

HLP Architects
FAO: Colin Gibson
35 Joppa Road
Edinburgh
United Kingdom
EH15 2HB

Mr Derek Curran
34 Brunstane Road
Edinburgh
UK
EH15 2QN

Decision date: 10 May 2019

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

Single storey flat roof extension to rear. New stair into existing attic. Extend attic with new flat roof dormer to rear.

At 34 Brunstane Road Edinburgh EH15 2QN

Application No: 19/01352/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 15 March 2019, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **mixed decision** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

1. This permission relates to the proposed rear extension.

1. In order to show which elements of the proposal are acceptable.

Reason for Refusal:-

1. This refusal relates to the proposed rear dormer.

2. The proposed rear dormer does not comply with Policy Des 12 of the Edinburgh Local Development Plan because it is not compatible with the existing building and it will be detrimental to neighbourhood character and amenity.

Informatives:-

It should be noted that:

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

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

Drawings 07, 08, 11, 12, 13, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

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

The proposed rear extension would be compatible with the existing building and the character of the surrounding area. It would not have an unacceptable impact on neighbouring amenity and complies with the relevant policies and non-statutory guidelines.

The proposed rear dormer would not be compatible with the existing building and the character of the surrounding area. It would diminish the property's character as a bungalow and ultimately does not comply with the relevant policies and non-statutory guidelines.

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 Alexander Calderwood directly on 0131 469 3824.

D R Leeshie

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 19/01352/FUL
At 34 Brunstane Road, Edinburgh, EH15 2QN
Single storey flat roof extension to rear. New stair into
existing attic. Extend attic with new flat roof dormer to rear.**

Item	Local Delegated Decision
Application number	19/01352/FUL
Wards	B17 - Portobello/Craigmillar

Summary

The proposed rear extension would be compatible with the existing building and the character of the surrounding area. It would not have an unacceptable impact on neighbouring amenity and complies with the relevant policies and non-statutory guidelines.

The proposed rear dormer would not be compatible with the existing building and the character of the surrounding area. It would diminish the property's character as a bungalow and ultimately does not comply with the relevant policies and non-statutory guidelines.

Links

Policies and guidance for this application	LDPP, LDES12, NSG, NSHOU,
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Report of handling

Recommendations

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

Background

2.1 Site description

This application relates to a semi-detached bungalow. The surrounding area is primarily residential with neighbouring properties situated immediately to the north and south.

2.2 Site History

18/09037/FUL - This application relates to the same proposal as identified in the current application. It was ultimately withdrawn as it could not be supported and the applicant was asked to reconsider.

Main report

3.1 Description Of The Proposal

This application seeks full planning permission for the extension of the property. The application proposes the construction of a single storey flat roof extension to the rear of the property. It also proposes the extension of the attic through the construction of a new flat roof dormer to the rear of the property.

The proposed materials are as follows:

- Roof: PPC Aluminium
- Walls: Vertical Western Red cedral cladding boards (applied to proposed dormer and flat roofed extension). K-rend smooth render (applied to flat roofed extension).
- Doors: PPC Aluminium bi-fold doors, Anthracite grey.
- Windows: PPC Aluminium double glazed

3.2 Determining Issues

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

Do the proposals comply with the development plan?

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

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

3.3 Assessment

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

- a) The proposal is of an acceptable scale, form and design and is compatible with the character of the neighbourhood.
- b) The proposal does not result in an unreasonable loss of neighbouring residential amenity.
- c) Public comments have been addressed.

'Policy Des 12 Alterations and Extensions' states that extensions will be granted if their design and form, choice of materials and positioning are compatible with the character of the existing building, they will not result in an unreasonable loss of privacy or natural light to neighbouring properties and they will not be detrimental to neighbourhood amenity and character.

The planning guidelines, "Guidance for Householders" advises, in relation to the consideration of proposals for the extension and alteration of dwellings; regard will be had to:

- the proportion of the original garden ground that an extension will occupy.
- the density and scale of the proposal in relation to the overall spatial pattern of the area.
- the visibility of the proposal in relation to the principal elevation of the dwelling.

a) The submitted plans indicate that a K-render smooth render and cedar cladding will be applied to the flat roofed extension. The smooth render is similar to that of the existing building and so assists in integrating the extension with the existing building. The cedar cladding introduces a contrasting, yet acceptable design feature. Whilst the extension occupies the full width of the rear elevation of the building it still leaves approximately one third of the rear garden area and so would be considered acceptable. Additionally, a number of the neighbouring properties have extensions of a similar scale. The neighbouring dwelling to the north has a large rear extension and as the proposed extension is screened to a reasonable degree by the existing boundary fixture, its impact on the wider area would be reduced to an acceptable degree. Additionally, approximately 2/3 of the original garden ground will remain free which, as guidance states, is adequate.

The extension would therefore be considered acceptable in terms of Edinburgh Local Development Plan Policy Des 12 and the non-statutory "Guidance for Householders".

The width of the proposed dormer covers approximately 92% of the width of the entire roof pane. This would be considered unacceptable because it distorts the buildings nature as a bungalow which should be single storey. The addition of the dormer makes the dwelling appear top heavy which in turn diminishes its character. Whilst there are rear dormers on some of the neighbouring properties none of them have dormers

covering almost the entirety of the roof pane. The rear dormer would therefore be considered unacceptable in terms of Edinburgh Local Development Plan Policy Des 12 and the non-statutory "Guidance for Householders".

b) The proposal was assessed in terms of neighbouring residential amenity. It has been established that it complies with guidance in relation to daylighting and sunlight.

In respect of privacy, there are no windows on either the north or south elevations of the extension and dormer. The windows on the western elevation are approximately 9 metres from the boundary and so comply with guidance.

c) The Portobello Amenity Society has objected to both the extension and the rear dormer, as follows:

The rear extension would have a negative impact on the character and amenity of the building and surrounding area as it would represent overdevelopment of the property due to its coverage of the entire rear elevation and coverage of the already inadequate rear amenity space - this is addressed in (a) , above;

The rear dormer is too large and overly dominant for the size of the roof and would be visually obtrusive when viewed from Brunstane Road going north - this is addressed in (a), above.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. This permission relates to the proposed rear extension.
1. In order to show which elements of the proposal are acceptable.

Reason for Refusal:-

1. This refusal relates to the proposed rear dormer.
2. The proposed rear dormer does not comply with Policy Des 12 of the Edinburgh Local Development Plan because it is not compatible with the existing building and it will be detrimental to neighbourhood character and amenity.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

5.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Consultation and engagement

6.1 Pre-Application Process

Pre-application discussions took place on this application.

6.2 Publicity summary of representations and Community Council comments

One representation was received from a local amenity body, objecting to the proposals; this is summarised and addressed in the Assessment Section of the Report.

Background reading / external references

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

Statutory Development

Plan Provision

- Edinburgh Local Development Plan 2016
- Policy Des 12 Alterations and Extensions

Date registered

15 March 2019

Drawing numbers/Scheme

07, 08, 11, 12, 13

Scheme 1

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

Contact: Alexander Calderwood, Planning Officer
E-mail:alexander.calderwood@edinburgh.gov.uk Tel:0131 469 3824

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Appendix 1

Consultations

No consultations undertaken.

END

Comments for Planning Application 19/01352/FUL

Application Summary

Application Number: 19/01352/FUL

Address: 34 Brunstane Road Edinburgh EH15 2QN

Proposal: Single storey flat roof extension to rear. New stair into existing attic. Extend attic with new flat roof dormer to rear.

Case Officer: Alexander Calderwood

Customer Details

Name: Mr John Stewart

Address: 4A Elcho Terrace, Edinburgh, City of Edinburgh EH15 2EF

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

On behalf of Portobello Amenity Society, I wish to object to this application to build a rear extension and to create a rear dormer. The society believes that the proposal represents overdevelopment of the property as the size of the rear extension, occupying the full width of the house, is very large and would leave inadequate amenity space to the rear of the property as the back garden is small as it is even before the construction of such a large rear extension. The society also objects to the size and to the design of the proposed rear dormer as it is far too large for the size of the roof and would occupy too large an area of the roof of the house itself. As the house is on the corner of the road to the bowling green, both the side of the proposed extension and the side of the proposed rear dormer would be very visible to people coming down Brunstane Road. For all of the above reasons, Portobello Amenity Society objects to this application. Yours sincerely, John M. Stewart, Chair, Portobello Amenity Society.

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Tel: 0131 529 3550 Fax: 0131 529 6206 Email: planning.systems@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 100140451-004

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:	HLP Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Colin	Building Name:	
Last Name: *	Gibson	Building Number:	35
Telephone Number: *		Address 1 (Street): *	Joppa Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH15 2HB
Email Address: *			

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Derek"/>	Building Number:	<input type="text" value="34"/>
Last Name: *	<input type="text" value="Curran"/>	Address 1 (Street): *	<input type="text" value="Brunstane 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="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH15 2QN"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

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="34 BRUNSTANE 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="EH15 2QN"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="673161"/>	Easting	<input type="text" value="331259"/>
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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)

Single storey flat roof extension to rear. New stair into existing attic. Extend attic with new flat roof dormer to rear. At 34 Brunstane Road Edinburgh EH15 2QN

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.

Please see attached supporting statement.

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

Yes No

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

Additional supporting statement and images used as a response to the reasons for refusal.

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)

Architectural drawings 1733/001 to 1733/010 inc. 1773 SK01 Sun path analysis. UFM37 - Decision notice from CEC Report of Handling from CEC Architects supporting statement. Brunstane road, character appraisal. Supplementary images Example 1 P-15.0038 Supplementary images Example 2 P-17.01492

Application Details

Please provide details of the application and decision.

What is the application reference number? *

19/01352/FUL

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

15/03/2019

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

10/05/2019

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 Robert Lukas

Declaration Date: 03/06/2019

Proposal Details

Proposal Name	100140451
Proposal Description	Single storey flat roof extension to rear. New stair into existing attic. Extend attic with new flat roof dormer to rear.
Address	34 BRUNSTANE ROAD, EDINBURGH, EH15 2QN
Local Authority	City of Edinburgh Council
Application Online Reference	100140451-004

Application Status

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

Attachment Details

Notice of Review	System	A4
1733-001	Attached	A3
1733-002C	Attached	A3
1733-003C	Attached	A3
1733-004B	Attached	A3
1733-005F	Attached	A3
1733-006F	Attached	A3
1733-007F	Attached	A3
1733-008F	Attached	A3
1733-009A	Attached	A3
1733-SK01	Attached	A3
ufm37	Attached	A4
Report of handling	Attached	A4
Architects supporting statement	Attached	A4
Brunstane Road character appraisal	Attached	A3
Example 1 P_15_00538	Attached	A3
Example 2 P_17_01492	Attached	A3
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-004.xml	Attached	A0

SUPPORTING STATEMENT-V1

This document to be read in conjunction with Local Review Body Appeal documents and the Architects drawings

Project:	34 Brunstane Road, Edinburgh EH15 2QN
Subject:	Supporting statement to planning application lodged by hLp architects ref no. 19/01352/FUL and in support of the elements of application which have been refused planning approval
Date:	24.05.19
Client:	Mr Derek Curran
Author:	Colin Gibson (hLp architects)
Reference no:	1733

Review statement in support of planning application

Site situation:

The property is a semi-detached bungalow. The attached neighbour to the North has a large pitched roof extension to the rear. To the North there is another semi-detached bungalow with a converted attic space with small rear dormer windows. These two buildings (4 dwellings) constitute the only bungalows on the street. Further North over the railway towards Portobello there are new build flats. To the South the streetscape comprises matching rows of two storey townhouses.

Proposal:

New flat roof extension to rear (approved) to form open plan kitchen, dining and family area. New flat roof dormer to rear to allow compliant head height for new stair into attic and two new Bedrooms and associated En-Suites.

The property at No.34 has previously had the attic space converted to form two new bedrooms with a non-compliant stair located within the existing hall. The existing stair is too steep to comply with current building regulations and requires to be adjusted as part of the works. The bedrooms are occupied by the applicants two children, who as they have gotten older have outgrown the existing bedrooms as they suffer from lack over overall head height due to the reducing pitch of the roof.

Reason for refusal:

- *The proposed rear dormer does not comply with Policy Des 12 of the Edinburgh Local Development Plan because it is not compatible with the existing building and it will be detrimental to neighbourhood character and amenity.*

Rebuttal:

With regard to the neighbourhood character, as alluded to in the description of the site situation above, the house type is not common in the street, therefore we would argue that

this building type is not one that defines the character of this particular streetscape, and that alterations to an outlier building, especially when proposals are to the rear do not therefore diminish the neighbourhood character at all.

On a more local scale, the co-adjointing property has a large single storey pitched roof extension constructed at 90 degrees to the original house. It would not be possible to replicate this design on this property without significant overshadowing and loss of amenity to both the application site and the co-adjointing neighbour. Therefore the design solution proposed tries not to negatively affect the neighbour. As shown by our sun path analysis there is no significant loss of sun light and what little increase in loss of direct sun light occurs due to the flat roof extension already approved is effectively cancelled out by the existing fencing on the boundary.

No windows look directly across the boundary line, not something that can be said of the neighbouring extension. We acknowledge that the proposed dormer window could allow oblique overlooking from Bedroom 4 into the neighbouring property garden but this is in fact no worse than the existing situation which has a Velux roof light in this bedroom at eye level. We would therefore contend that loss of neighbouring privacy is no worse than currently exists and that loss of direct sun light is negligible.

The final point we wish to refute is that the proposed design is incompatible with the existing building. Although the house type is relatively uncommon in the street, there are other similar bungalows in the Portobello and Duddingston area, which hLp Architects have converted previously. We recognise that precedent studies are not an ideal determining factor, the supplementary images are not to argue that if a similar design is acceptable in one area then why our client should not be allowed to do the same. No two sites are alike and will have different determining factors.

We present the appended images as a means to refute the idea that the building will appear 'top heavy' or 'overly dominant' and that this somehow diminishes the character of the building.

In the first example the case is made that the addition of the ground floor extension increases the building footprint, therefore reducing the impact of the large dormer. The extension helps the dormer appear less overbearing. The two constructions should be read together.

In the second example; still under construction at the time the photographs were taken, the case is put forward that the neighbours pitched roof extension breaks up the roof plane, in a style similar to that at Brunstane road. The whole roof shape when read as one building, rather than two dwellings is not adversely affected by a longer than a standard dormer window because the roof plane is not uniform and is already altered to a significant degree by the neighbouring construction.

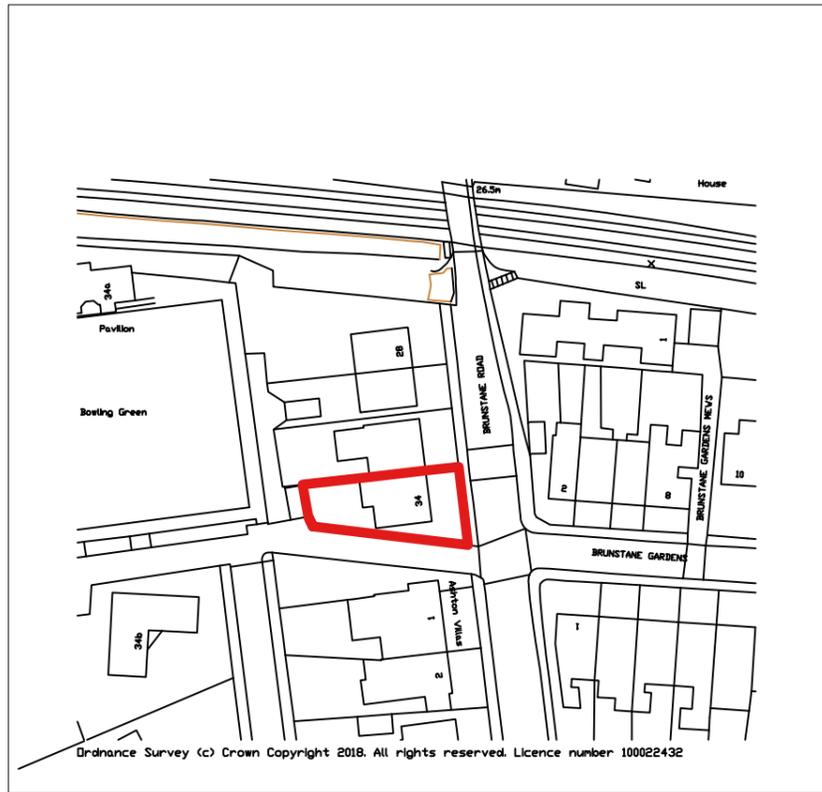
We conclude therefore that the issues raised above, the associated images of similar designs, when read in conjunction with the application drawings, particularly the sun path diagram which shows the proposal and neighbouring property present a compelling argument that the decision to refuse the application should be overturned.

Signed Colin Gibson **BArch(Hons)DipArch**

Dated 27.05.19



hLp architects
 35 Joppa Road
 Edinburgh, EH15 2HB
 T. 0131 66 99 300
 E. office@hlpas.co.uk



LOCATION PLAN 1:1250 @ A3



BLOCK PLAN 1:200 @ A3



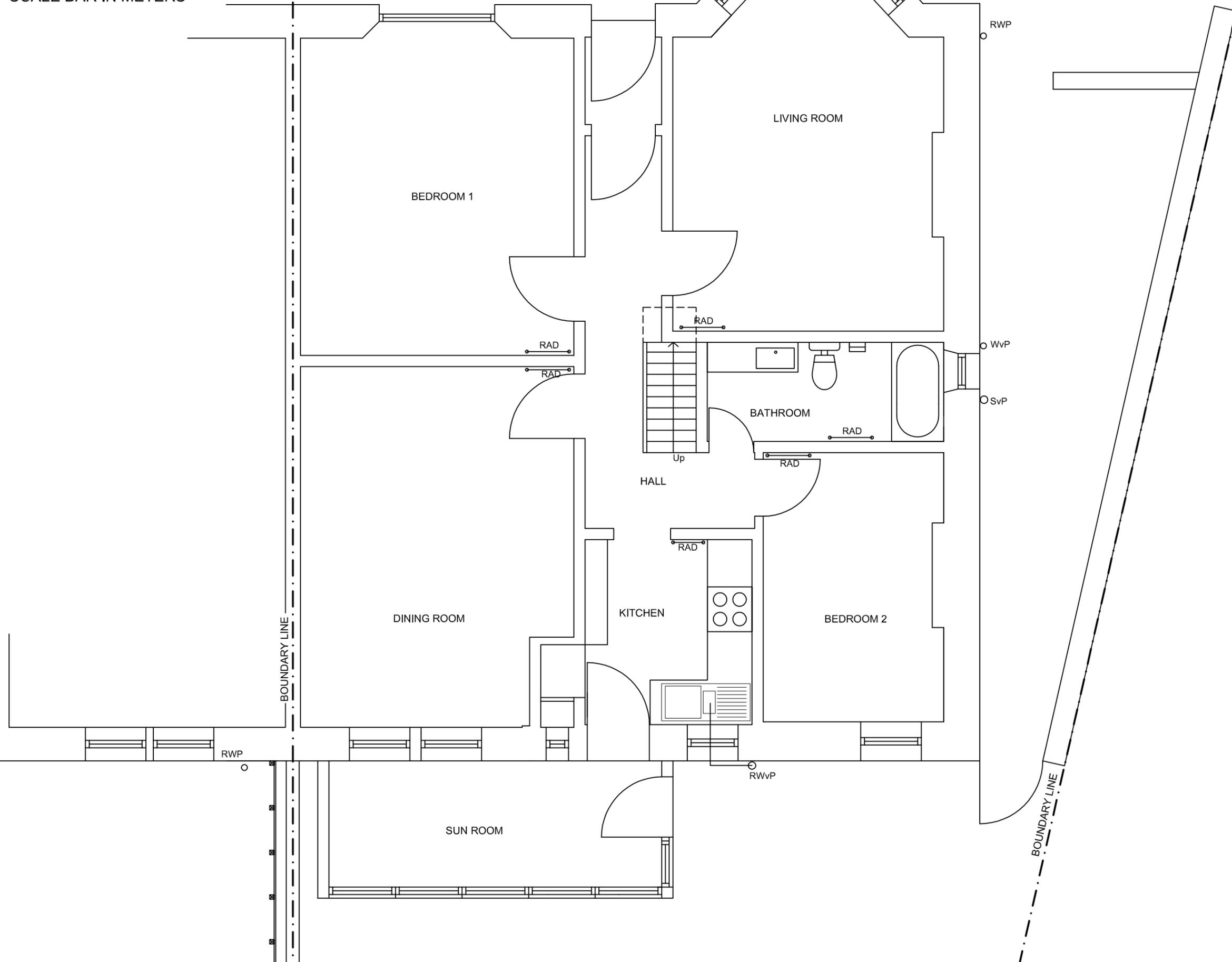
- Notes
1. Do not scale from this drawing
 2. All dimensions to be taken on site prior to manufacture or ordering of any materials or components
 3. These drawings are not to be used as construction drawings without prior agreement with hLp Architects
 4. Dimensions notified on this drawing may vary due to existing site conditions. Contractor to notify the Client or Architect prior to proceeding where dimension adjustment required.

Rev	Description	Date
CLIENT		
34 BRUNSTANE ROAD EDINBURGH EH15 2QN		
TITLE LOCATION PLAN BLOCK PLAN		
Date	AUGUST 2018	
Drawn	CG	Checked
Scale	AS STATED @ A3	
Drwg No	1733/001	Rev

© Holstead Lukas Partnership Architects



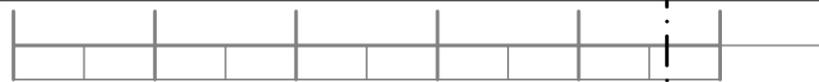
SCALE BAR IN METERS



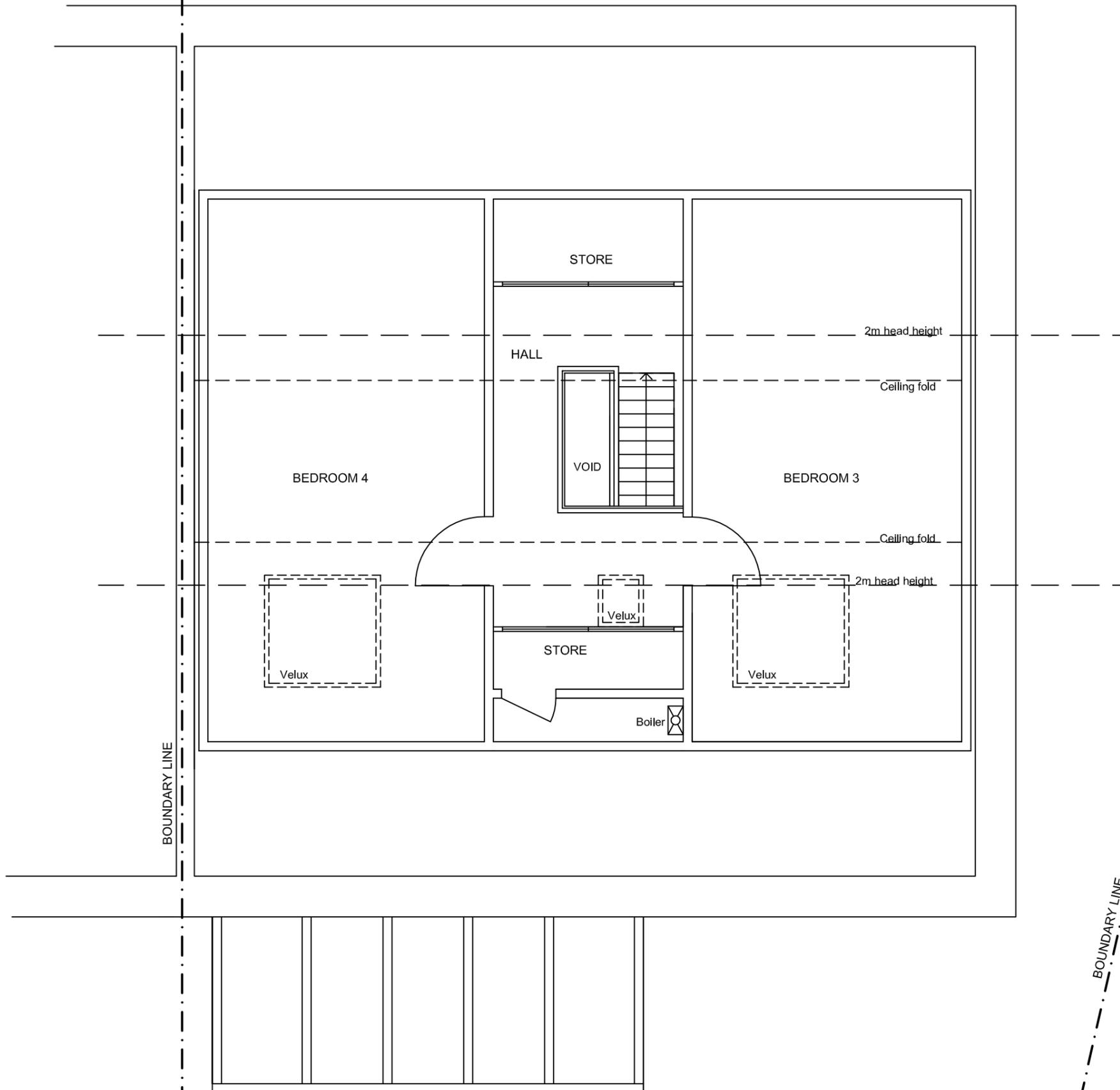
hLp architects
 35 Joppa Road
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 E. office@hlpas.co.uk

- Notes
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Rev	Description	Date
CLIENT		
34 BRUNSTANE ROAD EDINBURGH EH15 2QN		
TITLE EXISTING GROUND FLOOR PLAN		
Date	AUGUST 2018	
Drawn	CG	Checked
Scale	1:50 @ A3	
Drwg No	1733/002	Rev C
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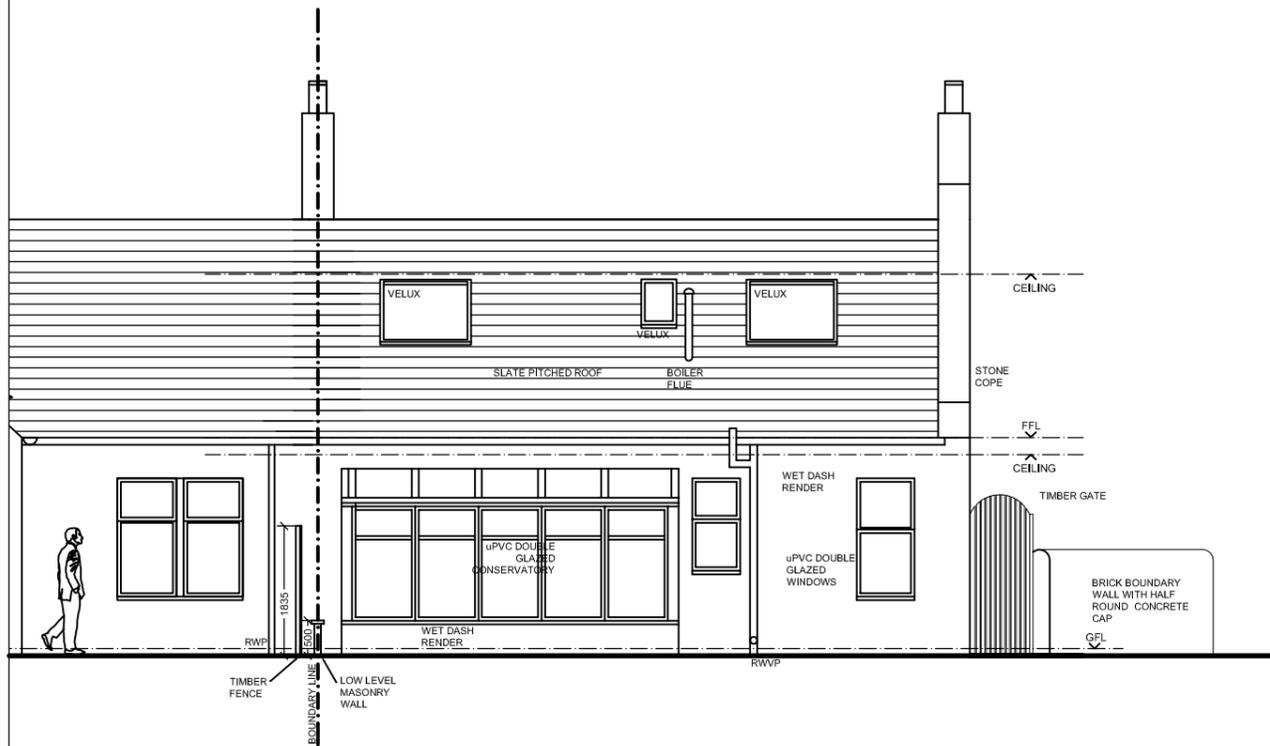
SCALE BAR IN METERS



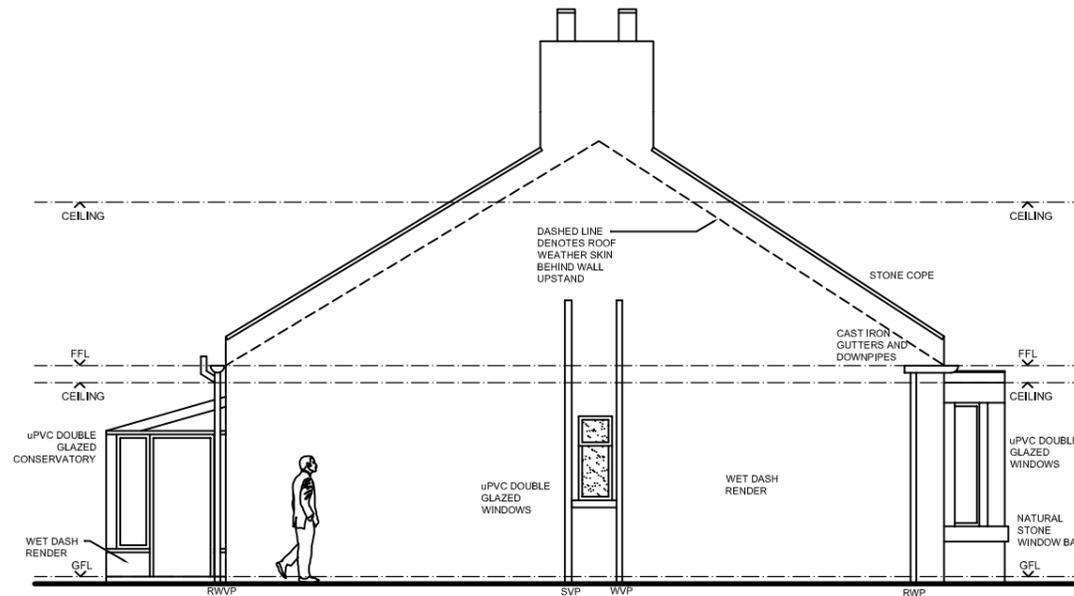
hLp architects
 35 Joppa Road
 Edinburgh, EH15 2HB
 T. 0131 66 99 300
 E. office@hlpas.co.uk

- Notes
1. Do not scale from this drawing
 2. All dimensions to be taken on site prior to manufacture or ordering of any materials or components
 3. These drawings are not to be used as construction drawings without prior agreement with hLp Architects
 4. Dimensions notified on this drawing may vary due to existing site conditions. Contractor to notify the Client or Architect prior to proceeding where dimension adjustment required.

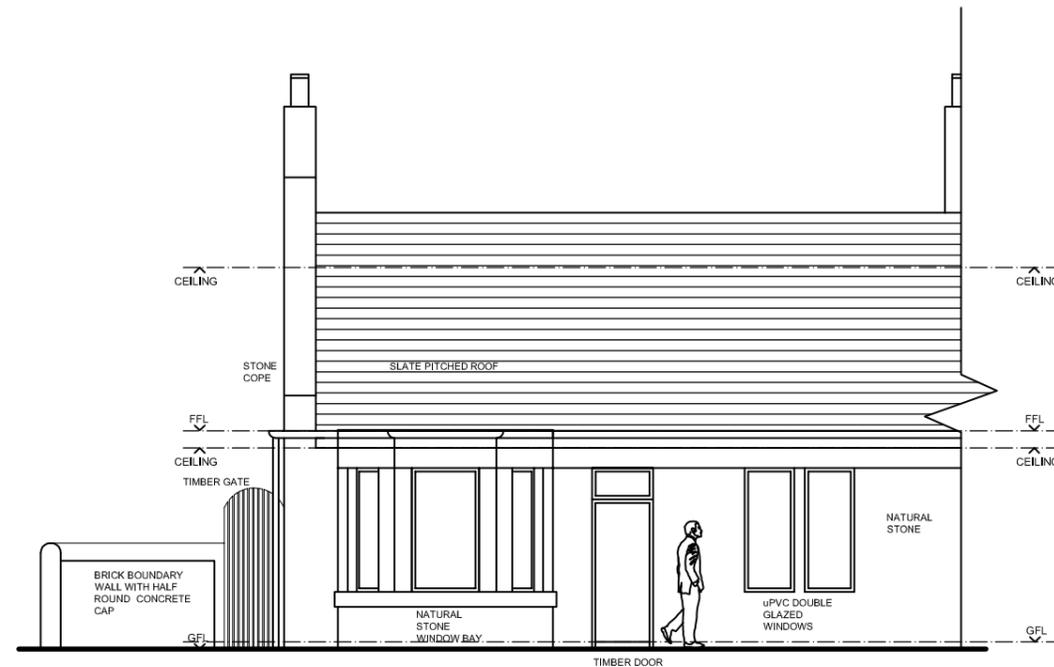
Rev	Description	Date
CLIENT		
34 BRUNSTANE ROAD EDINBURGH EH15 2QN		
TITLE EXISTING FIRST FLOOR PLAN		
Date	AUGUST 2018	
Drawn	CG	Checked
Scale	1:50 @ A3	
Drwg No	1733/003	Rev C
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EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



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Rev	Description	Date
CLIENT		
34 BRUNSTANE ROAD EDINBURGH EH15 2QN		
TITLE EXISTING ELEVATIONS		
Date	AUGUST 2018	
Drawn	CG	Checked
Scale	1:100 @ A3	
Drwg No	1733/003	Rev B



SCALE BAR IN METERS



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Notes

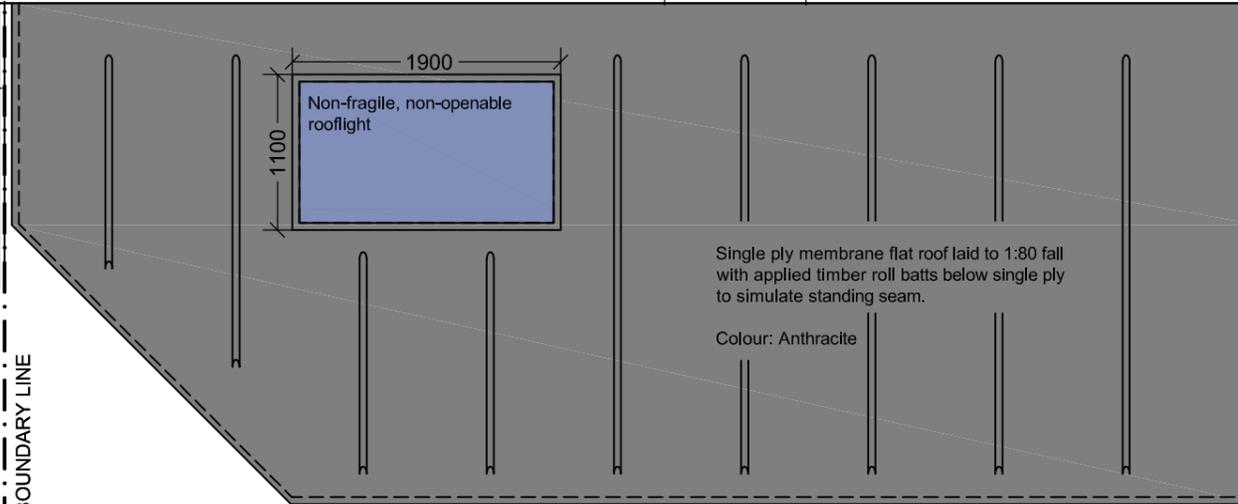
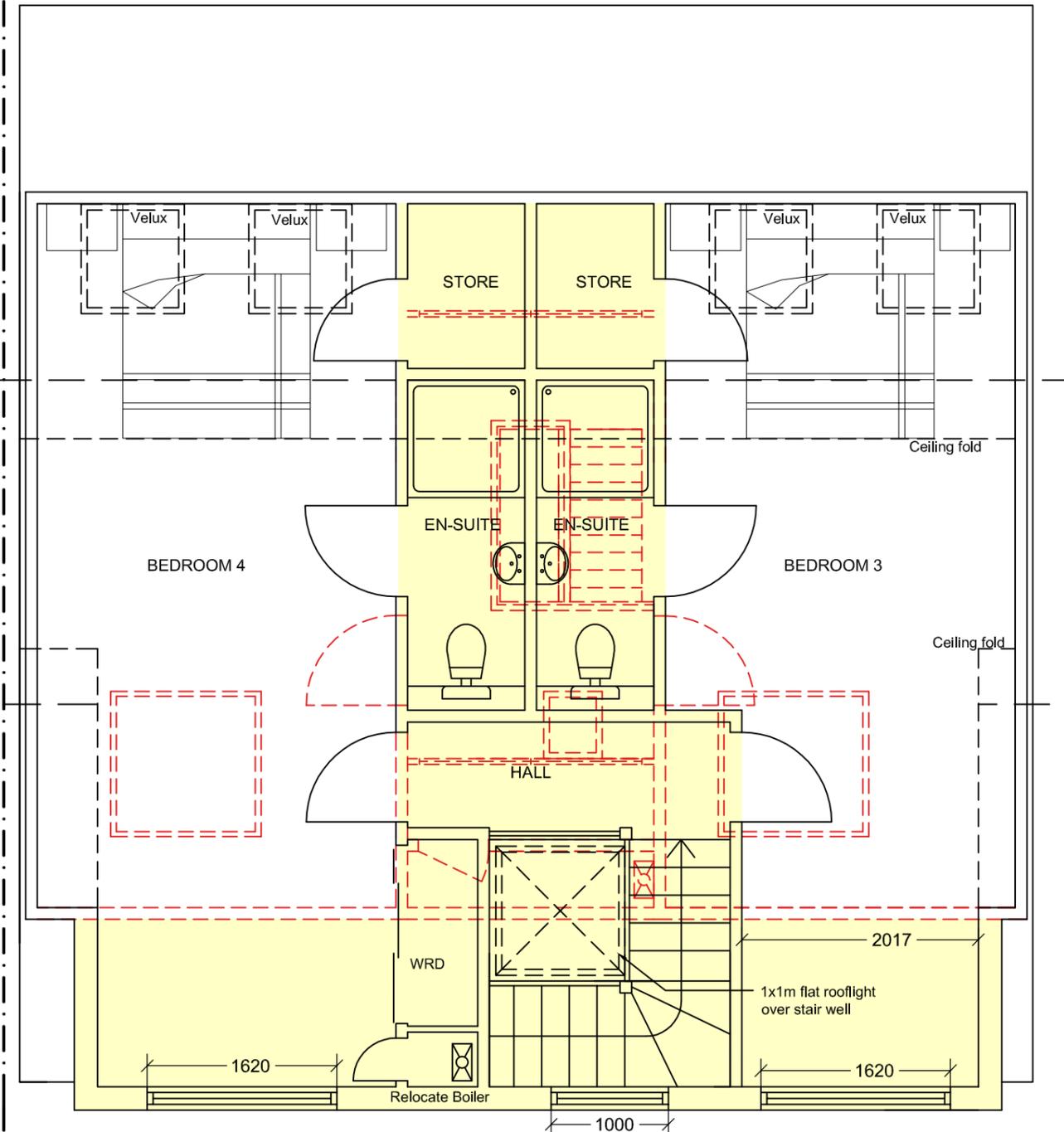
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Note: Red dashed lines denote removals and dountakings

Verge fascia this elevation to extend no more than 40mm over boundary line. All other elements wholly within site boundaries

Single ply membrane flat roof laid to 1:80 fall with applied timber roll batts below single ply to simulate standing seam.

Colour: Anthracite



Rev	Description	Date
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CLIENT		
34 BRUNSTANE ROAD		
EDINBURGH		
EH15 2QN		

TITLE		
PROPOSED FIRST FLOOR PLAN		

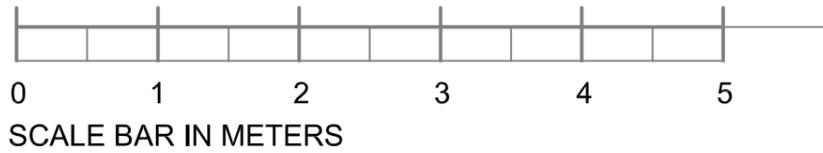
Date	SEPTEMBER 2018
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Drawn	CG	Checked	
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Scale	1:50 @ A3
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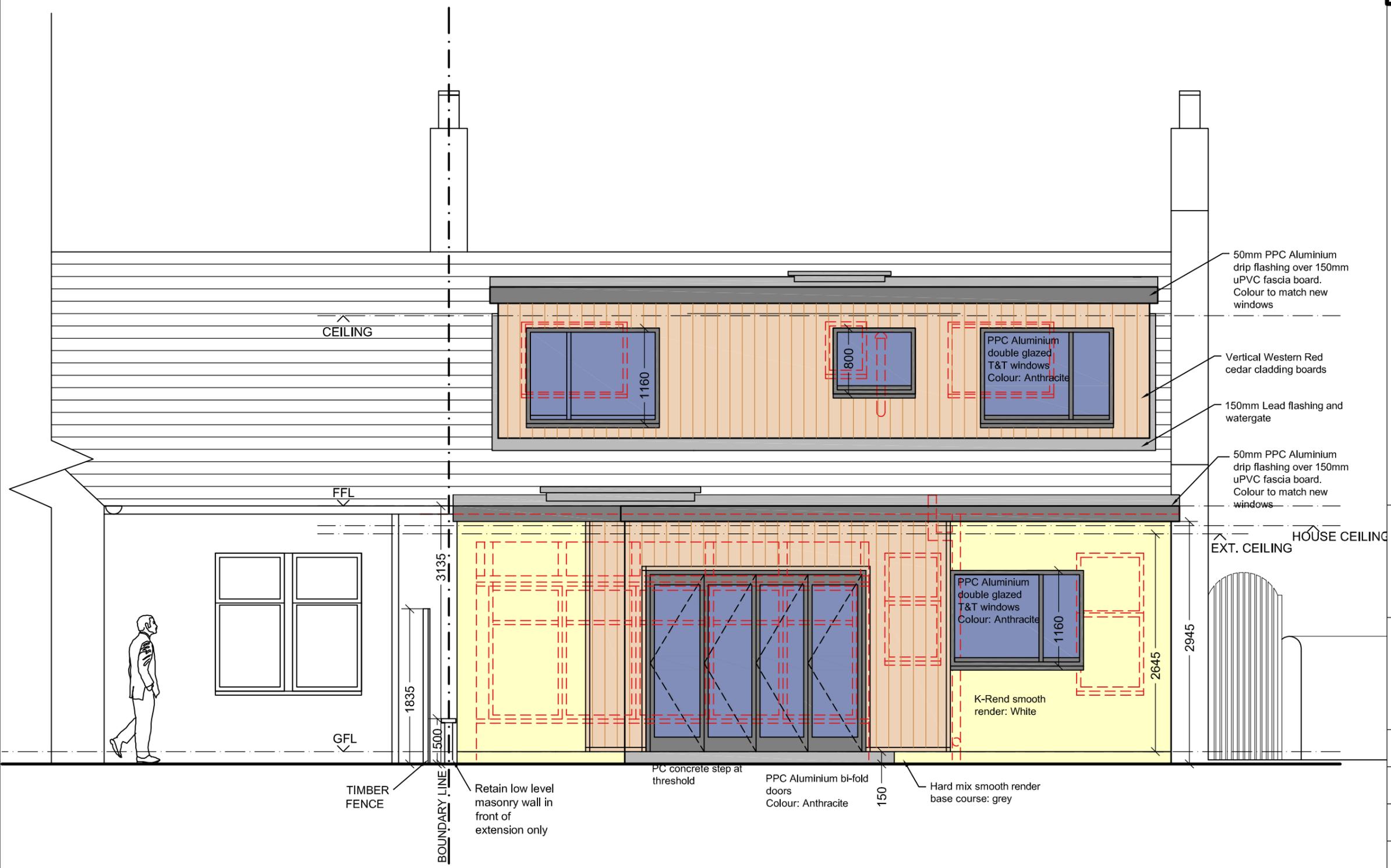
Drwg No	1733/006	Rev	F
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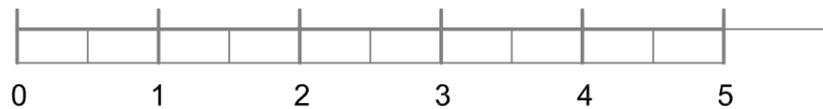


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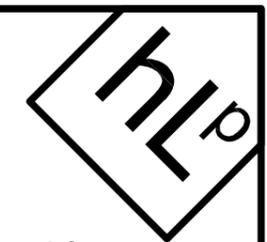
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Rev	Description	Date
	CLIENT	
	34 BRUNSTANE ROAD EDINBURGH EH15 2QN	
	TITLE PROPOSED REAR ELEVATION	
Date	SEPTEMBER 2018	
Drawn	CG	Checked
Scale	1:50 @ A3	
Drwg No	1733/007	Rev F
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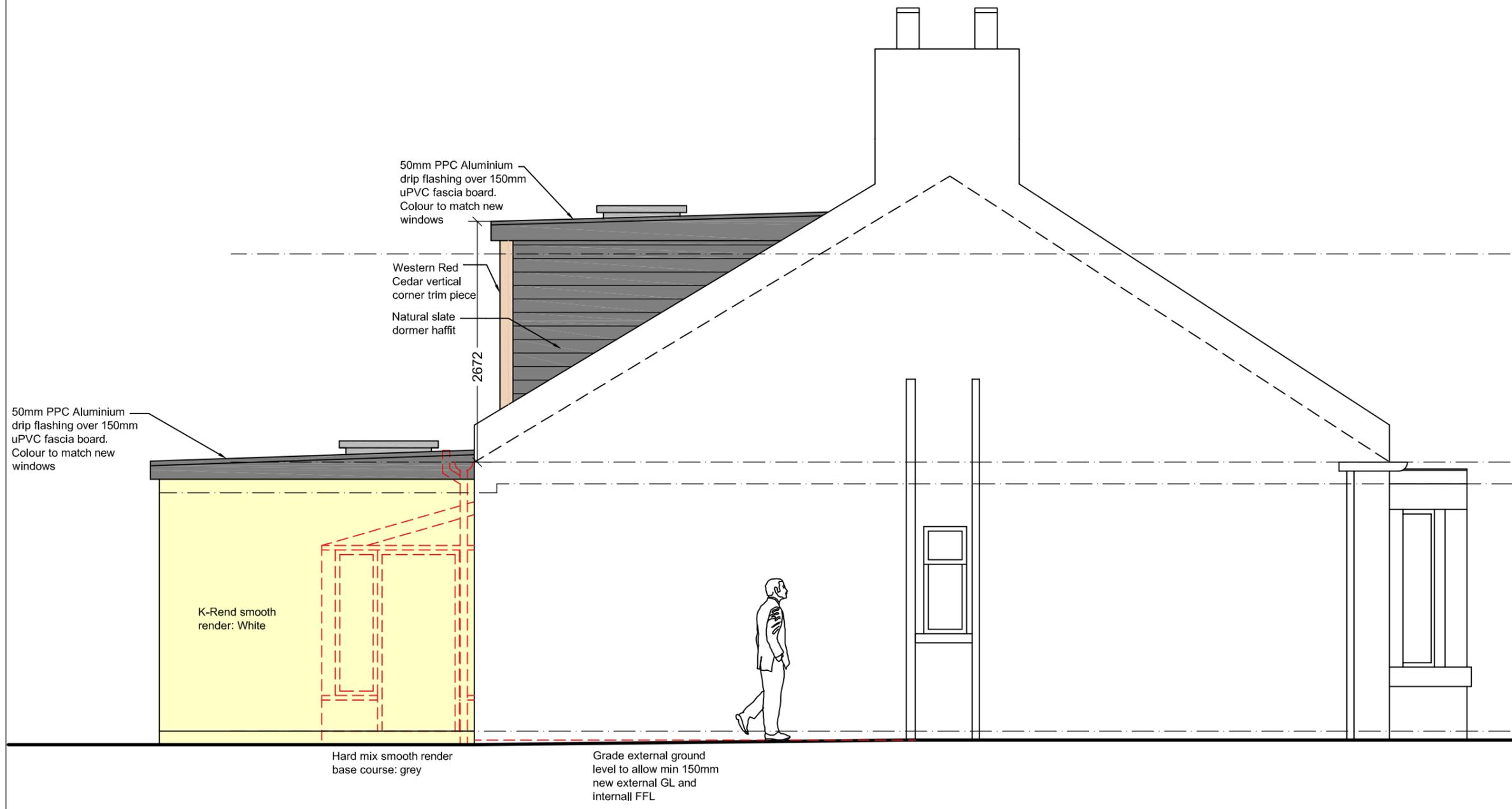


SCALE BAR IN METERS

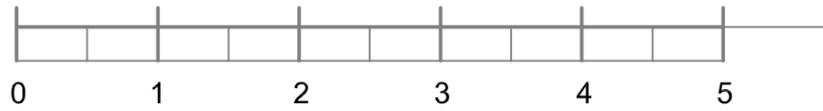


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Rev	Description	Date
CLIENT		
34 BRUNSTANE ROAD EDINBURGH EH15 2QN		
TITLE PROPOSED SIDE ELEVATION		
Date	SEPTEMBER 2018	
Drawn	CG	Checked
Scale	1:50 @ A3	
Drwg No	1733/008	Rev F
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Rev	Description	Date
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CLIENT		
34 BRUNSTANE ROAD		
EDINBURGH		
EH15 2QN		

TITLE		
PROPOSED FRONT ELEVATION		

Date	SEPTEMBER 2018
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Drawn	CG	Checked	
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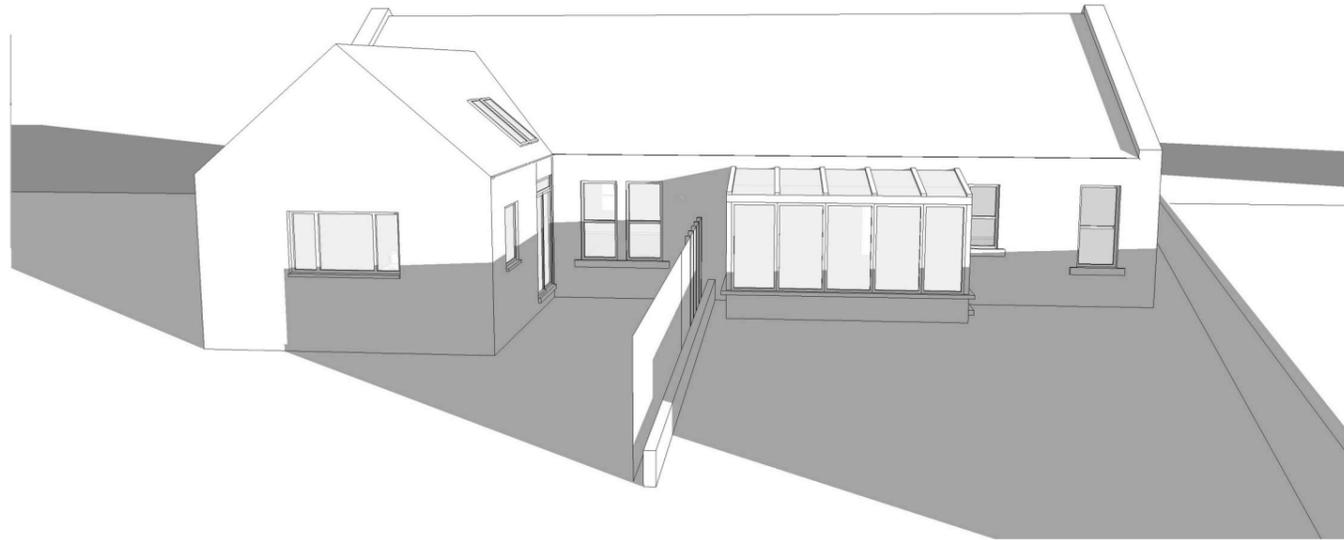
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Drwg No	1733/009	Rev	A
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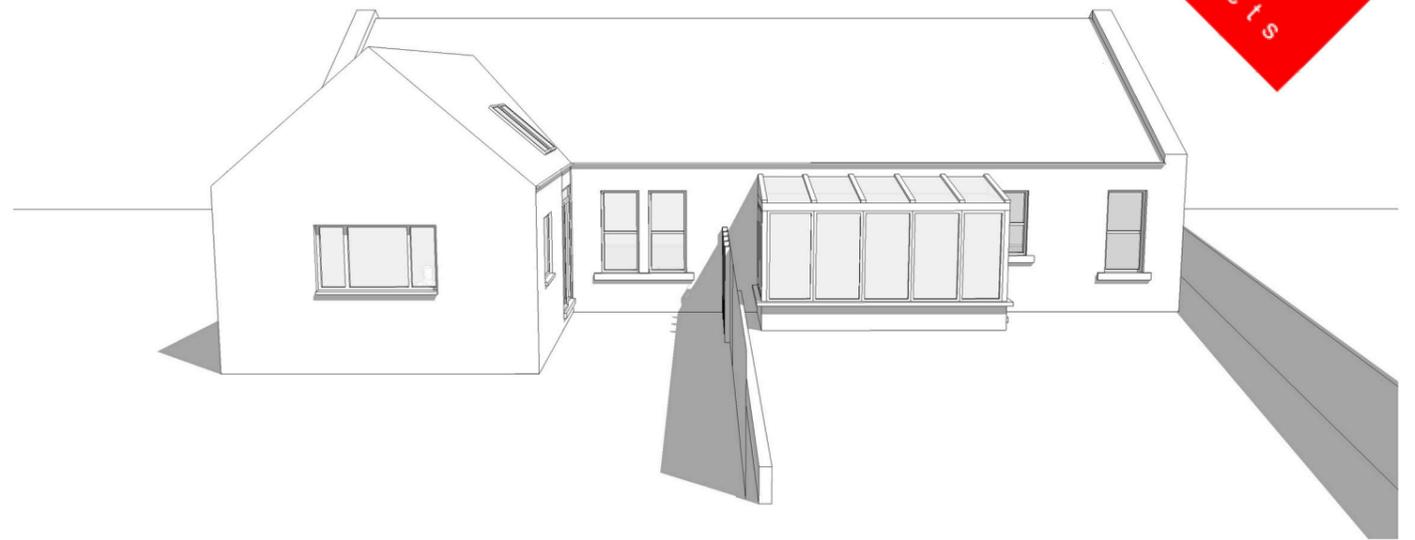
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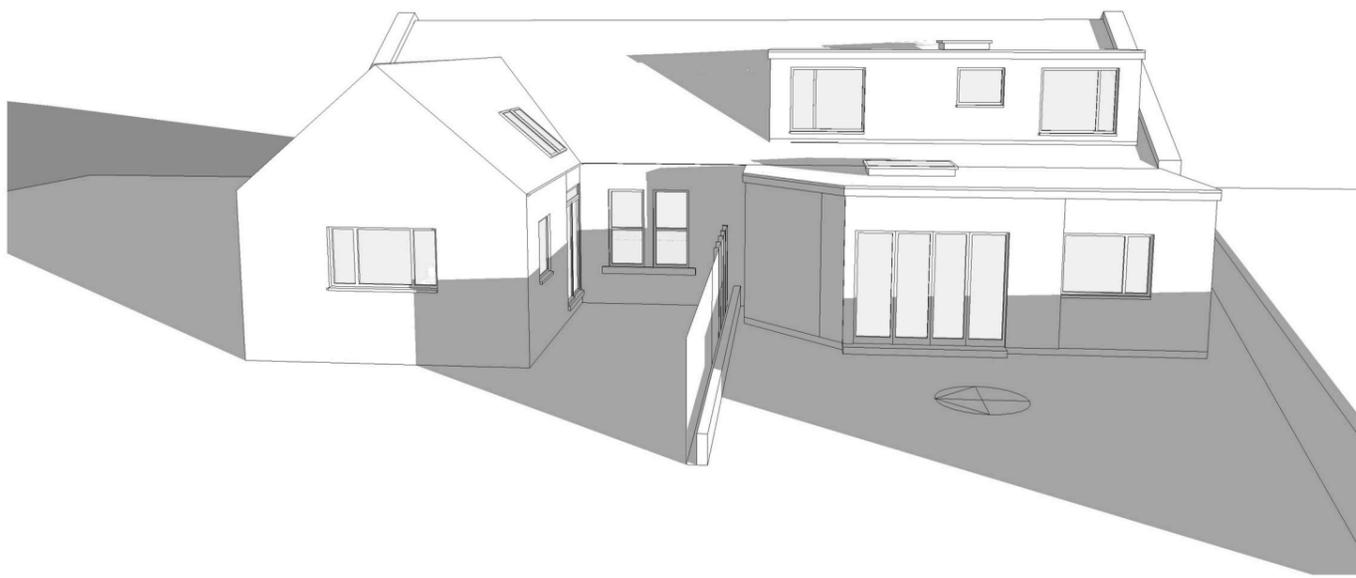
EXISTING REAR ELEVATION
Extent of overshadowing on 22nd December 3pm



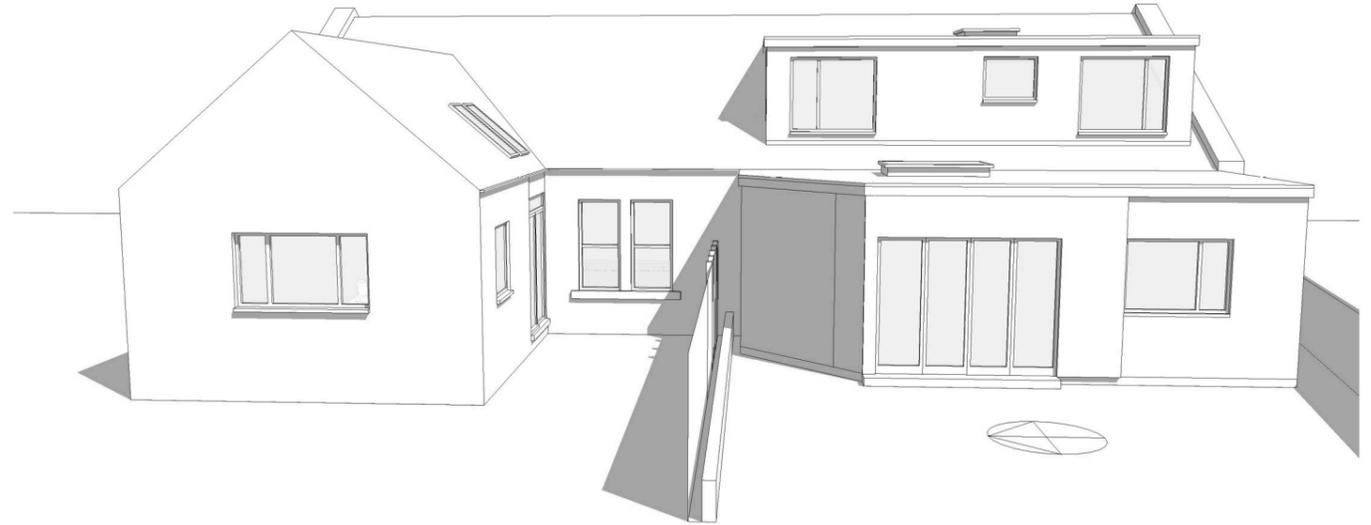
EXISTING REAR ELEVATION
Extent of overshadowing on 21st June 2pm



PROPOSED REAR ELEVATION
Extent of overshadowing on 22nd December 3pm



PROPOSED REAR ELEVATION
Extent of overshadowing on 21st June 2pm



Sun path analysis showing extent of overshadowing to No.32 Brunstane Road.
Rear garden receives no sun light until 1.30pm in Summer, and from approx 3pm onward with sunset at 4.30pm in the Winter

Diagram shows very marginal increase in overshadowing in the Summer, increasing through Winter. In the winter the critical rear window to No. 32 is already overshadowed.

1733 12/03/19 SK01 CG
34 BRUNSTANE ROAD EDINBURGH EH15 2QN
SUN PATH ANALYSIS AT SUMMER & WINTER SOLSTICE



View South, looking up Brunstane road. Property in question visible to the right.



View South, looking up Brunstane road as seen from across the street from application property.



View South, Brunstane Gardens. Directly in front of application property. Two storey town houses only.



View North, looking down Brunstane road, over railway bridge. New build flats to the left. More two storey town houses continue towards Portobello High St.



New build flats on Brunstane Road.



16 Brunstane Road, two storey town house with front facing dormer, wider than non-statutory guidelines allow.



New single storey rear extension and new dormer to rear at 35 Joppa Road. Planning Reference: 15/00528.

The dormer in this example exceeds the recommended guidelines. It is large and dominates the roof plane. However the addition of the ground floor extension increases the foot print of the building and reduces the 'top heavy' affect. Additionally note the large and irregular dormer (by others) next door in the top left image.



New rear dormer and renovation of existing rear extension at 10 Parrotshot, Edinburgh. Planning Reference: 17/01492.

The dormer in this example exceeds the recommended guidelines. It is not as long as the application under review. However the overall building is also not as wide. What is relevant is the neighbour in this example has a single storey pitched roof extension to the rear which is similar arrangement to Brunstane Road. The neighbouring extension roof breaks up the roof plane and makes the new dormer appear less dominant.