

Architectural Service. (Baldridgeburn)
Fao. Darren Beresford.
237 Baldridgeburn
Dunfermline
KY12 9EG

Mrs Angela Saunderson.
12 House O'hill Road
Edinburgh
EH4 2AP

Decision date: 24 February 2022

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

Rear extension including a side dormer
At 12 House O'hill Road Edinburgh EH4 2AP

Application No: 21/06308/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 30 November 2021, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

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

Conditions:-

Reasons:-

1. The proposal in scale, form and position would fail to respect the established form of the existing bungalow property which would be harmful to its character and appearance. It would be an incompatible and dominant addition on the street scene detrimental to the existing neighbourhood character.

It is therefore contrary to Edinburgh Local Development Plan policy Des 12 (Alterations and Extensions).

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

Drawings 01-02, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

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

The proposal is contrary to the Edinburgh Local Development Plan.

The scale, form and position of the proposal would fail to respect the established form of the existing property and would be harmful to its character and appearance. It would be an incompatible and incongruous addition on the street scene detrimental to the existing neighbourhood character.

There are no material considerations that outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Lewis McWilliam directly at lewis.mcwilliam@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

**Application for Planning Permission
12 House O'hill Road, Edinburgh, EH4 2AP**

Proposal: Rear extension including a side dormer

**Item – Local Delegated Decision
Application Number – 21/06308/FUL
Ward – B05 - Inverleith**

Recommendation

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

Summary

The proposal is contrary to the Edinburgh Local Development Plan.

The scale, form and position of the proposal would fail to respect the established form of the existing property and would be harmful to its character and appearance. It would be an incompatible and incongruous addition on the street scene detrimental to the existing neighbourhood character.

There are no material considerations that outweigh this conclusion.

SECTION A – Application Background

Site Description

The proposal site is a detached bungalow property located on a corner plot at the junction between House O' Hill Road and House O'Hill Gardens. The site is located within a primarily residential area.

Description Of The Proposal

-Rear extension including a side dormer

Supporting Information

-Supporting document showing property types in the area.

Relevant Site History

02/02795/FUL
Erection of conservatory to rear of property
Granted
24 September 2002

Consultation Engagement

No Consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 6 December 2021

Date of Advertisement: Not Applicable

Date of Site Notice: Not Applicable

Number of Contributors: 0

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

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

a) The proposals comply with the development plan?

The Development Plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Design policies Des 12.

The non-statutory Householder Guidance is a material consideration that is relevant when considering policy Des 12.

Scale, form, design and neighbourhood character

Edinburgh Local Development Plan (LDP) policy Des 12 (alterations and extensions) states that permission will be granted for alterations and extensions that in design, form, material and position are compatible with the character of the existing building and will not be detrimental to the neighbourhood character.

The Guidance for Householders states, that bungalow extensions should be designed in a way that retains the character of the original property and is subservient in appearance.

Rear extensions to bungalows should be in keeping with the existing property roof design and its ridge line should be below the ridge of the existing property. The hipped roof character of the bungalow should be respected. Gable end extensions will generally not be allowed unless this fits in with the character of the area and is of a high quality innovative design.

In regard to dormers, visible expanses should be retained on all four sides of the roof slope. Dormers on side elevations will be considered acceptable where it can be demonstrated that the proposal fits in well with the character of the surrounding area.

The proposed side dormer is large in scale projecting over 4m in width on the extended roof slope. The position of this side dormer projecting outwards from the extended roof in tandem with its scale will be disruptive and harmful to the symmetrical form of the hipped roof of the bungalow.

In support of the proposals, the applicant has submitted photos of properties near the proposal site. These examples evidence some range in property types in the area and extensions that have occurred.

Predominantly, extensions to bungalows are set back from the property's frontage and on less visible elevations which reduce the impact on the balance of the principal elevation and the symmetrical hipped roof character of the bungalow. Further, whilst it is acknowledged large dormers are present, generally these are positioned centrally on the front elevation of roof slopes.

The hipped roof character of bungalows is an aspect of design that the guidance seeks to protect as detailed above.

The gable extension and side dormer proposed is inappropriate here as its overall height and width (lack of set down or set back from the existing roof slope) in tandem with its form and location on this visible gable is disruptive to the symmetry of the existing hipped roof of the bungalow.

As viewed on this visible corner plot, it would appear as a dominant addition that's gable ended form fails to adequately respect the original hipped character of the property.

It is therefore an incompatible addition that would be detrimental to the existing neighbourhood character contrary to LDP policy Des 12 and the non-statutory guidance.

Neighbouring Amenity

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

In regard to privacy, it is acknowledged that the first floor opening to the rear will afford some view of the neighbour's garden south-east.

This opening will mainly face the applicant's own garden and neighbour's side gable. In light of this, it is not considered that any view of this garden will be unreasonable.

Furthermore, south-facing openings are at a high-level above the floor which will prevent any significant downward views onto adjacent land.

Other openings will face the existing boundary or street and no material loss of privacy will occur as a result.

In regard to neighbouring amenity, the proposals comply with Local Development Plan Policy Des 12 and the non-statutory Guidance for Householders.

Conclusion in relation to the Development Plan

The proposal is contrary to LDP policy Des 12.

The proposal in scale, form and position would fail to respect the established form of the existing bungalow property which would be harmful to its character and appearance. It would be an incompatible and dominant addition on the street scene detrimental to the existing neighbourhood character.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal does not comply with Paragraph 29 of SPP as it is an inappropriate design that does not take cues from the prevalent character of the built environment. It does not support good design.

Emerging policy context

The Draft National Planning Framework 4 is being consulted on at present and has not been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

No comments have been received.

Conclusion in relation to identified material considerations

The proposals do not raise any issues in relation to other material considerations identified.

Overall conclusion

The proposal is contrary to the Edinburgh Local Development Plan.

The scale, form and position of the proposal would fail to respect the established form of the existing property and would be harmful to its character and appearance. It would be an incompatible and incongruous addition on the street scene detrimental to the existing neighbourhood character.

There are no material considerations that outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reasons

1. The proposal in scale, form and position would fail to respect the established form of the existing bungalow property which would be harmful to its character and appearance. It would be an incompatible and dominant addition on the street scene detrimental to the existing neighbourhood character.

It is therefore contrary to Edinburgh Local Development Plan policy Des 12 (Alterations and Extensions).

Background Reading/External References

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

Further Information - [Local Development Plan](#)

Date Registered: 30 November 2021

Drawing Numbers/Scheme

01-02

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lewis McWilliam, Planning Officer
E-mail: lewis.mcwilliam@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

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 100508440-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Architectural service		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Darren	Building Name:	
Last Name: *	Beresford	Building Number:	237
Telephone Number: *	07535015595	Address 1 (Street): *	Baldridgeburn
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Dunfermline
Fax Number:		Country: *	UK
		Postcode: *	KY12 9EG
Email Address: *	Info@architecturalservicesscotland.com		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Angela"/>	Building Number:	<input type="text" value="12"/>
Last Name: *	<input type="text" value="Saunderson"/>	Address 1 (Street): *	<input type="text" value="house o'hill road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="uk"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH4 2AP"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="info@architecturalservicescotland.com"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="12 HOUSE O'HILL ROAD"/>
Address 2:	<input type="text" value="CORBIEHILL"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH4 2AP"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="675048"/>	Easting	<input type="text" value="321607"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Rear extension including side dormer.

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 are seeking a review of the local authority decision as it does not take into account the existing street scene. My clients immediate neighbors have very similar alterations of which we look to match. There's a varied mix architectural interest in the street and no set standard of home. Therefore we believe my clients proposals are not detrimental to the local area and enhance to appearance of the property.

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)

We raised our concerns at the time but the appointed officer disregarded the neighboring properties design as something to be considered in our design and refused our application. We feel that as the local authority have approved very similar alterations in the immediate vicinity they should look in favorable light to our proposals.

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)

I've attached the proposals and the neighboring properties which we look to replicate.

Application Details

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

21/06308/FUL

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

30/11/2021

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

24/02/2022

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr Darren Beresford

Declaration Date: 02/03/2022

12 House O’hill Road – Information in Support of Planning Application

The following houses are within the immediate neighbourhood or direct sight of my clients house with similar features we are looking to incorporate into our plan.



Above is 21 House O’hill Road which is diagonally to the left of our clients house – gable to front.



Above is 29 House O’hill Road diagonally opposite to the right of our clients house – gable to front.



Above is 55 House O'hill Avenue. This is the end of my street. Gable/front and rear elevations all visible from House O'hill Road



Above is 1 House O'hill Grove and is picture taken from my clients Dinning Room. This dormer looks across the road into their Kitchen, dining room and Lounge and is similar in size to what we are proposing on the side of our clients house – a mirror image.

I cannot find plans in the Council portal but suspect this was done in 1994 as there is an entry with no paperwork attached.



Above is 10 Corbiehill Ave (continuation of House O'hill Road) - large dormer to front



Above is 30 Corbiehill Ave (continuation of House O'hill Road) - large dormer to front



Above is 55 House O'hill Ave (at end of our clients street) - large dormer on front of house in prominent corner position



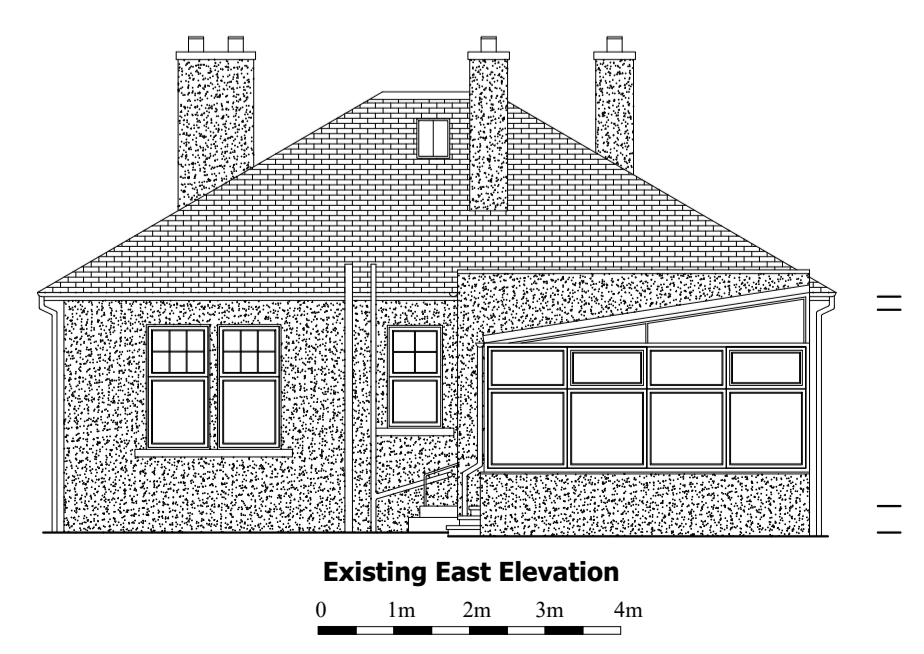
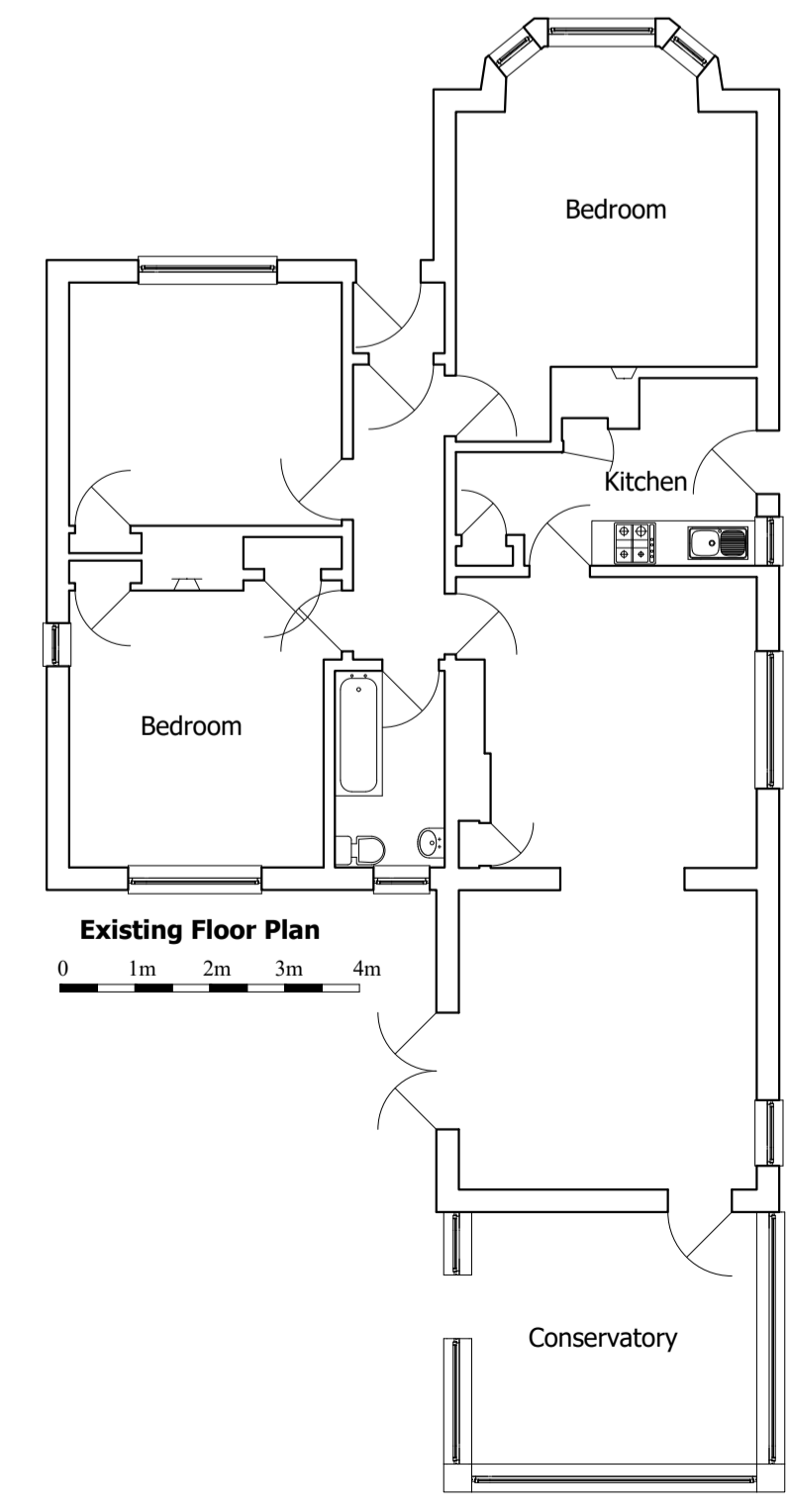
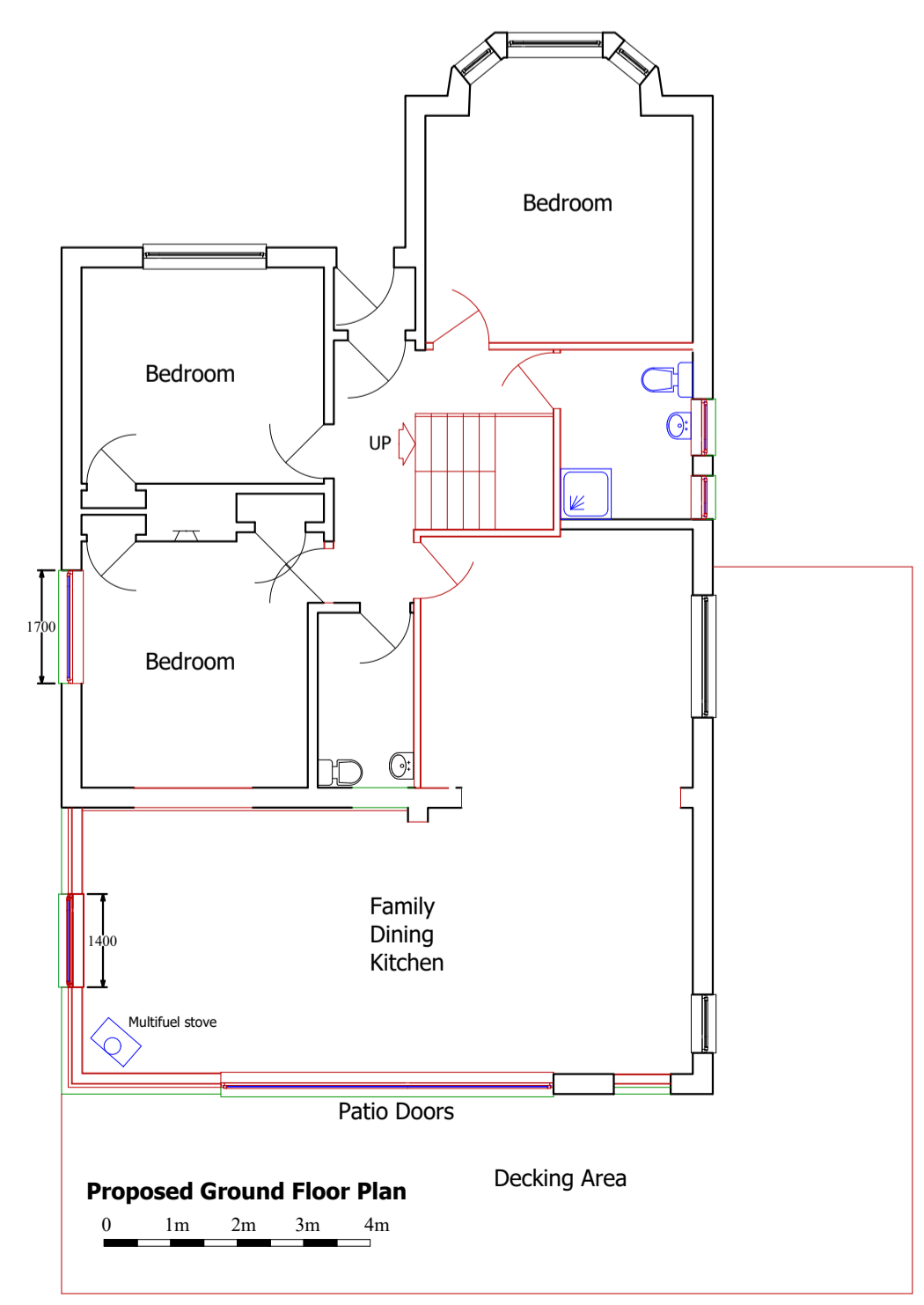
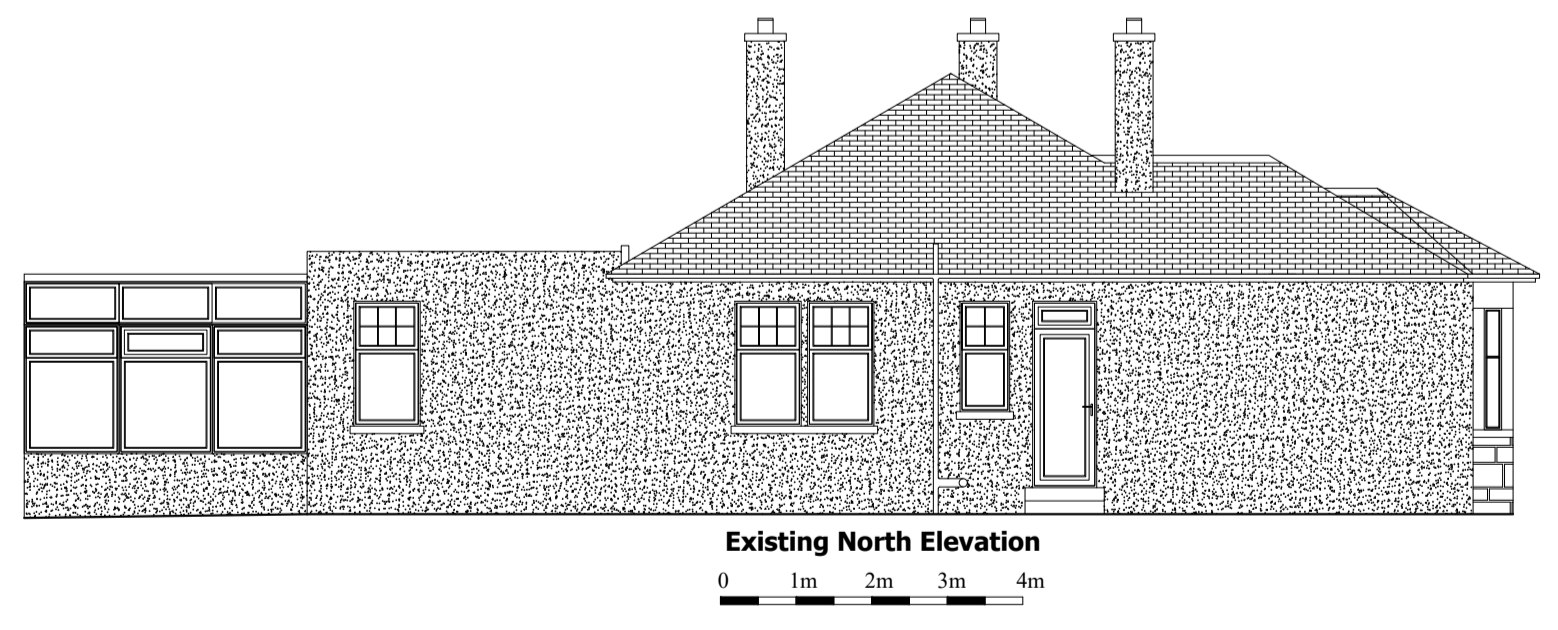
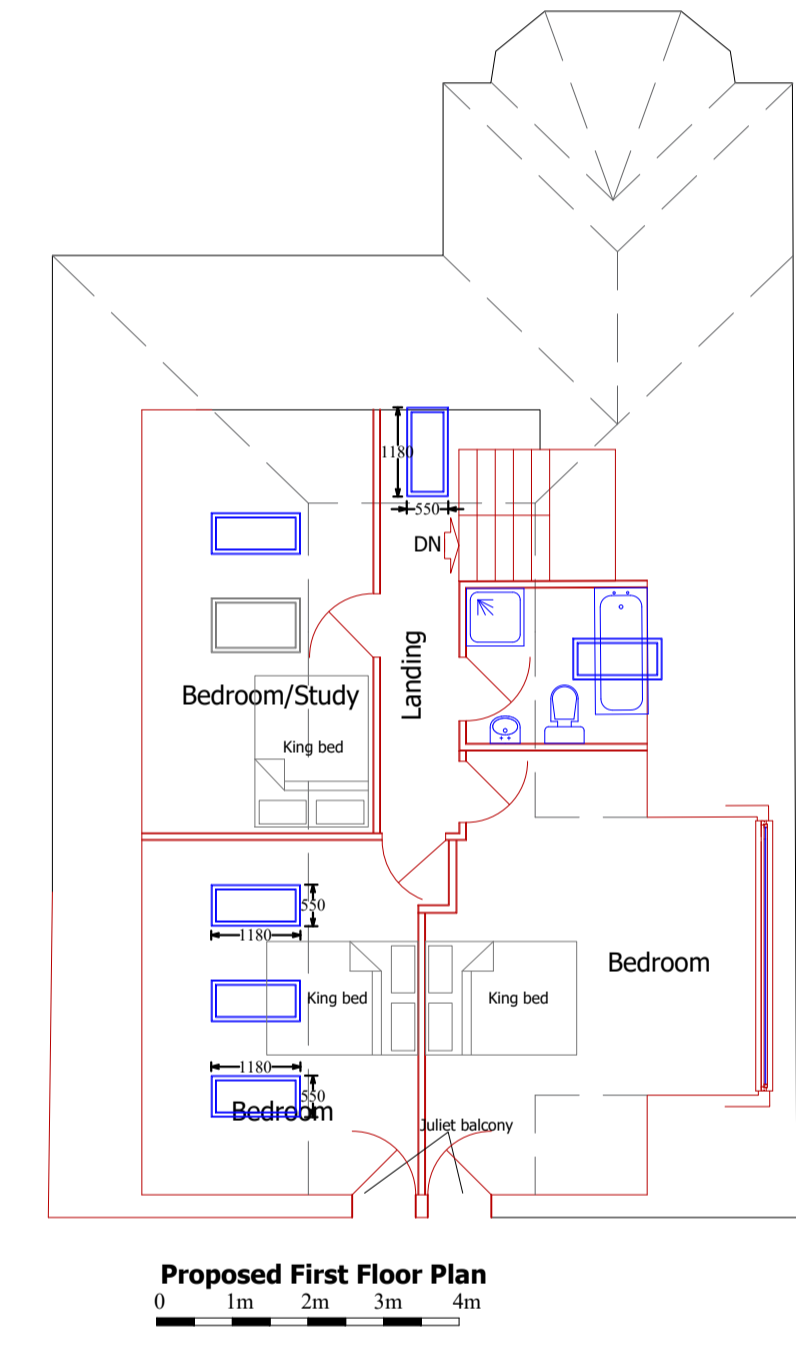
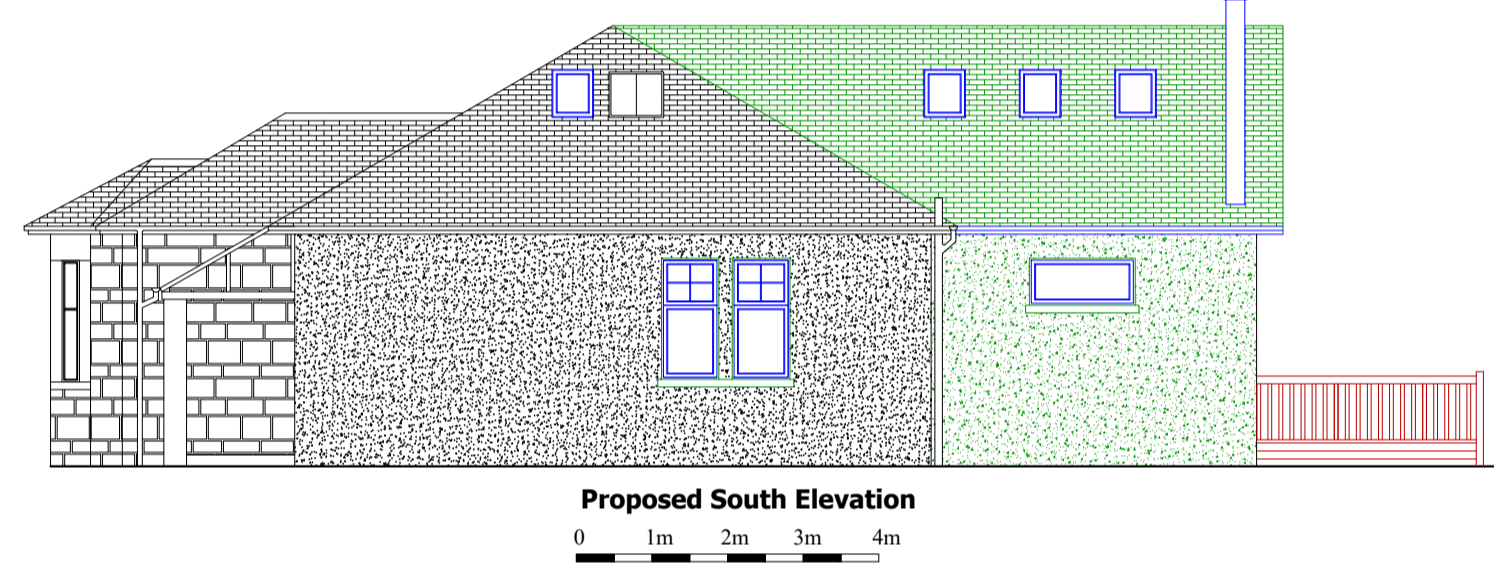
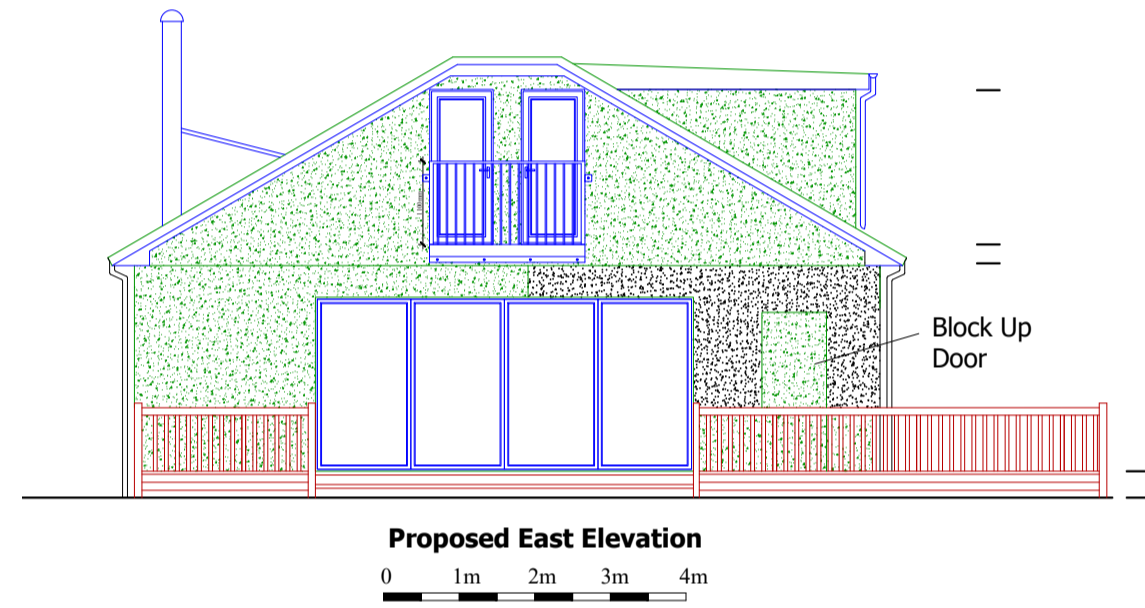
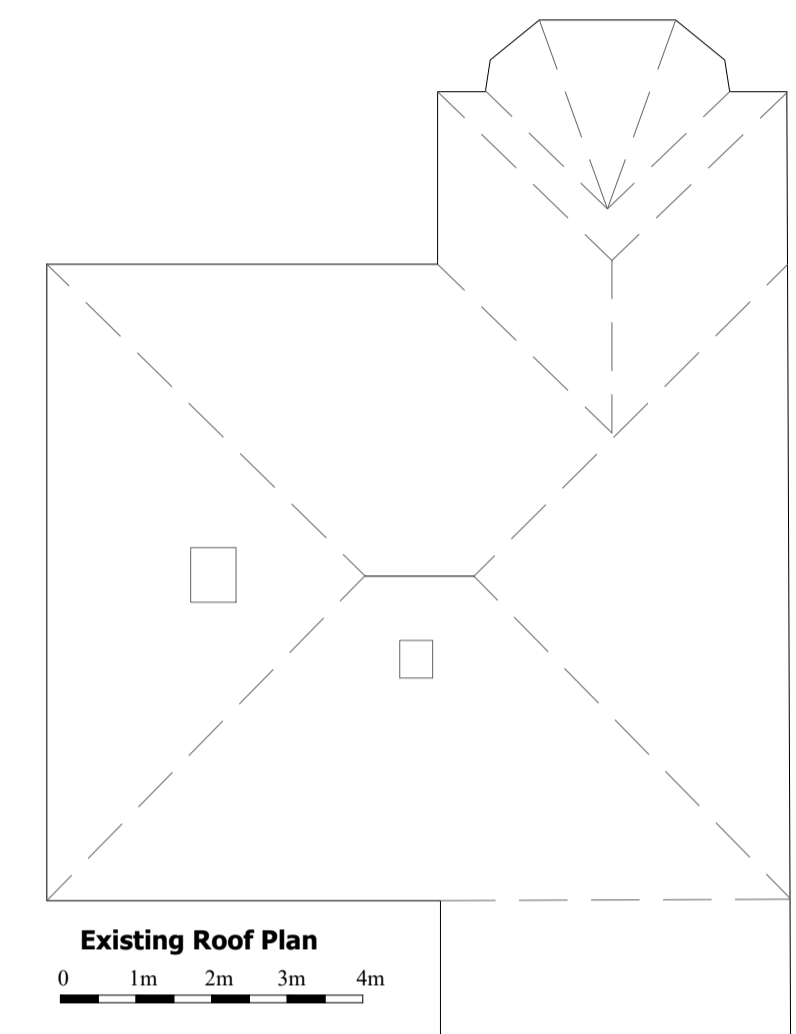
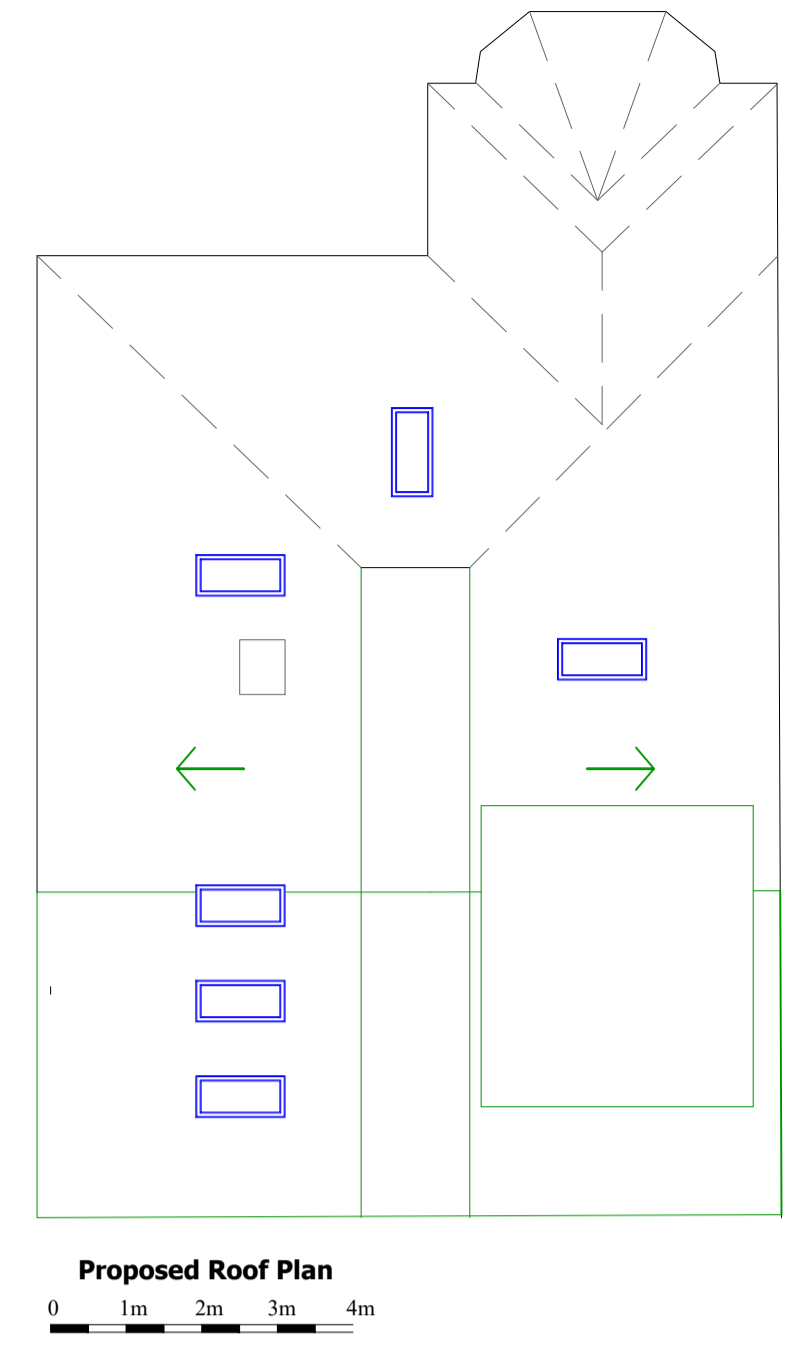
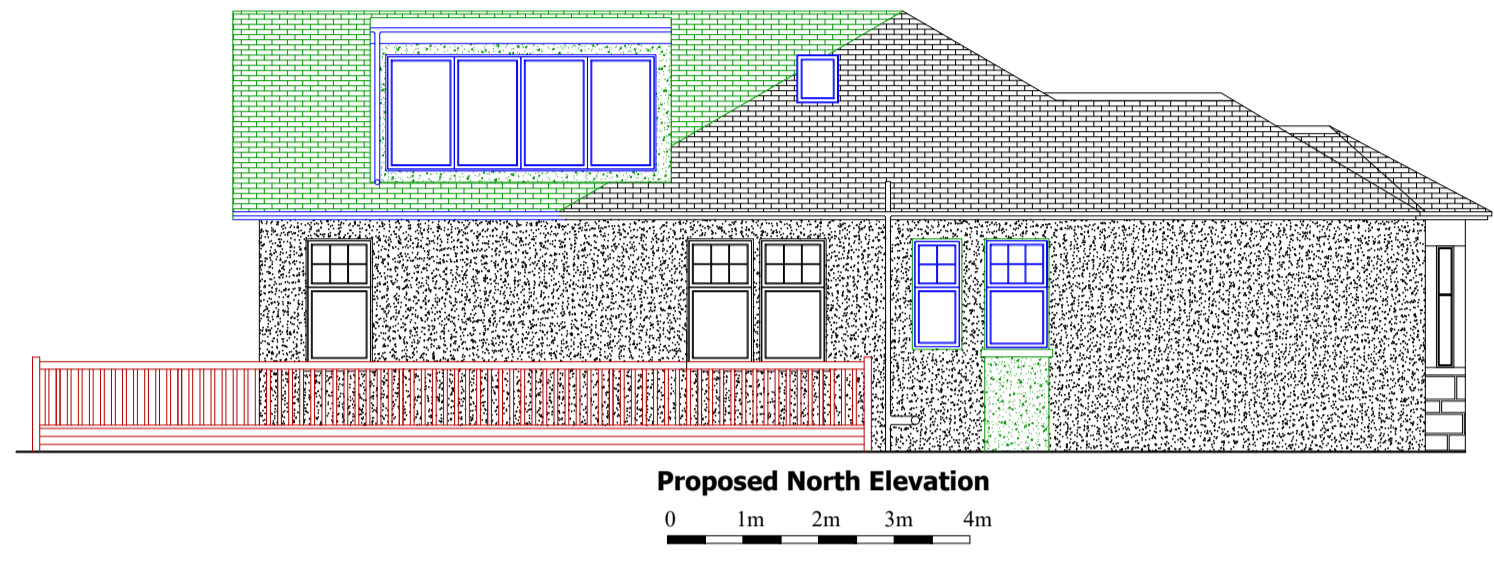
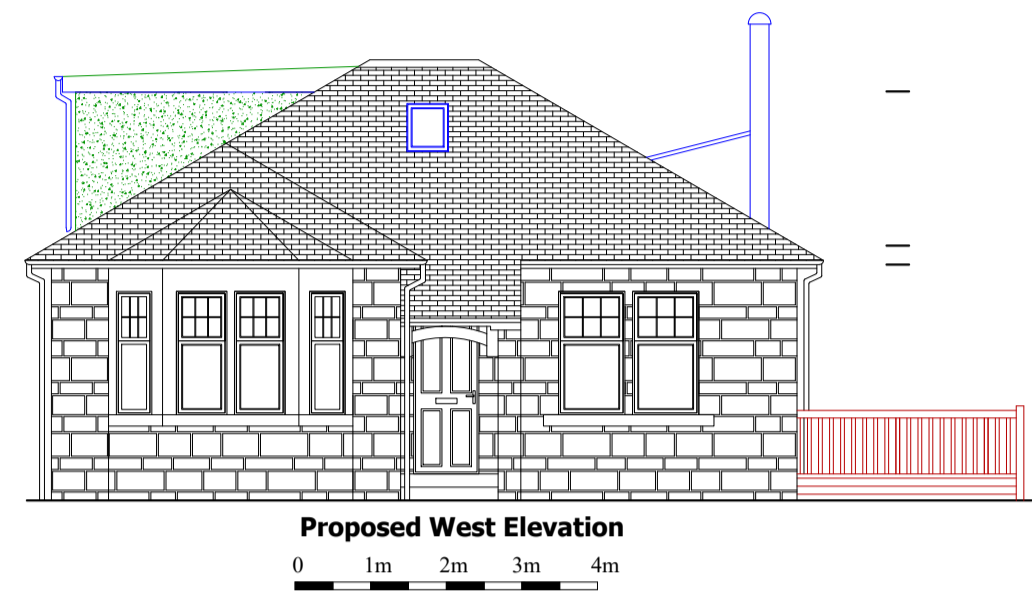
Above is 20 Corbiehill Ave (extension of our clients street) - large rear extension with gable end.



Above is 29 House O'Hill Road directly opposite our clients home with rear extension following the ridge line.



Above is another property viewed from my clients upstairs bedroom on their side elevation. Again, a property my client wishes to replicate it's design into their proposals. The house address in this picture is 58 Columba Road.



Remove Chimneys
 Roof tiles to match existing house
 Velux windows
 Steel Juliet balcony
 Dormer roughcast to match existing house
 Roughcast to match existing house
 UPVC Windows, doors and RWG
 Wooden decking area

ARCHITECTURAL SERVICES
 237 Baldrigburn
 Dunfermline
 KY12 9EG
 T: 07535015595

Project name and address
 Rear Extension
 Mrs Angela Sanderson
 12 House O Hill Road
 Edinburgh
 EH24 2AP

This drawing has been prepared to attain statutory Local Authority Consent. All sizes and existing structure to be confirmed on site prior to commencing work.
 W: www.ArchitecturalServicesScotland.com
 E: info@ArchitecturalServicesScotland.com
 T: 07535015595

Project Extension	Sheet A1
Date 22nd November 2021	1
Scale 1:100	