

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (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://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename	GEORGE	Forename	
Surname	MACGREGOR	Surname	
Company Name		Company Name	PROJECT MANAGEMENT & ARCHITECTURAL SERVICES LTD
Building No./Name	10	Building No./Name	17 Blackford Bank
Address Line 1	CREWE LOAN	Address Line 1	Edinburgh EH9 2PR
Address Line 2		Address Line 2	0131 478 2182
Town/City	EDINBURGH	Town/City	george@pmas-edinburgh.co.uk
Postcode	EH5 2LP	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority		EDINBURGH	
Planning authority's application reference number		19/00606/FUL	
Site address			
10 CREWE LOAN EDINBURGH EH5 2LP			
Description of proposed development			
FORM SUMMER HOUSE FOR DISABLED PERSON			

Date of application	<div style="border: 1px solid black; height: 20px; width: 80px;"></div>	Date of decision (if any)	<div style="border: 1px solid black; padding: 2px;">17 . 05 . 2019</div>
<p>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.</p>			
4. Nature of Application			
Application for planning permission (including householder application)		<input checked="" type="checkbox"/>	
Application for planning permission in principle		<input type="checkbox"/>	
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)		<input type="checkbox"/>	
Application for approval of matters specified in conditions		<input type="checkbox"/>	
5. Reasons for seeking review			
Refusal of application by appointed officer		<input checked="" type="checkbox"/>	
Failure by appointed officer to determine the application within the period allowed for determination of the application		<input type="checkbox"/>	
Conditions imposed on consent by appointed officer		<input type="checkbox"/>	
6. Review procedure			
<p>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.</p> <p>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.</p>			
Further written submissions		<input type="checkbox"/>	
One or more hearing sessions		<input type="checkbox"/>	
Site inspection		<input checked="" type="checkbox"/>	
Assessment of review documents only, with no further procedure		<input checked="" type="checkbox"/>	
<p>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.</p> <div style="border: 1px solid black; height: 40px; width: 100%; margin-top: 10px;"></div>			
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?		<input checked="" type="checkbox"/>	
Is it possible for the site to be accessed safely, and without barriers to entry?		<input checked="" type="checkbox"/>	

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.

SEE SEPARATE SHEET

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.

8.0 STATEMENT

Mr MacGregor has a grand daughter who is suffering from Autism.

The granddaughter relaxes when outside in the garden and it was decided to build a summerhouse for the granddaughter so she could relax and hopefully get a bit better. It helped her calm down.

Mrs MacGregor asked the planning department if there were any consents required for the summer house and the answer was “no consents required.”

Both Mr & Mrs MacGregor have done the right thing. The only thing they did wrong was not get it in writing.

The neighbour below complained to the council about the summer house and planning officers attended. The planners told Mr & Mrs MacGregor that work had to stop and they would need planning consent

Mr & Mrs MacGregor stopped work on the summerhouse.

Mr & Mrs MacGregor told the planning officer that they had ask the question of the planning department hand the reply was “No Planning Consent was needed”

Nobody in the planning department admitted to speaking to Mrs MacGregor.

Mr & Mrs MacGregor did the right thing and submitted a planning application but it was incorrect as the drawing was not detailed enough.

Mr & Mrs MacGregor approached me to finish off the planning application. This I did and submitted the drawings to the council.

It came to my attention that the neighbour was given extra time to raise objection out with the time allowed for submitted objections.

The planning officer came down to view the structure which he is required to do. The planning officer viewed the unfinished property and then left.

The planning officer then made his determination which I found to be strange.

Item one: he refers to the building to be poor in design quality and the materials the use of cedar cladding is inappropriate as it jars with the more muted surroundings. The Planning officer has made his decision on an unfinished building. The Cedar lining is not the finished article. See photographs

Item 2: the proposal appears clumsy and intrusive in the street scene. The development is hidden behind large tall bushes and a fence which you can only see the top of the structure. See photographs.

So the question is; why did the planning officer instruct the client to stop work on the development and then assess the unfinished building?

I asked Mr MacGregor to finish the walls so that you can see the finish proposed which matched the roofs of the buildings next door. The roof is still to be finished.

Finally:

The planning department helps guide the client in filling out the planning forms, however as this is for a disabled person surly there should have been no fee.

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

SEE SEPARATE SHEET

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: C. YOOJY Date: 15.06.2019

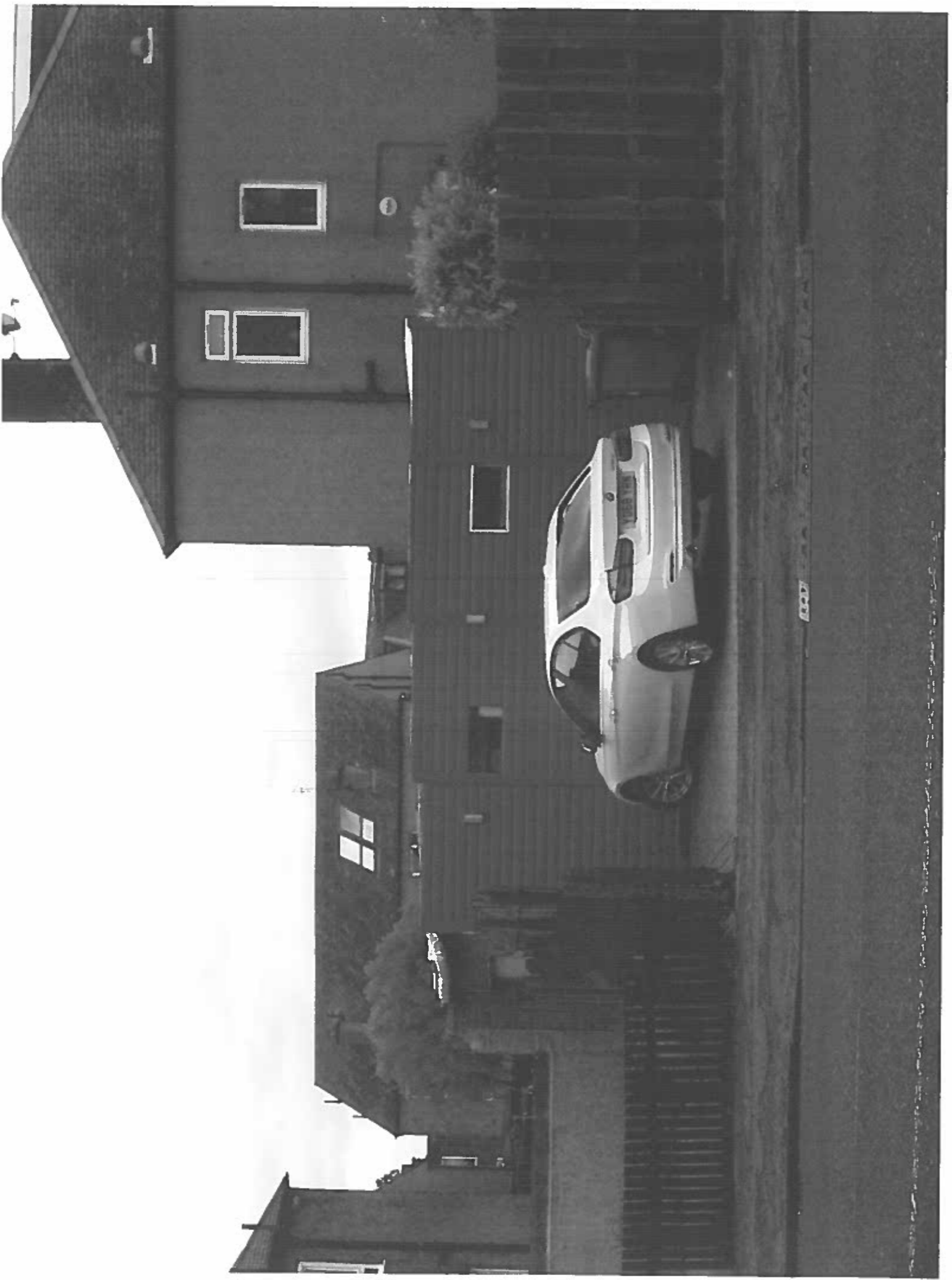
Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

9.0 LIST OF DOCUMENTS AND EVIDENCE

- 1. Original application form
- 2. Drawing showing structure
- 3. Refusal Letter
- 4. Notice of review
- 5. Photographs









Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Tel: 0131 529 3550 Fax: 0131 529 8206 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 100153251-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Adding a summer house onto the side of the existing detached garage which is located in the private garden belonging to the property.

Has the work already been started and/ or completed? *

☐ No ☒ Yes - Started ☐ Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

16/10/2018

Please explain why work has taken place in advance of making this application: *
(Max 500 characters)

Prior to any work being started we sent emails and made telephone to the planning department at Edinburgh Council to obtain advice on whether the works we intended to do would require planning consents. The information received during those conversations was that this would not be required. However, now that work has started, a public enquiry has been made, and we have now been advised that planning permission must be obtained.

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:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	George	Building Number:	10
Last Name: *	MacGregor	Address 1 (Street): *	Crewe Loan
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH5 2LP
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:	10 CREWE LOAN
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	EDINBURGH
Post Code:	EH5 2LP

Please identify/describe the location of the site or sites

Northing	676328	Easting	322839
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Pre-Application Discussion

Have you discussed your proposal with the planning authority? * ☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☒ Meeting ☐ Telephone ☒ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement (note 1) is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Once the letter regarding the public enquiry was received, we contacted our case handler to advise of the situation and clarify what had happened. We also went directly to the help desk at Edinburgh council and have been advised that, contrary to the previous advice that we had been given, planning consent would definitely need to be obtained for our project.

Title:	Mr	Other title:	
First Name:	Conor	Last Name:	MacGravy
Correspondence Reference Number:	18/00654/EOPDEV	Date (dd/mm/yyyy):	23/01/2019

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Trees

Are there any trees on or adjacent to the application site? * ☐ Yes ☒ No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? * ☐ Yes ☒ No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * ☒ Yes ☐ No

Is any of the land part of an agricultural holding? * ☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Mr George MacGregor

On behalf of:

Date: 08/02/2019

☒ Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates?. *

☒ Yes☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? *

☒ Yes☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent.? *

☒ Yes☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale.

☒ Yes☐ No
- e) Have you provided a certificate of ownership? *

☒ Yes☐ No
- f) Have you provided the fee payable under the Fees Regulations? *

☒ Yes☐ No
- g) Have you provided any other plans as necessary? *

☒ Yes☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☒ Existing and proposed floor plans.
- ☐ Cross sections.
- ☐ Site layout plan/Block plans (including access).
- ☐ Roof plan.
- ☐ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * ☐ Yes ☒ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr George MacGregor

Declaration Date: 08/02/2019

Payment Details

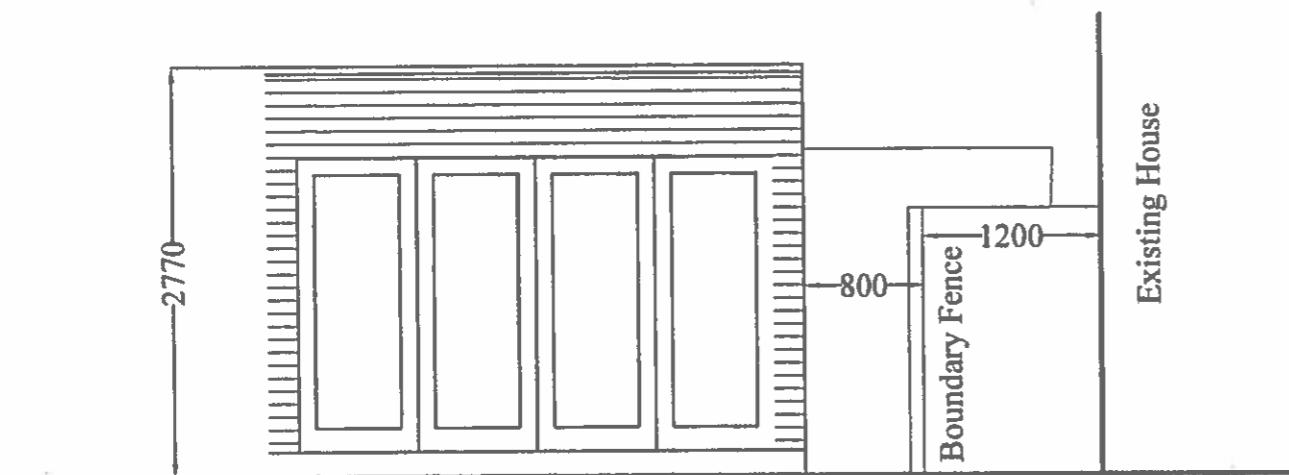
Online payment: 69496044 15
Payment date: 08/02/2019 17:06:00

Created: 08/02/2019 17:06

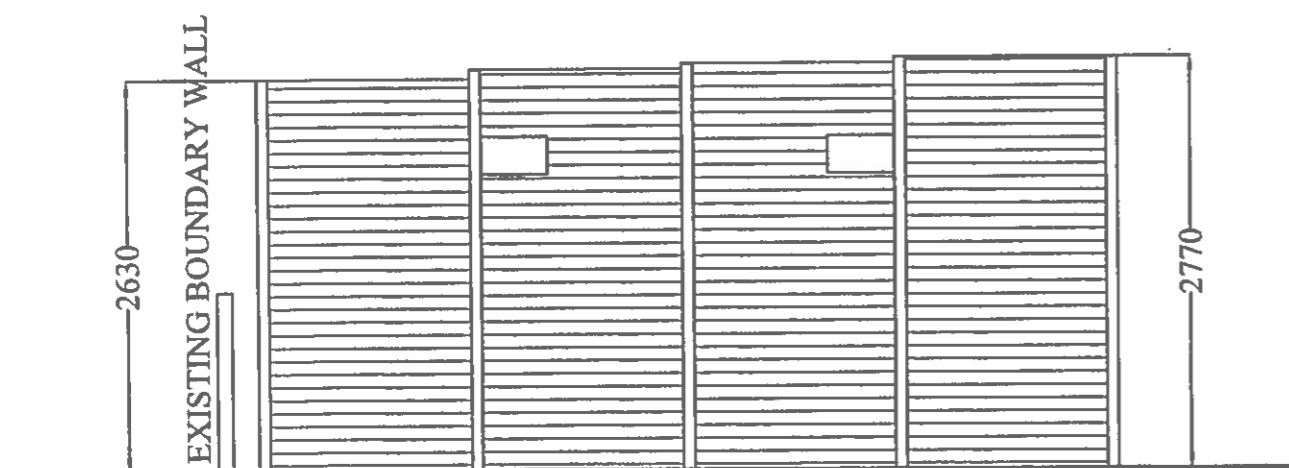


19 MAR 2018

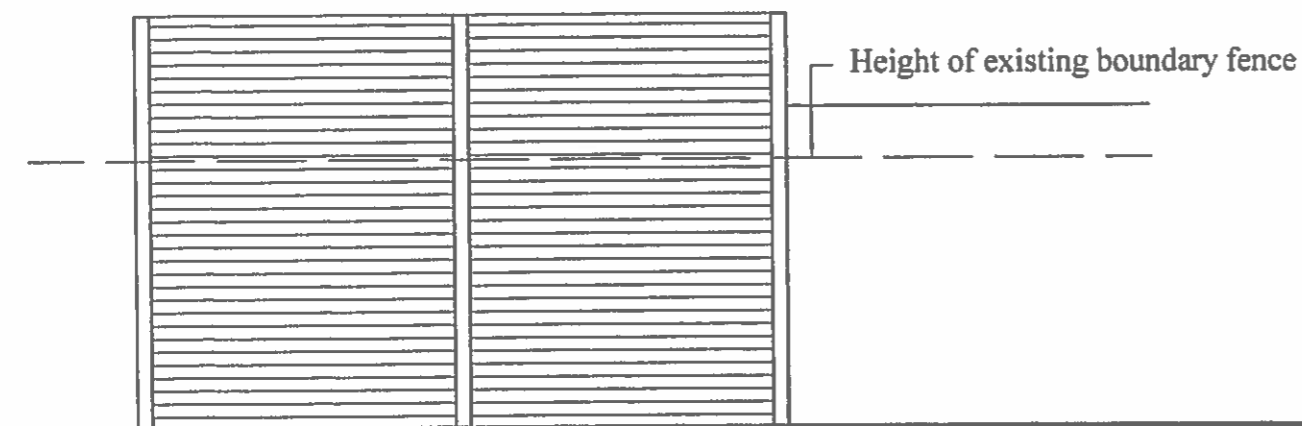
Drawn 20/04/2019 Scale 1/1250 Drawing No. CL 02 Rev	Client Mey J Brown Project New Summerhouse Address 10 Crewe Loan Edinburgh EH3 2LP	Project Management & Architectural Services Ltd Planning & Property Consultancy 17 Blackford Bank, Edinburgh EH3-2PR Tel: 0131 479 2162 Email: info@pm-a-eds.co.uk
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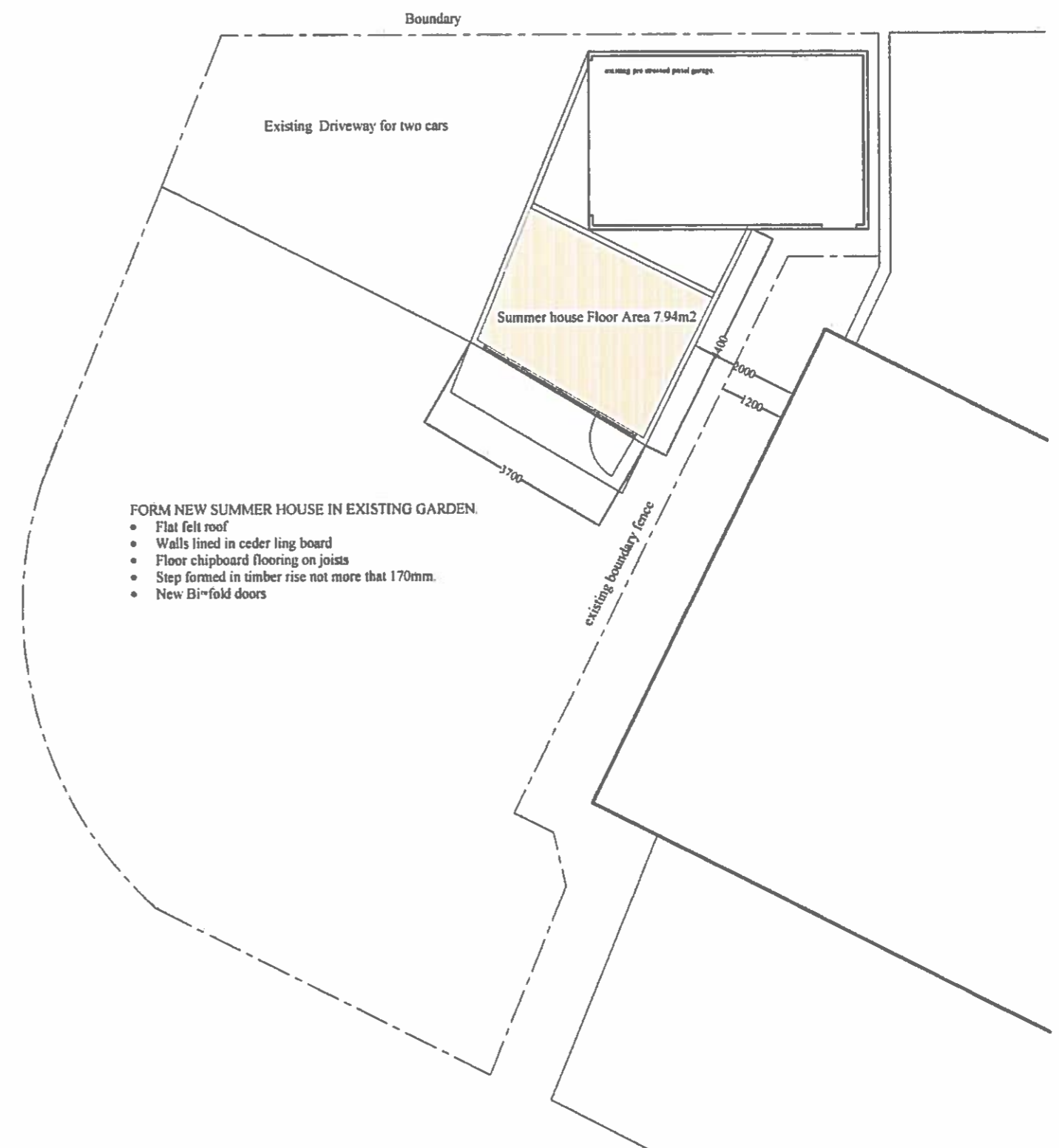
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION FROM FOOTPATH



	Client	Mr & Mrs J Brown	Date	20/03/2019	PROJECT MANAGEMENT ARCHITECTURAL SERVICES LTD Planning & Property Consultants, HMO Specialists & Energy Assessors. 17 Blackford Bank, Edinburgh EH9-2PR Tel: 0131 478 2182 E Mail: info@pmas-edinburgh.co.uk © Copyright of PMAS Ltd
	Project	New Summerhouse	Scale	1/100 1/50 @ A3	
	Address	10 Crewe Loan Edinburgh EH5 2LP	Dwg No	19/03/PL/001	
			Rev:		