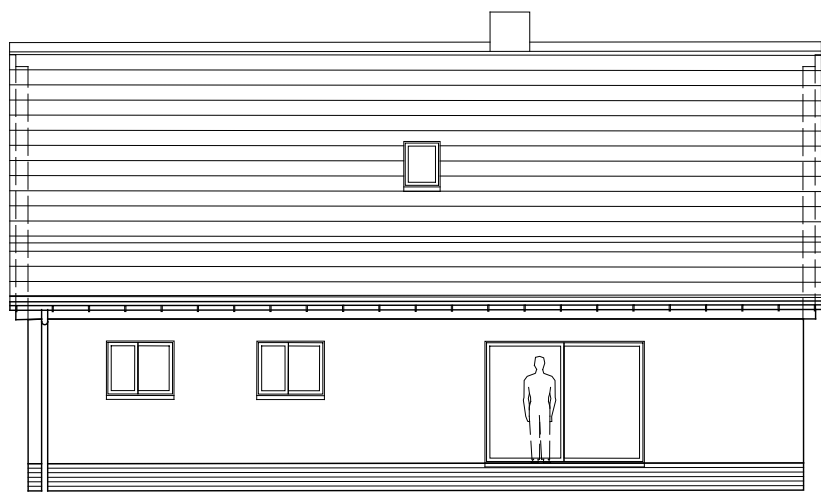
Existing Plan Scale 1:125
 Site Ownership Boundary

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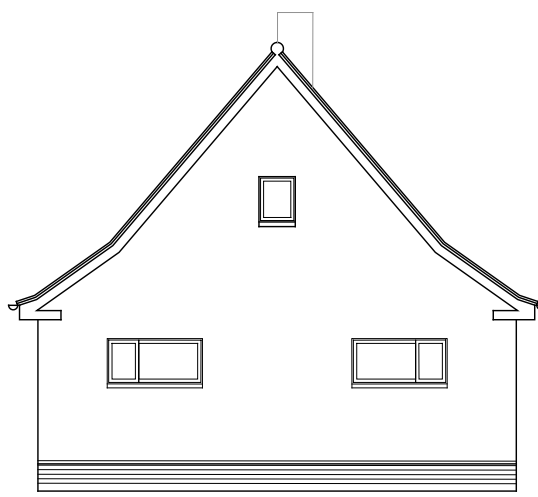
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DWG STATUS				Planning			
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CHECKED		JOB NO.	jem	SCALE	1:125	DWG NO.	AL/01/01

Architect



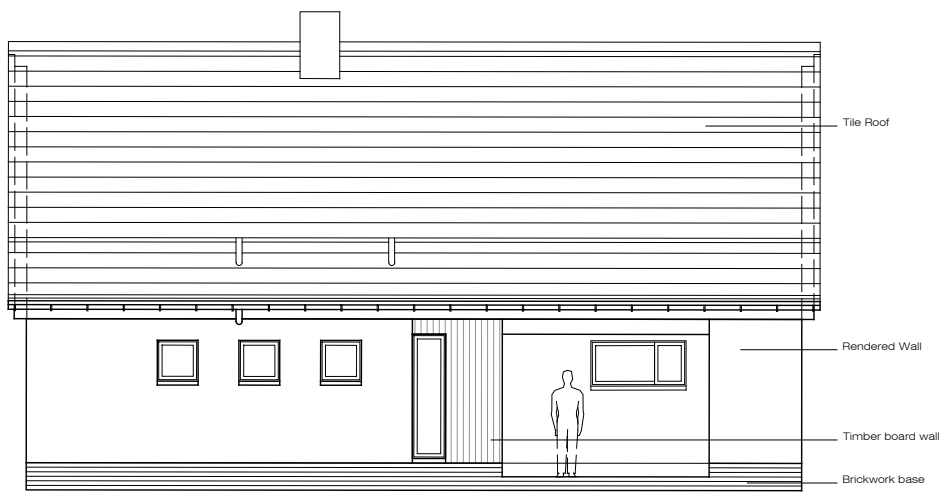
West Elevation



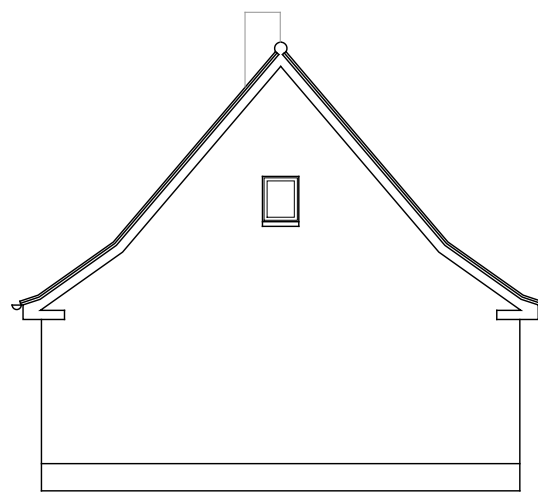
South Elevation



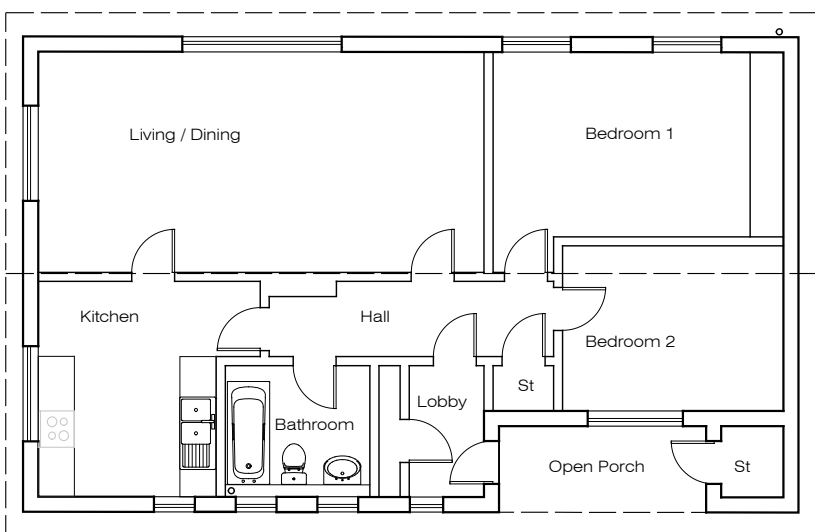
Street Views as Existing



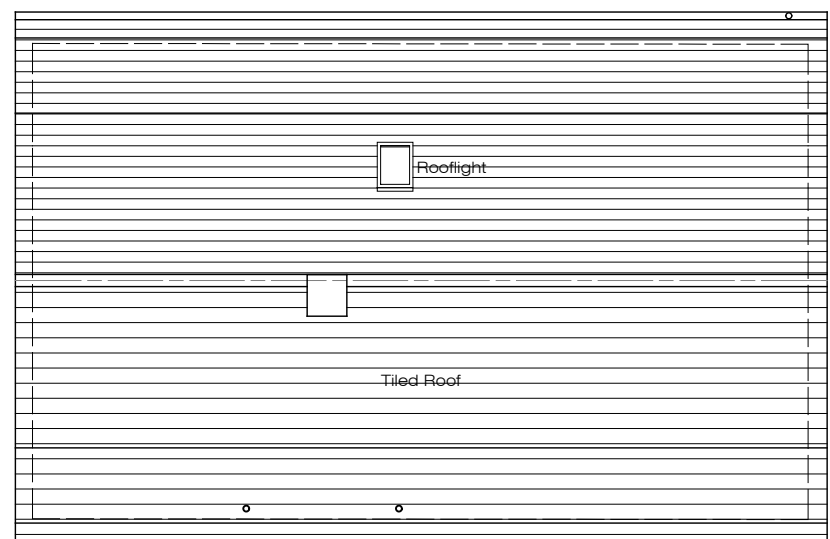
East Elevation



North Elevation



Ground Floor Plan



Roof Plan

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PROJECT TITLE **Alterations & Extension**
1 Craigmount Ave North
 DRAWING TITLE **Existing Plans & Elevations**

DWG STATUS **Planning**

DRAWN	jem	FILE		DATE	05.05.2020	REVISION	
CHECKED		JOB NO.	jem	SCALE	1:125	DWG NO.	AL/01/02

Architect



Existing Footprint Area	100msq
Extension Footprint Area	99msq
Combined Area	199msq
Curtilage Area	580msq
Proposed Developed %	34

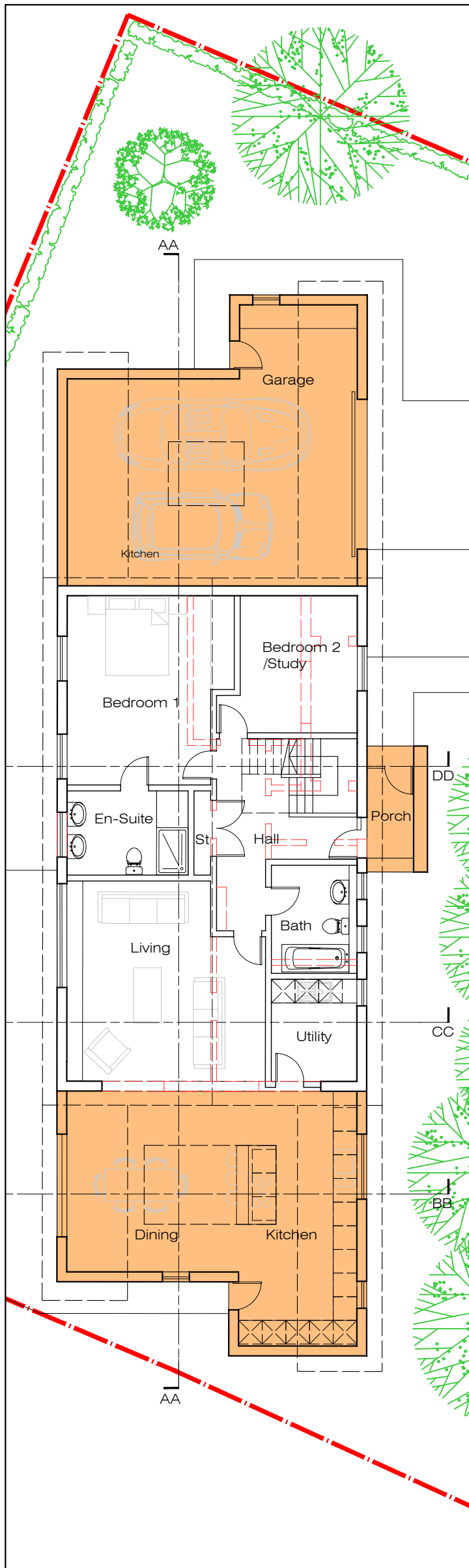
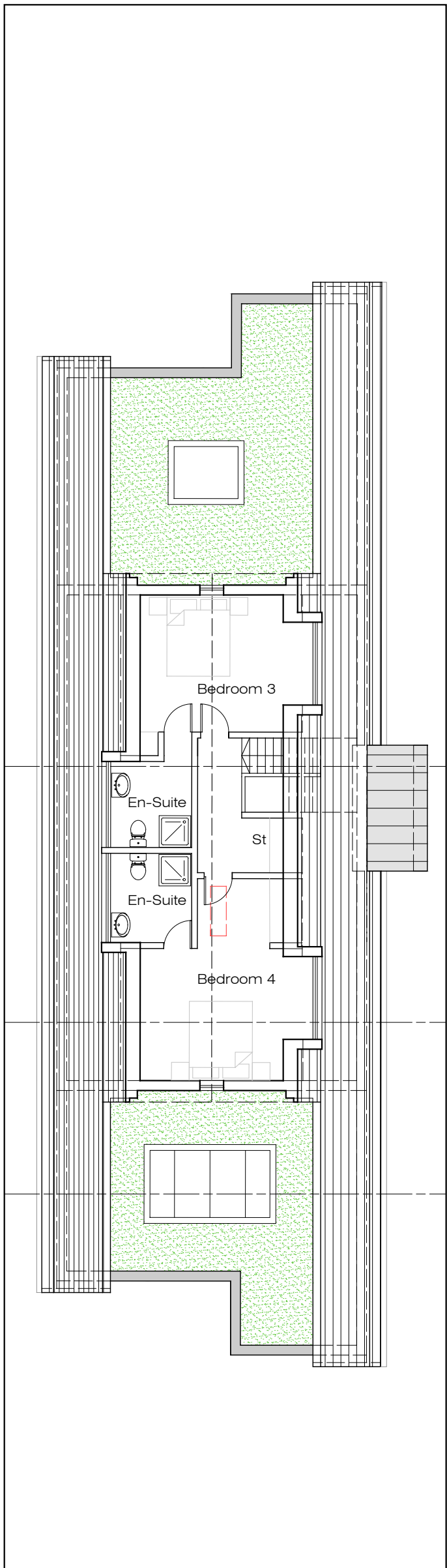
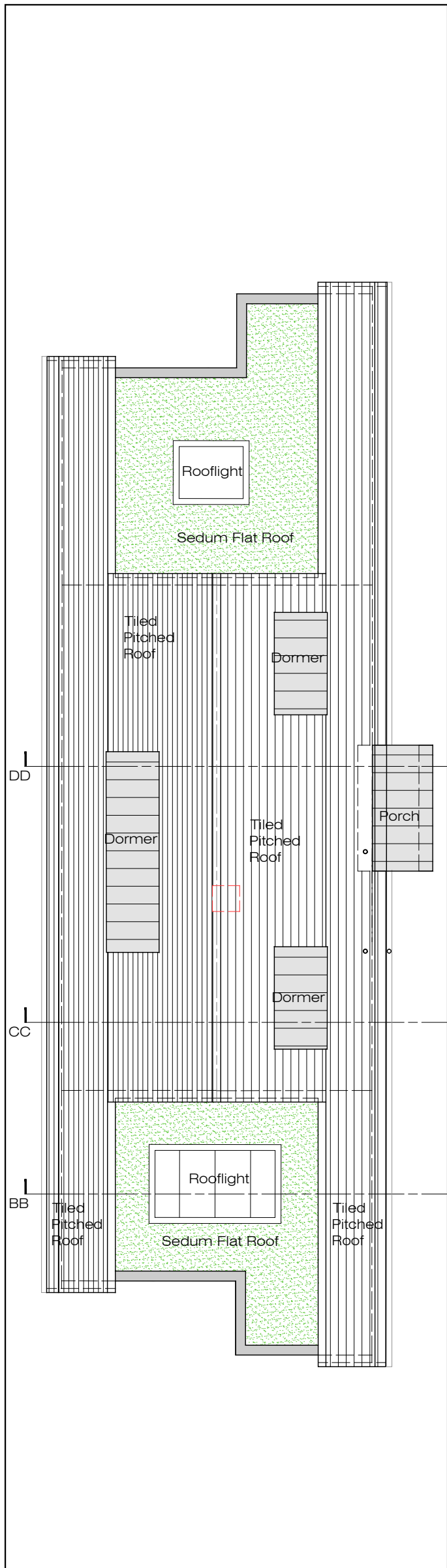
Existing Plan Scale 1:125
 — Site Ownership Boundary ■ Extent of Extension

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PROJECT TITLE Alterations & Extension			
1 Craigmount Ave North			
DRAWING TITLE Proposed Site Plan			
DWG STATUS Planning			
DRAWN jem	FILE	DATE 05.05.2020	REVISION
CHECKED	JOB NO. jem	SCALE 1:125	DWG NO. AL/02/01

Architect



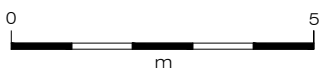
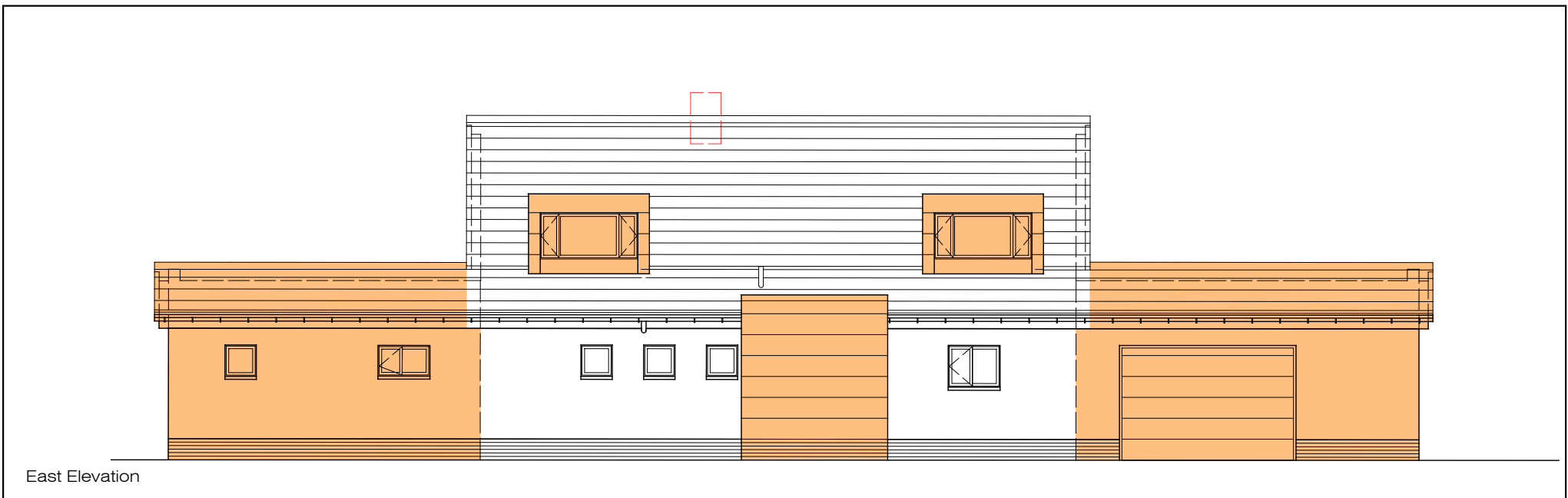
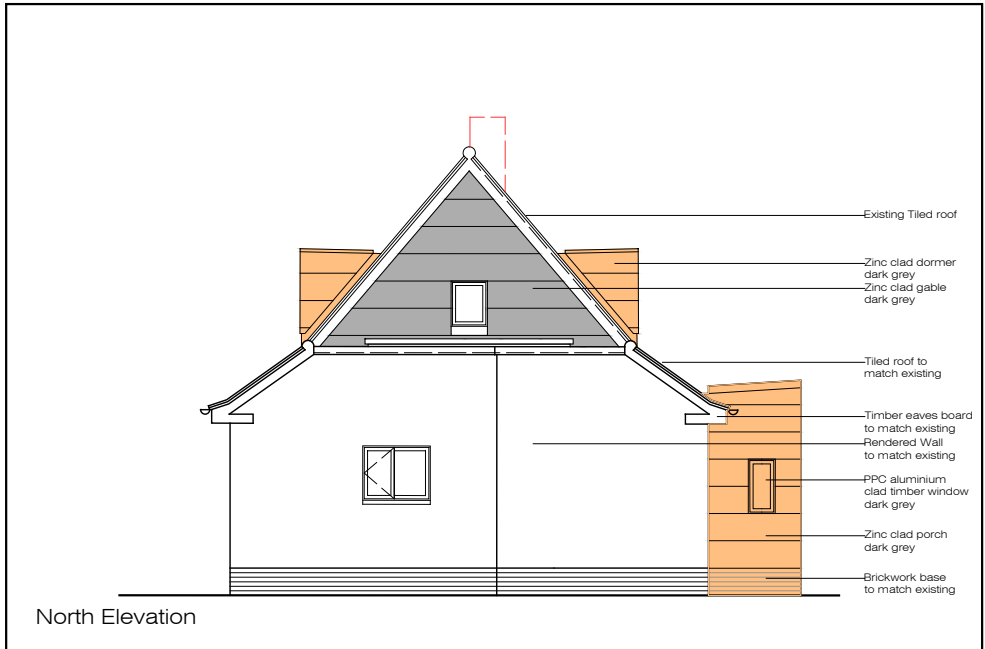
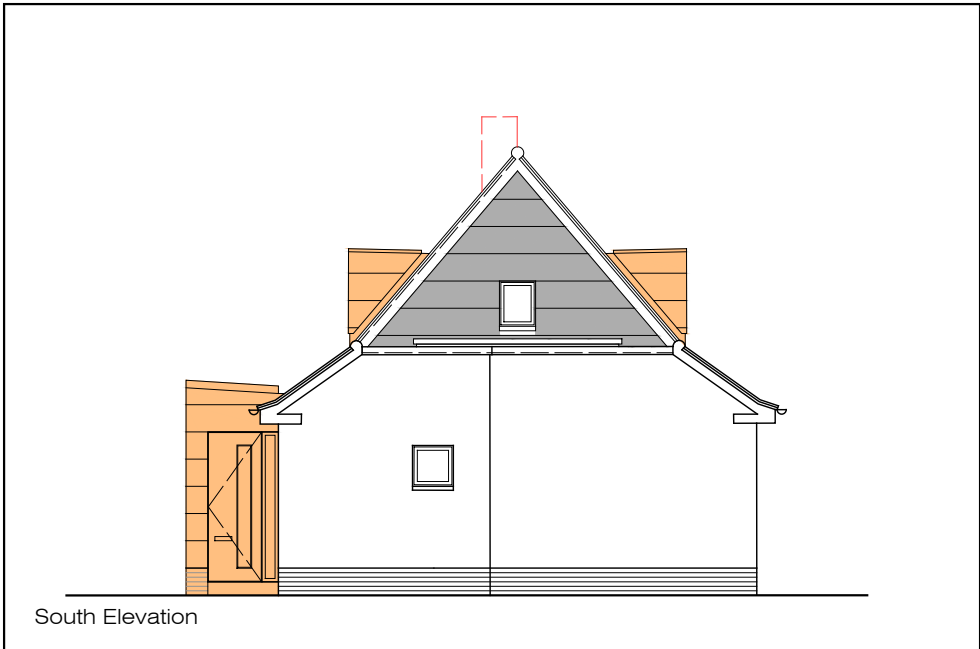
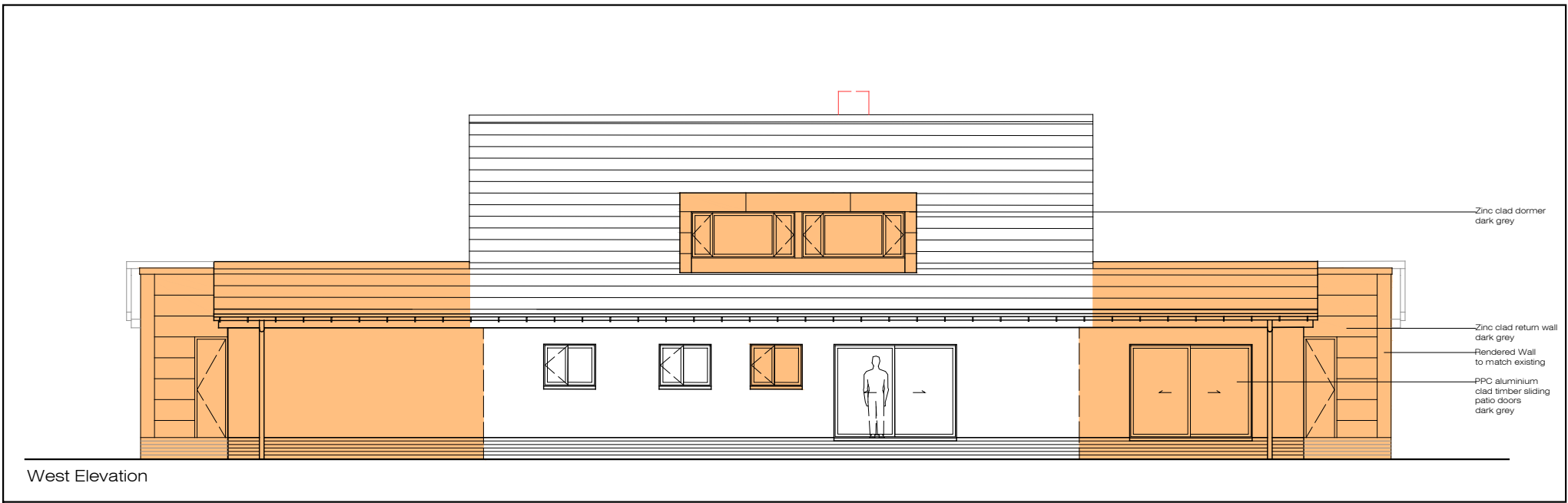
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m
- Site Ownership Boundary
 - Extent of Extension
 - Extent of Demolition / Removals

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PROJECT TITLE Alterations & Extension			
1 Craigmount Ave North			
DRAWING TITLE Proposed Plans			
DWG STATUS Planning			
DRAWN jem	FILE	DATE 05.05.2020	REVISION
CHECKED	JOB NO. jem	SCALE 1:125	DWG NO. AL/02/02

Architect



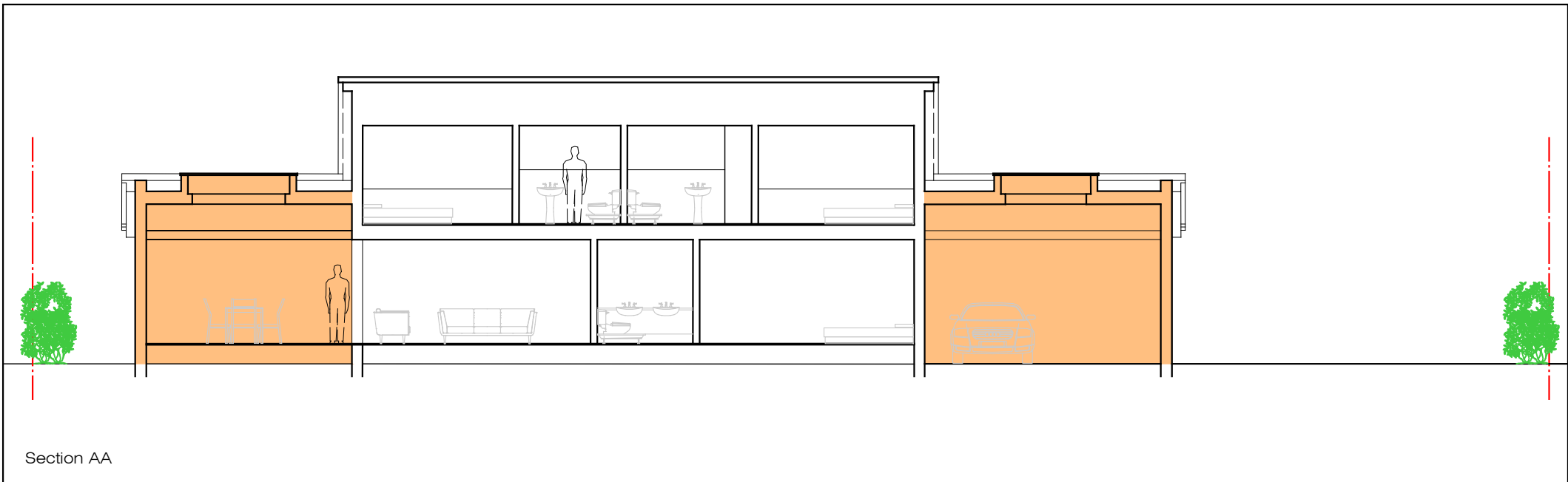
- Site Ownership Boundary
- Extent of Extension
- Extent of Demolition / Removals

NOTES

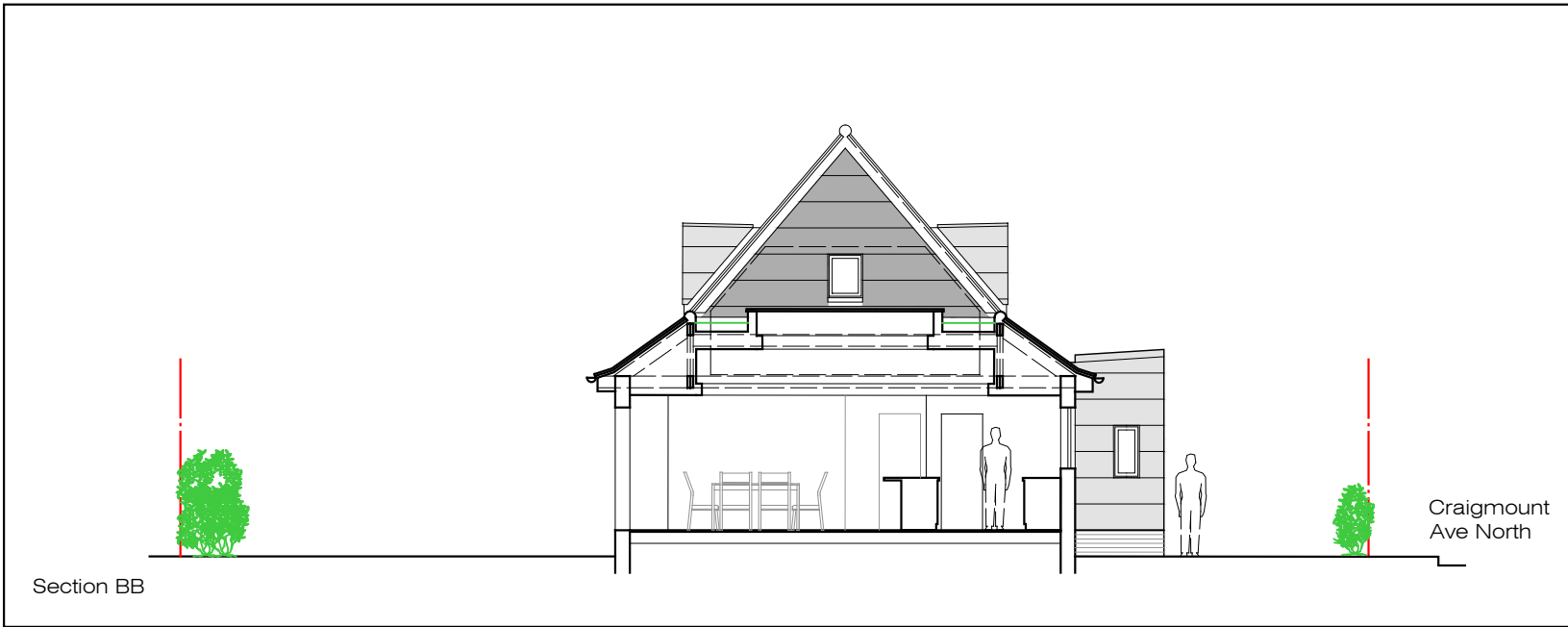
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PROJECT TITLE				Alterations & Extension	
				1 Craigmount Ave North	
DRAWING TITLE				Proposed Elevations	
DWG STATUS				Planning	
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CHECKED		JOB NO.	jem	SCALE	1:125
				REVISION	
				DWG NO.	AL/02/03

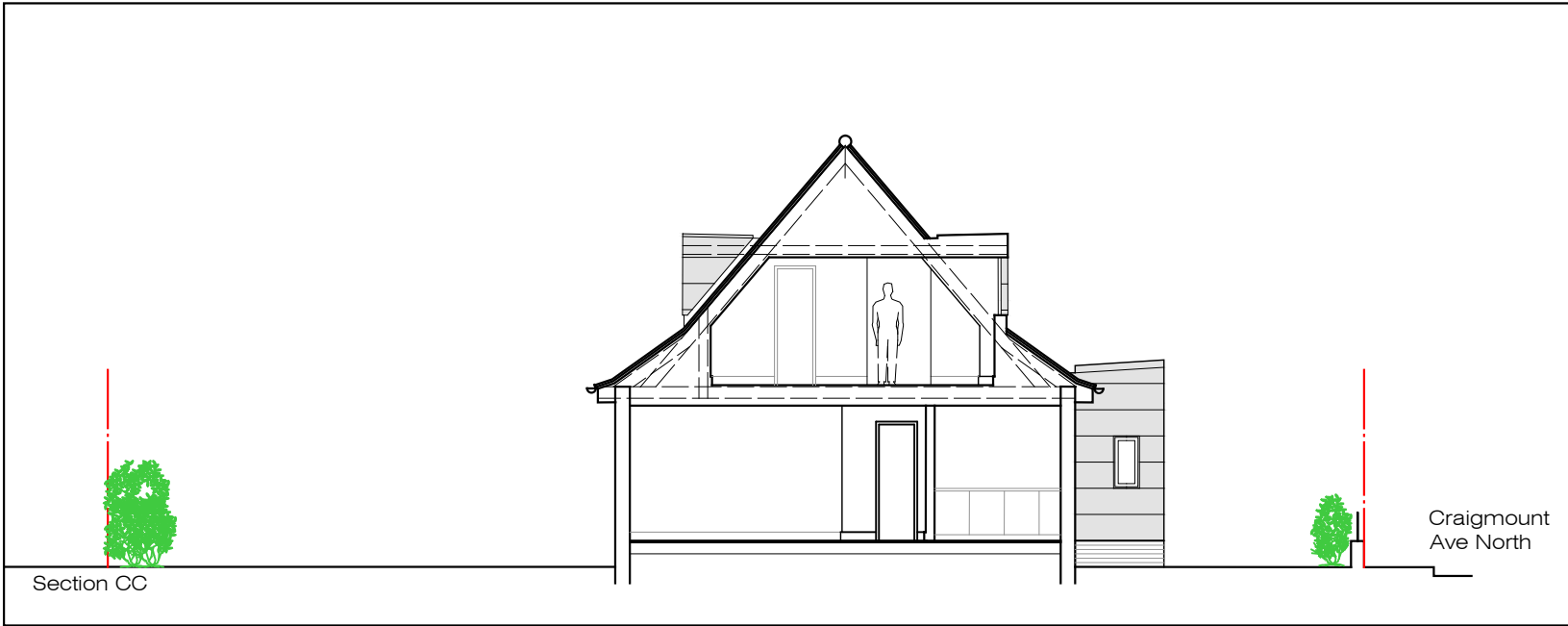




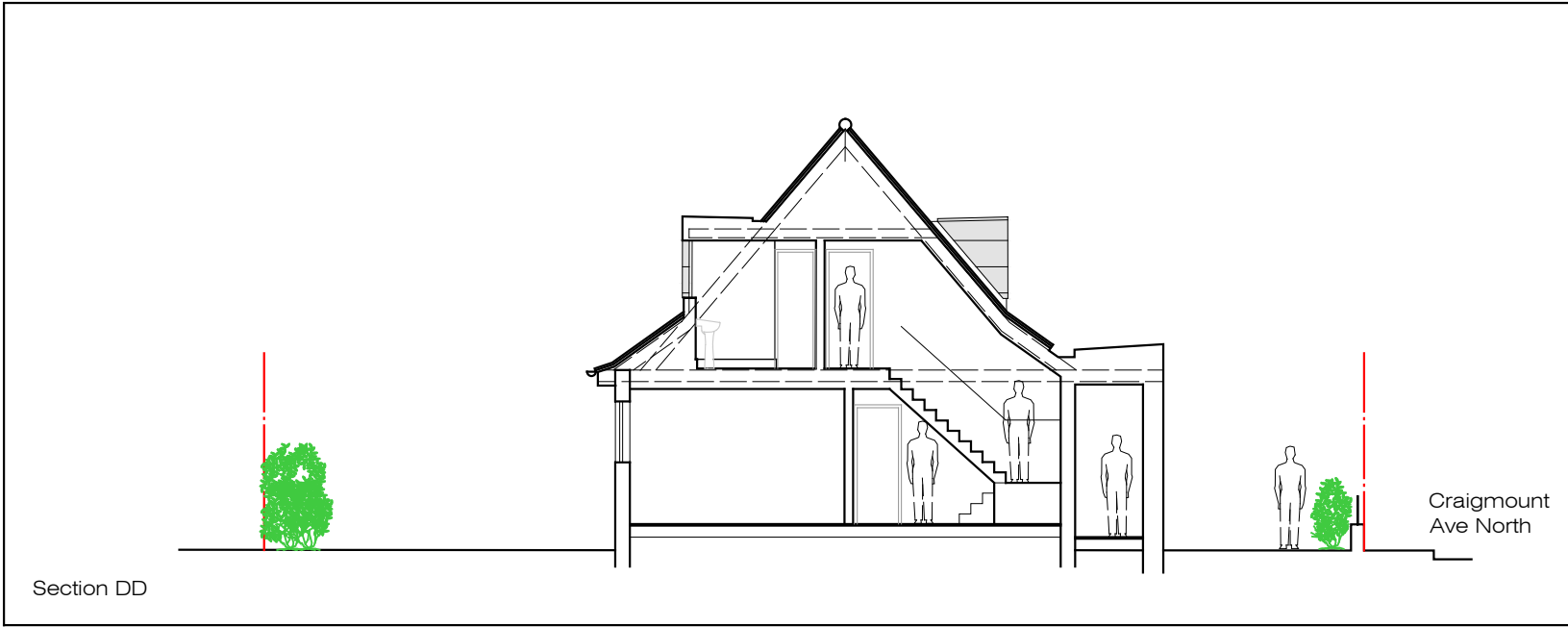
Section AA



Section BB



Section CC



Section DD



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PROJECT TITLE	Alterations & Extension 1 Craigmount Ave North		
DRAWING TITLE	Proposed Sections		
DWG STATUS	Planning		
DRAWN	jem	FILE	
CHECKED		JOB NO.	jem
		DATE	05.05.2020
		SCALE	1:125
		REVISION	
		DWG NO.	AL/02/04





Proposed Street Elevation



Existing Street Elevation



Existing Street View

NOTES

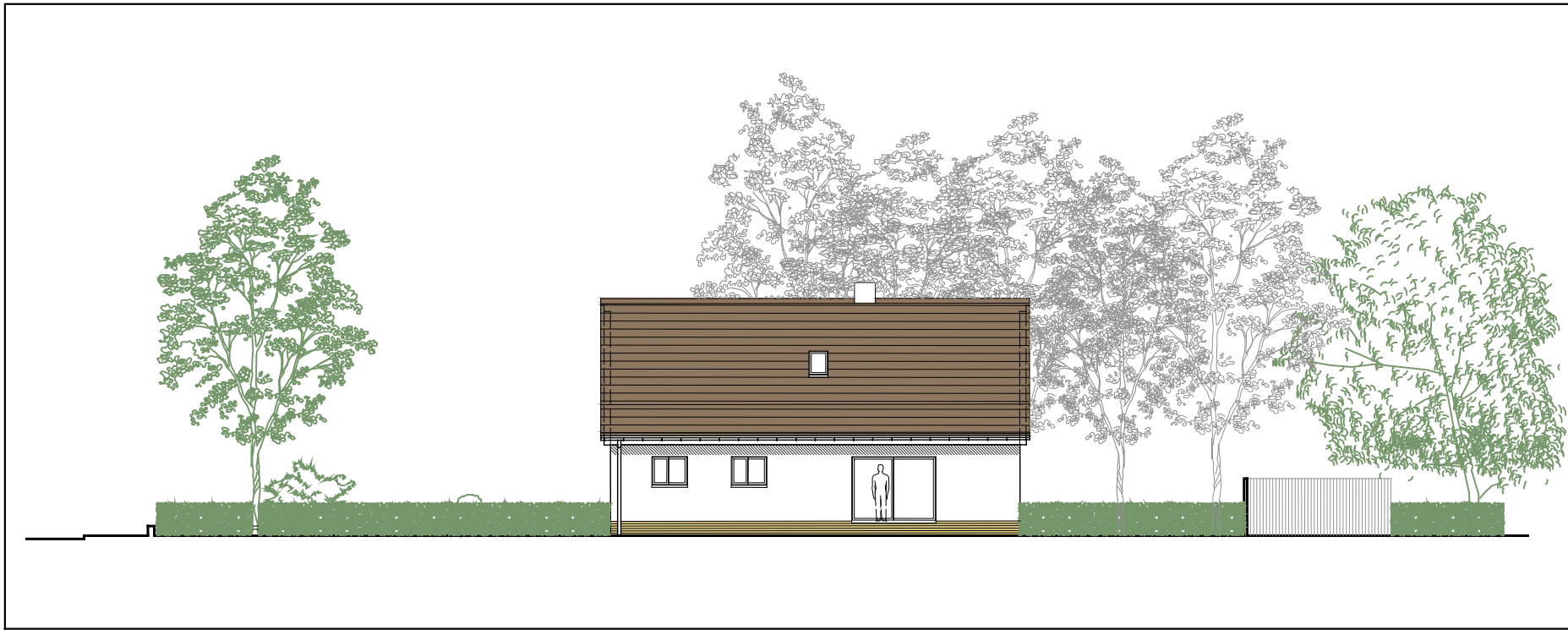
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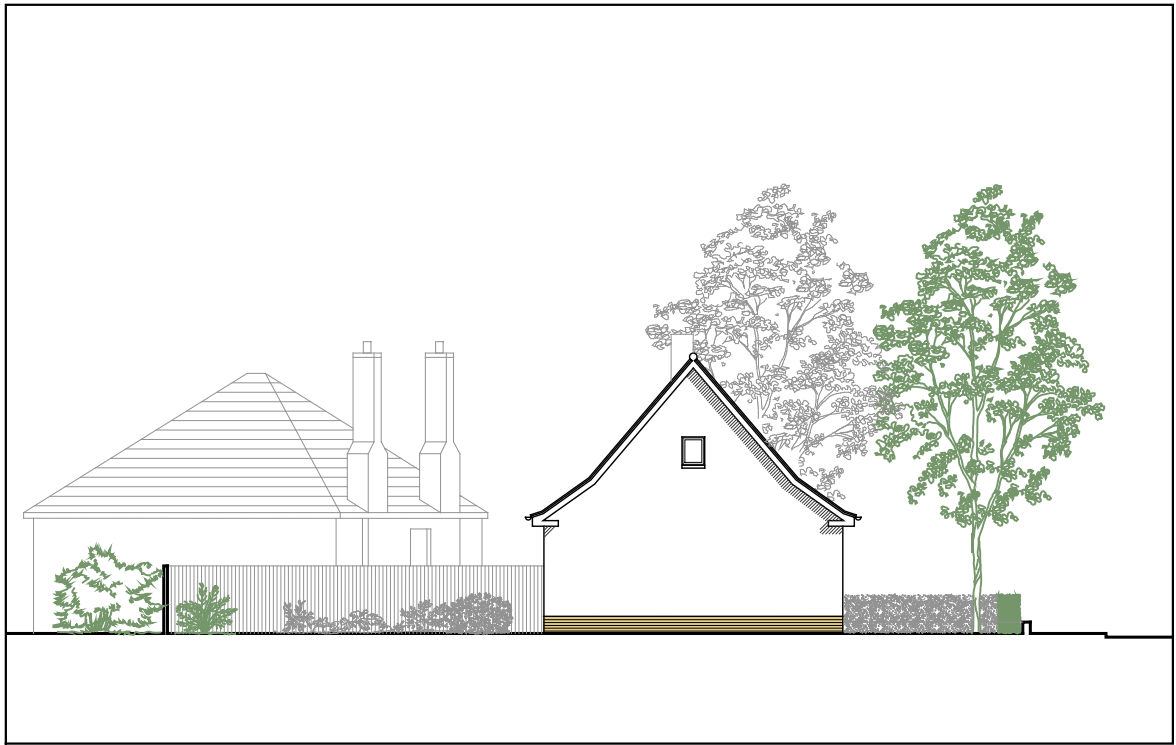
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DRAWING TITLE	Existing & Proposed Street Elevation Comparison		
DWG STATUS	Planning		
DRAWN	jem	FILE	
CHECKED		JOB NO.	jem
DATE	05.05.2020	SCALE	1:200
REVISION		DWG NO.	AL/02/10



Proposed Street Elevation



Existing Street Elevation



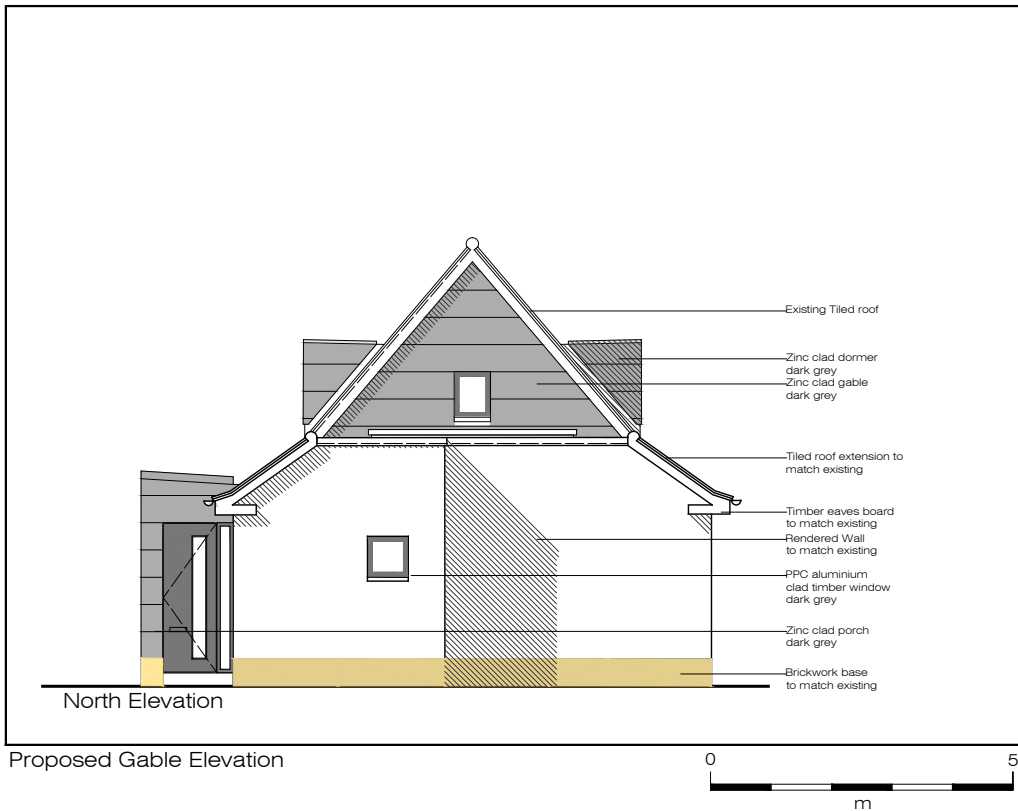
Existing Gable View

NOTES

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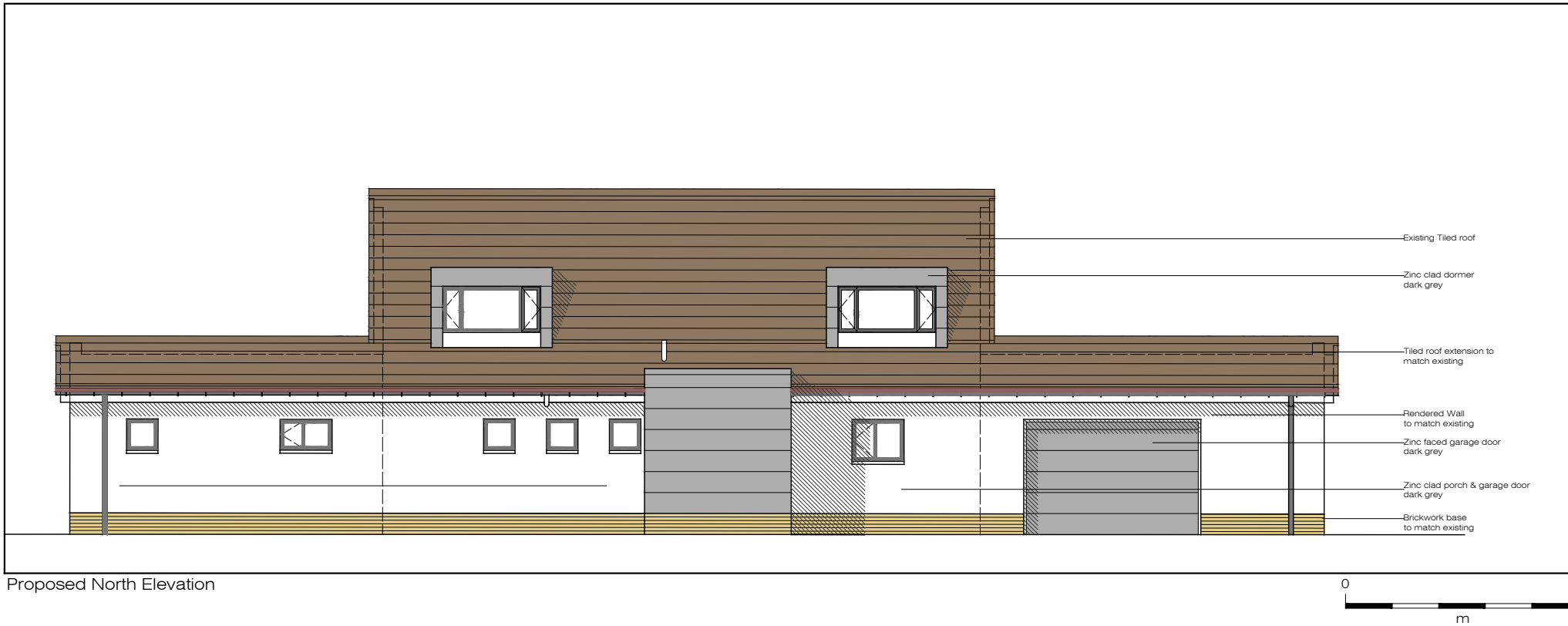
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DRAWING TITLE	Existing & Proposed Garden & Gable Elevation Comparison		
DWG STATUS	Planning		
DRAWN	jem	FILE	
CHECKED		JOB NO.	jem
		DATE	05.05.2020
		SCALE	1:200
		REVISION	
		DWG NO.	AL/02/11



Proposed Gable Elevation

New materials integrated throughout the extended and existing house with dormer, porch and gable facades clad in zinc rain screen

Existing garage extension and garage conversion at no. 17 & 19 Craigmount Ave North illustrating typical poor visual quality of subordinate extension proposals with no positive relationship in scale or form to existing dwelling form.



Proposed North Elevation

Existing extension to 31 Craigmount Ave North integrates with the existing roof form creating a unified new dwelling although unsymmetrical in arrangement.



Symmetrical, single storey extensions to either side promote a balanced and integrated composition in harmony with the retained, dominant central pitched roof

NOTES

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PROJECT TITLE	Alterations & Extension 1 Craigmount Ave North		
DRAWING TITLE	Photographic Comparison Street Elevation Comparison		
DWG STATUS	Planning		
DRAWN	jem	FILE	
CHECKED		JOB NO.	jem
DATE	05.05.2020	SCALE	1:125
REVISION		DWG NO.	AL/02/12