

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100519711-001

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:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	North Bughtlin Neuk
First Name: *	Neivetha	Building Number:	1
Last Name: *	Thiruchelvam	Address 1 (Street): *	1 North Bughtlin Neuk
Company/Organisation		Address 2:	
Telephone Number: *	[REDACTED]	Town/City: *	Edinburgh
Extension Number:		Country: *	scotland
Mobile Number:		Postcode: *	EH12 8XG
Fax Number:			
Email Address: *	[REDACTED]		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

1 NORTH BUGHTLIN NEUK

Address 2:

BUGHTLIN

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH12 8XG

Please identify/describe the location of the site or sites

Northing

674261

Easting

318511

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)

Remove and replace the existing timber boundary fence on the front elevation with a new taller timber fence. We are looking to: -
Remove the existing timber fence. The current height of this fence is 600mm (60cm). - Put in place a new, taller, treated timber fence. The proposed height of the new fence is 1500mm (150cm). - The width of the fence will remain unchanged and will run from one end of the boundary to the other, as the existing fence does.

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.

We proposed to replace our existing fence (current height: 600mm) and increase the height to become 1500mm fence. The main reason for the height was to prevent people from jumping over our existing fence and walking through our driveway, hence the increase was proposed. A full appeal statement has been added to the supporting documents section.

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)

Additional documents attached: providing evidence of other fences in the neighbourhood, being above 1500mm in height and facing the main road. A statement has been attached with the reason behind the application. A proposed plan, alongside existing fence has also been attached - 21/04625/FUL_01_APPEAL_STATEMENT - 21/04625/FUL_02_NEIGHBOURHOOD_FENCE_IMAGES - 21/04625/FUL_03_EXISTING_ELEVATIONS_AND_FENCE_IMAGES - 21/04625/FUL_04 PROPOSED GARDEN FENCE DETAILS - 21/04625/FUL_05 LOCATION PLAN

Application Details

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

21/04625/FUL

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

21/09/2021

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

18/11/2021

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Ms Neivetha Thiruchelvam

Declaration Date: 14/01/2022

Appeal Statement: 21/04625/FUL

We proposed to replace an existing fence (current height: 600mm) and increase the height to become 1500mm, the width will remain unchanged. The main reason for the height was to prevent people walking on the footpath from jumping over the existing fence and walking through our driveway. From the point of view of privacy, I believe you would rightly understand that this is not acceptable and makes us very uncomfortable, especially as they are walking through private land. We have witnessed this happen on multiple occasions, hence we made a proposal for a taller fence.

If a safety concern was noted by extending the height of the fence or a reduced height was proposed by the case handler - if they believed the one we proposed was too tall, we would have been understanding of the decision to reject our application. However, it was stated that the alteration is not compatible with the character of the house and 'detrimental to neighbourhood character'. The neighbourhood and other parts of the estate has a countless number of fences, with many being 1800mm in height, much taller than what we proposed (1500mm), and facing the main road, which is also what we proposed.

I believe you will understand where our confusion is coming from with the reasoning behind the decision to reject our application. It seems unfair that our application was rejected on the basis of character when others have fences facing the main road, extensively taller than what we proposed.

I am aware that no neighbours in the neighbourhood rejected this application when we applied. We would be ever so grateful if you could reconsider this application's decision and allow us to replace the fence with a taller one.



From North Bugtlin Road

Image 1 - Existing fence facing main road (10 North Bugtlin Nuek's Fence - height: 1800mm)



From North Bugtlin Road

Image 2 - Existing fence facing main road (height: 1800mm)



From North Bugtlin Road

Image 3 - Existing boundary wall facing main road, next to 1 North Bugtlin Neuk



From North Bugtlin Field

Image 4 - Existing fences facing main road



From North Bugtlin Field

Image 5 - Existing fences facing main road (height: 1800mm and 1700mm)



From North Bugtlin Field

Image 6 - Existing fence facing main road (height: 1800mm and 1700mm)



From Maybury Dr

Image 7 - Existing fences facing main road (height: 1800mm)



From Maybury Dr

Image 8 - Existing fences facing main road - please note the first fence to the left is much taller than the sequential fences that are 1800mm in height.



From Hayfield facing Maybury Dr

Image 9 - Existing fence facing main road
(height: 1800mm)



From Maybury Dr

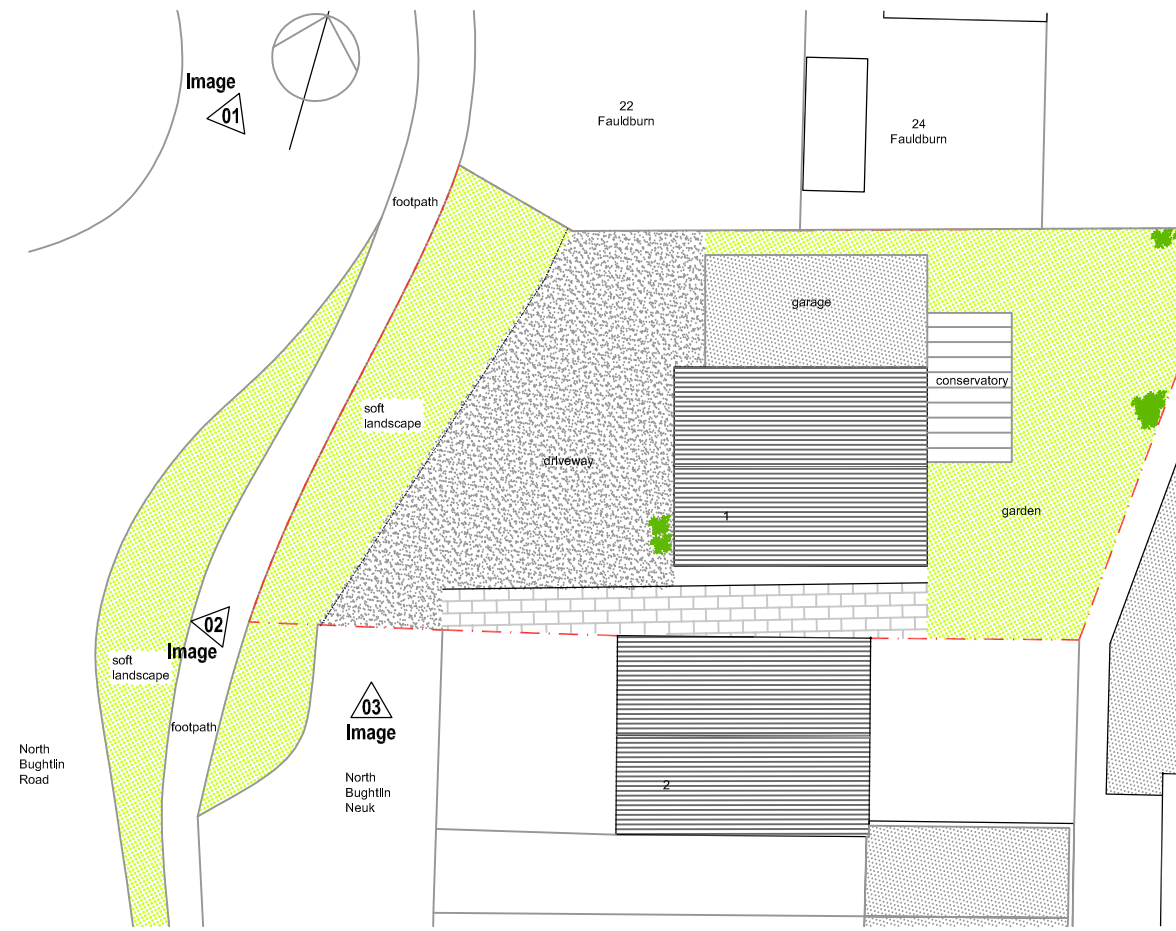
Image 10 - Existing fences facing main road



**Existing Fence - Image 03
Driveway from North Bughtlin Neuk**



**Existing Front Elevation
Scale 1:100**



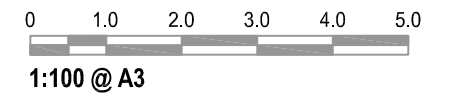
Images Location Plan



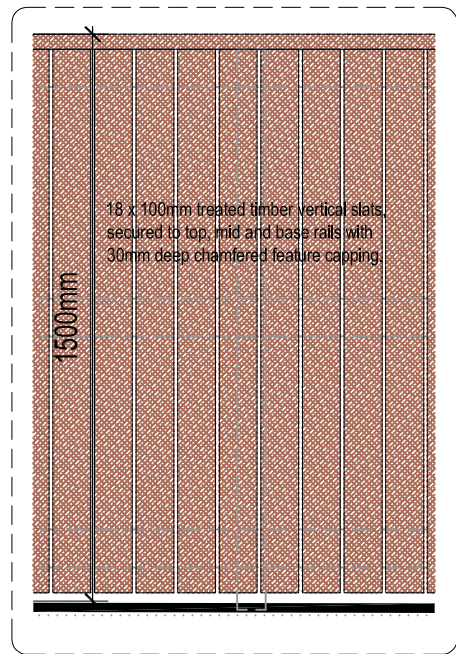
**Existing Fence - Image 01
from Road North Bughtlin Road**



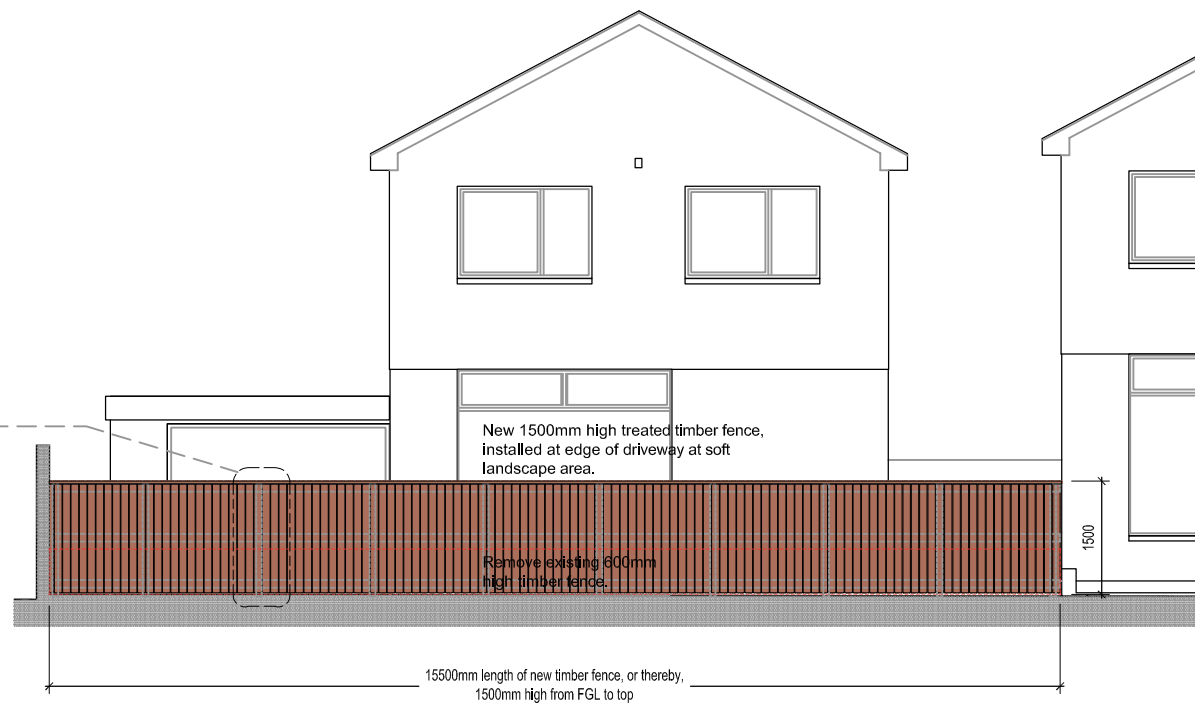
**Existing Fence - Image 02
from footpath North Bughtlin Road**



Drawing revisions		Revision Date	
Drawing Number : 1 NBNE_SK02		Date : September 2021.	
Scale : Noted @ A3		Revision : -	
Revision : -		Date: 01/09/2021	
<p>Proposed Front Garden Fence 1 North Bughtlin Neuk, Edinburgh. EH12 8XG for Ms N Thiruchelvam</p>			
Existing Elevations and Fence Images			



Typical Fence Arrangement
Scale 1:20



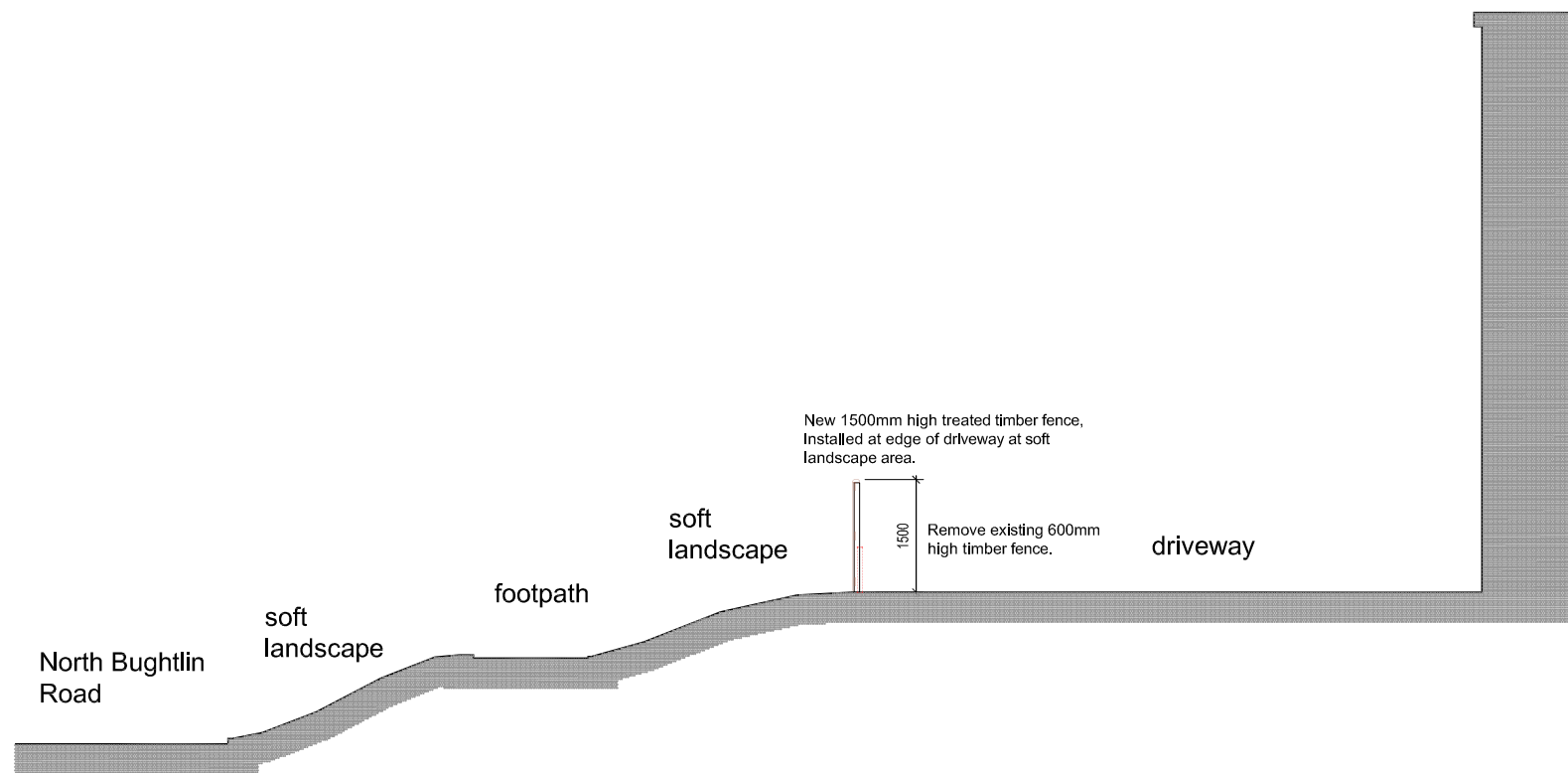
Front Elevation
Scale 1:100



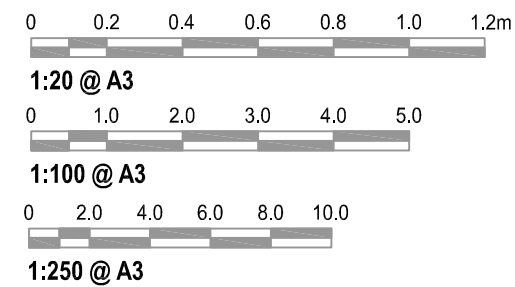
Site Plan
Scale 1:250

General Notes.

- Existing 600mm high timber fence to be removed.
- Erect new 1500mm high treated timber fence.
- Form fence using 70 x 70mm treated timber posts at 1500mm ctrs, installed into concrete bases.
25 x 100mm treated timber top, mid and base rails fixed to posts.
18 x 100mm treated timber vertical slats, secured to top, mid and base rails with 30mm deep chamfered feature capping.



Section Through Driveway
Scale 1:100



Drawing revisions	Revision Date

Drawing Number : 1 NBNE_SK01	Date : September 2021.
Scale : Noted @ A3	
Revision : -	Date: 01/09/2021

Proposed Front Garden Fence
1 North Bughtlin Neuk, Edinburgh. EH12 8XG
for
Ms N Thiruchelvam

Garden Fence Details

1, North Bughtlin Neuk, Edinburgh, City Of Edinburgh, EH12 8XG



Site Plan shows area bounded by: 318427.93, 674172.76 318569.35, 674314.18 (at a scale of 1:1250), OSGridRef: NT18497424. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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