

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

100612167-001

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.

your form is validated. Ple	ease quote this reference if you need to con	tact the planning Auth	ority about this application.
Applicant or A	Agent Details		
	n agent? * (An agent is an architect, consulin connection with this application)	tant or someone else a	acting ☐ Applicant ☒ Agent
Agent Details			
Please enter Agent details	3		
Company/Organisation:			
Ref. Number:		You must enter a B	uilding Name or Number, or both: *
First Name: *	Graham	Building Name:	
Last Name: *	Hall	Building Number:	5
Telephone Number: *	07730345691	Address 1 (Street): *	5
Extension Number:		Address 2:	Piersfield Place
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH8 7BP
Email Address: *	grahamhall@blueyonder.co.uk		
Is the applicant an individu	ual or an organisation/corporate entity? *		
🗵 Individual 🗌 Organ	nisation/Corporate entity		

Applicant De	etails		
Please enter Applicant	details		
Title:	Mr	You must enter a Bu	uilding Name or Number, or both: *
Other Title:		Building Name:	
First Name: *	Jason	Building Number:	27
Last Name: *	Singh	Address 1 (Street): *	Southfield Square
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	EH15 1QS
Fax Number:			
Email Address: *			
Site Address	Details		
Planning Authority:	City of Edinburgh Council		
Full postal address of th	ne site (including postcode where available):	
Address 1:	27 SOUTHFIELD SQUARE		
Address 2:	DURHAM		
Address 3:			
Address 4:			
Address 5:			
Town/City/Settlement:	EDINBURGH		
Post Code:	EH15 1QS		
Please identify/describe	the location of the site or sites		
Northing	672907	Easting	329768

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)
Remove bungalow roof entirely, extend rear of property + provide mansard roof (55- degree pitch) to accommodate 4 bedrooms + bathroom. Enlarge existing extension, with new roof (at existing level) and new lowered floor. All finishes to match existing, including reuse of existing slates
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
Statement of reasons for seeking review You must state in full, why you are a 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)
You must state in full, why you are a 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
You must state in full, why you are a 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
You must state in full, why you are a 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
You must state in full, why you are a 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 proposed roof design has been deemed detrimetal to, and uncharacteristic of, the area. I would like the Local Review Body to review the roof design, taking into consideration the many examples of similar roof forms in the immediate area (photographic examples provided). Some of these are original designed mansards but many are modified bungalo designs having recently
You must state in full, why you are a 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 proposed roof design has been deemed detrimetal to, and uncharacteristic of, the area. I would like the Local Review Body to review the roof design, taking into consideration the many examples of similar roof forms in the immediate area (photographic examples provided). Some of these are original designed mansards but many are modified bungalo designs having recently received Planning Consent. Have you raised any matters which were not before the appointed officer at the time the

Please provide a list of all supporting documents, materials and evidence which you wish to to rely on in support of your review. You can attach these documents electronically later in the			d intend
Application Drawings: Ex01-Ex06 & Ex08, and Pr01-Pr04, & Pr07, Pr08. Supporting Document roof forms. Photographic document showing mansard roofs in the immediate local		-	f
Application Details			
Please provide the application reference no. given to you by your planning authority for your previous application.	22/05076/FUL		
What date was the application submitted to the planning authority? *	07/10/2022		
What date was the decision issued by the planning authority? *	22/12/2022		
Review Procedure			
The Local Review Body will decide on the procedure to be used to determine your review an process require that further information or representations be made to enable them to determ required by one or a combination of procedures, such as: written submissions; the holding of inspecting the land which is the subject of the review case.	nine the review. Further	information r	,
Can this review continue to a conclusion, in your opinion, based on a review of the relevant in parties only, without any further procedures? For example, written submission, hearing sess of Yes No		yourself and	other
In the event that the Local Review Body appointed to consider your application decides to install	spect the site, in your op	inion:	
Can the site be clearly seen from a road or public land? *	X	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 in to submit all this information may result in your appeal being deemed invalid.	nformation in support of	your appeal.	Failure
Have you provided the name and address of the applicant?. *	🛛 Yes 🗌 N	No	
Have you provided the date and reference number of the application which is the subject of treview? *	his X Yes N	No	
If you are the agent, acting on behalf of the applicant, have you provided details of your namand address and indicated whether any notice or correspondence required in connection with review should be sent to you or the applicant? *		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 □ N	No	
Note: You must state, in full, why you are seeking a review on your application. Your statemer require to be taken into account in determining your review. You may not have a further opport at a later date. It is therefore essential that you submit with your notice of review, all necessary on and wish the Local Review Body to consider as part of your review.	ortunity to add to your st ry information and evide	atement of re ence that you	eview
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 □ N	No	
Note: Where the review relates to a further application e.g. renewal of planning permission o planning condition or where it relates to an application for approval of matters specified in co application reference number, approved plans and decision notice (if any) from the earlier co	nditions, it is advisable t		

Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Graham Hall

Declaration Date: 13/01/2023

AGENT'S STATEMENT: Mr G Hall

PLANNING APPLICATION: 27 SOUTHFIELD SQUARE, EDINBURGH, EH15 1QS APPLICATION NO: 22/05076/ FUL

Application and Refusal

An application for Planning Permission, at the above address, was registered on 7th October 2022. The outcome of "Mixed Decision" was decided by Local Delegated Decision on the 22nd December 2022. The planning officer who assessed the application was Weronika Myslowiecka.

The proposed extension to the rear has been approved, but the proposed work relating to the roof work to the existing bungalow was refused.

Reason for the refusal is stated as:

"The design, form and position of the proposal would fail to respect the established form of the existing property which would be harmful to its character and appearance. It would be an incompatible and incongruous addition on the street scene detrimental to the existing neighbourhood character. The proposal is therefore contrary to Edinburgh Local Development Plan policy Des 12 (Alterations and Extensions)"

"The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as they are not compatible with the character of the existing building and will affect the neighbourhood character"

In essence, the officers assessment is that the proposed roof works will be detrimental to the existing building and the surrounding area. My argument would be that if this was the case, why are there so many mansard roofed bungalows in the area, and also, why have a number of mansard roofed bungalows (and others) recently gained planning approval in the area? There are many bungalows in the immediate area with the mansard roof form proposed, and they are not detrimental to the character of the area. If in doubt, I would recommend a site visit to this locality.

Indeed many of the mansards are original to the estate as built, so it was considered at the time diversity in this way was required to avoid a massive estate of bungalow "boxes"

In light of the above, I would dispute the planning officer's assessment/ decision, and request the application go before the Local Review Body. In addition to the architectural layouts, I submit further written and photographic evidence to demonstrate that the proposed development will not have a detrimental impact upon the character and appearance of the area.

Comments

The following are my comments to the planning officer's assessment: (please read the following with reference to photographs contained within document entitled "Photographic Evidence of Mansard Roofs in the Mountcastle/Duddingston Area Local to Application Site" and the "Location Plan Locale")

Roof Design:

The planning officer has stated that Mansard roofed bungalows are " not compatible with the character of the existing building and will affect the neighbourhood character"

Please refer to above document where I have demonstrated that there are many <u>established</u> mansard roofed bungalows in the immediate area. One actually being at the other end of the side of the square where my clients property is situated.

The proposed roof design is no different to well established roof forms, so surely cannot affect detrimentally the fundamental and customary characteristic of the area?

I further refute the suggestion that the proposal would be "an incompatible and incongruous addition on the street scene detrimental to the existing neighbourhood character", and provide photos of other mansard roofed bungalows, in the immediate area, that are successfully integrated between standard hipped roofed bungalows.

Please refer to photos:

23/24 - 28 Southfield Loan
7/8 - 53 Milton Road West
9/10 - 57 Milton Road West
17/18 - 56 Mountcastle Drive South
15/16 - 46 Milton Road West
22 - 17 Duddingston View

Further, the following photos are of bungalows in the immediate area and prove that mansard roof design can be very successful and compatible with a typical Scottish bungalow.

I would consider that rather than being detrimental to the locale, the mansard roof form adds to and improves the diversity and character of the area.

Please refer to photos:

11 Duddingston Rise

4 - 9 Duddingston Square West

Not on plan - 39 Durham Terrace 2/3 - 56 Durham Avenue

1 - 3 Mountcastle Drive South19/20 - 54 Mountcastle Drive South

21 - 22 Durham Square

12/14 - 66 Mountcastle Drive South

The officer has also stated that "the scale, design and position of the rear dormer would result in an unreasonable loss of privacy for neighbouring properties"

I note the dormer complies with the 9m boundary requirement outlined in the council's Non-Statutory Guidance for Householders.

Rear Extension:

The officer has no issues with the proposal, and it has been approved.

Views from Southfield Square, site of Applicants Property:

Please refer to the following photos to emphasise the fact that there are a number of roof forms within sight of Southfield Square/Southfield Loan. Some of these have a mansard roof form, and some have gable end roofs. There are various roof forms which further demonstrates that the proposed roof design will not be detrimental or uncharacteristic of the street/ area:

- A (view towards applicants house and Arthur's Seat)
- B (view to Southfield Loan)
- C (view to Milton Road West)
- D (view to Milton Road West)
- E (view along Southfield Loan)

Approved applications in the immediate area:

Ref 12/ 04246/ Ful 28 Southfield Loan (Please refer to photo: 23/24) Similar to my client's proposal, single storey extension to rear with new mansard roof. Consent was granted on appeal, the Local Review Body noting "there now existed a variety of roof styles and extensions in the streets surrounding the property, these alterations having become prevalent over some period of time" and "overall, they considered the development to be acceptable and without compromise to the appearance and character of the house.

Note this is the property closest to that of the applicant.

Ref: 08/ 01138/ Ful 66 Mountcastle Drive South (Please refer to photo: 12/14)
I have read the report, as signed off by Alan Henderson, and can see absolutely no reason why my client's application would not be successful as it should be assessed under the same criteria. Please

note that the scale of work for this application was far more substantial than that my client proposes.

Ref: 09/02209/ Ful 56 Milton Road West. (Please refer to photo: 25)

The development was to put an entire new level onto the existing house. It is situated between two hipped roof bungalows. Difficult to understand how can this be viewed as being characteristic of the area.

Ref: 07/ 02209/ Ful 38 Mountcastle Drive South (Please refer to photo: 5/6). The development is a flat roof vertically timber lined box. Again, difficult to understand how can this viewed as being characteristic of the area?

Ref: 04/ 00422/ Ful 59 Milton Road West. (3 Duddingston Rise Please refer to photo: 11) The development was to build an entire new mansard roofed house in the rear of the property. Online history of this is somewhat chequered, but granted on appeal.

Ref: 11/03219/ FUL 17 Duddingston View

This application was initially refused. The client then asked for it to be reviewed by the Local Review Body, and it was overturned.

Noting the above applications which have been approved, I again find it difficult to understand the reasoning why this proposal is deemed uncharacteristic of the area, and detrimental to the street scene. This seems to be the basis of the refusal, as stated by the planning officer. Yet the approved applications at 56 Milton Road West, and 38 Mountcastle Drive South must surely be seen as totally uncharacteristic of the entire area.

Conclusion

As an experienced architectural advisor, I have worked for many years in this and similar areas of Edinburgh. It became clear to my client that the traditional solution of dormer conversion of the traditional bungalow type was insufficient for the needs of his growing family.

It is not unreasonable to consider these house types too small for modern family living, with requirements for multiple bathrooms, home offices, and high end kitchens. The mansard roof allows for significant additional first floor space.

The fact that mansard roofs form a small, but significant (and increasing) proportion of the developments in the area, I considered refusal of consent very unlikely. The materials I propose are all traditional and matching those existing and in the locality.

I humbly request the Local Review Body look at the information I have provided, and see the proposal demonstrates good design, and that mansard roof bungalows are very much characteristic of the Duddingston/ Mountcastle area. I suggest the case for approval on the evidence provided, is strong and reasoned and look to the Local Review Body to approve the application.

G Hall (Agent for Mr J Singh) January 2023 Application for Review of Refused Local Authority Planning Consent Decision for 27 Southfield Square, Edinburgh. Application Ref. 22/05076/FUL

Photographic Evidence of Mansard Roofs in Mountcastle/Duddingston Area Local to Application Site

January 2023



1 - 3 Mountcastle Drive South



3 - 56 Durham Avenue



2 - 56 Durham Avenue



4 - 9 Duddingston Square West



5 - 38 Mountcastle Drive South



7 - 53 Milton Road West



6 - 38 Mountcastle Drive South



8 - 53 Milton Road West



9 - 57 Milton Road West



11 - Duddingston Rise



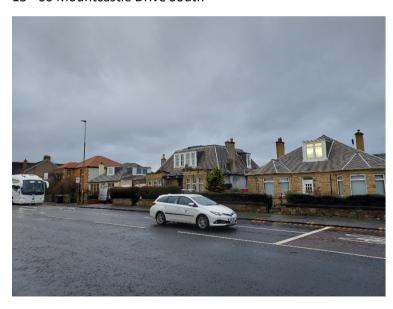
10 - 57 Milton Road West



12 - 66 Mountcastle Drive South



13 - 66 Mountcastle Drive South



15 - 46 Milton Road West



14 - 66 Mountcastle Drive South



16 - 46 Milton Road West



17 - 56 Mountcastle Drive South



19 - 54 Mountcastle Drive South



18 - 56 Mountcastle Drive South



20 - 54 Mountcastle Drive South



21 - 22 Durham Square



23 - 28 Southfield Loan



22 - 17 Duddingston View



24 - 28 Southfield Loan



Not on plan - 39 Durham Terrace



A - Southfield Square, view to Arthur's Seat. Note mansard in background.

Applicant property on corner at left hand side



25 - 56 Milton Road West



B - Southfield Square, view to Southfield Loan. Note mansard in background.



C - Southfield Square, view to Milton Road. Note mansard in background.



D - Southfield Square, view to Milton Road. Note mansard in background.

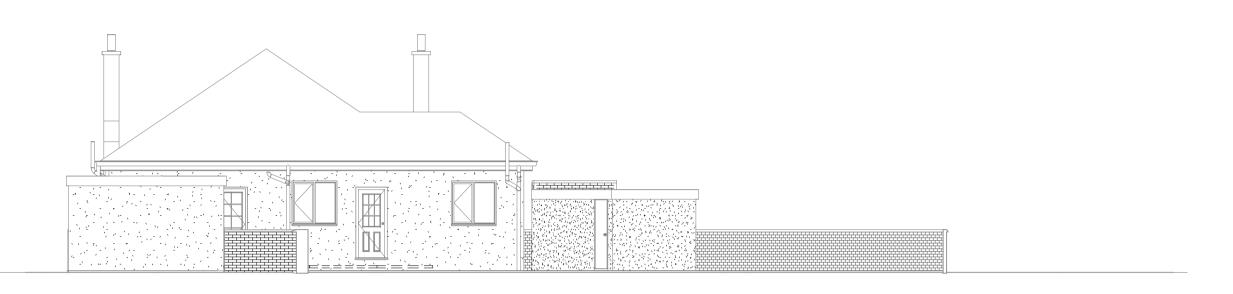


 ${\sf E}$ - View along Southfield Loan. Note mansard in background.





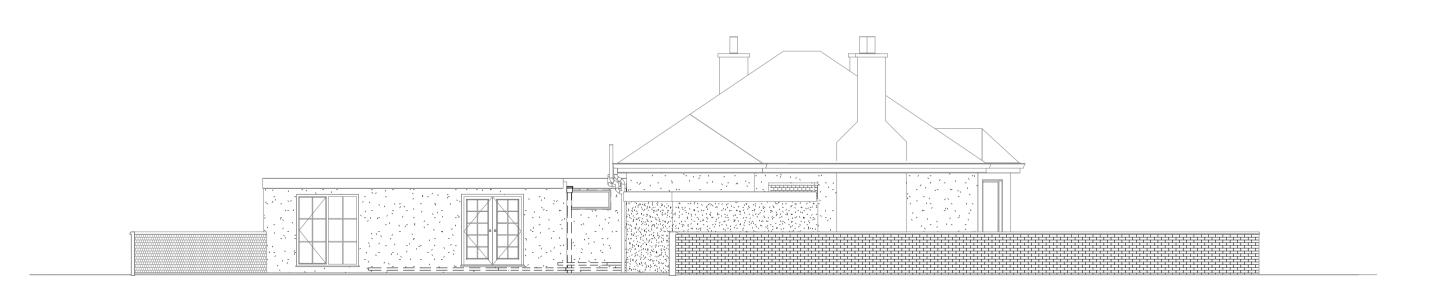
1 East 1:100



2 North 1:100



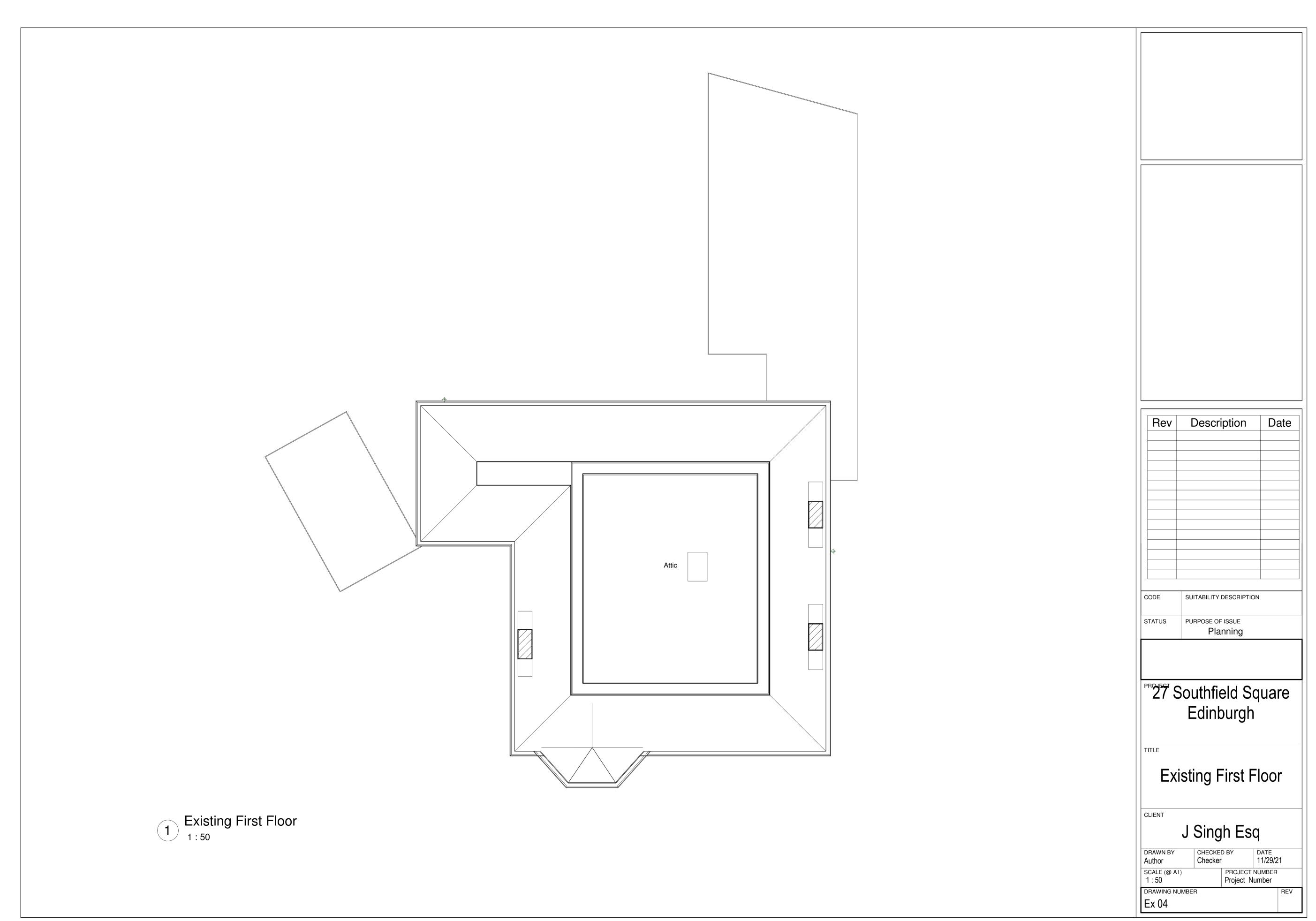
3 South 1:100



West 1:100

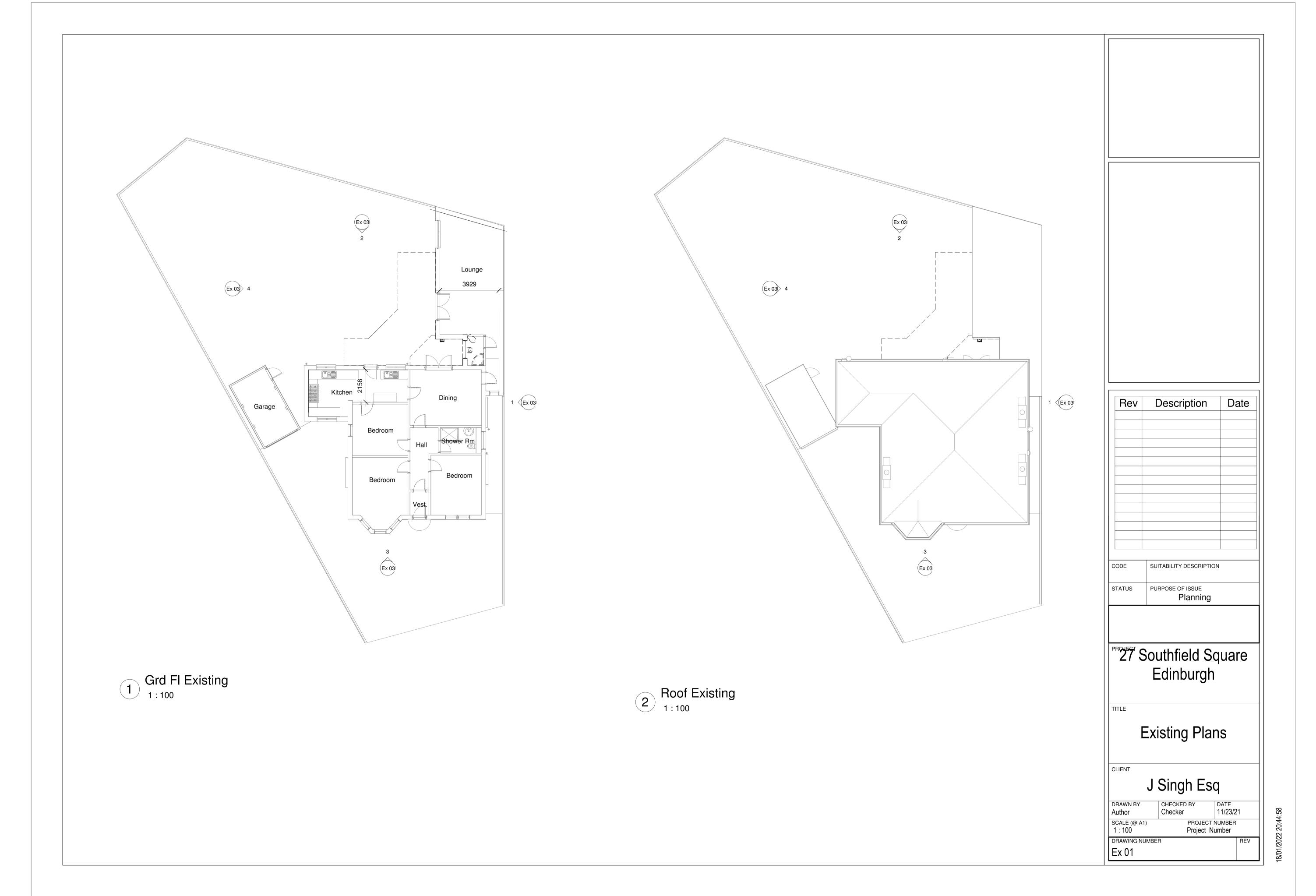
Rev	Description	Date
CODE	SUITABILITY DESCRIPTION	
STATUS	PURPOSE OF ISSUE Planning	
PROJECT (Southfield Sq Edinburgh	uare
ТІТІЕ	isting Elevati	ons
CLIENT	J Singh Esq	

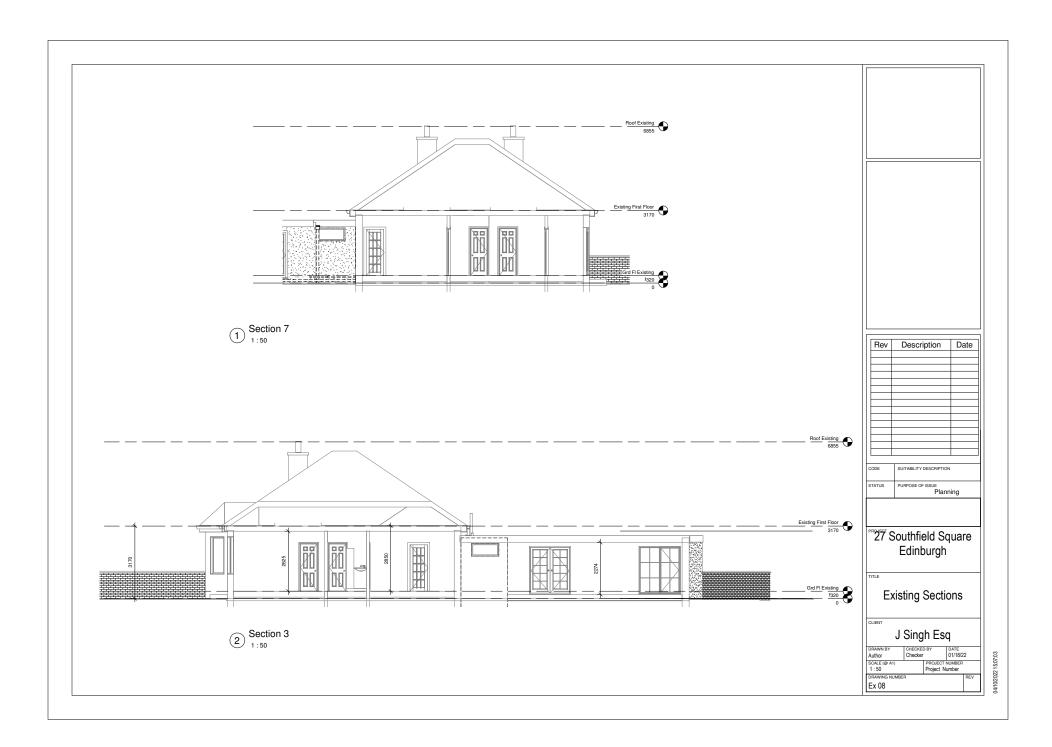
DRAWING NUMBER
Ex 03

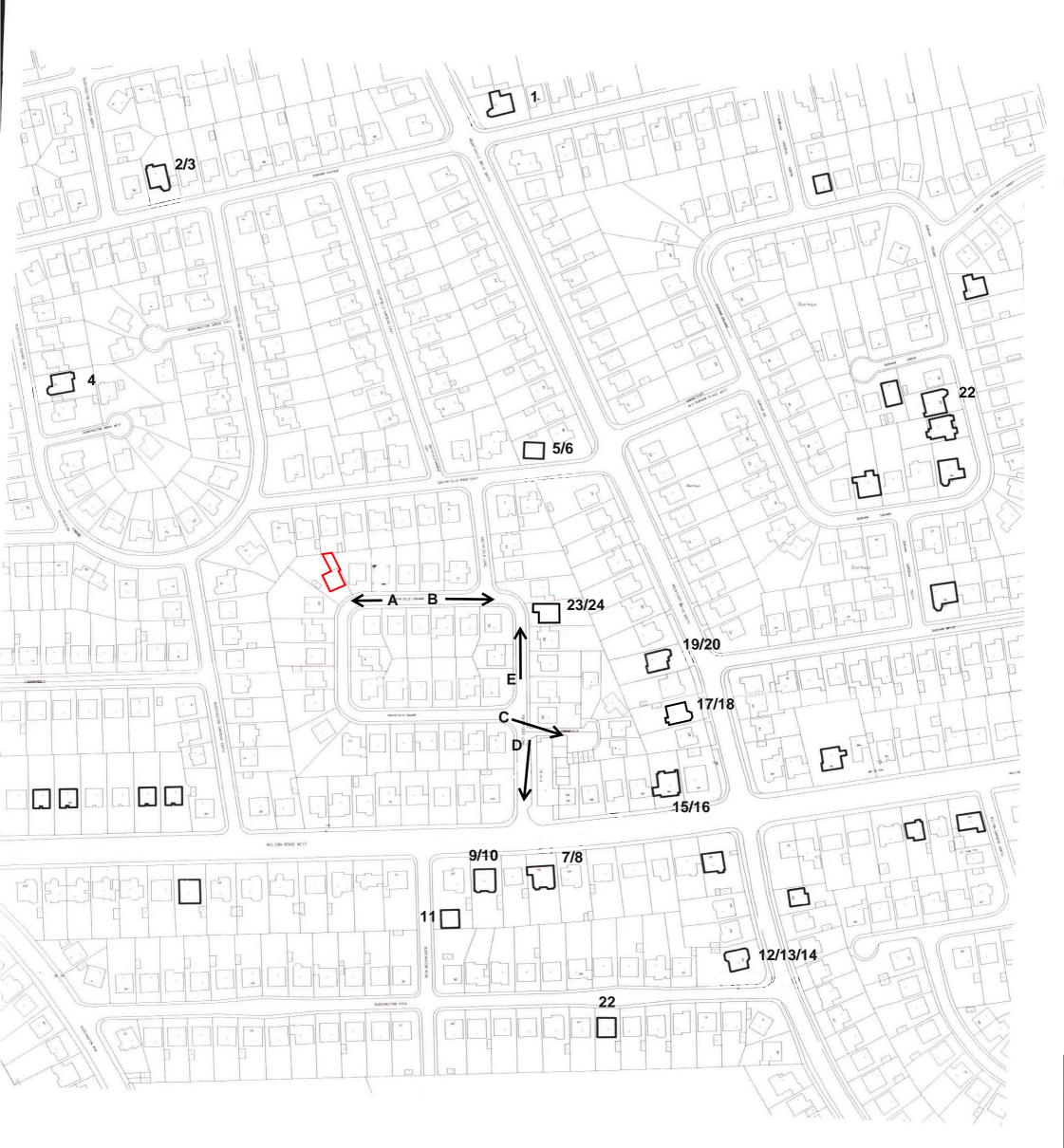


18/01/2022 20:49:38









27 Southfield Square Edinburgh Location Plan Locale Scale 1:2000 Date January 2023

NOTES:

Numbers indicate reference to photographic schedule. (Note - 39 Durham Terrace is off the map to the north.)

Unnumbered bold outlines indicate further mansard roofed properties.

Red outline indicates applicant.

A — General view photos

