

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 100509931-004

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

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Stuart"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Robinson"/>	Building Number:	<input type="text" value="15"/>
Telephone Number: *	<input type="text" value="07538838404"/>	Address 1 (Street): *	<input type="text" value="Greenbank Drive"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="EH10 5RE"/>
Email Address: *	<input type="text" value="stuartdrobinson82@gmail.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="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Bobbi"/>	Building Number:	<input type="text" value="14"/>
Last Name: *	<input type="text" value="Dickson"/>	Address 1 (Street): *	<input type="text" value="Longstone Gardens"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH14 2AW"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="14 LONGSTONE GARDENS"/>
Address 2:	<input type="text" value="PARKHEAD"/>
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="EH14 2AW"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="671058"/>	Easting	<input type="text" value="320929"/>
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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)

2 storey extension to the side of the property, 1 storey extension to the rear (as amended).

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.

The Planning Officer requested a sun path analysis to be carried out to prove no over excessive shadowing to number 12 due to the 2 storey extension to the side. The client was able to display through photos that due to where the sun rises and sets, no over shadowing would be formed, but this was not deemed acceptable

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)

2023-LP - Location Plan 2023-(PL)01 - Existing ground floor/ site plan 2023-(PL)03 - Existing elevations and section 2023-(PL)04-B - Proposed site plan 2023-(PL)05-A - Proposed ground floor plan 2023-(PL)06-A - Proposed 1st floor plan 2023-(PL)07-A - Proposed 2nd floor plan 2023-(PL)08 - Proposed north west elevation 2023-(PL)09-B - Proposed south east elevation 2023-(PL)10-A - Proposed south west elevation 2023-(PL)11-A - Proposed block plan

Application Details

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

21/06334/FUL

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

01/12/2021

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

03/05/2022

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Visiting the site at three different times to confirm that no excessive over shadowing will be thrown onto the rear garden at number 12 Longstone Gardens

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 Stuart Robinson

Declaration Date: 30/05/2022



LEGEND - red lines indicates removals
 1 - Line of existing house shown dotted
 2 - Office pod. Height at boundary 2.2m. Reduced by 7m²
 3 - Area of neighbours garden where 45° line from the roof is above 2m

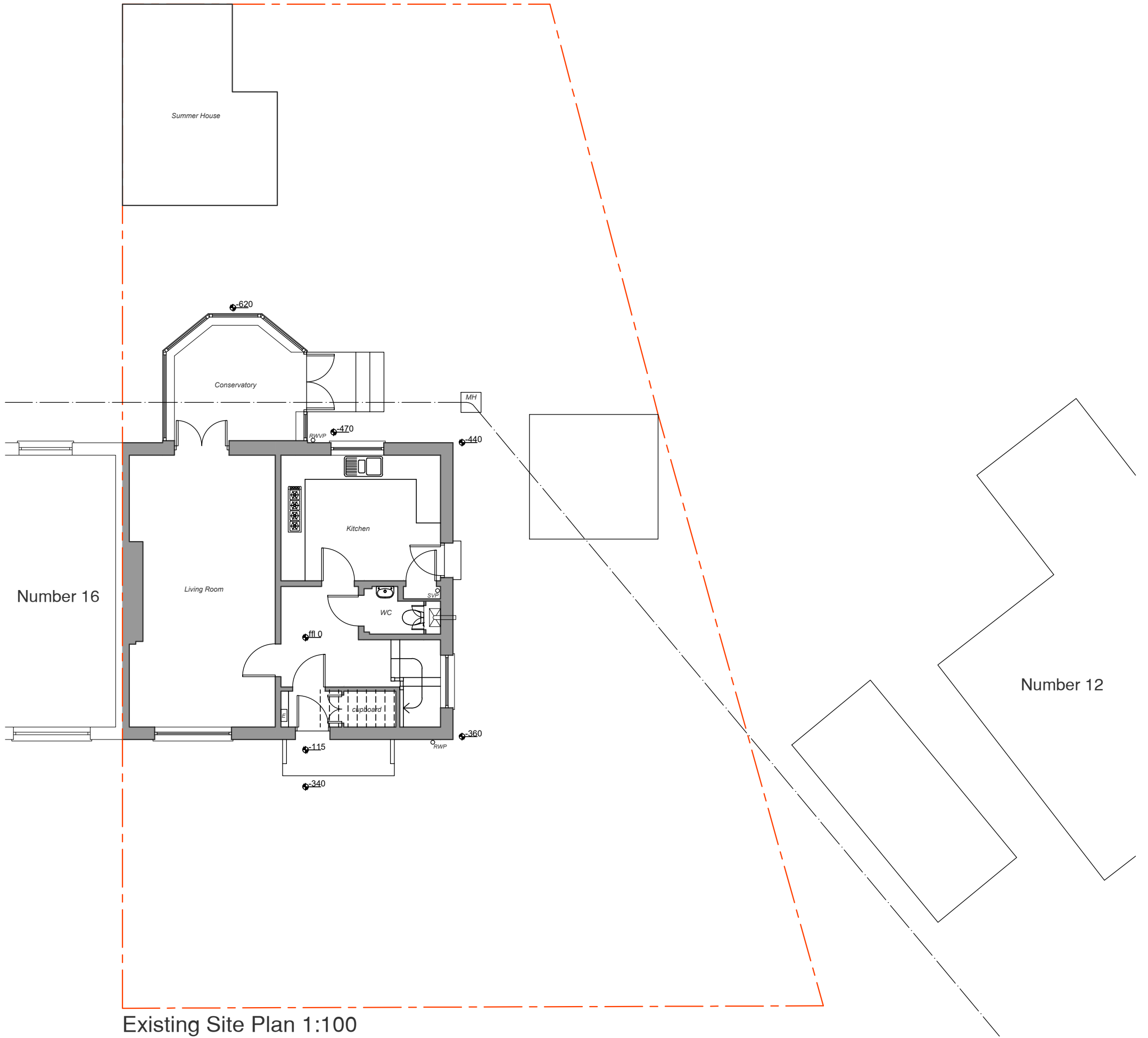
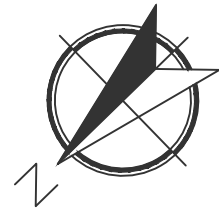
Block Plan 1:200

Rev.	Revision	Date
A	Planning Revision	Mar22
	Planning Revision	Jan22
Robinson Architectural Services		
15 GREENBANK DRIVE EDINBURGH EH10 5RE		
<i>Client</i> Bobbi Dickson		
<i>Project</i> Extension and Alterations at 14 Longstone Gardens, Edinburgh		
<i>Title</i> Proposed Block Plan		
Scale 1:200@A3	Date Jan 22	Drawn SR
Drwg No	2023-(PL)11	Revision A



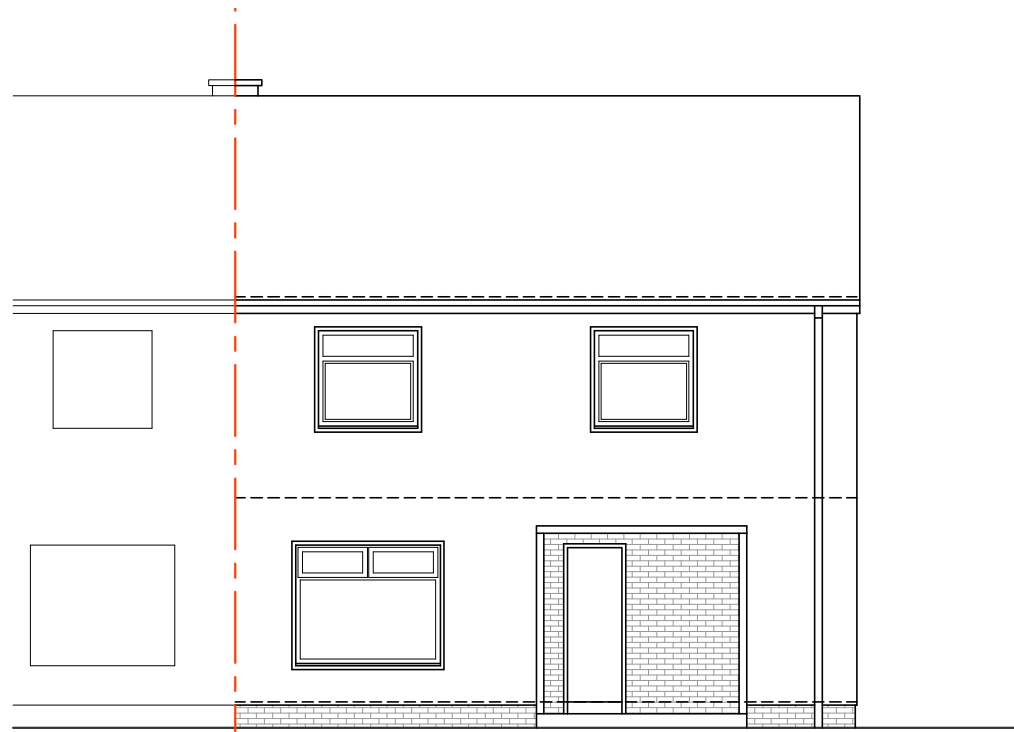
Location Plan 1:1250

Planning	Nov 21	<i>Client</i> Bobbi Dickson	<i>Project</i> Extension and Alterations at 14 Longstone Gardens, Edinburgh			
		<u>Robinson Architectural Services</u>	<i>Title</i> Location Plan			
		15 GREENBANK DRIVE EDINBURGH EH10 5RE	<i>Scale</i> 1:1250@A4	<i>Date</i> JUL20	<i>Drawn</i> SR	
			<i>Drwg No</i> 2023-LP		<i>Revision</i>	

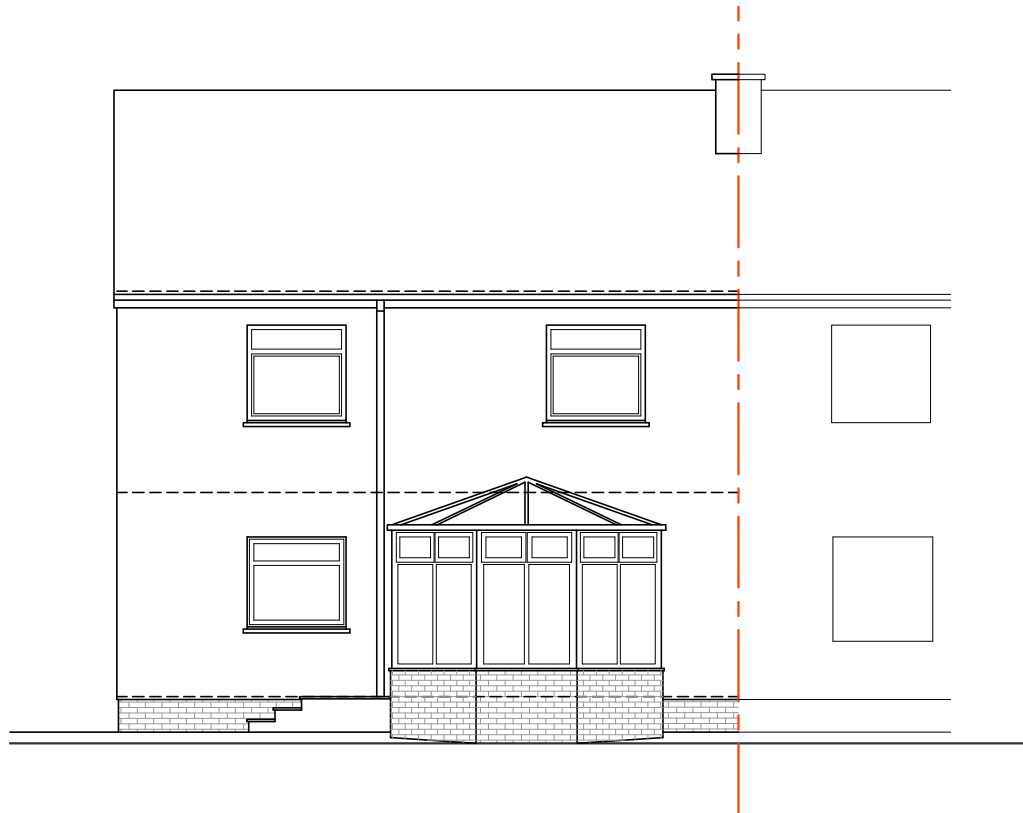


Existing Site Plan 1:100

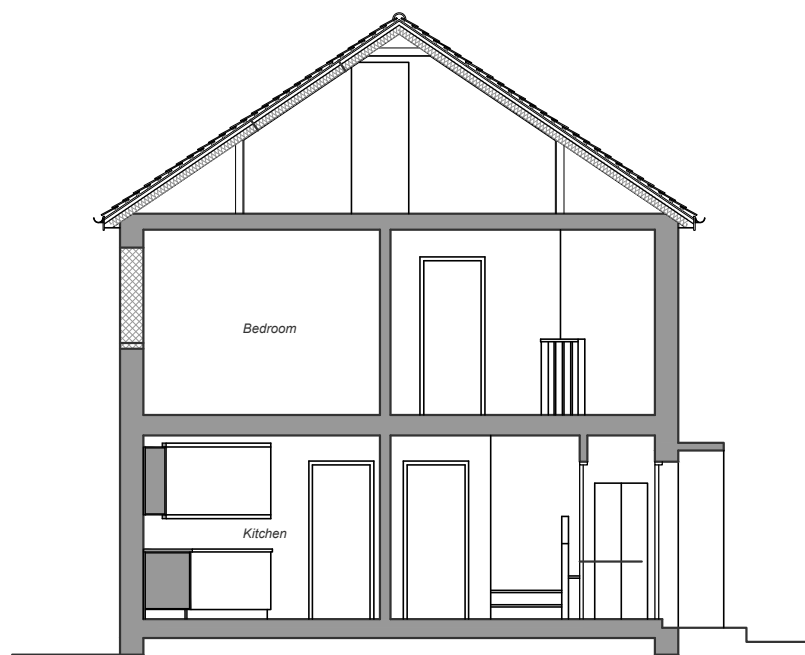
Planning	Nov 21	Client Bobbi Dickson	Project Extension and Alterations at 14 Longstone Gardens, Edinburgh			
		Robinson Architectural Services		Title Existing Site Plan		
		15 GREENBANK DRIVE EDINBURGH EH10 5RE		Scale 1:100@A3	Date July20	Drawn SR
				Drwg No 2023-(PL)01		Revision



Existing North West Elevation 1:100

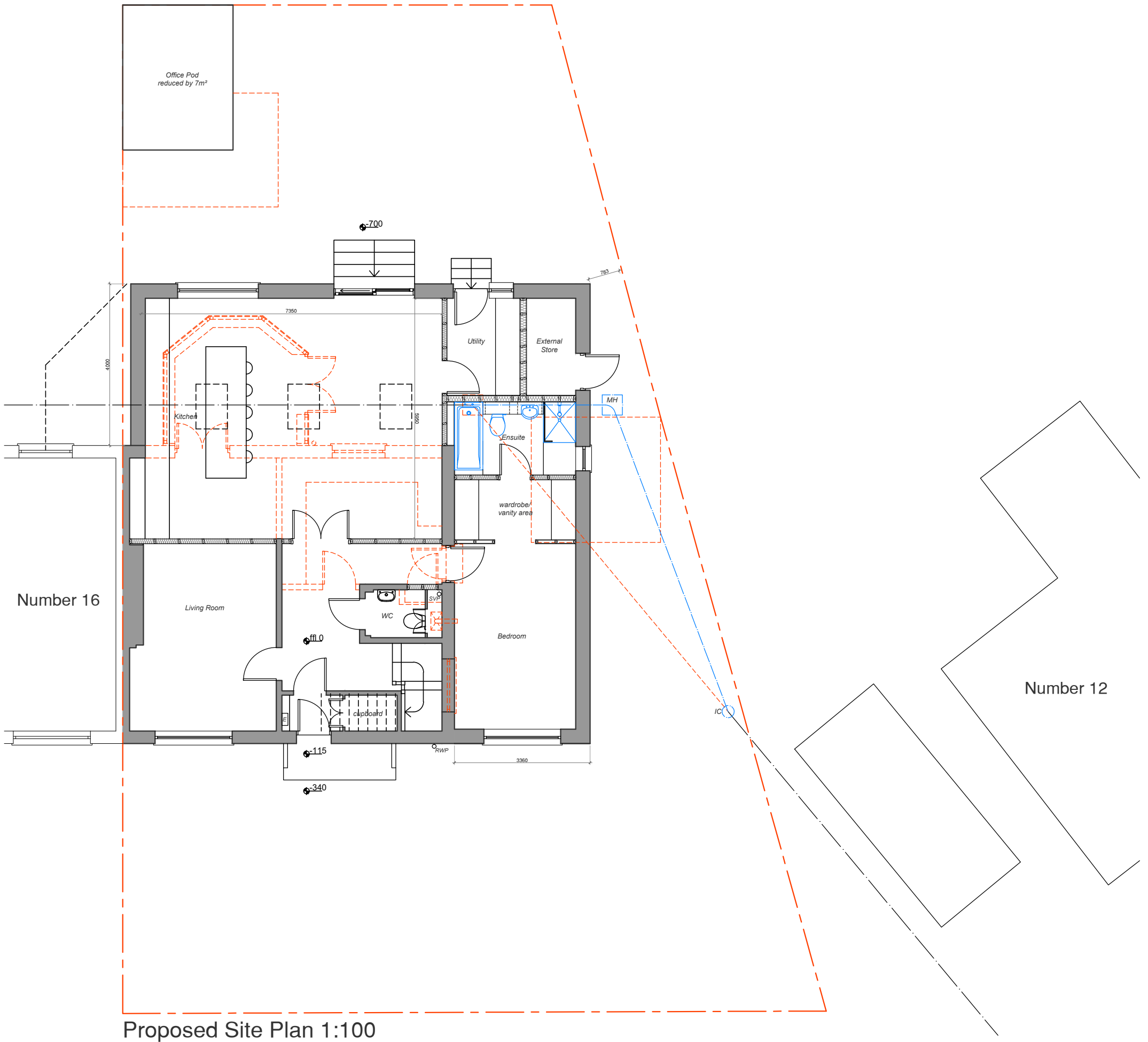
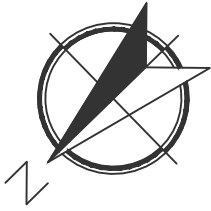


Existing South East Elevation 1:100



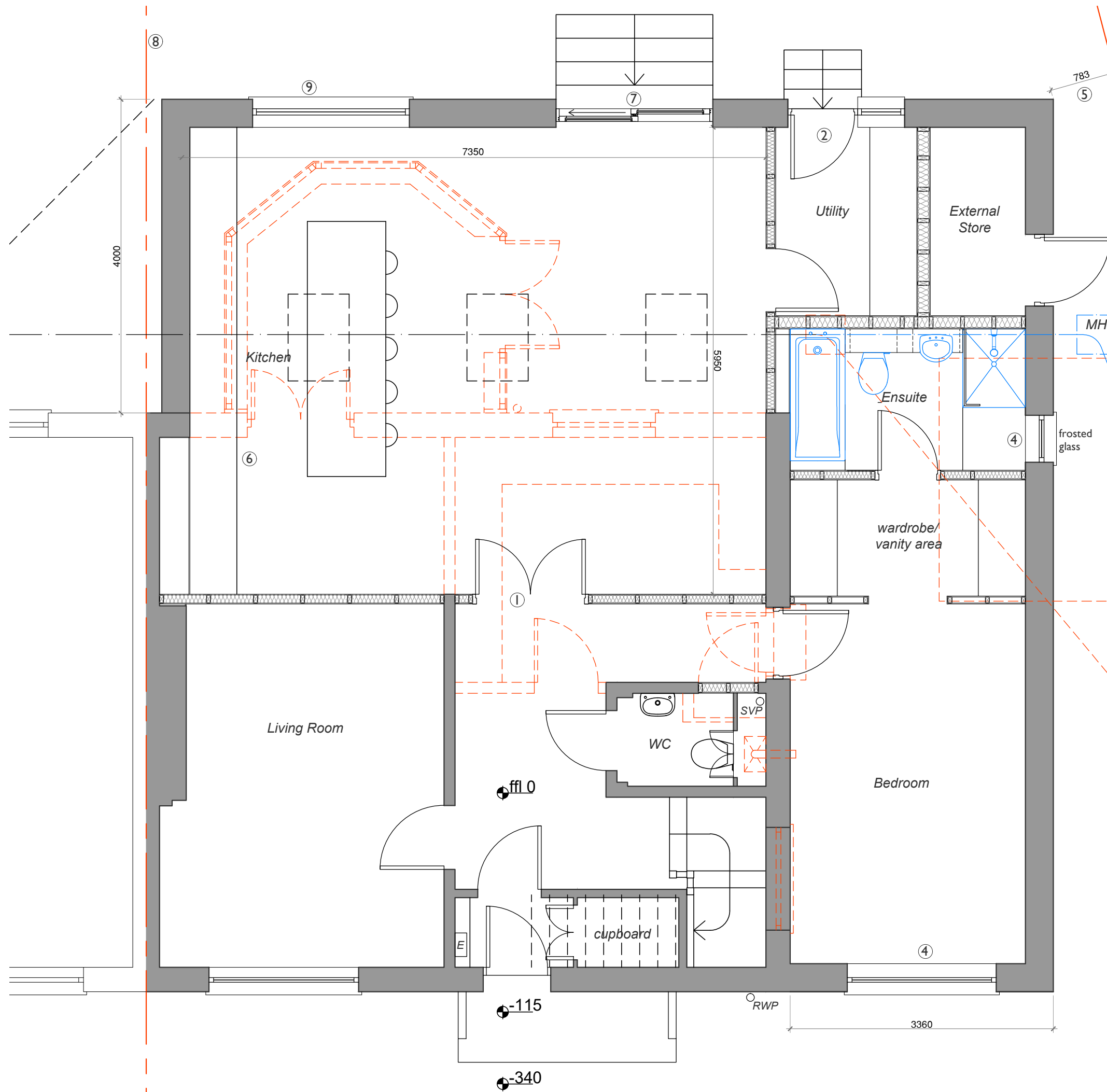
Existing Section 1:100

Planning	Nov 21	Client Bobbi Dickson	Project Extension and Alterations at 14 Longstone Gardens, Edinburgh			
		Robinson Architectural Services		Title Existing Elevations and Section		
		15 GREENBANK DRIVE EDINBURGH EH10 5RE		Scale 1:100@A3	Date July20	Drawn SR
				Drwg No 2023-(PL)03		Revision

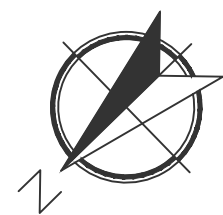


Proposed Site Plan 1:100

C Planning Revision B Planning Revision A Planning Revision Planning	Mar 22 Feb 22 Jan 22 Nov 21	<i>Client</i> Bobbi Dickson	<i>Project</i> Extension and Alterations at 14 Longstone Gardens, Edinburgh		
		Robinson Architectural Services	<i>Title</i> Proposed Site Plan		
		15 GREENBANK DRIVE EDINBURGH EH10 5RE	<i>Scale</i> 1:100@A3	<i>Date</i> July20	<i>Drawn</i> SR
			<i>Drwg No</i> 2023-(PL)04		<i>Revision</i> C

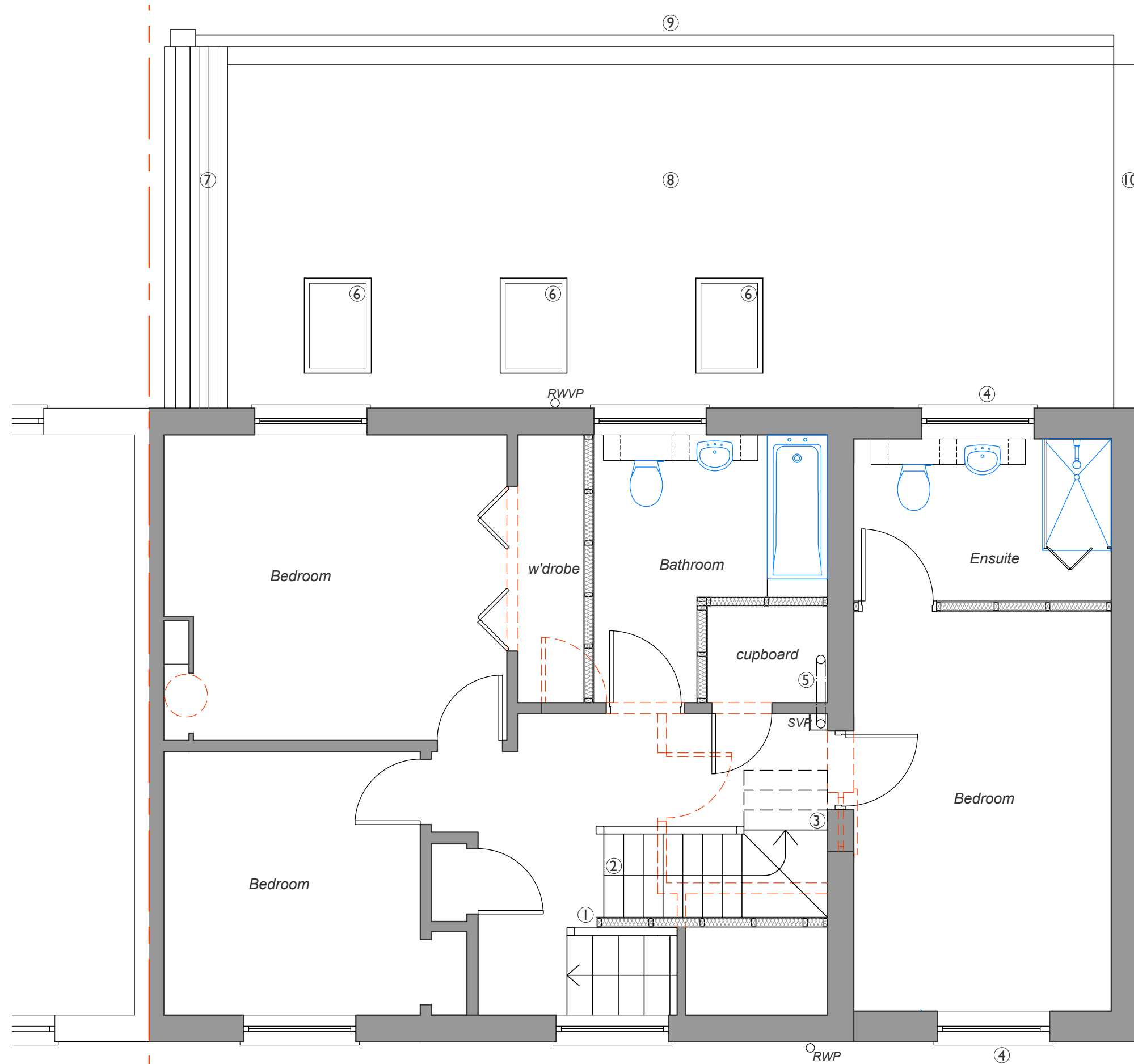


- LEGEND - red lines indicates removals**
- 1 - New glazed double doors to give sight line from front entrance to rear garden
 - 2 - New door with window adjacent to give access from Utility to rear garden. Dark grey frame
 - 3 - Drainage line altered and new manhole constructed to suit new extension position
 - 4 - New window. Material and style to match existing
 - 5 - Gap to give access from front to rear
 - 6 - Bank of kitchen units with island and breakfast bar
 - 7 - Sliding doors with fixed window adjacent. Steps to access rear garden. Structural Opening 2000mm x 2200mm. Dark Grey frame
 - 8 - 1.8m boundary fence
 - 9 - Clerestorey window. Internal cill 1700mm. Dark grey frame

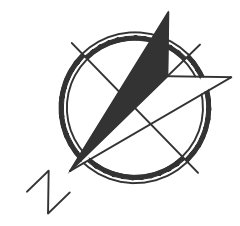


Rev.	Revision	Date
A	Planning Revision Planning	Mar22 Nov21
Robinson Architectural Services		
15 GREENBANK DRIVE EDINBURGH EH10 5RE		
Client Bobbi Dickson		
Project Extension and Alterations at 14 Longstone Gardens, Edinburgh		
Title Proposed Ground Floor Plan		
Scale 1:50@A3	Date July 20	Drawn SR
Drwg No 2023-(PL)05	Revision A	

Proposed Ground Floor Plan 1:50

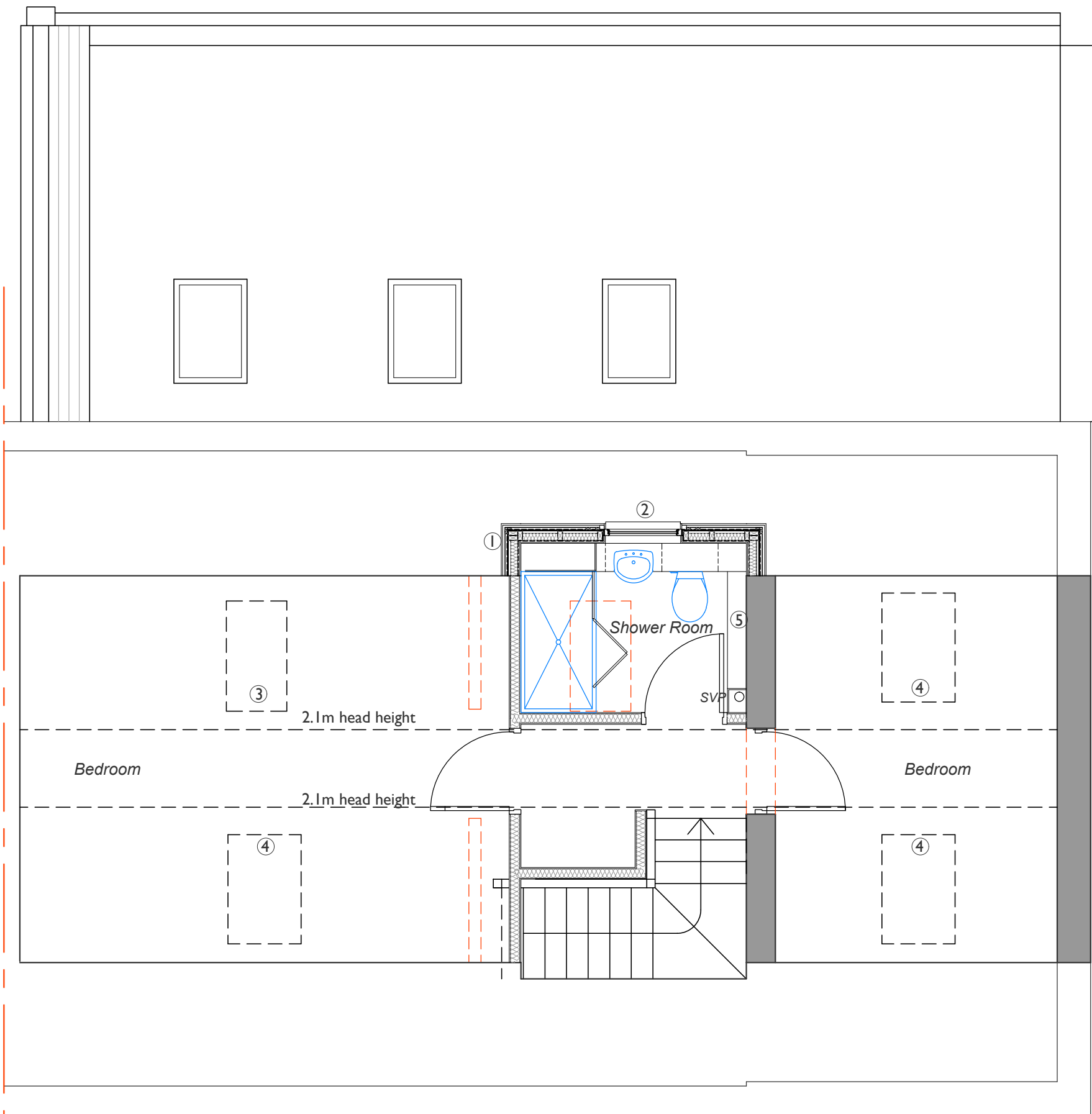


- LEGEND - red lines indicates removals**
- 1 - New partition
 - 2 - New timber stair to second floor
 - 3 - Stairs above over corridor. 1950mm at lowest point
 - 4 - New window. Material and style to match existing
 - 5 - SVP altered to run under 1st floor ceiling, rather than above it, to suit new 2nd floor layout. Terminal remains
 - 6 - New rooflight to single storey rear extension
 - 7 - Section of pitched roof to reduce height on boundary
 - 8 - Single ply membrane fat roof
 - 9 - Overhang with concealed gutter
 - 10 - Parapet with metal capping

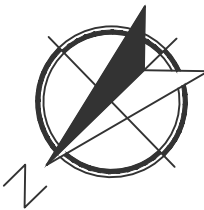


Proposed 1st Floor Plan 1:50

Rev.	Revision	Date
A	Planning Revision Planning	Mar22 Nov21
Robinson Architectural Services		
15 GREENBANK DRIVE EDINBURGH EH10 5RE		
Client Bobbi Dickson		
Project Extension and Alterations at 14 Longstone Gardens, Edinburgh		
Title Proposed First Floor Plan		
Scale 1:50@A3	Date July 20	Drawn SR
Drwg No 2023-(PL)06	Revision A	



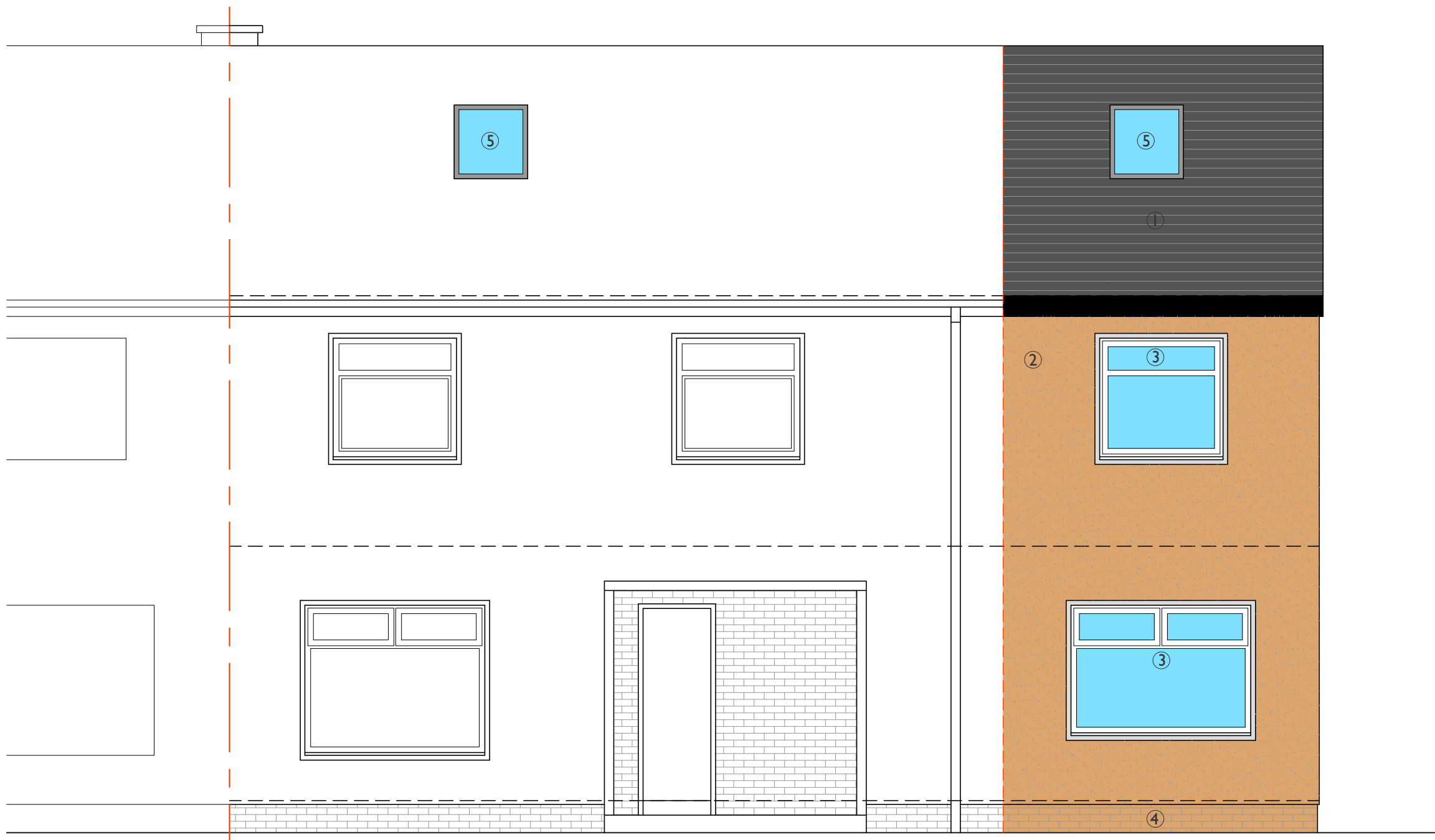
- LEGEND - red lines indicates removals**
- 1 - New dormer with timber cladding (colour to match tiles)
 - 2 - New window. Material and style to match existing
 - 3 - Existing rooflight
 - 4 - New rooflight
 - 5 - Low level duct to hide pipes connecting appliance to existing SVP



Proposed 2nd Floor Plan 1:50

A	Planning Revision Planning	Mar22 Nov21
<i>Rev.</i>	<i>Revision</i>	<i>Date</i>
Robinson Architectural Services		
15 GREENBANK DRIVE EDINBURGH EH10 5RE		
<i>Client</i>		
Bobbi Dickson		
<i>Project</i>		
Extension and Alterations at 14 Longstone Gardens, Edinburgh		
<i>Title</i>		
Proposed Second Floor Plan		
<i>Scale</i> 1:50@A3	<i>Date</i> July 20	<i>Drawn</i> SR
<i>Drwg No</i>	2023-(PL)07	<i>Revision</i> A

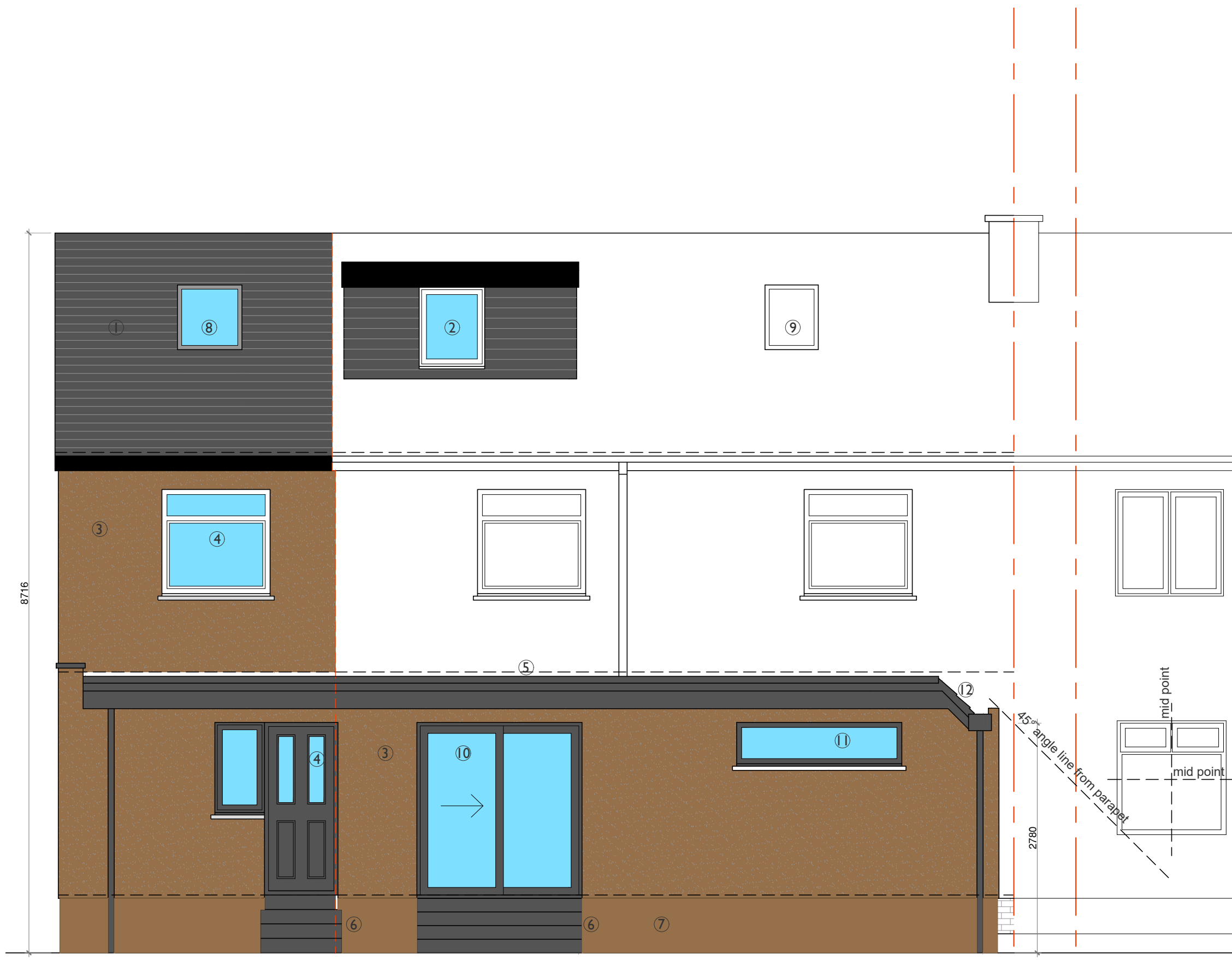
LEGEND - red lines indicates removals
 1 - New roof. Material to match existing
 2 - Render to match existing
 3 - New window. Material and style to match existing
 4 - Brick basecourse to match existing
 5 - New rooflight



Proposed North West Elevation 1:50

Planning		Nov21
Rev.	Revision	Date
Robinson Architectural Services		
15 GREENBANK DRIVE EDINBURGH EH10 5RE		
Client Bobbi Dickson		
Project Extension and Alterations at 14 Longstone Gardens, Edinburgh		
Title Proposed North West Elevation		
Scale 1:50@A3	Date July 20	Drawn SR
Drwg No 2023-(PL)08	Revision	

- LEGEND - red lines indicates removals**
- 1 - New roof. Material to match existing
 - 2 - New dormer with timber cladding (colour to match tiles). Material and style of window to match existing
 - 3 - Render to match existing
 - 4 - New external door with window adjacent. Door to give direct access from Utility to rear garden. Dark grey frame
 - 5 - Flat roof with overhang and concealed gutter
 - 6 - New steps from floor level down to garden level.
 - 7 - Brick basecourse to match existing
 - 8 - New rooflight
 - 9 - Existing rooflight
 - 10 - Sliding doors with fixed window adjacent. Dark grey frame
 - 11 - Clerestorey window. Dark grey frame
 - 12 - Section of pitched roof up to flat, to reduce height on boundary

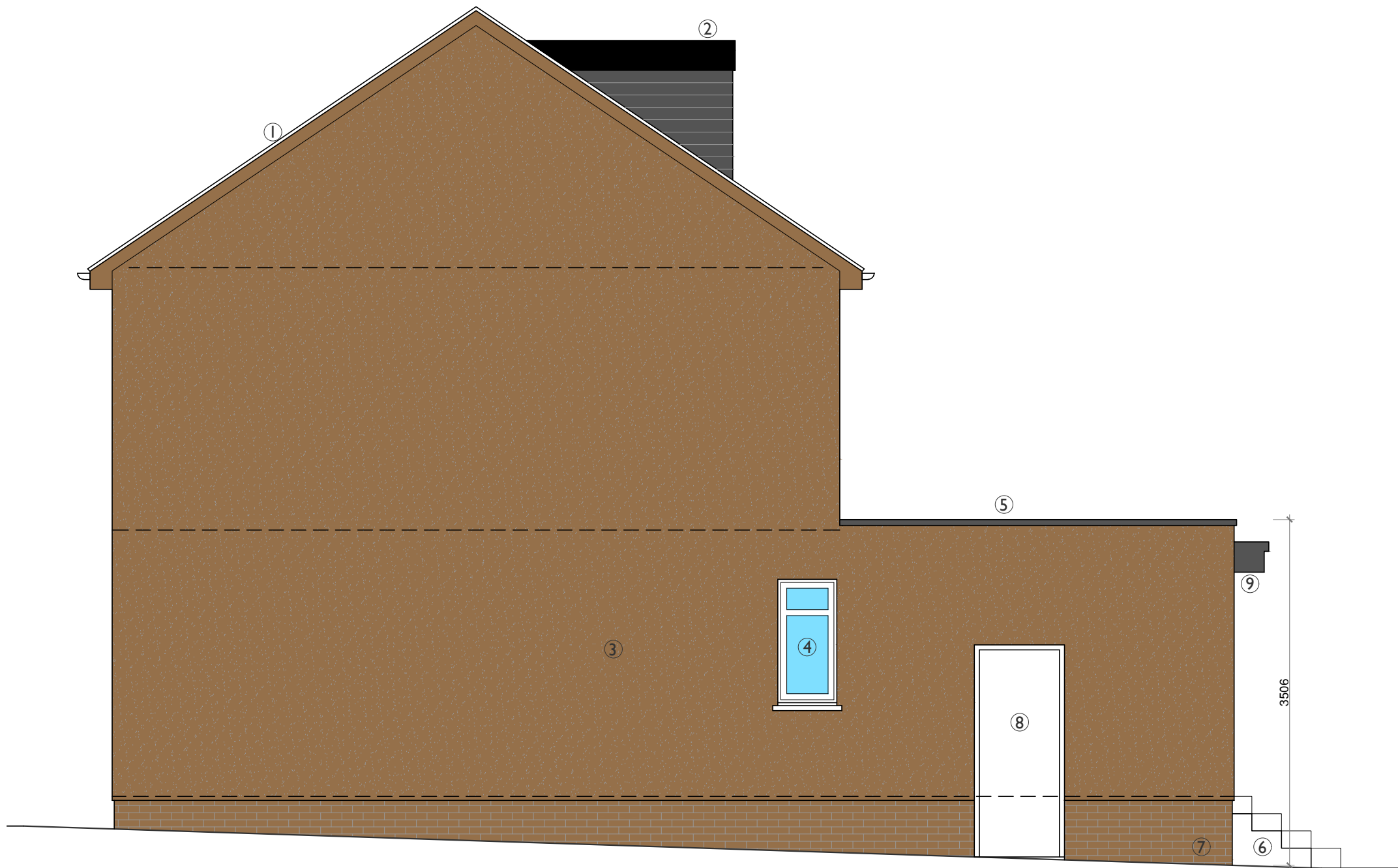


Proposed South East Elevation 1:50

	B Planning Revision	Mar22
	A Planning Revision	Jan22
	Planning	Nov21
Rev.	Revision	Date
Robinson Architectural Services		
15 GREENBANK DRIVE EDINBURGH EH10 5RE		
Client	Bobbi Dickson	
Project	Extension and Alterations at 14 Longstone Gardens, Edinburgh	
Title	Proposed South East Elevation	
Scale 1:50@A3	Date July 20	Drawn SR
Drwg No	2023-(PL)09	Revision B

LEGEND - red lines indicates removals

- 1 - New roof. Material to match existing
- 2 - New dormer with timber cladding (colour to match tiles).
Material and style of window to match existing
- 3 - Render to match existing
- 4 - New window with frosted glass.
- 5 - Metal capped parapet to flat roof
- 6 - New steps from floor level down to garden level.
- 7 - Brick basecourse to match existing
- 8 - Door to external store
- 9 - Overhang with concealed gutter



Proposed South West Elevation 1:50

A	Planning Revision Planning	Mar22 Nov21
<i>Rev.</i>	<i>Revision</i>	<i>Date</i>
Robinson Architectural Services		
15 GREENBANK DRIVE EDINBURGH EH10 5RE		
<i>Client</i> Bobbi Dickson		
<i>Project</i> Extension and Alterations at 14 Longstone Gardens, Edinburgh		
<i>Title</i> Proposed South West Elevation		
<i>Scale</i> 1:50@A3	<i>Date</i> July 20	<i>Drawn</i> SR
<i>Drwg No</i> 2023-(PL)10	<i>Revision</i> A	