

13 JUN 2019

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) Act 1977 (as amended) in respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

| 1. Applicant's Details | | 2. Agent's Details (if any) | |
|------------------------|--------------------------|-----------------------------|----------------|
| Title | Mr | Ref No. | |
| Forename | Mark | Forename | John |
| Surname | Foster | Surname | Hunter |
| Company Name | | Company Name | |
| Building No./Name | 19 | Building No./Name | 11 |
| Address Line 1 | Craiglockhart Road North | Address Line 1 | Old Mill Grove |
| Address Line 2 | | Address Line 2 | |
| Town/City | Edinburgh | Town/City | East Whitburn |
| Postcode | EH14 1BR | Postcode | EH47 0LW |
| Telephone | | Telephone | |
| Mobile | | Mobile | |
| Fax | | Fax | |
| Email | | Email | |

| 3. Application Details | |
|--|-------------------------------|
| Planning authority | The City of Edinburgh Council |
| Planning authority's application reference number | 18/08822/FUL |
| Site address | |
| 19 CRAIGLOCKHART DRIVE NORTH EDINBURGH EH14 1BR | |
| Description of proposed development | |
| Erect two-storey extension to side of house with a single-storey extension to rear. Part change of use from domestic dwelling to domestic dwelling/dog-grooming business. | |

Date of application

26 OCTOBER 2018

Date of decision (if any)

14 MAY 2019

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application)

☒

Application for planning permission in principle

☐

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

☐

Application for approval of matters specified in conditions

☐**5. Reasons for seeking review**

Refusal of application by appointed officer

☒

Failure by appointed officer to determine the application within the period allowed for determination of the application

☐

Conditions imposed on consent by appointed officer

☐**6. 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.

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

Further written submissions

☐

One or more hearing sessions

☐

Site inspection

☐

Assessment of review documents only, with no further procedure

☒

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

7. Site inspection

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

Can the site be viewed entirely from public land?

☐

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

☒

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

8. Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

We are seeking a Review to the decision to refuse permission for a proposed change of use from a dwelling-house [class 9] to a dwelling-house/dog grooming business [class 9/sui generis].

The attached documents, and in particular the 'Supporting Information for Local Review Board', demonstrate why the proposal will not have a 'materially detrimental' impact on the neighbouring residents as stated in the decision letter and in fact would be beneficial for the local community.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes ☐ No ☒

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

Location Plan MM/01
Existing Plans MM/02
Proposed Ground Floor Plan MM/03
Proposed First Floor Plan MM/04
Supporting Information for Local Review Board
Letters of support from Neighbours
Email from Councillor Key

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form ☒

Statement of your reasons for requesting a review ☒

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review. ☒

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 from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name:

John K Hunter

Date:

13 June 2019

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

PLANNING APPLICATION REF: 18/08822/FUL

SUPPORTING INFORMATION FOR LOCAL REVIEW BOARD

Proposal

Small dog grooming salon as outlined in drawings, situated within former garage area of property. Fully insulated with mains electricity, drainage and water supply. To be used as a studio for the sole purpose of self employment as a dog groomer.

Neighbours have given their full support for this venture and no official objections have been raised. Discussions have taken place with our immediate neighbours and we have outlined our proposals, to which they have advised they have no concerns. A number of neighbours have provided letters of support [attached].

Operating procedures

The studio would be operated by myself, Mrs Mhairi Foster, as a sole groomer on an 'appointment only' one-in-one-out basis with staggered appointment slots minimising customer cross over and reducing potential traffic.

It is proposed that the studio would operate during the following hours:

First admission no earlier than 8am and last admission no later than 4pm;
3-4 days per week day and no more than 2 Saturdays per calendar month;
Appointments lasting between 1-3 hours.

This would allow a maximum of 4 to 5 dogs per day, with a period of 20 minutes between bookings to eliminate the risk of customer cross over, minimising any dog interaction.

The purpose of these working hours is to allow flexibility around my 7-month old twin girls and my husband's shift pattern for the Ambulance Service. Hours and days may differ as my family grows up but would not exceed the outlined proposal above.

Noise abatement measures

The newly built studio will be fully insulated and the door will be kept closed for security and noise reduction measures. There will not be any holding facilities in the premises or in the garden, and it would be made clear to clients that dog minding prior to, and after, each appointment slot is NOT provided. Based on my experience in a similar small studio this is a highly effective noise abatement measure as it minimises contact between strange dogs, and dogs are much calmer than if crated or held for long periods of time.

In my experience noise levels would be no more than a home hairdressing salon or home child care service. Any equipment used would be no louder than a home Hoover. With offering a one-in-one-out service, any potential noise would not exceed an average residential property that contains a family dog.

Parking

It is expected that my client base will mainly be from the local area and many clients will walk to and from their appointments minimising increased traffic.

We have a driveway available for clients and there is also ample on-street parking available for the public using local amenities in the street within 65m of our address: these include a hairdressers, chemist, post office and dentist.

I would also offer a limited collection and delivery service to clients to further reduce potential client traffic.

Precedent

I am aware of many dog groomers who run successful home salons throughout Edinburgh and the Lothians (and beyond) who have gained permission for change of use within residential areas.

In particular, 'Currie Dog Groomers' has operated for 7 years without issue, whom Edinburgh Council authorised change of use. Also 'Furrynuff', currently based in Rosewell, has operated since 2008, moving residence and business premises within this time, gaining change of use each time.

In addition, it is worth noting that a brief inspection of Google Maps or similar search facility will show various small businesses listed at residential addresses in the local area.



| | | |
|-------------------------------------|-----------------------------|---------------------|
| EXTENSION TO HOUSE | | |
| 19 CRAIGLOCKHART RD. NORTH EH14 1BR | | |
| LOCATION PLAN | scale: 1:1250 drg. MM/01 | date: 09/12 rev: |