



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Tel: 0131 529 3550 Fax: 0131 529 6206 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 100149892-002

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:	Hardie Associates Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Myra	Building Name:	78
Last Name: *	Hardie	Building Number:	
Telephone Number: *	01506 633979	Address 1 (Street): *	Hopetoun Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Bathgate
Fax Number:		Country: *	West Lothian
		Postcode: *	EH48 4PD
Email Address: *	mhardie@hardie-associates.co.uk		

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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr & Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="C"/>	Building Number:	<input type="text" value="22"/>
Last Name: *	<input type="text" value="Bell"/>	Address 1 (Street): *	<input type="text" value="West Craigs Crescent"/>
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="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH12 8NB"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

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="22 WEST CRAIGS CRESCENT"/>
Address 2:	<input type="text"/>
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="EH12 8NB"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="672875"/>	Easting	<input type="text" value="318038"/>
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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)

Single storey extension and rear dormer (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.

Please refer to attached document.

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)

Supporting statement

Application Details

Please provide details of the application and decision.

What is the application reference number? *

19/01589/FUL

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

28/03/2019

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

27/05/2019

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 Colin Hardie

Declaration Date: 13/06/2019

Proposal Details

Proposal Name	100149892
Proposal Description	Single storey extension and loft conversion.
Address	22 WEST CRAIGS CRESCENT, EDINBURGH,
EH12	8NB
Local Authority	City of Edinburgh Council
Application Online Reference	100149892-002

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
Supporting Statement	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-002.xml	Attached	A0

HARDIE ASSOCIATES LTD

LOCAL REVIEW BOARD SUBMISSION
22 WEST CRAIGS CRESCENT, EDINBURGH

June 2019

BACKGROUND

This semi-detached bungalow is situated within a suburban residential area and many of the surrounding properties have been significantly altered and extended over the years.

Our clients have 4 young children wish to maximise their accommodation, to meet the needing of a growing family.

PROPOSAL

An application for Planning Permission was submitted in March 2019, for a side and rear extension, plus attic conversion with rear dormer (ref. 19/01589/FUL). This also incorporated changing the existing hipped roof to a gable.

During the course of the application, we were in discussions with the case officer and willingly reduced the dormer size, in order to lessen the dominance of this on the rear elevation. The revised proposal was ostensibly supported by the case officer, however we received notification afterwards that the gable roof alteration was no longer acceptable.

Without the space gained by this roof alteration, the proposed first floor layout is not achievable and the construction cost of converting the attic to gain only one extra bedroom is not financially viable.

We note that there were no objections lodged by any neighbours, therefore there is evidently no local concern over the proposal.

BASIS OF APPEAL

The handling report cites the alteration to gable roof as the only material grounds for refusal. We recognise that this changes the appearance of the house, however the surrounding streetscape features a mix of gable and hipped roofs, therefore this alteration would not be detrimental to the locale. Even amongst the traditional hipped roof bungalows nearby, there are various examples of side dormers, which already alter the roof appearance to an extent.

We ask for consideration to be given to the proposed roof alteration in context of the surrounding house styles on West Craigs Crescent and applicants' individual family circumstances.

Added to this, it is regrettable that what became the fundamental design issue was not raised by CEC Development Management until the very final stages of the application process.