

# FERGUSON PLANNING

## LRB Appeal - Application 21/06240/FUL

*"Conversion of Existing Swimming Pool into a Private Dwelling House"* at 10 Glenlockhart Bank, Edinburgh

### Appellant's Response to CEC comments received 5 October 2022

The appellant has received three further comments in relation to the request for LRB review. Each raises similar issues, so we have addressed the key concerns raised below.

Comments on Appeal Proposals	
<p><b>Drainage/Sewerage:</b> <i>"strain on drainage and sewage systems"</i></p> <p><i>"drainage is old and we are regularly flooded so additional sewage and hard landscaping is going to make matters worse"</i></p>	<p>The drainage is existing as the swimming pool is currently connected to the mains, as are the changing room facilities and existing bathroom. There is therefore no new connection required.</p> <p>The new parking area will be created using part of the existing mono-bloc driveway of No 10. It is highly likely that this will be sufficient, or only a modest extension will be necessary. Any new hardstanding that is required, would be permeable too.</p> <p>Scottish Water raised no issue with the previous application. The SEPA flood maps show that there is no risk of surface water flooding within the radius of the site and the Officer raised no concerns during the application.</p>
<p><b>Access:</b> <i>"to shoehorn another dwelling into this area where services, access etc are already stretched will impact on the other residents"</i></p>	<p>The building already exists on site and has done for a significant period (c.40 years). It is an established part of the townscape. The proposals will reduce the overall footprint of the existing building, by removing an existing conservatory.</p> <p>The driveway of No 10 is more than sufficient to accommodate the proposed access and parking solution as can be seen on the <b>site photos</b> enclosed with the appeal. It will have no impact upon any other dwelling nearby.</p>
<p><b>Traffic:</b> <i>"additional traffic"</i></p>	<p>The proposal is for one family dwelling with one parking space. The increase in traffic movements will be very modest. Not considered to be noticeable in context of the wider street and residential area.</p> <p>The Officer considered the application complied with the Council's standards. The</p>

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# F E R G U S O N P L A N N I N G

	Roads Authority has been consulted on this scheme and offers no objection to the proposals.
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We have also addressed all other comments previously submitted against the application, which residents refer to, within the Appeal Statement - Section 4.

## Summary

As demonstrated in our appeal statement, the re-use of this existing building will create a high quality and sustainable new four-bedroom family home. We have addressed all residents' concerns above, and these were also resolved to the Officers satisfaction during the determination, as they were not factors in the refusal.

The appellant maintains that the proposals meet all the criteria of Policy Des 1, 4 and Hou 1 and 4, on which the Council refused the application, relating to concerns about impact on the townscape character of the area, and density. The proposals are also supported by Policy Hou 5, which encourages the recycling of buildings to achieve sustainability goals. This was not previously considered by the officer.

There are also significant material planning considerations that weigh in their favour, not least the environmental benefits of re-using an existing building to provide much needed family housing in the city. Such re-use should be a priority (as advocated by NPF4) and is essential if the Council wants to address the global climate change emergency. We respectfully request that this appeal is therefore allowed by the LRB.

**From:** [REDACTED]  
**To:** [Local Review Body](#)  
**Subject:** application 21/06240/FUL  
**Date:** 16 September 2022 11:27:32

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With regard to the proposed review of this planning application I would have you note our objections to the build based on the grounds submitted on two previous occasions . To shoehorn

in another dwelling into this area where services, access etc are already stretched will impact on the other residents , The drainage in particular is old and we are regularly flooded so additional sewage and hard landscaping is going to make matters worse .

For the life of me I cant understand why this application is being reconsidered when it has been rejected on at least two previous applications . Trusting good sense will prevail

Regards

Mr and Mrs Collins No6

**From:** ██████████  
**To:** [Local Review Body](#)  
**Subject:** Re planning application 21/06240/FUL  
**Date:** 20 September 2022 21:19:16

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Dear Sir/madam

I received a letter dated 14 September 2022 stating that the planning application with reference 21/06240/FUL is being reviewed. This application was previously rejected. When the application was originally made, I submitted an objection on grounds of strain on the drainage and sewage systems for the road and additional traffic. My objections still stand and I would like these to be noted as part of the review.

Kind regards

Gary Fossett  
Owner of 8 Glenlockhart Bank

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Local Review Body](#)  
**Subject:** Re: Notice of Local Review No 21/06240/FUL  
**Date:** 20 September 2022 22:01:58  
**Attachments:** [ufm13 LRB Review Representator Letter \(2020\).pdf](#)

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Hello

Please can you explain why this is still being pursued - my objection stands based on my earlier correspondence and the whole street were pleased with the previous decision to block this application on the many grounds sent?

Confused  
Allan

Sent from my iPhone

> On 14 Sep 2022, at 10:15, localreviewbody@edinburgh.gov.uk wrote:  
>  
> Please See Attached This email is to inform you that a local review has been received for a planning application that you commented on .  
>  
> \*\*\*\*\*  
> This email and files transmitted with it are confidential and are intended for the sole use of the individual or organisation to whom they are addressed.  
> If you have received this eMail in error please notify the sender immediately and delete it without using, copying, storing, forwarding or disclosing its contents to any other person.  
> The Council has endeavoured to scan this eMail message and attachments for computer viruses and will not be liable for any losses incurred by the recipient.  
> \*\*\*\*\*