

Michael Crawford Architect.
3 Blinkbonny Gardens
Edinburgh
EH4 3HG

Mr & Mrs Johnstone.
8 Northfield Farm Road
Edinburgh
EH8 7QR

Decision date: 10 June 2021

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

Erection of garden hut and fencing and vehicle run-in, the work for which has been carried out. Proposal to include the replacement of lounge window with french doors. At 8 Northfield Farm Road Edinburgh EH8 7QR

Application No: 21/02255/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 26 April 2021, 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:-

1. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as it is not compatible with the existing dwellinghouse or the character of the surrounding area.
2. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it would have an adverse impact on the character of the property and surrounding area.

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 policy Des 12 (Alterations and Extensions) and the non-statutory Guidance for Householders. 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 Nicola Orr directly at nicola.orr@edinburgh.gov.uk.



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
8 Northfield Farm Road, Edinburgh, EH8 7QR**

Proposal: Erection of garden hut and fencing and vehicle run-in, the work for which has been carried out. Proposal to include the replacement of lounge window with french doors.

**Item – Local Delegated Decision
Application Number – 21/02255/FUL
Ward – B14 - Craigentenny/Duddingston**

Recommendation

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

Summary

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

SECTION A – Application Background

Site Description

The application relates to a semi-detached dwellinghouse within a residential area.

Description Of The Proposal

The application seeks consent for the following development which has already been carried out:

- Erection of a shed within the front garden ground;
- Erection of a 1.8 metre surrounding fence within the front garden ground;
- Creation of a driveway within the front garden ground.

The application also includes the following proposals which are permitted development under Schedule 1, Article 3, Part 1, of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended):

- Proposed removal of window on front elevation and insertion of french doors (Class 2B);
- Proposed 0.9 metre fence on section of southern boundary (Class 3E).

Relevant Site History

No relevant site history.

Consultation Engagement

Transportation Planning

Publicity and Public Engagement

Date of Neighbour Notification: 5 May 2021

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 of the Local Development Plan states that planning permission will only be granted for alterations and extensions to existing buildings which will not be detrimental to the neighbourhood character. The non-statutory Guidance for Householders states that buildings in front gardens will not usually be acceptable, because of the damaging impact on the appearance and amenity of the street and the surrounding area.

The shed located within the front garden ground in front of the principal elevation is not a common feature within the surrounding area and becomes a prominent feature within the streetscape. Whilst this is screened by the new 1.8m fence, the shed is still visually prominent within the public realm.

Furthermore, the 1.8m fence on the south and east elevation is not a common feature within the surrounding area as existing boundary treatments are largely in the form of hedging within the street. The non-statutory Guidance for Householders suggests front fences should be no more than 1 metre in height.

Whilst Transport Planning have no objection to the driveway, the development is not in line with standards set out in the Guidance for Householders. The driveway exceeds the recommended access width of 3 metres and provides more than one car parking space.

The proposals are not of an acceptable design and are not compatible with the existing dwelling and the surrounding area. The shed, fence and driveway all represent an incongruous addition to the garden and are therefore contrary to LDP Policy Des 12 and the non-statutory Guidance for Householders.

b) Neighbouring amenity

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 privacy, overshadowing and loss of daylight or sunlight. In this respect, the proposals comply 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.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reasons

1. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as it is not compatible with the existing dwellinghouse or the character of the surrounding area.
2. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it would have an adverse impact on the character of the property and surrounding area.

Background Reading/External References

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

Further Information - [Local Development Plan](#)

Date Registered: 26 April 2021

Drawing Numbers/Scheme

01-04

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Nicola Orr, Planning Officer
E-mail: nicola.orr@edinburgh.gov.uk

Appendix 1

Consultations

NAME: Transport Planning

COMMENT:No objections.

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 100425975-001

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:	Michael Crawford Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Michael	Building Name:	
Last Name: *	Crawford	Building Number:	3
Telephone Number: *	01313324622	Address 1 (Street): *	3 Blinkbonny Gardens
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH4 3HG
Email Address: *	michael.querini@blueyonder.co.uk		

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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr & Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Brian and Pat"/>	Building Number:	<input type="text" value="8"/>
Last Name: *	<input type="text" value="Johnstone"/>	Address 1 (Street): *	<input type="text" value="Northfield Farm Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH8 7QR"/>
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="8 NORTHFIELD FARM ROAD"/>
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="EH8 7QR"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="673703"/>	Easting	<input type="text" value="329170"/>
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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)

Erection of garden hut and fencing and vehicle run-in, the work for which has been carried out. Proposal to include the replacement of lounge window with french doors. At 8 Northfield Farm Road Edinburgh EH8 7QR

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 documents.

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)

Supporting statement A1 - Plan, Elevations as Amended drawing.

Application Details

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

21/02255/FUL

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

25/04/2021

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

10/06/2021

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

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 Michael Crawford

Declaration Date: 23/06/2021

Proposal Details

Proposal Name	100425975
Proposal Description	Appeal
Address	8 NORTHFIELD FARM ROAD, EDINBURGH, EH8 7QR
Local Authority	City of Edinburgh Council
Application Online Reference	100425975-001

Application Status

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

Attachment Details

Notice of Review	System	A4
Supporting Statement	Attached	Not Applicable
A1 - Plan Elevations as Amended	Attached	A1
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0

MICHAEL CRAWFORD . ARCHITECT

3 Blinkbonny Gardens . Edinburgh EH4 3HG . Tel: 0131 332 4622 . Email: michael.querini@blueyonder.co.uk

SUPPORTING STATEMENT

The owners of the property, which is the ground floor of a two storey flatted dwelling, had work carried out to erect a shed and form space for parking in what is, their garden to the front of the property. They did this unaware of the requirement to obtain planning consent. When alerted to the need to apply for consent, retrospectively, I was engaged to make the application.

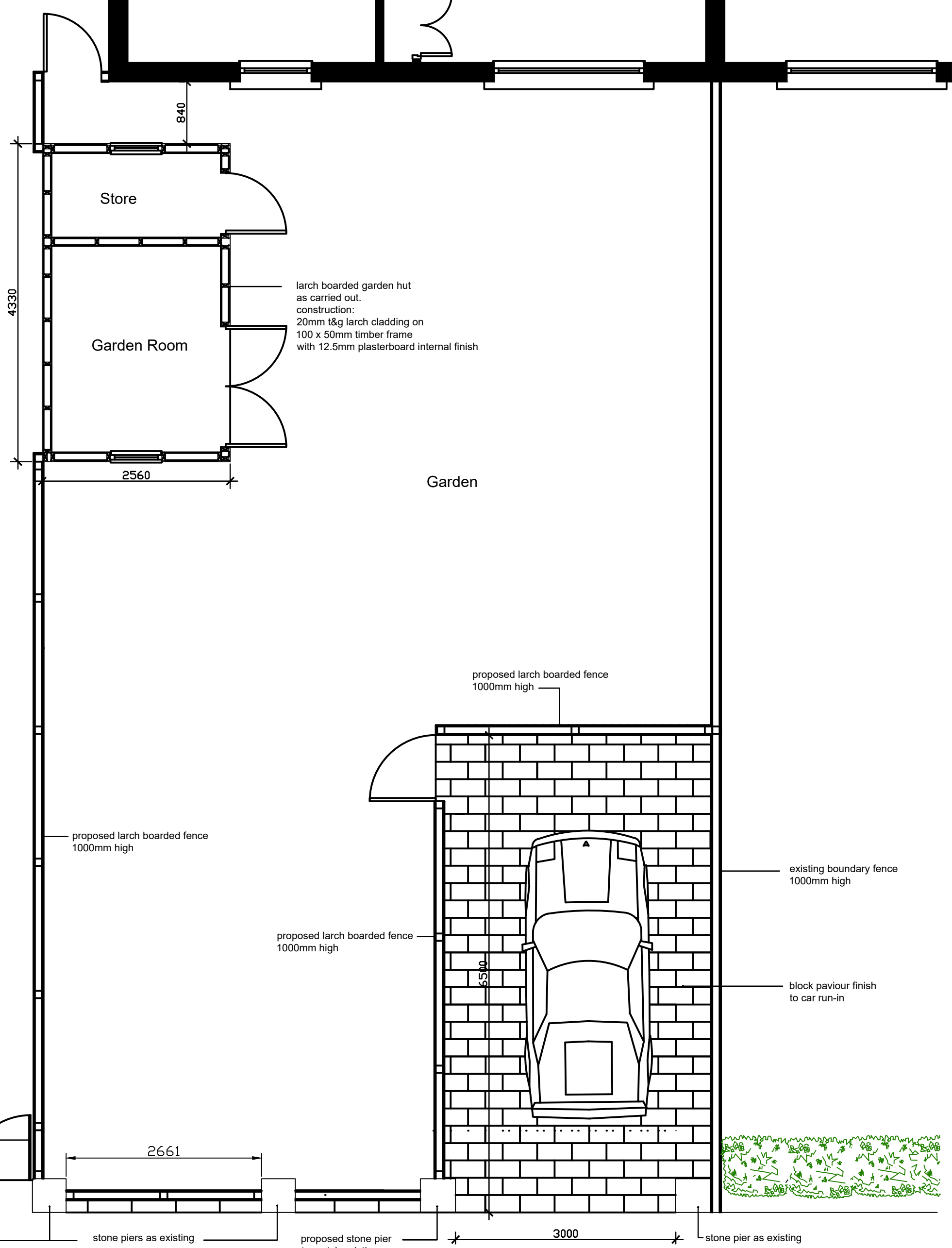
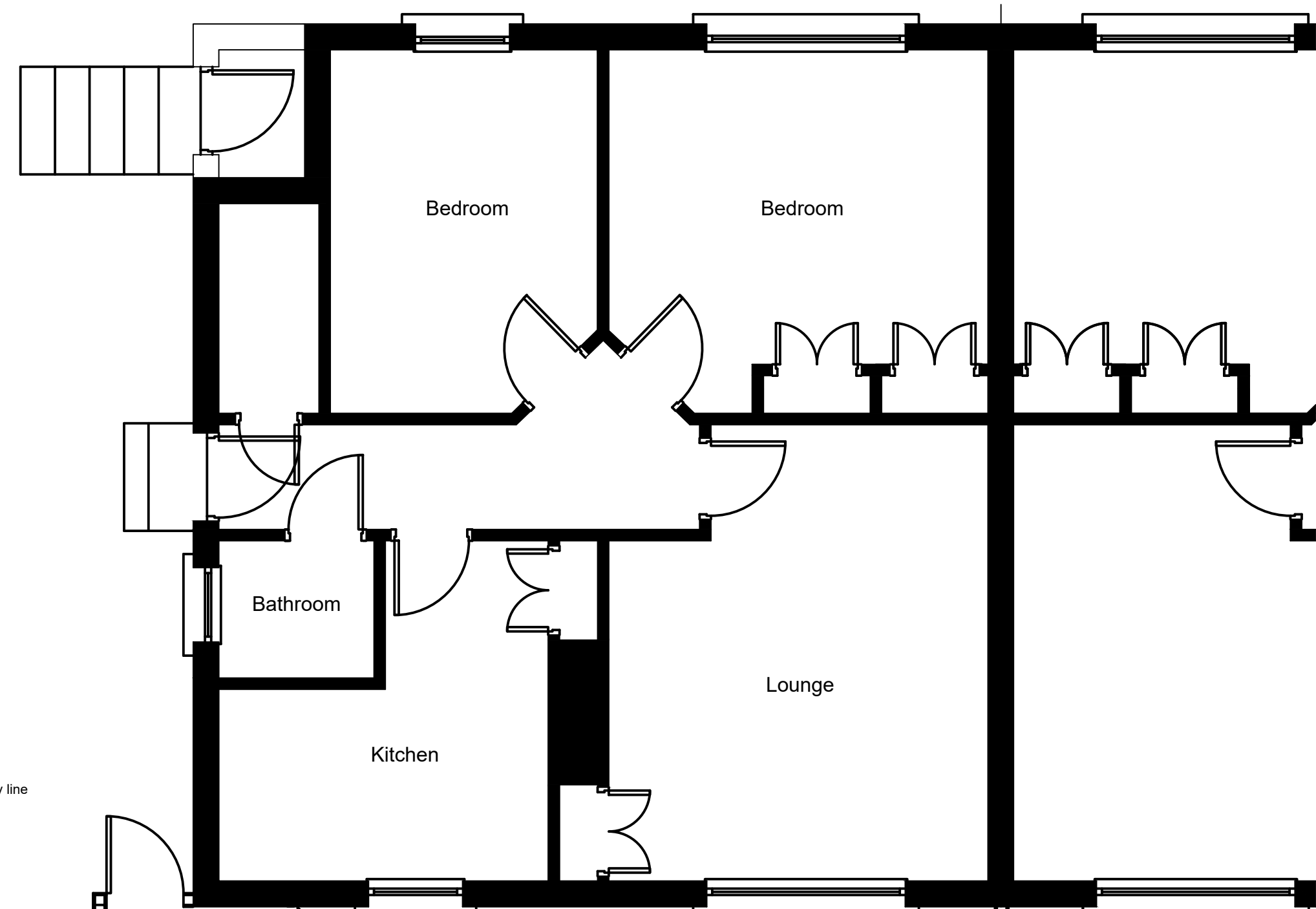
The reason behind building the shed was the desire to have an all weather outdoor retreat including storage for garden tools and equipment. Additionally, space for parking off road was considered desirable and acceptable given the size of the garden.

In response to the decision to refuse consent for the alterations on the basis of them having an adverse impact on the character of the property and surrounding area I would contend that:

had the shed been built in a rear garden it would, in all likelihood, be permitted but, by nature of the type of property and therefore, the garden ground allocation, there's being the front, there is little, or no scope, for making alterations, which is quite harsh. Also, the adjacent properties, whose gardens, although back gardens, are in open and full view on the street, have all manner of sheds built in them.

On the matter of the car run in: the owners would be happy to alter and reduce the space provision to that of a 3metre wide space. Additionally, they would be further agreeable to reducing the height of the timber fencing to a maximum of 1metre.

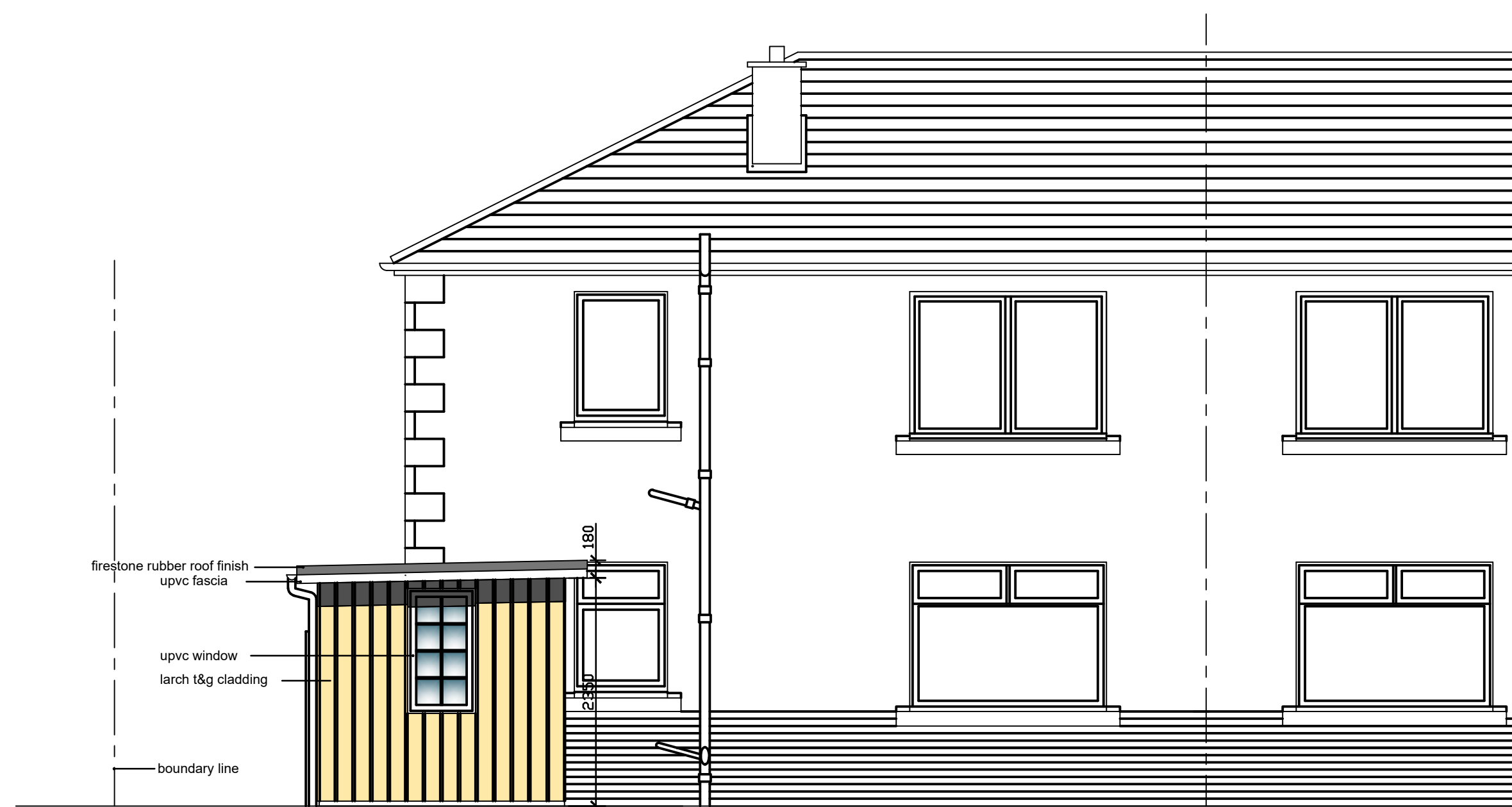
In light of this, I shall be grateful if the review will give favourable consideration to this supporting statement.



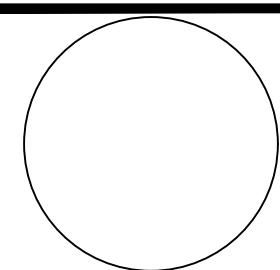
PLAN AS AMENDED



ELEVATION FROM ROAD AS AMENDED

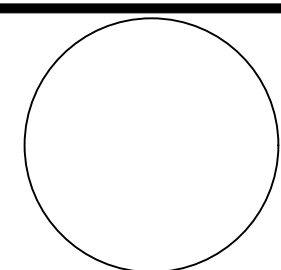


ELEVATION AS EXISTING WITH GARDEN SHED AS CARRIED OUT



MICHAEL CRAWFORD ARCHITECT

3 blinkbonny gardens...edinburgh...eh4 3hg...tel : 0131 332 4622
email...michael.querini@blueyonder.co.uk



title: Proposed Works at
8 Northfield Farm Road
Edinburgh
EH8 7QR

drawing:
Plan; Elevations;
as Amended

scale: 1:50 @ A1
date: 06.2021
no:

status:
Planning

rev:



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 100425975-003

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.

Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

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:	Michael Crawford Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Michael	Building Name:	
Last Name: *	Crawford	Building Number:	3
Telephone Number: *	01313324622	Address 1 (Street): *	3 Blinkbonny Gardens
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH4 3HG
Email Address: *	michael.querini@blueyonder.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	
First Name: *	Pat and Brian	Building Number:	8
Last Name: *	Johnstone	Address 1 (Street): *	Northfield Farm Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH8 7QR
Fax Number:			
Email Address: *	[REDACTED]		

Proposal/Application Details

Please provide the details of the original application(s) below:

Was the original application part of this proposal? *

Yes No

Application Details

Please select which application(s) the new documentation is related to.

Application: *

Document Details

Please provide an explanation as to why the documentation is being attached after the original application was submitted: * (Max 500 characters)

Checklist – Post Submission Additional Documentation

Please complete the following checklist to make sure you have provided all the necessary information in support of your application.

The additional documents have been attached to this submission. *

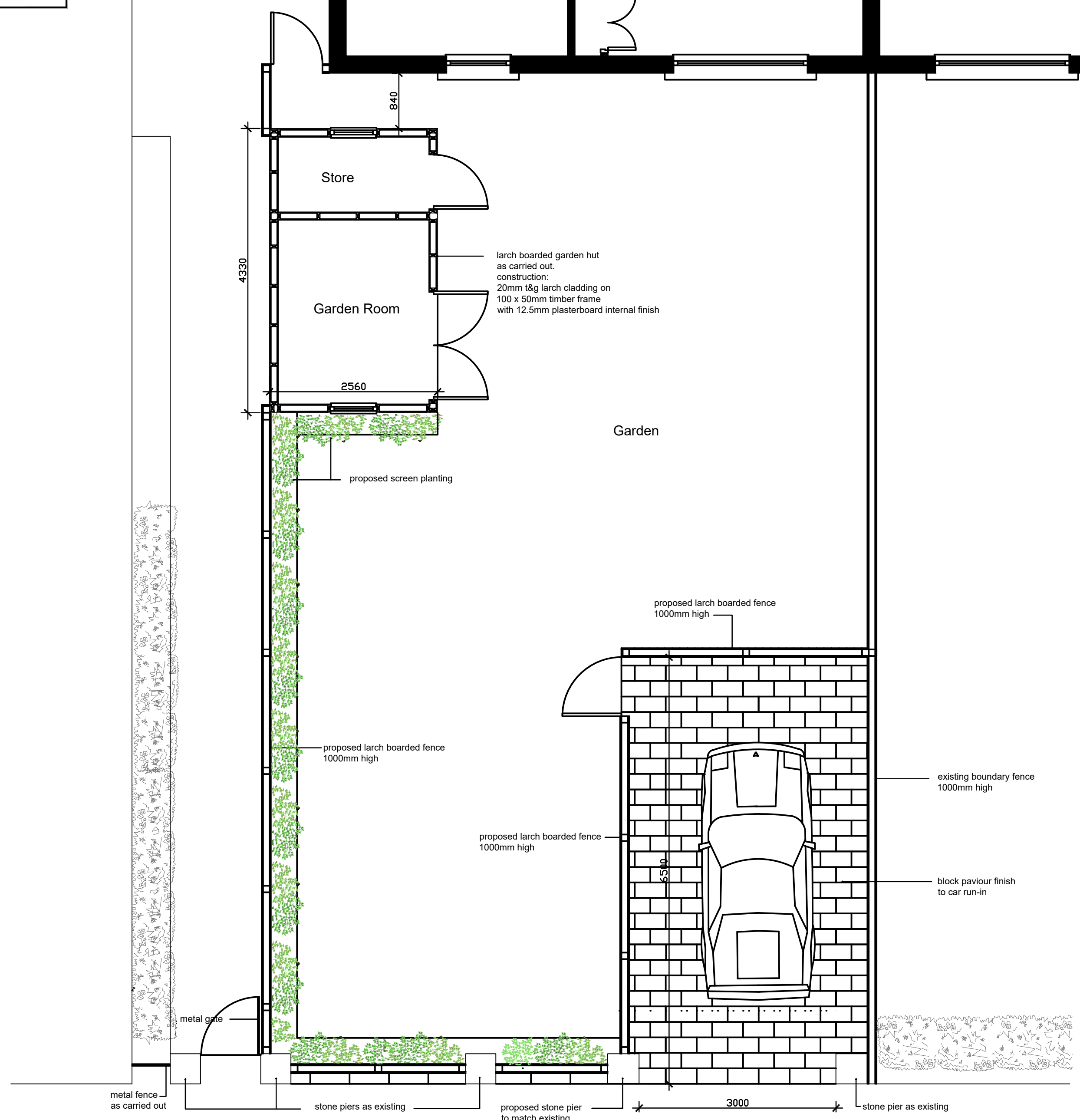
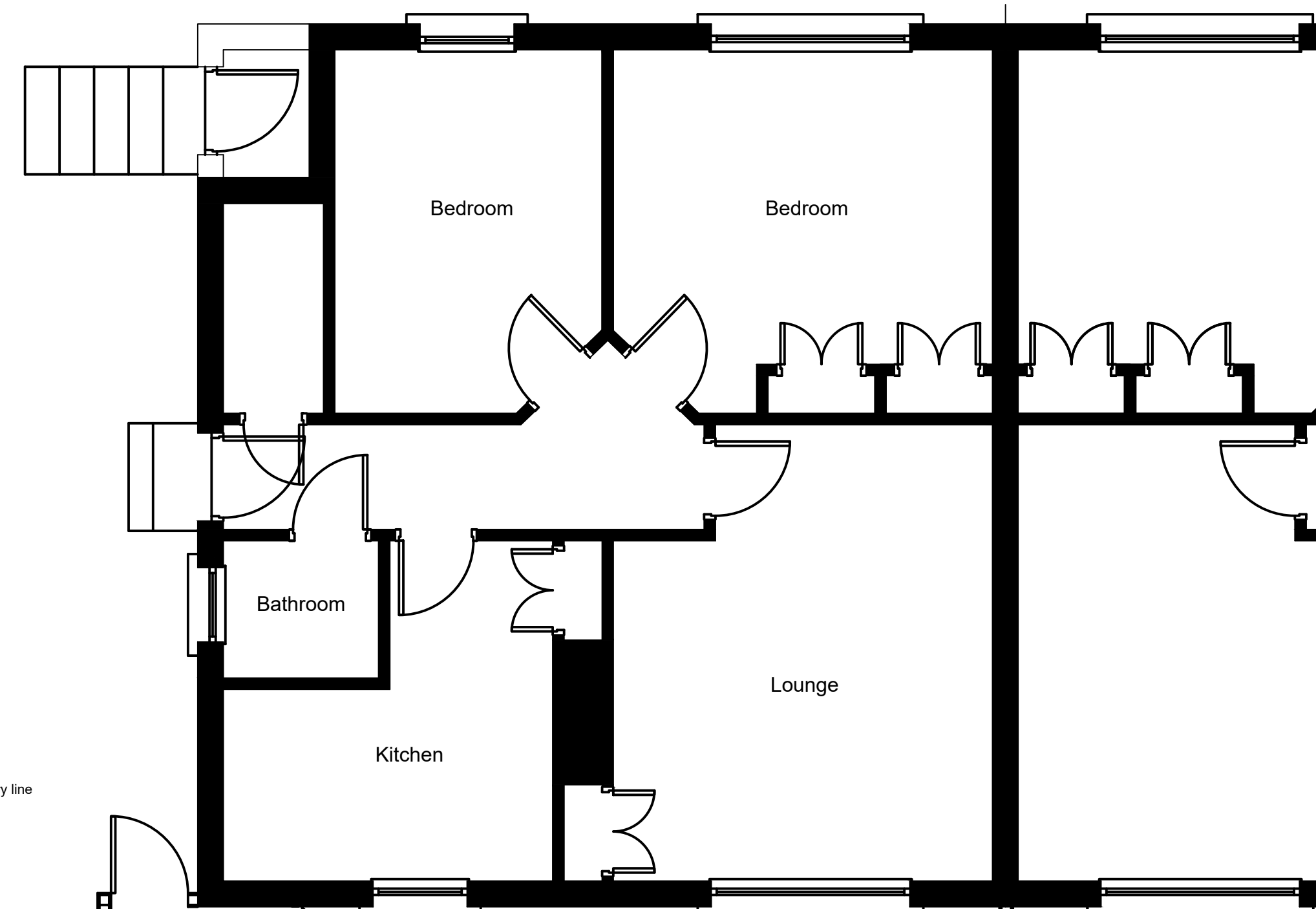
Yes No

Declare – Post Submission Additional Documentation

I/We the applicant/agent certify that this is a submission of Additional Documentation, and that all the information given in this submission is true to the best of my/the applicants knowledge.

Declaration Name: Mr Michael Crawford

Declaration Date: 25/06/2021



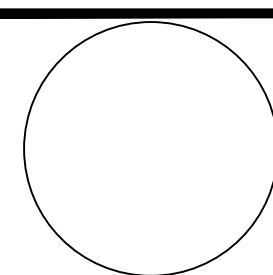
PLAN AS AMENDED



ELEVATION FROM ROAD AS AMENDED

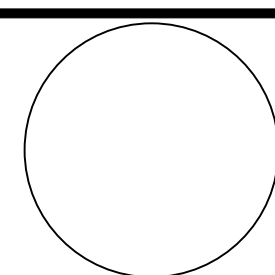


ELEVATION AS EXISTING
WITH GARDEN SHED AS CARRIED OUT



MICHAEL CRAWFORD ARCHITECT

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email...michael.querini@blueyonder.co.uk



title: Proposed Works at
8 Northfield Farm Road
Edinburgh
EH8 7QR

drawing:
Plan; Elevations;
as Amended

scale: 1:50 @ A1
date: 06.2021
no:

status:
Planning

rev: