

Actualultra LTD
 FAO: Mrs Margot Leslie
 Actualultra Ltd
 184-186A Queensferry Road
 Edinburgh
 United Kingdom
 EH4 2BW

Decision date: 11 March 2019

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

Garage extension to industrial premises for vehicle and goods storage.
 At 184 - 186 Queensferry Road Edinburgh EH4 2BW

Application No: 19/00541/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 13 February 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 **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 1 in respect of Design Quality and Context, as the scale and design are wholly inappropriate to the street.
2. The proposal is contrary to the Local Development Plan Policy Des 4 in respect of Development Design - Impact on Setting, as the scale and design of the proposal are inappropriate to the streetscape and setting of adjacent houses.
3. The proposal is contrary to the Local Development Plan Policy Des 5 in respect of Development Design - Amenity, as there would be a loss of visual amenity in terms of outlook to neighbouring houses and flats.

4. The proposal is contrary to the Local Development Plan Policy Des 5 in respect of Development Design - Amenity, as the scale and form will fully overshadow the adjacent garden ground to the east.

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

Drawings , 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 form and location are alien to the existing streetscape and inappropriately located, contrary to LDP policies Des 1 and Des 4. The impact of the building on neighbouring outlook and on the amenity of the adjacent garden ground, is contrary to policy Des 5.

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 Stephen Dickson directly on 0131 529 3529.

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 19/00541/FUL At 184 - 186 Queensferry Road, Edinburgh, EH4 2BW Garage extension to industrial premises for vehicle and goods storage.

Item	Local Delegated Decision
Application number	19/00541/FUL
Wards	B05 - Inverleith

Summary

The proposed form and location are alien to the existing streetscape and inappropriately located, contrary to LDP policies Des 1 and Des 4. The impact of the building on neighbouring outlook and on the amenity of the adjacent garden ground, is contrary to policy Des 5.

Links

<u>Policies and guidance for this application</u>	LDPP, LDES01, LDES04, LDES05, LDES12,
---	---------------------------------------

Report of handling

Recommendations

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

Background

2.1 Site description

Although addressed as Queensferry Road the site is an area of land attaching Maidenraig Crescent.

The existing premises is a commercial workshop and office, with a commercial frontage onto Queensferry Road, the latter occupying the ground floor of a three storey block (with flats on upper floors). The premises sits at the junction of Queensferry Road with Maidenraig Crescent. The rear yard and workshop are accessed from the crescent. The flats over the commercial frontage view northwards over the existing flat roof of the workshop.

Maidenraig Crescent is a twisting and rising road of primarily residential character. Houses on the opposite side of the road are bungalows, set above road level on sloping ground. To the east there is a distinctive seven storey block of flats accessed from the crescent and with its garage block backing onto the application site. This block sits gable end onto Queensferry Road, with only a set of pedestrian steps linking to the main road.

Land to the immediate east of the site is garden ground, serving the flats on Queensferry Road.

Ground levels are complicated but generally rise from west to east.

2.2 Site History

29.2.2012 - planning permission granted for same area of ground for change of use from detached garden area to an extension to existing service yard (12/00212/FUL)

Main report

3.1 Description Of The Proposal

The application proposes a large extension on the north side of the existing premises, in the form of an industrial shed. This rises (on a portal frame) to 9.75m above ground level (roughly 4m higher than the existing premises). It has a vehicle entrance 4.5m wide on the front and a small pedestrian entrance to the rear. It is clad in proprietary metal cladding.

The submitted drawings may be described as somewhat "diagrammatic" as they fail to show any boundary treatment and also illustrate the site as 100% flat. It is unclear if the existing boundary stone wall is retained or not.

Site area is stated at 177sqm, which is the area of the extension, rather than the full existing operational site i.e. the red line boundary only includes the proposed extension

3.2 Determining Issues

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

Do the proposals comply with the development plan?

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

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

3.3 Assessment

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

- a) the proposed scale, form and design are appropriate to the area
- b) the proposal impacts upon residential amenity
- c) the proposal impacts on privacy or daylight
- d) comments are addressed

a) LDP policies Des 1 and Des 4 consider the appropriateness of a form and design to its location.

Whilst the existing workshop is in a different character than the wider area, it is of long-standing, and is part of the existing streetscape.

A further commercial shed stands on the opposite side of Maidencraig Crescent, to the west, but this is well-screened by landscape.

Whilst there is no strong "building line" on this side of the crescent, it is noted that the overall atmosphere of the crescent is suburban, and is characterised by front garden areas between buildings and the street. Unlike the main road to the south, where buildings stand on the heel of the pavement, building to the heel of the pavement is not appropriate on this side street, and is contrary to the existing suburban character. The location of the building is therefore unacceptable in principle.

The appearance is worsened by the choice of materials, but, even if built in materials matching the existing workshop, the form and design are inappropriate, contrary to Des 1 and Des 4.

The proposal fails to comply with policy Des 12 on Alterations and Extensions, in that the proposed built form and materials bear no relationship to the existing building to be extended. However, this is not cited as a further reason for refusal as it is the principle rather than the design which is in question. Building an extension which exactly matched the existing building, whilst being an improvement, would not address the core issues.

b) LDP policy Des 5 considers impact on neighbouring amenity, this includes "immediate outlook".

The first floor flats (above the existing shop element) already have a limited outlook to the rear, over the flat roof of the existing workshop. They do, at least, currently view into the front gardens of the houses on Maidenraig Crescent. This outlook would be completely lost due to the height of the proposal, and they would instead look into a wall of aluminium cladding. This change in outlook would be unacceptable and contrary to policy.

Equally, the bungalows opposite (1, 3 and 5 Maidenraig Crescent) although on a raised area of ground, would suffer a clear loss of outlook were this large shed to be introduced to the streetscape.

The proposal is therefore contrary to policy Des 5.

c) LDP policy Des 5 and the Edinburgh Design Guidance also consider loss of privacy and daylight.

The proposal has no windows and privacy issues do not arise.

In relation to daylight all surrounding residential windows would retain sufficient daylight in policy terms.

Impact on the detached garden ground to the immediate east (serving the flats above the shops) is considerable. A 10m high structure, at most 1m from the boundary, would wholly remove all meaningful sunlight and daylight from this garden area, and would certainly remove almost all of its amenity value. This relationship is unacceptable and contrary to both policy and guidance.

d) Reasons for objection are addressed above.

There is no change of use of the site and policy Hou 7, Inappropriate Uses in Residential Areas, is not applicable.

Impact on utilities is a legal rather than a planning concern.

Removal of trees on the site (when changed from garden ground to service yard) is a historic event and not part of the current assessment.

Sight lines for vehicles leaving the existing service yard would be compromised by the proposal but as the principle of the proposal is resisted this is not assessed in detail.

Conclusion

The principle of building an extension in this area is unacceptable, as it creates a building in a position alien to the established street pattern. This is further worsened by the scale and design of the proposal. The proposal would have an unacceptable impact on the outlook of residential neighbours. The proposal would cause an almost total loss of amenity in the garden area to the east.

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

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal is contrary to the Local Development Plan Policy Des 1 in respect of Design Quality and Context, as the scale and design are wholly inappropriate to the street.
2. The proposal is contrary to the Local Development Plan Policy Des 4 in respect of Development Design - Impact on Setting, as the scale and design of the proposal are inappropriate to the streetscape and setting of adjacent houses.
3. The proposal is contrary to the Local Development Plan Policy Des 5 in respect of Development Design - Amenity, as there would be a loss of visual amenity in terms of outlook to neighbouring houses and flats.
4. The proposal is contrary to the Local Development Plan Policy Des 5 in respect of Development Design - Amenity, as the scale and form will fully overshadow the adjacent garden ground to the east.

Risk, Policy, compliance and governance impact

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

Equalities impact

5.1 The equalities impact has been assessed as follows:

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

Consultation and engagement

6.1 Pre-Application Process

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

35 representations were received from neighbours including objection from Craigeith/Blackhall Community Council. Reasons for objection were:

- appearance inappropriate
- loss of sunlight and daylight
- increased noise and disturbance
- impact on street views and landscape atmosphere
- building too high
- impact on outlook from houses
- an inappropriate use in a residential area.
- impact on utilities (street lights and telephone wires)
- sight lines obstructed
- impact on trees

Background reading / external references

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

Statutory Development**Plan Provision****Date registered** 13 February 2019**Drawing numbers/Scheme**

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

Contact: Stephen Dickson, Senior planning officer
E-mail:stephen.dickson@edinburgh.gov.uk Tel:0131 529 3529

Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

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

Appendix 1

Consultations

No consultations undertaken.

END

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Dr Andrew Saunders

Address: 2F, 182 Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We find this planning application from Bailies signs totally unacceptable. We have been harassed by Mr Bailie in numerous occasions to buy our garden since buying our property (as well as our neighbours, and an attempt to buy our neighbours flat in order to acquire their garden and build on this to essentially devalue our own garden). We have suggested he move to other premises if the current size of his development is not fit for purpose. We have several objections to the proposals. The first and biggest objection is the fact that this is built right up to the side of the garden and is being built taller than the currently ugly building that has already impacted on the appearance of this residential area. This is clearly going to overshadow our garden. There is a clear loss of sunlight/day light to the garden - if this is built it will entirely block out the sun to the gardens, particularly in the summer months when we enjoy sitting out in the sun on a daily basis. We feel his original extension was already imposing on our outside space and that this further extension should not be allowed to go ahead. There is ample space to expand down the other side of Bailies signs where workers already park, and we feel this is a fairer site for expansion. We also feel the height of any new building should not be taller than the current extension. We love being out in the garden with our dog in the sun. We also have a baby on the way and feel the new building will disrupt our time to spend time in the garden as a family. There has been no thoughts given to the impact of this development on residents of the building and we feel this will devalue the area.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Neil Petrie

Address: 182/1 Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I find Baillie Sign's planning application unacceptable and frankly unpleasant. I believe Baillie Signs has long coveted our gardens at the back next to their yard. In years previous Baillie's has purchased neighbouring gardens to use the land for their business. I only moved into my property at 182 Queensferry Road last October. I quickly discovered that previously unknown to me I'd only just outbid Mr Baillie who appeared to want to purchase the property to obtain the garden land at the back. I also discovered he has approached the two flats at 182 several times over the years to try and purchase their gardens. He has upset my neighbours above by approaching them several times since they moved in 18 months ago, as they have stipulated they have no interest in selling their garden. I was approached for the first time about a month ago but did not respond, as I too have no interest in selling. One of the main reasons I purchased the flat was for the garden. I am ill health retired and wanted a garden to enjoy and also for my dog as my health remains variable. Likewise my neighbours are keen to have a garden particularly as they are expecting a baby. Why does the building proposed in this planning application have to be such a ridiculous size and so incredibly tall, much taller than the existing extension and positioned right up against our gardens. It will not be in keeping at all with the rest of the surrounding buildings. It will totally dominate and overshadow the gardens and everything else around it. I appreciate Baillie Signs wanting to develop their business and if an extension is necessary for the storage of vans and goods etc surely keeping any extension the same height as the current extension would be sufficient. This is a residential area so if Baillie Signs needs to extend their business that much surely they could find more suitable premises? They could keep their current building which being on the Queensferry Road provides great marketing but then have some production elsewhere say on an industrial estate. Also my first floor flat rear windows look across the roof of the current extension and beyond. If this application is granted all I would then see out my window is the top half of this massive metal building. The current planning application feels like the building

equivalent of an intimidating neighbour planting leylandii to block out their neighbour's light. I am aware residents in Maidencraig Road are also unhappy at having this imposing eyesore impacting on everything and everyone around it. It is essentially a massive 10 meter high metal barn more fitting for a farm than a residential area.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Neil Petrie

Address: 182/1 Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I find Baillie Sign's planning application unacceptable and frankly unpleasant. I believe Baillie Signs has long coveted our gardens at the back next to their yard. In years previous Baillie's has purchased neighbouring gardens to use the land for their business. I only moved into my property at 182 Queensferry Road last October. I quickly discovered that previously unknown to me I'd only just outbid Mr Baillie who appeared to want to purchase the property to obtain the garden land at the back. I also discovered he has approached the two flats at 182 several times over the years to try and purchase their gardens. He has upset my neighbours above by approaching them several times since they moved in 18 months ago, as they have stipulated they have no interest in selling their garden. I was approached for the first time about a month ago but did not respond, as I too have no interest in selling. One of the main reasons I purchased the flat was for the garden. I am ill health retired and wanted a garden to enjoy and also for my dog as my health remains' variable. Likewise my neighbours are keen to have a garden particularly as they are expecting a baby. Why does the building proposed in this planning application have to be such a ridiculous size and so incredibly tall, much taller than the existing extension and positioned right up against our gardens. It will not be in keeping at all with the rest of the surrounding buildings. It will totally dominate and overshadow the gardens and everything else around it. I appreciate Baillie Signs wanting to develop their business and if an extension is necessary for the storage of vans and goods etc surely at least keeping any extension the same height as the current extension would be sufficient and not right up against our gardens to cause maximum negative impact. This is a residential area so if Baillie Signs needs to extend their business that much surely they could find more suitable premises? They could keep there current buildings which being on the Queensferry Road provides great marketing but then have some production elsewhere say on an industrial estate. Also my first floor flat rear windows look across the roof of the current extension and beyond. If this application is granted all I would then see out my window

is the top half of this massive metal building. The current planning application feels like the building equivalent of an intimidating neighbour planting leylandii to block out their neighbour's light. Having been frustrated in their attempts to buy the gardens, mine as recently as a month ago, it is therefore, questionable why Baillie Signs plan to position such a massive ugly building so it has maximum negative impact on our gardens and consequently the whole neighbourhood. It couldn't really be any worse! I am aware residents in Maidencraig Road are also unhappy at potentially having this imposing eyesore impacting on everything and everyone around it. It is essentially a massive 10 meter high metal barn more fitting for a farm than a residential area.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mrs Stina Saunders

Address: 182/2 Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development for a number of reasons:

Firstly I object on grounds of excessive height. It is clearly an entirely inappropriate building in a residential area and the aesthetics thereof - we have mock up images of the look of this building and it is a complete eyesore and out of keeping with the feel of the residential area. I think Mr Bailie has given this ridiculous design idea clearly excessive to what would be appropriate in order expect a "compromise", and clearly from starting at this degree of ridiculousness he aims to compromise as little as possible. This is unacceptable and in fact any building, even a shed at the current height of the existing building, should not be permitted anywhere near to the edge of the gardens or indeed the road. It is an eyesore for those houses on Maidencraig crescent and more relevant to us, totally overshadows our garden. It should not be able to impose on the gardens or block out the light to it. If it does this, it negates the joy of use of our garden. There is also a tree right in the corner of the garden which would have to be removed to allow the building of this new monstrosity. The original town plan granted for the area that is now tarmaced over where gardens and trees used to be (available online), stipulated that the garden was being changed to a car park and storage yard. The area is unkempt, dirty, has uncovered skips permanently having their contents blown over on to our gardens, and is being used in the summer for outside work which is noisy and disruptive when we sit out in the garden - this is not what the original application stipulated this area was for. I fail to see what any extension to the building will gain for 'vehicle and goods storage' when it is already apparently used for this reason as you see in the original planning application.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Douglas Curry

Address: 29 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Introduction of a large industrial building in a residential street completely out of character with the surrounding buildings. Concerned about potential increase in workforce which could exacerbate current parking issues even further. I'd suggest they need to find a more suitable location to expand their manufacturing business.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr martin riddell

Address: 17 maidenraig crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The very vague and limited drawings attached to this application do not disguise the fact that it is a monstrosity of a structure which is being proposed.

This is a residential area and what is being put before us is a gigantic industrial unit which will be completely out of place in a quiet family street. The impact to residents all around this site will be huge.

It may make sense for the company to move their manufacturing operation to a more suitable industrial estate.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Keith Farm

Address: 27 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I oppose the planned construction, not in keeping with character of this residential street.

The proposed building will not compliment surrounding buildings and based on description would be more suitable to industrial estate.

This proposed extension appears to be using part of the companies existing car park and would therefore displace their vehicles onto the street, where parking and access is already an issue.

Not a welcome addition to the street.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Allan Nelson

Address: 5 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My family and I have lived opposite Baillie Signs for 15 years. During that time we have seen them buy up gardens, chop down trees, change the gardens into car parks, setup temporary storage, store rubbish in this area which blows along the street and make considerable amounts of noise during the working day from angle grinders and other tools. They are performing industrial services in a residential area. Further to that, a number of their staff park on the street, adding to pressure on local people. At no point have we ever complained, accepting that they are running a business and providing good jobs to the wider community. We try to be good neighbours.

However, they now have proposed a near 10 metre high structure, made of steel which would be completely out of character with the area, more suited to an industrial area or farm, not a long-established residential area with families of all ages & stages. It would be twice the height of the existing extension. It would negatively and completely change the outlook on our street for a number of properties, particularly from 1 - 9, which includes us at number 5. It would totally change the light and be the wrong material for the area. It could also attract vandalism and 'tagging' from graffiti artists. The recent issues with badly behaved teenagers causing damage whilst using the street as a thoroughfare from Ravelston Woods to the cycle path are well documented.

In summary, I must object in the strongest possible terms to this proposal. It's been poorly documented by the business & their architect in the vaguest of terms and shows no consideration at all for long standing neighbours of their business. If Baillie Signs are expanding then well done and good luck to them. However, this planning application suggests they have outgrown their premises and should seek alternative accommodation at a much more suitable site, of which there are plenty in & around the city, rather than inflict an industrial shed on what is a long standing and happy residential area in our beautiful city.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Keith Farm

Address: 27 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose the planned construction, not in keeping with character of this residential street.

The proposed building will not compliment surrounding buildings and based on description would be more suitable to industrial estate.

This proposed extension appears to be using part of the companies existing car park and would therefore displace their vehicles onto the street, where parking and access is already an issue.

Not a welcome addition to the street.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Lachlan Riddell

Address: 17 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planning application needs to be pulled. The structure is huge - totally out of character for a residential street. The added noise from increased work by Baillies Signs will affect the residents. The frontage will increase graffiti. It looks so ugly and out of place.

Maybe Baillies Signs should move premises?

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Richard Deane

Address: 3 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to formally register an objection to this proposed development - there are many reasons for this:

- * This proposed design represents considerable over development in a residential area.
- * The proposed development will have a huge detrimental impact on residential amenity in this area.
- * The character of the area will be detrimentally impacted as a result of the proposed building - impacted by it's materials, size, design and within the context of it's immediate environment.
- * The proposed building is simply a huge ugly industrial metal warehouse stuck onto the side of an existing and traditional stone building. It is not in keeping with the area in which it would be placed. It is a huge industrial warehouse structure.
- * Increased size of premises\size of business will, for an area already with parking issues, increase traffic in the area and compound the parking problems. There have been concerns over access for fire engines and refuse collection has not been made due to a lack of access due to traffic.
- * I do not believe that the unit will only be used for storage and parking - as stated, and it will also form part of extended areas for fabrication.
- * The building will basically be a huge industrial stainless steel unit that should only be placed in an industrial estate or on a farm. This is not a fitting proposal for a residential area.
- * The building that the unit will be attached to has already been extended - without increasing the height of the building. This has already extended the footprint of the existing commercial premises.
- * The plans are not detailed enough to clearly convey what is intended - the location, details of the finish, colour etc. From looking at the company that has produced the designs you can get a far better understanding of what will be constructed.
- * The unit proposed is the equivalent of a three story building - higher than the existing building in

place. As the plans do not show the true nature of the impact this building will have on the area - a clearer visual reference should be taken into account.

* The area has had issues with antisocial behaviour that has required Police and Council intervention - a reduced line of sight from the flats across the road will not assist in helping with those problems or deterring such behaviour.

In addition the main points above:

* There was a previously agreed change of use for the area of land in question. Originally this was gardens with mature trees. The change in use that was approved resulted in the large mature trees being cut down. The proposed development simply continues an ever increasing diminished amenity for the area.

* The neighbours who have gardens directly next to the proposed area will be massively impacted by such a monstrosity - I cannot imagine many people in Edinburgh who would be happy with a structure appearing alongside their garden that would measure almost 10 meters tall.

Thank you for your consideration of this objection.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mrs Lynn Deane

Address: 3 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to these proposed plans:

This will have a detrimental impact on residential amenity.

This is over development of commercial premises in a predominantly residential area - it will have a negative impact on the living environment for many many neighbours and local residents.

The proposed building is far too large, is of an unsuitable material for a residential area and is an ugly design.

The building would be more fitting at a farm or in an industrial estate. It is simply a huge metal box.

The increase in the premises is likely to have an increase in the traffic in and around the area.

You cannot clearly see the finish, location or colour of the building - there is not enough detail.

The unit is higher than the existing building in place.

The area has already seen a change of use from a mature garden to a car park - and now to be built up.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Andrew Egerton

Address: 1 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed extension is completely out of place in a residential area. There has been absolutely no attempt to design something in keeping with the area and no consideration for the affect this has on the neighbours and the neighbourhood. Bailies signs are proposing a huge metal box. It will have a devastating affect on my home, turning the view from the front into a featureless mass of steel. Every other building in the area is stone or harling.

A few years ago bailies applied to turn gardens into the car parking area as they needed more parking space, they now want to build on. They needed this space for vehicle parking. This building will now remove this parking space and will also mean their vehicles will continue to spill out onto the increasingly busy Crescent. It is clear from how they operate they will not use this for vehicles during the day and considering the size of their vans not during the night either. It is more storage and workshop space.

The size of and height of the building will greatly reduce the light at the front of our house. Bailies signs need to seriously consider whether they can continue to expand in a residential area and rather than building this monstrosity ruining the area for others they should look for new more appropriate premises

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Matthew Egerton

Address: 1 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to strongly object to the proposed huge extension to the Baillies signs site. This building will tower over the houses opposite whilst blocking the windows of the flats above. It will massively impact on the light coming into the front of our home and that of the neighbours. It will mean I will look out of my window onto over 180 square metres of featureless steel sheeting. Not only will it dominate the street, it will stand out like a sore thumb both in its size and being completely out of keeping with the area which is a place where people live and not a factory site. Baillies signs seem to have absolutely no consideration at all for their neighbours. They have shown this before when cutting down mature trees on the border of their neighbours garden to allow for the car park and oblivious to the upset caused and the detrimental affect to the environment. Also if they needed this space for parking what space will they use now. They won't use this new building for parking space as it would affect access during the day. This can only mean more cars parked on the street

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Dr Hayley Scott

Address: 9 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed extension is essentially an industrial unit that is not at all in-keeping with the surrounding residential area. The proposed size of the extension is completely out of proportion with all of the surrounding buildings. If the company requires that degree of industrial space then I believe that they would be better off relocating to an industrial park, rather than trying to shoehorn an over-bearing industrial eye-sore into an otherwise characterful residential area. In addition, the larger scale of business operations that would run from the property would mean an increase in noise and disturbance, as well as traffic and parked vehicles in the surrounding area.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mrs Alison Egerton

Address: 1 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I wish to object in the strongest terms to this horrific building proposal by Baillies signs. It is absolutely ginormous and completely out of place in a residential street. It is materially and architecturally incompatible with everything else not just in the Crescent but in the whole area. It will mean that my beautiful home of 20 years will be ruined as I will look at on this mass of featureless steel, and it will be all I can see from my bay windows. It will darken the front of our house blocking our views of the sky. This 10metre high steel wall will sit just 10m from the front of my home.

It will also have an awful affect on my neighbours and will affect the whole nature of the street. I can't believe that anyone would wish to inflict this on the Crescent and seems to demonstrate an absolute contempt for the people of Maidencraig. No attempt has been made in the design to limit the impact of the building, in fact quite the opposite. It is surely time for Baillies signs to consider relocating to an industrial area if they are going to continue to expand

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Gavin Thornton

Address: 9 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed building is a large industrial unit that will not only be a huge eye-sore but will have a significant negative impact on neighboring properties and the surrounding residential area, specifically Maidencraig Crescent. It is completely out of character with the surrounding area and it will block significant amounts of light from both the adjacent flats and the houses opposite. It no doubt also represents an expansion of Baillie Signs' operations which will result in increased noise pollution as well as increased traffic.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Sam Egerton

Address: 1 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I can't believe they are planning this building. I can't believe anyone would want to build a massive windowless metal box in a residential street where people live, and I can't believe that a company would wish to impose this eyesore on my neighbourhood. This is a building without any redeeming features. It is to be built of steel sheeting in an area where all other buildings are stone or harled. It is significantly higher than the building it is to be attached too. It will block light to 1, 3, 5 and 7 Maidencraig Crescent and the flats above Baillies signs will lose their views entirely.

Baillies signs is already a busy yard often working at 5am through into the evening and weekends. It is noisy and the cars spill out onto the street. This is only going to get worse with this suggested expansion and will continue to diminish the area which is a residential area and not an industrialised one. It brings only ugliness to my city and my home

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Colin Mclachlan

Address: 192 Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour-Commercial

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: At this stage we are neutral to the application as the drawings on the portal do not clearly describe what is being proposed so we cannot form a view. We would like to see a site plan showing existing and the proposed extension.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Gavin Barrie

Address: City Chambers High Street Edinburgh

Comment Details

Commenter Type: Ward Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I wish that this application should be referred to the Development Sub Committee consideration for the following reasons:

- This represents considerable over development in a residential area.
- The proposed development will have a huge detrimental impact on residential amenity in this area.
- The character of the area will be detrimentally impacted as a result of the proposed building - impacted by it's materials, size, design and within the context of it's immediate environment.
- The proposed building is simply a huge ugly industrial metal warehouse stuck onto the side of an existing and traditional stone building. It is not in keeping with the area in which it would be placed.
- Increased size of premises\size of business will, for an area already with parking issues, increase traffic in the area and compound the parking problems. There have been concerns over access for fire engines and refuse collection has not been made due to a lack of access due to traffic.
- I do not believe that the unit will only be used for storage and parking - as stated, and it will also form part of extended areas for fabrication.
- The building will basically be a huge industrial stainless steel unit that should only be placed in an industrial estate or on a farm. This is not a fitting proposal for a residential area.
- The building that the unit will be attached to has already been extended - without increasing the height of the building. This has already extended the footprint of the existing commercial premises.
- The plans are not detailed enough to clearly convey what is intended - the location, details of the finish, colour etc. From looking at the company that has produced the designs provides a far better understanding of what will be constructed.
- The unit proposed is the equivalent of a three story building - higher than the existing building in place. As the plans do not show the true nature of the impact this building will have I have

produced visuals showing the impact this structure will have on the view for ourselves and our neighbours - attached before and after images.

- The area has had issues with antisocial behaviour that has required Police and Council intervention - a reduced line of sight from the flats across the road will not assist in helping with those problems or deterring such behaviour.

In addition the main points above:

- The business has placed a temporary marquee that has been kept in place as a permanent feature within the car parking area. This can be seen in the attached images. This is used to assist in manufacturing and will be the likely purpose of the proposed building.

- Our understanding is that there was a previously agreed change of use for the area of land in question. Originally this was gardens with mature trees. The change in use resulted in the large mature trees being cut down. The proposed development simply continues an ever increasing diminished amenity for the area.

- The neighbours who have gardens directly next to the proposed area will be massively impacted by such a monstrosity - I cannot imagine many people in Edinburgh who would be happy with a structure appearing alongside their garden that would measure over 8 meters tall.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Ms Rachel Gotch

Address: 29 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This 10m high metal structure would introduce a large and unattractive industrial building into a residential area, otherwise made up of domestic flats, houses and gardens and totally out of keeping with the character of the neighbourhood. Suggest if Baillie Signs wish to expand operations it is time to seek more suitable industrial premises.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mrs Joanne Nelson

Address: 5 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to strongly object to the proposals put forward by Baileys Signs concerning the extension to their property. I live directly across the road from the property and the views to the front of our house are straight towards the proposed building.

Our street is mostly bungalows built in the 1920's and 30's they are uniformly well kept and sensitively upgraded. No planning permission has been given to anything other than standard dormers in the attic spaces. Therefore Maidencraig Crescent represents a very traditional post war area of Edinburgh.

The proposed structure to be set in this location could not be more out of keeping. It is essentially a steel prefabricated structure that would more commonly be seen as a farm building it is also nearly 10 meters high, meters taller than the current extension to their building.

I have been resident here for 15 years and in this time the change to the area surrounding Baillie's Signs has been detrimental to the beauty of the area. Baillie's Signs bought two small gardens full of mature cherry and sycamore trees and immediately cut down all of the 90 year old trees. They then applied for change of use to a car park. This was granted and since then we have looked on to open skips, rubbish and tented structures in the area.

I have no general objection to the company building an extension that is sensitive in materials and design to the rest of the area and the residents that live around them, however this nearly 10 meter, sheet metal, pre-fabricated structure is clearly not the appropriate solution.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Simon Jack

Address: 11 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: Having lived in Maidencraig Crescent since 2005 I have been concerned about the impact of the commercial development of Baillie Signs on the overall appearance of the crescent over that time. The business operations have already expanded into what was previously a residential garden area resulting in the removal of trees and an increasingly industrial feel to the end of the street. There has been an increase in associated litter / waste blowing about the street and parking has become an issue as members of staff take up residential parking spaces in the crescent during working hours. In this context I am very concerned about the plans to build a further large and unsightly commercial structure onto the back of the old Cooperative building (which I assume has some listed status) in that it will further negatively impact on the overall appearance of the residential area. Such a construction would surely be much more suited to a commercial / industrial site than a crescent in a residential suburb. I feel very strongly that planning for this structure should not be granted.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mrs Sandra Riddell

Address: 17 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This planned structure is totally out of keeping with the character of a residential area. A 10 metre tin shed should be located in an industrial estate and not on a quiet street where many young families live.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Neil Petrie

Address: 182/1 Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: After further reflection and discussion I wanted to make an addition to my original objection. Should a building be built on that land at all? When the gardens next to ours were purchased years ago by Baillie Signs tarmaced over and trees felled it was authorised to be a car park and outdoor storage area, not to erect another building. Currently there is a large canvas structure situated there and open skips that are almost permanently left open often overflowing with their contents blowing everywhere and into our gardens. There is also old rusty materials/tools strewn along the base of the dividing fence. I believe there was some unpleasantness when the previous owners of my flat erected the wooden fence. I welcome it as even with 5 foot fence the yard still impacts on the gardens. There is little consideration given for neighbours and this proposed ridiculously oversized ugly metal building is a further illustration. I can only assume their underlying ploy is the hope that some sort of smaller building will be authorised so Baillie Signs can give the appearance of reasonably compromising. Therefore getting a building that should never be built there. Hopefully not!!!

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Neil Petrie

Address: 182/1 Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I find Baillie Sign's planning application unacceptable and frankly unpleasant. I believe Baillie Signs has long coveted our gardens at the back next to their yard. In years previous Baillie's has purchased neighbouring gardens to use the land for their business. I only moved into my property at 182 Queensferry Road last October. I quickly discovered that previously unknown to me I'd only just outbid Mr Baillie who appeared to want to purchase the property to obtain the garden land at the back. I also discovered he has approached the two flats at 182 several times over the years to try and purchase their gardens. He has upset my neighbours above by approaching them several times since they moved in 18 months ago, as they have stipulated they have no interest in selling their garden. I was approached for the first time about a month ago but did not respond, as I too have no interest in selling. One of the main reasons I purchased the flat was for the garden. I am ill health retired and wanted a garden to enjoy and also for my dog as my health remains' variable. Likewise my neighbours are keen to have a garden particularly as they are expecting a baby. Why does the building proposed in this planning application have to be such a ridiculous size and so incredibly tall, much taller than the existing extension and positioned right up against our gardens. It will not be in keeping at all with the rest of the surrounding buildings. It will totally dominate and overshadow the gardens and everything else around it and should not right up against our gardens to cause maximum negative impact. This is a residential area so if Baillie Signs needs to extend their business that much surely they could find more suitable premises? They could keep their current buildings which being on the Queensferry Road provides great marketing but then have some production and storage elsewhere say on an industrial estate. Also my first floor flat rear windows look across the roof of the current extension and beyond. If this application is granted all I would then see out my window is the top half of this massive metal building. The current planning application feels like the building equivalent of an intimidating neighbour planting leylandii to block out their neighbour's light. Having been frustrated in their

attempts to buy the gardens, mine as recently as a month ago, it is therefore, questionable why Baillie Signs plan to position such a massive ugly building so it has maximum negative impact on our gardens and consequently the whole neighbourhood. It couldn't really be any worse! I am aware residents in Maidencraig Road are also unhappy at potentially having this imposing eyesore impacting on everything and everyone around it. It is essentially a massive 10 meter high metal barn more fitting for a farm than a residential area. Should a building be built on that land at all? When the gardens next to ours were purchased years ago by Baillie Signs and tarmacked over and trees felled it was authorised to be a car park and outdoor storage area, not to erect another building. Currently there is a large canvas structure situated there and skips that are almost permanently left open often overflowing with their contents blowing everywhere and into our gardens. There is also old rusty materials/tools strewn along the base of the dividing fence. I believe there was some unpleasantness when the previous owners of my flat erected the wooden fence to divide them from the yard. However, I welcome the barrier as even with a 5 foot fence the yard still impacts on the gardens. There is little consideration given for neighbours and this proposed ridiculously oversized ugly metal building is a further illustration. I can only assume their underlying ploy is the hope that some sort of smaller building will be authorised so Baillie Signs can give the appearance of reasonably compromising. Therefore getting a building that should never be built there. Hopefully not!!! I also think it's a petty nasty way of putting pressure on my neighbour and I regarding our gardens. All we want to do is enjoy them!

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Neil Petrie

Address: 182/1 Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I find Baillie Sign's planning application unacceptable and frankly unpleasant. I believe Baillie Signs has long coveted our gardens at the back next to their yard. In years previous Baillie's has purchased neighbouring gardens to use the land for their business. I only moved into my property at 182 Queensferry Road last October. I quickly discovered that previously unknown to me I'd only just outbid Mr Baillie who appeared to want to purchase the property to obtain the garden land at the back. I also discovered he has approached the two flats at 182 several times over the years to try and purchase their gardens. He has upset my neighbours above by approaching them several times since they moved in 18 months ago, as they have stipulated they have no interest in selling their garden. I was approached for the first time about a month ago but did not respond, as I too have no interest in selling. One of the main reasons I purchased the flat was for the garden. I am ill health retired and wanted a garden to enjoy and also for my dog as my health remains' variable. Likewise my neighbours are keen to have a garden particularly as they are expecting a baby. Why does the building proposed in this planning application have to be such a ridiculous size and so incredibly tall, much taller than the existing extension and positioned right up against our gardens. It will not be in keeping at all with the rest of the surrounding buildings. It will totally dominate and overshadow the gardens and everything else around it and should not right up against our gardens to cause maximum negative impact. This is a residential area so if Baillie Signs needs to extend their business that much surely they could find more suitable premises? They could keep their current buildings which being on the Queensferry Road provides great marketing but then have some production and storage elsewhere say on an industrial estate. Also my first floor flat rear windows look across the roof of the current extension and beyond. If this application is granted all I would then see out my window is the top half of this massive metal building. The current planning application feels like the building equivalent of an intimidating neighbour planting leylandii to block out their neighbour's light. Having been frustrated in their

attempts to buy the gardens, mine as recently as a month ago, it is therefore, questionable why Baillie Signs plan to position such a massive ugly building so it has maximum negative impact on our gardens and consequently the whole neighbourhood. It couldn't really be any worse! I am aware residents in Maidencraig Road are also unhappy at potentially having this imposing eyesore impacting on everything and everyone around it. It is essentially a massive 10 meter high metal barn more fitting for a farm than a residential area. Should a building be built on that land at all? When the gardens next to ours were purchased years ago by Baillie Signs and tarmacked over and trees felled it was authorised to be a car park and outdoor storage area, not to erect another building. Currently there is a large canvas structure situated there and skips that are almost permanently left open often overflowing with their contents blowing everywhere and into our gardens. There is also old rusty materials/tools strewn along the base of the dividing fence. I believe there was some unpleasantness when the previous owners of my flat erected the wooden fence to divide them from the yard. However, I welcome the barrier as even with a 5 foot fence the yard still impacts on the gardens. There is little consideration given for neighbours and this proposed ridiculously oversized ugly metal building is a further illustration. I can only assume their underlying ploy is the hope that some sort of smaller building will be authorised so Baillie Signs can give the appearance of reasonably compromising. Therefore getting a building that should never be built there. Hopefully not!!! I also think it's a petty nasty way of putting pressure on my neighbour and I regarding our gardens. All we want to do is enjoy them!

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Neil Petrie

Address: 182/1 Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I find Baillie Sign's planning application unacceptable and frankly unpleasant. I believe Baillie Signs has long coveted our gardens at the back next to their yard. In years previous Baillie's has purchased neighbouring gardens to use the land for their business. I only moved into my property at 182 Queensferry Road last October. I quickly discovered that previously unknown to me I'd only just outbid Mr Baillie who appeared to want to purchase the property to obtain the garden land at the back. I also discovered he has approached the two flats at 182 several times over the years to try and purchase their gardens. He has upset my neighbours above by approaching them several times since they moved in 18 months ago, as they have stipulated they have no interest in selling their garden. I was approached for the first time about a month ago but did not respond, as I too have no interest in selling. One of the main reasons I purchased the flat was for the garden. I am ill health retired and wanted a garden to enjoy and also for my dog as my health remains' variable. Likewise my neighbours are keen to have a garden particularly as they are expecting a baby. Why does the building proposed in this planning application have to be such a ridiculous size and so incredibly tall, much taller than the existing extension and positioned right up against our gardens. It will not be in keeping at all with the rest of the surrounding buildings. It will totally dominate and overshadow the gardens and everything else around it and should not right up against our gardens to cause maximum negative impact. This is a residential area so if Baillie Signs needs to extend their business that much surely they could find more suitable premises? They could keep their current buildings which being on the Queensferry Road provides great marketing but then have some production and storage elsewhere say on an industrial estate. Also my first floor flat rear windows look across the roof of the current extension and beyond. If this application is granted all I would then see out my window is the top half of this massive metal building. The current planning application feels like the building equivalent of an intimidating neighbour planting leylandii to block out their neighbour's light. Having been frustrated in their

attempts to buy the gardens, mine as recently as a month ago, it is therefore, questionable why Baillie Signs plan to position such a massive ugly building so it has maximum negative impact on our gardens and consequently the whole neighbourhood. It couldn't really be any worse! I am aware residents in Maidencraig Road are also unhappy at potentially having this imposing eyesore impacting on everything and everyone around it. It is essentially a massive 10 meter high metal barn more fitting for a farm than a residential area. Should a building be built on that land at all? When the gardens next to ours were purchased years ago by Baillie Signs and tarmacked over and trees felled it was authorised to be a car park and outdoor storage area, not to erect another building. Currently there is a large canvas structure situated there and skips that are almost permanently left open often overflowing with their contents blowing everywhere and into our gardens. There is also old rusty materials/tools strewn along the base of the dividing fence. I believe there was some unpleasantness when the previous owners of my flat erected the wooden fence to divide them from the yard. However, I welcome the barrier as even with a 5 foot fence the yard still impacts on the gardens. There is little consideration given for neighbours and this proposed ridiculously oversized ugly metal building is a further illustration. I can only assume their underlying ploy is the hope that some sort of smaller building will be authorised so Baillie Signs can give the appearance of reasonably compromising. Therefore getting a building that should never be built there. Hopefully not!!! It could also appear a nasty petty way of applying pressure on my neighbour and I regarding our gardens when all we want to do is enjoy them!

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Neil Petrie

Address: 182/1 Queensferry Road Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I find Baillie Sign's planning application unacceptable and frankly unpleasant. I believe Baillie Signs has long coveted our gardens at the back next to their yard. In years previous Baillie's has purchased neighbouring gardens to use the land for their business. I only moved into my property at 182 Queensferry Road last October. I quickly discovered that previously unknown to me I'd only just outbid Mr Baillie who appeared to want to purchase the property to obtain the garden land at the back. I also discovered he has approached the two flats at 182 several times over the years to try and purchase their gardens. He has upset my neighbours above by approaching them several times since they moved in 18 months ago, as they have stipulated they have no interest in selling their garden. I was approached for the first time about a month ago but did not respond, as I too have no interest in selling. One of the main reasons I purchased the flat was for the garden. I am ill health retired and wanted a garden to enjoy and also for my dog as my health remains variable. Likewise my neighbours are keen to have a garden particularly as they are expecting a baby. Why does the building proposed in this planning application have to be such a ridiculous size and so incredibly tall, much taller than the existing extension and positioned right up against our gardens. It will not be in keeping at all with the rest of the surrounding buildings. It will totally dominate and overshadow the gardens and everything else around it and should not right up against our gardens to cause maximum negative impact. This is a residential area so if Baillie Signs needs to extend their business that much surely they could find more suitable premises? They could keep their current buildings which being on the Queensferry Road provides great marketing but then have some production and storage elsewhere say on an industrial estate. Also my first floor flat rear windows look across the roof of the current extension and beyond. If this application is granted all I would then see out my window is the top half of this massive metal building. The current planning application feels like the building equivalent of an intimidating neighbour planting leylandii to block out their neighbour's light. Having been frustrated in their

attempts to buy the gardens, mine as recently as a month ago, it is therefore, questionable why Baillie Signs plan to position such a massive ugly building so it has maximum negative impact on our gardens and consequently the whole neighbourhood. It couldn't really be any worse! I am aware residents in Maidencraig Road are also unhappy at potentially having this imposing eyesore impacting on everything and everyone around it. It is essentially a massive 10 meter high metal barn more fitting for a farm than a residential area. Should a building be built on that land at all? When the gardens next to ours were purchased years ago by Baillie Signs and tarmacked over and trees felled it was authorised to be a car park and outdoor storage area, not to erect another building. Currently there is a large canvas structure situated there and skips that are almost permanently left open often overflowing with their contents blowing everywhere and into our gardens. There is also old rusty materials/tools strewn along the base of the dividing fence. I believe there was some unpleasantness when the previous owners of my flat erected the wooden fence to divide them from the yard. However, I welcome the barrier as even with a 5 foot fence the yard still impacts on the gardens. There is little consideration given for neighbours and this proposed ridiculously oversized ugly metal building is a further illustration. I can only assume their underlying ploy is if this ridiculous proposal is refused then some sort of smaller building will be authorised so Baillie Signs can give the appearance of reasonably compromising. Therefore getting a building that should never be built there. Hopefully not!!! It could also appear a nasty petty way of applying pressure on my neighbour and I regarding our gardens when all we want to do is enjoy them!

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Neil Petrie

Address: 182/1 Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I find Baillie Sign's planning application unacceptable and frankly unpleasant. I believe Baillie Signs has long coveted our gardens at the back next to their yard. In years previous Baillie's has purchased neighbouring gardens to use the land for their business. I only moved into my property at 182 Queensferry Road last October. I quickly discovered that previously unknown to me I'd only just outbid Mr Baillie who appeared to want to purchase the property to obtain the garden land at the back. I also discovered he has approached the two flats at 182 several times over the years to try and purchase their gardens. He has upset my neighbours above by approaching them several times since they moved in 18 months ago, as they have stipulated they have no interest in selling their garden. I was approached for the first time about a month ago but did not respond, as I too have no interest in selling. One of the main reasons I purchased the flat was for the garden. I am ill health retired and wanted a garden to enjoy and also for my dog as my health remains' variable. Likewise my neighbours are keen to have a garden particularly as they are expecting a baby. Why does the building proposed in this planning application have to be such a ridiculous size and so incredibly tall, much taller than the existing extension and positioned right up against our gardens. It will not be in keeping at all with the rest of the surrounding buildings. It will totally dominate and overshadow the gardens and everything else around it and should not right up against our gardens to cause maximum negative impact. This is a residential area so if Baillie Signs needs to extend their business that much surely they could find more suitable premises? They could keep their current buildings which being on the Queensferry Road provides great marketing but then have some production and storage elsewhere say on an industrial estate. Also my first floor flat rear windows look across the roof of the current extension and beyond. If this application is granted all I would then see out my window is the top half of this massive metal building. The current planning application feels like the building equivalent of an intimidating neighbour planting leylandii to block out their neighbour's light. Having been frustrated in their

attempts to buy the gardens, mine as recently as a month ago, it is therefore, questionable why Baillie Signs plan to position such a massive ugly building so it has maximum negative impact on our gardens and consequently the whole neighbourhood. It couldn't really be any worse! I am aware residents in Maidencraig Road are also unhappy at potentially having this imposing eyesore impacting on everything and everyone around it. It is essentially a massive 10 meter high metal barn more fitting for a farm than a residential area. Should a building be built on that land at all? When the gardens next to ours were purchased years ago by Baillie Signs and tarmacked over and trees felled it was authorised to be a car park and outdoor storage area, not to erect another building. Currently there is a large canvas structure situated there and skips that are almost permanently left open often overflowing with their contents blowing everywhere and into our gardens. There is also old rusty materials/tools strewn along the base of the dividing fence. I believe there was some unpleasantness when the previous owners of my flat erected the wooden fence to divide them from the yard. However, I welcome the barrier as even with a 5 foot fence the yard still impacts on the gardens. There is little consideration given for neighbours and this proposed ridiculously oversized ugly metal building is a further illustration. I can only assume their underlying ploy is if this ridiculous proposal is refused then some sort of smaller building will be authorised so Baillie Signs can give the appearance of reasonably compromising. Therefore getting a building that should never be built there. Hopefully not!!! It could also appear a nasty petty way of applying pressure on my neighbour and I regarding our gardens when all we want to do is enjoy them!

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Ms Susan Harley

Address: 188 Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application for the following reasons:-

- Height and size of the proposed unit
- Non residential aspect of the proposed unit. Looks industrial.
- Application states no trees are affected but can see trees in neighbouring garden
- Sight lines obstructed for drivers on narrow road
- Obstruction to street light on Maiden Craig Crescent, already a dark lit street for non daylight walking/cycling

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Ms Kim Paton

Address: 188 Queensferry Road (2nd flat) Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application for the following reasons:-

- Height and size of the proposed unit
- Non residential aspect of the proposed unit. Looks industrial.
- Application states no trees are affected but can see trees in neighbouring garden
- Sight lines obstructed for drivers on narrow road
- Obstruction to street light on Maiden Craig Crescent, already a dark lit street for non daylight walking/cycling
- obstruction of telephone lines

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Calum Paton

Address: 188 Queensferry Road (2nd flat) Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application for the following reasons:-

- Height and size of the proposed unit
- Non residential aspect of the proposed unit. Looks industrial.
- Application states no trees are affected but can see trees in neighbouring garden
- Sight lines obstructed for drivers on narrow road
- Obstruction to street light on Maiden Craig Crescent, already a dark lit street for non daylight walking/cycling
- obstruction of telephone lines

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mrs Alison Williamson

Address: 21 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the above application as it appears to be much more suited to an industrialist estate rather than a quiet residential street. I also have concerns about parking & delivery vehicles to these premises. At present, turning right into Maidencraig Crescent from Queensferry Road when a delivery is taking place here is very difficult. The plans also appear to be completely out of scale compared to the existing building & do not fit in with the character of the surrounding area.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Keith Williamson

Address: 21 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application as it is completely out of character & is far too big for a residential street. More suited to an out of town industrial estate. The impact of this building for residents due to noise & disturbance & not to mention the appearance & overbearing size would be immense.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: CC Alan Denham

Address: 23 Hillpark Way Edinburgh

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Craigleith/Blackhall Community Council objects to application 19/00541/FUL. The application was considered at the meeting of the Community Council on 18 February 2019 when local residents' concerns were brought to the meeting's attention.

The details submitted in the application are limited and in some ways inadequate. However from the information available, the proposal appears to be an industrial shed clad in a metal finish of a significant height of 8-10 metres. Although the address of the applicant is 184-186 Queensferry Road, the development will have a significant impact on Maidencraig Crescent properties, essentially a quiet residential area. The outlook of the residential flats above Baillie Signs will also be affected. The exception to residential use are the ground floor offices occupied by Baillie Signs at 184-186 Queensferry Road, which in the opinion of the Community Council cannot be described as industrial premises.

The industrial nature of the garage extension is therefore out of character and scale with the surrounding predominantly residential area and visually is of poor quality.

In the opinion of Craigleith/Blackhall Community Council, the industrial extension can be considered against a number of policies in the Edinburgh Local Development Plan:-

The site is not identified for industrial purposes in the Plan and is outwith the Blackhall Dip local shopping centre - it is within a predominantly residential area.

It fails to meet the requirements of Policy DES 1 Design Quality and Context in that it does not contribute or create a sense of place. DES 1 goes on to say that planning permission will not be granted for inappropriate design or for proposals that would be damaging to the character or

appearance of the area around it. We note the policy applies to extensions.

It fails to meet the requirements of Policy DES 5 Development Design - Amenity as the amenity of the neighbouring developments and the immediate outlook of residential neighbours will be seriously affected.

In terms of Policy DES 12 Alterations and Extensions, the extension should not be granted as the design and form, choice of materials and positioning are incompatible with the character of the the existing buildings and will be detrimental to the character and amenity of the neighbourhood.

In terms of Policy HOU 7 Inappropriate Uses in Residential Areas, the scale of the proposal, its design and the proposed materials are incompatible with the surrounding and adjoining residential properties and the application represents an inappropriate use in a residential area.

For these reasons Craigleith/Blackhall Community Council supports local residents' concerns and objects to application 19/00541/FUL.

AWD

Craigleith / Blackhall Community Council

26 February 2019

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr F Henderson

Address: 195 Queensferry Road Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Inappropriate height in relation to surroundings.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Ms Sarah Jack

Address: 11 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the proposed garage extension. The location of the premises is in a residential area and any extension to the premises would interfere with the character of the area. It would be more appropriate in an industrial/commercial quarter. A number of trees have already been lost and to further develop these premises would be unsightly and not in keeping with the character of the street.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mrs F Gilbert

Address: 7 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application on several grounds:

1. Appearance. This is a predominantly residential street with attractive, well kept gardens which benefits from a variety of trees and hedges. The proposed steel structure hall is completely out of keeping with the area and with the surrounding buildings due to its large size, construction material and agricultural or industrial style. It has no place in a residential area.
2. Loss of landscape features. The street feels quite open at present as there is no feature of any height which encroaches on the boundary wall of the premises. The proposed construction would change this significantly, especially for properties which overlook the site and for the gardens which adjoin the premises and offer significant amenity to the flats above.
3. Loss of sunlight or daylight. The size and position of the proposed construction would have a detrimental impact on the adjoining gardens due to overshadowing. This would impact on the amenity value of the gardens which provide outdoor living and play space and also function as a drying green.
4. Noise and disturbance. There is already a noticeable noise nuisance generated during the manufacturing processes carried on in these commercial premises e.g. through the use of grinding equipment, the transporting and positioning of metal frames etc. which makes the neighbours very aware of the site's manufacturing activities, particularly at weekends. In addition the street is frequently obstructed when large vehicles manoeuvre and park to deliver raw materials which sometimes have to be craned off. The proposed 'steel structure hall' is described in the planning application as a garage extension but there is currently no garage on site. It is likely that such a large construction would be used to extend the manufacturing facilities and, if it was to have a storage function, would require a forklift to make use of the full height of the structure. The additional noise and disturbance this would generate would be very unwelcome to the neighbours, especially as the site operates at weekends.

The proposal is completely out of keeping with the area and if the business needs such a large industrial style facility in order to extend its operations, it should perhaps consider relocating to an industrial unit, as the current site is better suited to a retail operation.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Mr Neil Gilbert

Address: 7 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application on several grounds:

1. Appearance. The industrial scale size, materials and appearance are wholly out of keeping with the residential street in which it is proposed the development be sited. The existing shop units on Queensferry Road which border the site are of traditional build and size and have sat well with the overall residential nature of the street for many decades. The proposed development is wholly out of keeping with the residences in the Maidencraigs as well as the bordering residences and shop units on Queensferry Road. The development will have a significant detrimental impact on the appearance of the street.

2. Loss of significant landscape features. At present the surrounding area is open with pleasant gardens. This industrial scale unit will have a detrimental impact on the general landscape features of the area as it will significantly increase the proportion of hard landscaping and materials to general garden area. The materials being used are also of general industrial grade and out of keeping with the traditional mix of stone and Scottish harling which sit well together with the garden landscaping.

3. Noise and disturbance. There is already significant noise and traffic disturbance from the site during the working week (including Saturday) with deliveries from large commercial vehicles and industrial processes within the site. The sheer scale of the development can only mean that there will be more vehicle use whilst the footprint and height can only mean that there will be significantly increased storage facilities. Both indicate that the site will be used for significant industrial use which is far removed from the original retail use of the premises which sat well with the local residences. I see no benefit for local residents in this development, only significantly more disturbance.

4. Loss of sunlight or daylight. The scale and position of the proposed construction would have a detrimental impact on daylight available to the neighbouring gardens due to overshadowing. The local residents have spent considerable effort in developing these into an area which provides significant benefit to the local residents as well as significantly enhancing the overall amenity of the area. The proposed development will dominate the neighbouring properties and can only have a significantly detrimental impact on their access to daylight from the overshadowing of the development.

Overall, the proposed development proposal is completely out of keeping with the nature of the area - both in terms of scale and expansion of the industrial use of the property. This is a very restricted site and expansion of industrial premises at this site seems wholly inappropriate. Whilst supportive of local business there are a number of sites available in the city which would be far more appropriate for this type of expansion.

Comments for Planning Application 19/00541/FUL

Application Summary

Application Number: 19/00541/FUL

Address: 184 - 186 Queensferry Road Edinburgh EH4 2BW

Proposal: Garage extension to industrial premises for vehicle and goods storage.

Case Officer: Stephen Dickson

Customer Details

Name: Ms K Gilbert

Address: 7 Maidencraig Crescent Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application on several grounds:

1. Appearance - the proposed size of the building and materials are industrial in nature, which is not in keeping with the residential character of the street. The building is not in keeping with the character or features of the street and residential area, instead it resembles something one would find in an industrial park.
2. Loss of landscape features - the proposed size of the building is such that it would significantly change the open nature of the street, and would further remove currently open green space. The building would become the dominant feature of the street, as an industrial building.
3. Noise and disturbance: the size and dimensions of the proposed building are such that should it actually be used for storage as the application describes, this would require the use of industrial vehicles such as forklifts. Further, as the site is worked in during the weekend, this would create constant industrial noise in an otherwise peaceful residential setting. Residents are already disturbed by industrial noise coming from banging metal poles etc. and this is not appropriate in a residential setting.
4. Loss of sunlight or daylight - the proposed height of the building is so high that it would block light into the front gardens and rooms of the houses opposite, which currently benefit from the open, light-filled nature of the street and setting. Further, it would block sunlight and light for the flats directly behind the proposed building.
5. Overshadowing - the proposed building size is so large that it would dominate the street, overshadowing neighbouring and opposite properties.

184 - 186 Queensferry Road

application 19/00541/FUL

Planning &
24 JUN 2019
Building Standards

Andrew Egerton
1 Maidencraig Crescent
Edinburgh
EH4 2BH

To Whom it May concern

In regard to planning application 19/00541/FUL

As a home owner who lives directly opposite the proposed development I would like to add some comments to the review document lodged by Actualultra Ltd.

2.1 Not sure about the comment about farmland. The whole of Blackhall is built on farmland. However the tenement was built in the 1920's to provide 4 residential properties and a grocer's. It was certainly a COOP supermarket in the 60's and 70's as my wife remembers her Mum taking her there when she was a child. It was not built to be an industrial workshop. The surrounding properties in Maidencraig Crescent were also built in the 1920's. The proposed development is to be built on what were the garden/drying greens of the original tenement.

3.1 The drawings are too approximate to tell how close this building will be to the wall. The whole original application is short of detail.

3.3-a) The building is the same age within a year of the surrounding properties. It is in itself a part residential building. It was not a workshop when it was built but a shop to service a new residential community.

The garage building opposite is only a similar distance to the pavement at one end. It is screened by my garden, which is south facing, and lies between the garage wall and the pavement for its entire length. The garage is also a lot lower than proposed development. It is not going to be easy to create a foliage screen in the 1m gap between an 9.75m north facing wall of the new development and the 1.6m (approx.) high boundary wall. As I face this wall I have no trust that this will ever happen. Anything tall enough to screen this wall will have roots affecting the wall and the new building, having to be 0.5m from both. Actualultra Ltd have never given any signs of caring for their neighbours nor the nature of the street as previous removal of trees has shown.

I'm unclear as to how anyone objecting to the plans was to know what it was going to be built with as no where in the application does it tell you. The drawing presented with the application doesn't look like a rendered building. The company 'Thorspan' who did the drawings have an extensive gallery of their buildings (<https://thorspan.com/>) non of which are rendered. Thorspan specialises in steel clad beings and tents. It would suggest this is an after thought following the negative reaction to the proposal. Again suggests to me little care to the street environment from this company.

3.3 –b)- outlook- This building being 3.45m higher than the building it is attached to will stick out like a sore thumb. Measuring the distance from the flats I find it to be 15m from the flats and 16m from mine and my neighbours house, not the figures presented by Actualultra, it is a little concerning that their figures should be so inaccurate. This will be an oppressive development for the flats and will not be great for us either. This affects the environment in a deeply negative way. The high rise to the east is over 30m from the nearest property.

3.3-c)- The garden to the east will clearly be impacted, in fact being north facing it is affected more. A 8.1m wall only a metre from the boundary to the west will ensure this garden will now be overshadowed all afternoon and evening.

3.3-d)- no comment

3.4-1- There is no way of knowing whether the design is in keeping because they left that to our imagination. The proposed building may not be as high as the tenement but it is over 3m higher than the existing workshop or the garage across the street. It is to be built in an area originally designed to be a garden, it will definitely stick out and is alien to the street

3.4-2- It predates them by a year. It was built as a shop and not a workshop. The clear residential nature of the street should limit an inappropriate extension to this building

3.4-3- Whatever policy, it is going to look awful to all the neighbours and be particularly oppressive to the 1st floor flats. No windows and no features, just 150square metres of render (or whatever)

3.4-4- As previously stated the building will stretch along the entire west side of the garden area. It will overshadow the garden late afternoon and evening. I very much doubt anything has been done to check the overshadowing and believe Actualultra are just saying this.

Further Points

The map and the plans are not particularly clear or revealing.

The idea of foliage screening seems a nice idea but is impractical and I can imagine the building going up and then lots of excuses as to why it can't happen. A 9.75m high wall screened with plants grown between two walls, north facing in a space of a metre wide if they have their measurements correct, doesn't strike me as an ideal growing environment.

The review document states 'The majority of objections are multiples from the same person or are from people not on the electoral register'. This is simply untrue. There are 35 comments, 3 of which come from the same person. One is a neutral comment. This leaves 32 objections which when I quickly scanned through approx. 25 are long term residents I know to say hello to, there is also a local councillor and the residents of the tenement above who are more recently moved in and I know only by name. If Actualultra are going to make such a claim, they should perhaps be asked to prove their assertion and when they can't they can then explain how they put false information on a formal document. It seems to be deliberately misleading. It also demonstrates the contempt they feel for the people who actually live on the Crescent and the clear strength of local opinion against these plans.

Des 4 – It is higher than any of the surrounding industrial buildings of the same materials. Again the original plans do not look like a rendered building.

Des 5 a – It does affect immediate outlook. The view across Marshial Place is completely different ie its not a featureless wall. As I have already stated it will clearly overshadow the garden, because the garden is north facing and the building is going immediately to the west.

They have made no comment on the impact on the street of increased demand for parking. There are presently a skip and 3 vans/trucks parked in this area. Even if one was parked in the new build the rest will need to occupy the reduced car park. It was only a few years ago that planning was granted to turn the former gardens into a parking and storage area. The street is already busy and Actualultra's vehicles, delivery lorries and customers already use the double yellowed road and pavement to park on.

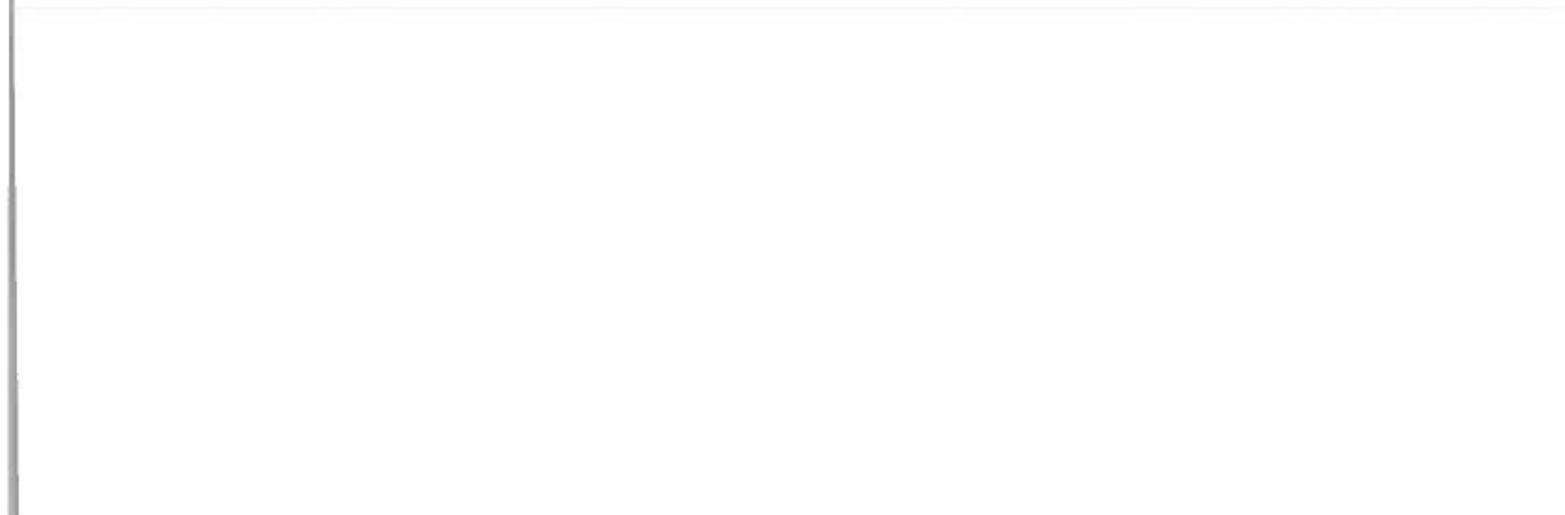
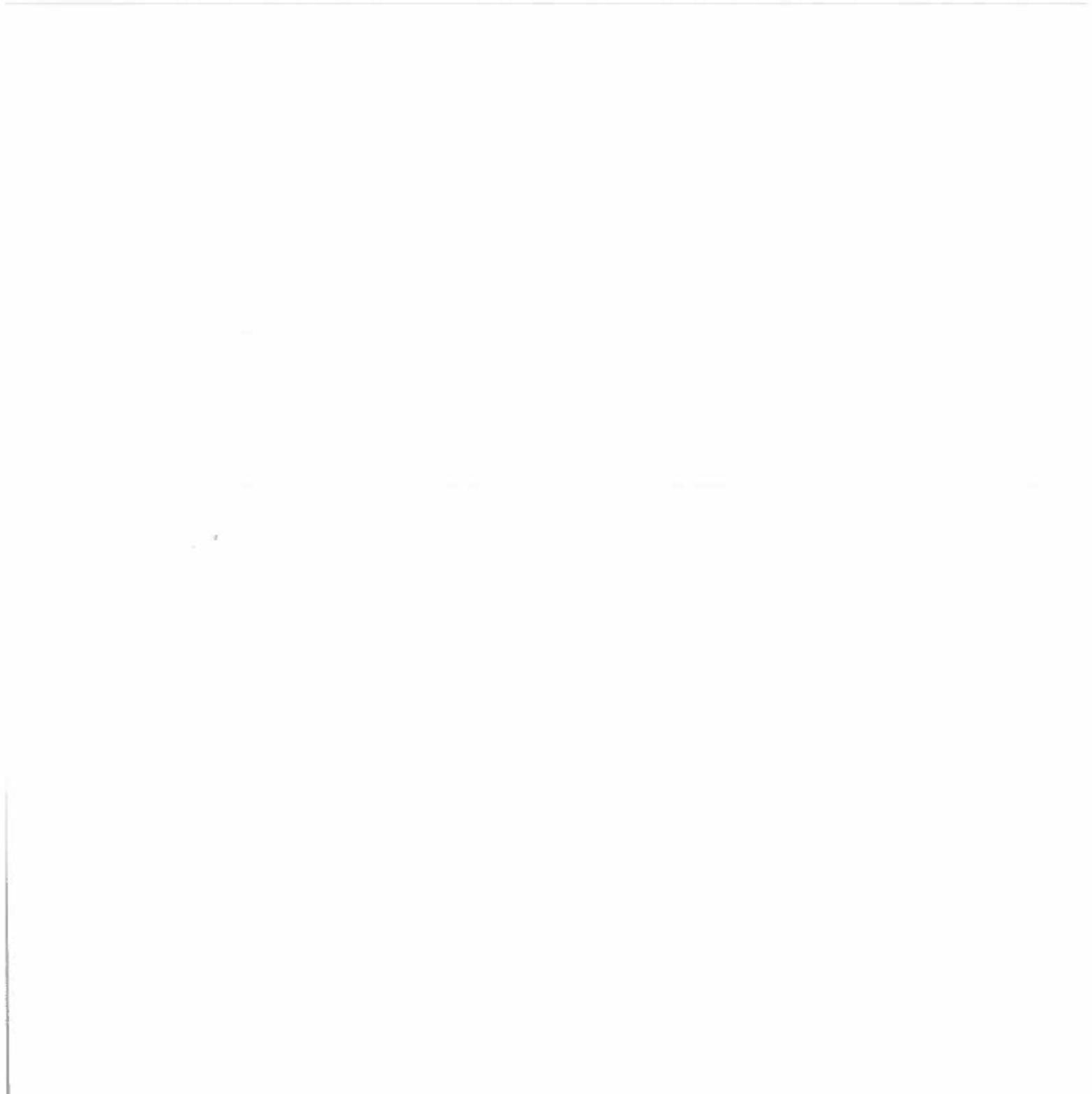
It is also worth noting the temporary large tent that has been in place in the site of the proposed development for 18 months is used as a workshop and I expect this building will be used as a workshop. Its design would lend itself to being able to work on vehicles out of the weather. I say this as the application describes use storage and vehicle parking.

Thank you for your time in considering my further objections to these plans

Yours Faithfully



Andrew Egerton



From: [REDACTED]
Sent: 2 Jul 2019 10:54:04 +0100
To: Local Review Body
Subject: Re: 19/00541/FUL
Attachments: [REDACTED]

Please can you confirm receipt of the attached email?
Many thanks
Martin Riddell

On Thu, 27 Jun 2019, 22:33 , <[REDACTED]> wrote:

17 Maidencraig Crescent

Edinburgh

EH4 2BH

27 June 2019

Following your letter dated 13 June 2019 I note that the applicant has asked for an appeal to be carried out for the above application. Firstly, my understanding is that this application cannot be appealed at this stage of the process. I think that they mean that they want it to be reviewed as an appeal and a review are two different things in legal procedural routes. An appeal certainly is invalid at this stage.

I would like to address their document as follows:

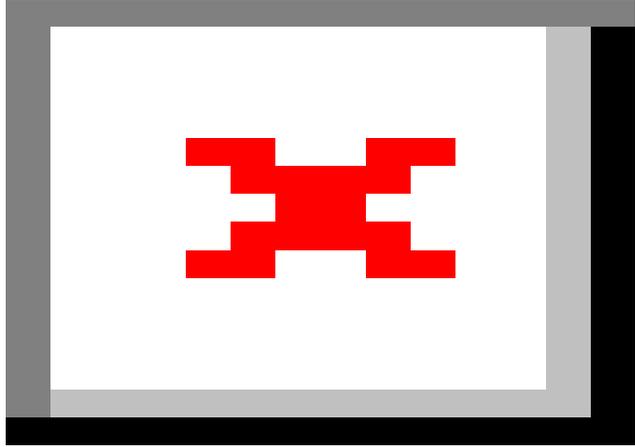
2.1 All of Blackhall was built on farmland. The housing in Maidencraig Crescent was built in the early 1920s as per original plans. Regardless, the site of Baillie Signs/Acualultra Ltd has never been a large industrial centre. Granted it has been a commercial location as shown by the shop units on the ground floor.

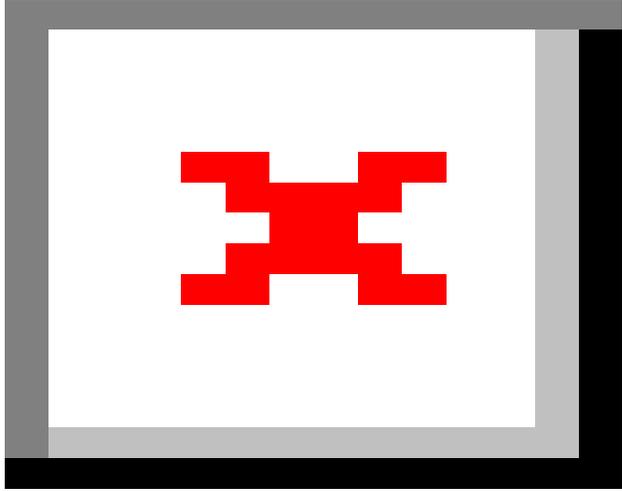
3.1 The original plans are so poor that it is not clear where the boundaries are in relation to the proposed development.

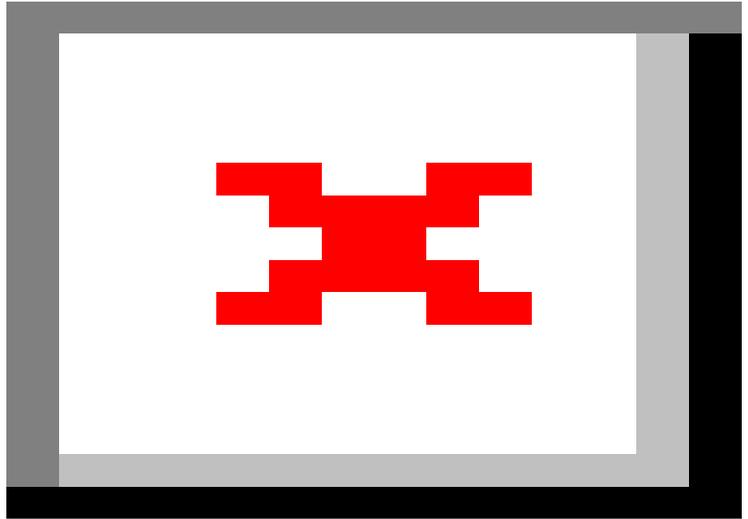
3.3 -a) Any foliage screening that is intended between the proposed shed and the wall would not leave enough space for the wall and shed to be undamaged by the roots of said foliage. It is also very unlikely that foliage up to a height of 9.75m could successfully be planted in a 1m gap between the proposed development and the existing wall. Streetscape is an important planning principle. It cannot be ignored or in relation to existing buildings which are nowhere near as large or as impacting on the residents on Queensferry Road, Maidencraig Crescent and Maidencraig Court. Again, the poor plans that were initially submitted are make no reference to what finish is going to be used on the proposed industrial shed.

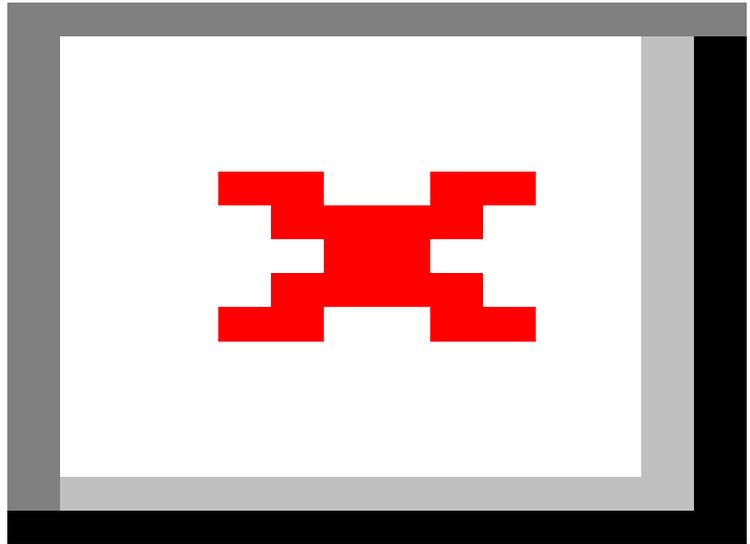
I also do not understand why the garage on the opposite side should be “acknowledged”. Each planning application should be judged on its own merits. Previous development is irrelevant. This is also a relevant point with regards materials that have been used for existing buildings that may have been in place for 100 years. Roof structures built with asbestos should not be upheld as an appropriate choice of materials in this day and age. Again, the residential properties in Maidencraig Crescent were built in approx. 100 years ago so this point is moot.

3.3 -b) Previous developments are irrelevant for new applications not least because planning guidelines and laws have evolved considerable since Maidencraig Court was built.. New applications should be considered on their own merits. On the subject of immediate outlook, I would like the below mocked up photos to be considered. These are in line with the plans submitted with the original application.









3.3 -c) Note the existing trees in the above photos. The footprint of the proposed development puts one, if not two of these, in immediate danger. This would have a significant impact on all of the garden ground to the East of this proposal. My understanding is that current planning standards require new buildings to be a specific distance from an existing trunk and even further away from an existing canopy.

3.3 -d) What increase in vehicular activity is being foreseen by the applicant? They have already acknowledged that sightlines are impeded by the current development. Why would they want to make these already constrained sightlines worse? Does the plan conform with the council LDP with regards sightlines?

3.4 -1 Again each application should be considered on its own merits. Previous developments that have been approved under previous planning standards are irrelevant.

3.4 -2 Regardless of if the tenements on Queensferry Road were built prior to the residential properties in Maidencraig Crescent, the existing Baillie Signs workshop was not. This point is also irrelevant as per my comment in 3.4 -1 above.

3.4 -3 I draw your attention to the photos above.

3.4 -4 See my comments in 3.3 -c) above. It has a clear impact on the adjacent garden.

The applicant fails to understand the strength of feeling by the 34 residents who have objected (out of 35 comments). These are not all from one person. Each person is an individual resident and all are on the electoral role. Why the applicant has chosen to lie here is puzzling and disingenuous. As a Community Councillor for Craigleith and Blackhall Community Council I can definitely say that the residents in Maidencraig Crescent are united and strongly against this application.

The decision to refuse does not seem to be contrary to LDP - aims and strategy 11 – 1 – support the growth of the city economy. If this was the only reason to consider planning applications then heaven help the streetscape of our city. What level of increased activity and business growth does the applicant expect? What will be the impact on residents?

The applicant's comments on Des1/4/5a are irrelevant as applications need to be considered on their own merits.

Many thanks

Martin Riddell



From: [REDACTED]
Sent: 19 Jul 2019 14:34:04 +0000
To: Local Review Body
Cc: Aidan McMillan
Subject: RE: Representation for Appeal - 184 - 186 Queensferry Road - 19/00080/REVREF

Hi Aidan,

Unfortunately this objection from Martin Riddell is full of errors and false accusations. It should also be noted that any involvement from the community council is most likely biased as Mr Riddell is the treasurer:

2.1 - The workshop area that we, Actualultra Ltd, lease was built in 1926 at the same time as the tenement, not after as is stated. I would have thought the community council would know this. I can request the original plans from Baillie Signs should you require these.

3.1 - The plans submitted, in particular the OS map clearly shows the existing boundary and the proposed extension.

3.3 A – a foliage screen is very possible and could be created as a living wall rather than a traditional root based tree/hedge

Continually referring to the extension as a shed is designed to be inflammatory. It is an aluminium clad steel frame building which is common throughout Edinburgh. High profile locations such as Quatermile used aluminium cladding in a conservation area so quality of materials should not be brought into question

The remark about the acknowledgement of the garage opposite is important as the garage also contributes to the streetscape. The roof of the Farmer garage opposite is made from aluminium or steel cladding and was replaced earlier this year which shows that it is not made from asbestos, a banned material. To suggest it is made from asbestos is disingenuous and a lie. It is surprising that someone who is treasure of the community council and lives on the street would not have noticed this

3.3 B - It should be noted that I cannot see the photo on the document so cannot comment on these.

The windows of the flats in the tenement are 10m away from the proposed extension, therefore should not be considered immediate outlook. As I have said in the appeal letter the council's own website states: "We cannot consider comments on non relevant planning issues, such as loss of private view"

3.3 C – there are no trees on the site that will be in any way affected by the proposed extension which is to be 1m away from the boundary with the garden.

3.3 D – there is no increased vehicular traffic envisaged and sightlines would not be affected as the existing retaining wall is not being moved.

3.4 -1 – previous planning standards have led to the current streetscape so I cannot understand how Mr Riddell finds these irrelevant

3.4 -2 - The workshop area that we, Actualultra Ltd, lease was built in the 1926 at the same time and as part of the development of the tenement, not after as is stated. I would have thought the community council would know this. I can request the original plans from Baillie Signs should you require these.

3.4 -3 – again I cannot see the photos in the PDF

The claim that there are 34 objections is very misleading. There are objection from a total of 9 properties on Maidencraig Crescent, a number of which are from the same individual or from children of the residents. There are 70 properties on Maidencraig Crescent according to Zoopla.com. They are not all on the electoral role (Electoral roll from 1992 onwards is listed on 192.com - <http://www.nationalarchives.gov.uk/help-with-your-research/research-guides/electoral-registration/>) and I'm sure you the council can check this. Accusations of lying are unbecoming of a community councillor particularly when they are clearly false allegations. It should also be noted that a number of the properties which the objections come from have no visibility of our property including Mr Riddell's property. Three of the objections come from the same person, Neil Petrie. For example, there are 4 objections from Mr Riddell's household, but only 2 of whom are listed on 192.com as being on the electoral roll at that address.

Only 9 out of 70 properties hardly shows strong and united support against the application.

We are proposing to increase our staffing level by 2 members which will have no impact on the residents. The garage space is to house our vehicles overnight

The size of the building is smaller than the tenements on Queensferry Road and the flats at Maidencraig Court

The streetscape is commercial at both ends and the style of building proposed is a more modern version of the garages at Farmer

Regards
Margot

From: Aidan McMillan <Aidan.McMillan@edinburgh.gov.uk>
Sent: 04 July 2019 07:48
To: [REDACTED]
Subject: Representation for Appeal - 184 - 186 Queensferry Road - 19/00080/REVREF

Good morning,

Please find attached new objection comment for 184 - 186 Queensferry Road - 19/00080/REVREF.

Please note you have 14 days to respond to these comments. Please send you response to;
LocalReviewBody@edinburgh.gov.uk.

Regards,

A McMillan

Aidan McMillan | Transactions Officer | Building Standards | C.4 | The City of Edinburgh Council | Waverley Court, 4 East Market Street, EH8 8BG. | Tel. 0131 529 2253

This email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed.

If you have received this eMail in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person.

The Council has endeavoured to scan this eMail message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.

From: [REDACTED]
Sent: 13 Jul 2019 13:21:18 +0100
To: Local Review Body
Subject: Re: Notice of Local Review No 19/00541/FUL

Re: 19/00541/FUL

Further to the “**Confirmation of Receipt of Notice of review**” letter dated 13th June I would like to fully endorse and support my neighbours’ Mr Riddell and Mr Edgerton’s response to Actualultra’s reasons for applying for a review.

Both have clearly listed and presented the relevant counter arguments to the review application and the valid objections regarding the impact of this planning proposal on the local community.

I found Actualultra’s point that ‘The majority of objections are multiples from the same person or are from people not on the electoral register’ particularly odd since it is so easily refuted. As pointed out by my neighbours there were 35 comments, 3 from the same person, leaving 32 objections. I confess to being the person who entered 3 times. Re submitting twice to add to previous comments but unfortunately predictive text included my old postcode creating two extra entries, although evidently from myself. I can also assure you I am Edinburgh born and on the electoral register.

I would also like to emphasise that a building this size and height which is not in keeping with surrounding buildings, will undoubtedly impact on immediate neighbouring gardens and the houses in Maidencraig Crescent. Over the years Actualultra (Baillie Signs) have purchased gardens behind their building, tarmacked over them and pulled down trees. They attempted to purchase the remaining two gardens at the back several times including my own. Following further recent unsuccessful attempts, a massive building has now been proposed completely overshadowing our remaining two gardens! Being one metre away will not make any difference to this.

I believe that an industrial development to this scale should be on an industrial site not a residential area. The Baillie Signs building was previously a St Cuthbert’s Store and a commercial property, not industrial.

Many thanks

Neil Petrie

182/1 Queensferry Road EH4 2BW

On Thu, Jun 13, 2019 at 3:02 PM <localreviewbody@edinburgh.gov.uk> wrote:

Please See Attached This email is to inform you that a local review has been received for a planning application that you commented on .

This email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed.

If you have received this eMail in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person.

The Council has endeavoured to scan this eMail message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.

From: [REDACTED] a
Sent: 19 Jul 2019 15:29:20 +0000
To: Local Review Body
Cc: Aidan McMillan
Subject: RE: Objection comment received for 184 - 186 Queensferry Road. LRB - 19/00080/REVREF

Hi Aidan,

Unfortunately I have been on holiday and did not have a chance to respond to this objection within the stated timescales. I would be grateful if you would consider the below points:

2.1 – comments about the 60's and 70's have no bearing on the original building or the proposed extension

3.1 – the OS map provided with the application is a scale drawing which shows the distance to the boundary.

3.3A – a foliage screen could easily be put into place either in the traditional hedge/trees form or in the form of a living wall

Remarks about removal of trees by Actualultra are completely false. We only took on the lease on this building in 2018 and have not removed any trees (there are no trees on the property). We in fact have had no communication, good or bad with our neighbours

The OS map clearly shows the location of the extension, to say otherwise is completely false

The proposed materials are aluminium clad steel framed structure. There is the option to render the aluminium cladding should this be a requirement.

3.3B – My measurement of 16m from the tenement to the proposed extension is accurate. The proposed building is not 3.45 m taller than the existing building, it is 3.45m taller than the rear section of the building, still being considerable shorter than the whole tenement. Mr Egerton claims it is only 15m, but he hasn't come over to measure this unless it was done without our permission. I would be more than happy to show that my measurements are correct

The high rise flats to the east are in fact only approximately 20m from the nearest property, not 30 as stated by Mr Egerton

3.3C – the garden is currently overshadowed by the tenement and the rear workshop area throughout the afternoon

3.4.1 – Planning permission was sought and granted to change the use of the land from garden to storage yard so it's original form is irrelevant. The whole area used to be a farm

3.4.2 – the street is commercial at both ends of the Crescent where it meets Queensferry Road and is therefore a street of mixed use.

3.4.3 – Mr Egerton says it will look awful, but in 3.3A says he doesn't know what it is going to look like. Which is it?

We have no requirements for windows and as stated in the decision notice, this removes any privacy concerns

3.4.4 – We work next to the garden and can see the sun patterns every day, during the day. Mr Egerton's comments are just accusations with no basis

The OS map is very clear as to when the building will be positioned and it's ground size. The other drawings detail the height

The claim that there are 34 objections is very misleading. There are objection from a total of 9 properties on Maidencraig Crescent, a number of which are from the same individual or from children of

the residents. There are 70 properties on Maidencraig Crescent according to Zoopla.com. They are not all on the electoral role (Electoral roll from 1992 onwards is listed on 192.com - <http://www.nationalarchives.gov.uk/help-with-your-research/research-guides/electoral-registration/>) and I'm sure you the council can check this. Accusations of making false claims are wrong and designed to belittle Actualultra. It should also be noted that a number of the properties which the objections come from have no visibility of our property. For example, there are 4 objections from Mr Egerton's household, but only 3 of whom are listed on 192.com as being on the electoral roll at that address.

Des 4 – the proposal is shorter than the tenement it is ultimately attached to and is of similar materials to the commercial garage across Maidencraig Crescent

Des 5a – the proposed building is far enough away so as not to affect immediate outlook

There will be no requirement for increased on street parking as the. The space in the proposed extension is more than ample to take the vehicle. We currently use the yard and tent for storage of materials.

The intended use of the proposed extension is for storage and vehicle parking. Any expectations from Mr Egerton are just that, his expectations and have no basis of fact.

Regards
Margot

From: Aidan McMillan <Aidan.McMillan@edinburgh.gov.uk>

Sent: 25 June 2019 10:38

To: [REDACTED]

Subject: Objection comment received for 184 - 186 Queensferry Road. LRB - 19/00080/REVREF

Good morning,

Please find attached copy of the objection comment regarding, 184 - 186 Queensferry Road. LRB - 19/00080/REVREF.

You will have 14 days to respond. You can send your response by email to; localreviewbody@edinburgh.gov.uk. Or by sending it via paper form to the below address;

Waverley Court
4 East Market Street
EH8 8BG

If you are sending it via post please mark it to Building Standards.

Regards,

A McMillan

Aidan McMillan | Transactions Officer | Building Standards | C.4 | The City of Edinburgh Council | Waverley Court, 4 East Market Street, EH8 8BG. | Tel. 0131 529 2253

This email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed.

If you have received this eMail in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person.

The Council has endeavoured to scan this eMail message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.

From: A [REDACTED]
Sent: 19 Jul 2019 15:29:20 +0000
To: Local Review Body
Cc: Aidan McMillan
Subject: RE: Objection comment received for 184 - 186 Queensferry Road. LRB - 19/00080/REVREF

Hi Aidan,

Unfortunately I have been on holiday and did not have a chance to respond to this objection within the stated timescales. I would be grateful if you would consider the below points:

2.1 – comments about the 60's and 70's have no bearing on the original building or the proposed extension

3.1 – the OS map provided with the application is a scale drawing which shows the distance to the boundary.

3.3A – a foliage screen could easily be put into place either in the traditional hedge/trees form or in the form of a living wall

Remarks about removal of trees by Actualultra are completely false. We only took on the lease on this building in 2018 and have not removed any trees (there are no trees on the property). We in fact have had no communication, good or bad with our neighbours

The OS map clearly shows the location of the extension, to say otherwise is completely false

The proposed materials are aluminium clad steel framed structure. There is the option to render the aluminium cladding should this be a requirement.

3.3B – My measurement of 16m from the tenement to the proposed extension is accurate. The proposed building is not 3.45 m taller than the existing building, it is 3.45m taller than the rear section of the building, still being considerable shorter than the whole tenement. Mr Egerton claims it is only 15m, but he hasn't come over to measure this unless it was done without our permission. I would be more than happy to show that my measurements are correct

The high rise flats to the east are in fact only approximately 20m from the nearest property, not 30 as stated by Mr Egerton

3.3C – the garden is currently overshadowed by the tenement and the rear workshop area throughout the afternoon

3.4.1 – Planning permission was sought and granted to change the use of the land from garden to storage yard so it's original form is irrelevant. The whole area used to be a farm

3.4.2 – the street is commercial at both ends of the Crescent where it meets Queensferry Road and is therefore a street of mixed use.

3.4.3 – Mr Egerton says it will look awful, but in 3.3A says he doesn't know what it is going to look like. Which is it?

We have no requirements for windows and as stated in the decision notice, this removes any privacy concerns

3.4.4 – We work next to the garden and can see the sun patterns every day, during the day. Mr Egerton's comments are just accusations with no basis

The OS map is very clear as to when the building will be positioned and it's ground size. The other drawings detail the height

The claim that there are 34 objections is very misleading. There are objection from a total of 9 properties on Maidencraig Crescent, a number of which are from the same individual or from children of

the residents. There are 70 properties on Maidenraig Crescent according to Zoopla.com. They are not all on the electoral role (Electoral roll from 1992 onwards is listed on 192.com - <http://www.nationalarchives.gov.uk/help-with-your-research/research-guides/electoral-registration/>) and I'm sure you the council can check this. Accusations of making false claims are wrong and designed to belittle Actualultra. It should also be noted that a number of the properties which the objections come from have no visibility of our property. For example, there are 4 objections from Mr Egerton's household, but only 3 of whom are listed on 192.com as being on the electoral roll at that address.

Des 4 – the proposal is shorter than the tenement it is ultimately attached to and is of similar materials to the commercial garage across Maidenraig Crescent

Des 5a – the proposed building is far enough away so as not to affect immediate outlook

There will be no requirement for increased on street parking as the. The space in the proposed extension is more than ample to take the vehicle. We currently use the yard and tent for storage of materials.

The intended use of the proposed extension is for storage and vehicle parking. Any expectations from Mr Egerton are just that, his expectations and have no basis of fact.

Regards
Margot

From: Aidan McMillan <Aidan.McMillan@edinburgh.gov.uk>

Sent: 25 June 2019 10:38

To: [REDACTED]

Subject: Objection comment received for 184 - 186 Queensferry Road. LRB - 19/00080/REVREF

Good morning,

Please find attached copy of the objection comment regarding, 184 - 186 Queensferry Road. LRB - 19/00080/REVREF.

You will have 14 days to respond. You can send your response by email to; localreviewbody@edinburgh.gov.uk. Or by sending it via paper form to the below address;

Waverley Court
4 East Market Street
EH8 8BG

If you are sending it via post please mark it to Building Standards.

Regards,

A McMillan

Aidan McMillan | Transactions Officer | Building Standards | C.4 | The City of Edinburgh Council | Waverley Court, 4 East Market Street, EH8 8BG. | Tel. 0131 529 2253

This email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed.

If you have received this eMail in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person.

The Council has endeavoured to scan this eMail message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.

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 100165495-001

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

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Actualultra Ltd"/>
First Name: *	<input type="text" value="Margot"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Leslie"/>	Address 1 (Street): *	<input type="text" value="184-186a Queensferry Road"/>
Company/Organisation	<input type="text" value="Actualultra LTD"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="0131 357 8984"/>	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="EH4 2BW"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="mail@actualultra.co.uk"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

184-186 QUEENSFERRY ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH4 2BW

Please identify/describe the location of the site or sites

Northing

674468

Easting

322257

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)

Garage extension to industrial premises for vehicle and good storage

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 the attached document, Planning appeal.pdf detailing our reasons for appeal

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

Yes No

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

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Planning appeal.pdf All other documents formed the original application

Application Details

Please provide details of the application and decision.

What is the application reference number? *

19/00541/ful

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

13/02/2019

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

11/03/2019

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: Mrs Margot Leslie

Declaration Date: 10/06/2019

We are appealing against the following sections of the decision to refuse planning permission:

2.1 – it should be noted that the existing building was built along with the attached tenement in the 1920's on farm land prior to the surrounding residential buildings

3.1 – the existing building is 6.3m tall with the proposed extension rising from 8.1m at the eaves to 9.75 at the peak of the apex, there only a maximum of 3.45m above the existing building and only 1.8m at the eaves

When looking at the location map it clearly shows that the proposed extension does not reach the boundary wall and that the wall will be retained. The extension is shown to be approx. 1m in from the boundary wall when this drawing is scaled up.

3.3 – a) – The existing workshop predates the existing streetscape and should not have its expansion restricted by properties built after it

The commercial garage on the opposite side of Maidencraig Crescent is acknowledged and is of similar material as the proposal. This shows that the proposal is not of different character to the wider area.

It is stated that this "shed" is well screened by foliage. Surely permission could have been granted with a stipulation that the proposed extension must be screened by foliage.

The proposed extension is not to the "heel of the pavement" as stated in the refusal, it is in fact a similar distance from the pavement as the garage opposite. This is shown on the location plan when scaled up

The choice of materials is matching to those on the garage opposite, therefore not inappropriate. How can materials that match the workshops existing materials still be deemed inappropriate considering it predates the surrounding residential buildings and has been in place for nearly 100 years? It should also be noted that the workshop is rendered as are the bungalows on the Maidencraig Crescent.

3.3 – b) – immediate outlook – the first-floor flats view cannot be taken into account according to Edinburgh Council's own advice relating to viewing and commenting on planning applications; "we cannot consider comments on non-relevant planning issues, such as, loss of private view".

The extension proposed is over 16m from the rear of the tenement flats, and much further from the bungalows across the street. To further this point the high-rise buildings to the east were erected after the bungalows and passed planning without rejection due to loss of amenity

3.3 – c) - Impact on garden ground to the east of the proposed extension – the location plan shows the proposed extension to be approx. 1m away from the garden ground. It would have no effect on daylight or sunlight due to the garden being north facing. The height of the building at this point is 8.1m, not 10m as stated on the report

3.3 – d) – sight lines for vehicles leaving the existing yard. The remarks relating to this show that the planning officer did not visit the site as it would have been clear that drivers' sightlines are already impeded by the existing retaining wall which is not being removed

3.4 – 1 – the design is similar to the commercial building across the street, therefore matching the existing streetscape. The scale is considerably smaller than the tenement at 182-190 Queensferry Road and the flats to the east and is therefore not alien to the street

3.4 – 2 – impact on setting should not be used to limit the extension potential of a building that predates the adjacent houses the proposal is said to affect

3.4 – 3 – loss of visual amenity should not be taken into account as detailed about against point 3.3 b, due to Edinburgh Council's own policy

3.4 – 4 – the proposal will not fully overshadow the adjacent garden ground due to the orientation of the buildings. The proposal also shows the garden ground being approx. 1m away from the building. It should be noted that the proposed extension is only 1.8m taller than the existing building at the side facing the garden

Further points:

The decision was made exceedingly fast, within 26 days of acknowledging the application showing that very little, if any, time was spent assessing the proposal. This is further shown by the remarks in the report of handling which do not match up to the drawings, such as 3.1 "red line boundary only includes the proposed extension" - the location map supplied clearly shows the site boundary and the area of the proposed extension.

The planning officer has made a number of assumptions without making any contact to clarify these points. From previous experience a planning officer will normally question anything they are unsure of or seek further drawings to ensure that their assumptions are correct.

We contacted the planning officer on 1st March and were told that an extension of any form or size in this location would be unacceptable. We had proposed stipulations such as rendering the building or a foliage screen, but these were rejected out of hand

The majority of objections are multiples from the same person or are from people not on the electoral register

The decision to refuse permission is contrary LDP - aims and strategy 11 – 1 – support the growth of the city economy

The choice of materials is consistent with LDP due to their insulating properties, therefore reducing energy use

Des 1 refers to the character of the area. Considering the garage opposite using similar materials, the proposal is in keeping with, and will not damage, the character of the area

Des 4 – the proposed extension has similar appearance to the garage opposite and is smaller in height and scale to a number of surrounding buildings.

Des 5 a – the closest property to the proposed extension is 16m away. This is a similar distance to across Queensferry Road (Marischal Place) at the dip in Blackhall, therefore it does not affect daylight, sunlight, privacy or immediate outlook. There are no references to noise and there would be no noise concerns. Garden ground is 1m to the east from the proposed extension. Daylight and sunlight will not be affected as the garden is north facing.

Proposal Details

Proposal Name	100165495
Proposal Description	Appeal the refusal of planning application
19/00541/FUL	
Address	184-186 QUEENSFERRY ROAD, EDINBURGH,
EH4	2BW
Local Authority	City of Edinburgh Council
Application Online Reference	100165495-001

Application Status

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

Attachment Details

Notice of Review	System	A4
appeal details	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0