EDINBVRGH

THE CITY OF EDINBURGH COUNCIL

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 100617993-003

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:	Graphite Studio Chartered Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Simon	Building Name:	
Last Name: *	Brims	Building Number:	7
Telephone Number: *	[redacted]	Address 1 (Street): *	East Trinity Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	UK
		Postcode: *	EH5 3DZ

Email Address: * [redacted]

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Sandy	Building Number:	4-2
Last Name: *	Hyslop	Address 1 (Street): *	Saughtonhall Ave West
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	United Kingdom
Mobile Number:	[redacted]	Postcode: *	EH12 5TJ
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority:	City of Edinburgh Council

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

Address 1:	1F2
Address 2:	4 SAUGHTONHALL AVENUE WEST
Address 3:	SAUGHTONHALL
Address 4:	
Address 5:	
Town/City/Settlement:	EDINBURGH
Post Code:	EH12 5TJ

Please identify/describe the location of the site or sites

Northing	672627	Easting	321830

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)

Form 2-storey extension with workshop on ground floor and bedroom and en suite shower room on first floor at 1F2 4 Saughtonhall Avenue West Edinburgh EH12 5TJ

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 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.

Full details set out in Planning Appeal 30-05-23 uploaded as part of the supporting documents. The Planning Department did not provide any justification as to why the proposed design was not in keeping with the existing building or character of the wider area and how it would be detrimental to either

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)

SNM (PL) 001 REV A, 002 REV A & 003 REV A (original drawings submitted as part of the Planning application, as amended) Planning Appeal 30-05-23 document setting out the reasons for the appeal Planning application form Report of Handling Planning Department Decision Notice

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.	23/00651/FUL
What date was the application submitted to the planning authority? *	16/02/2023
What date was the decision issued by the planning authority? *	01/05/2023

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 Simon Brims
Declaration Date:	01/06/2023

Proposed Two-Storey Extension to
1F2, 4 Saughtonhall Avenue West
Edinburgh EH12 5TJ

Mr A Hyslop

Planning Application Ref No 23/00651/FUL

PLANNING APPEAL

Graphite Studio
Chartered Architects
7/3 East Trinity Road
Edinburgh EH5 3DZ

Tel 0131 552 8837

First Issue 30.05.23

1F2, 4 Saughtonhall Avenue West
Edinburgh EH12 5TJ

Planning Application Ref No 23/00651/FUL

Three reasons for refusal were given in the Planning Decision Notice and these will be addressed in turn.

Reason 1
The proposal does not comply with NPF4 Policy 16g as the works would have a detrimental effect on the character of the home and surrounding area and would not be acceptable in terms of size and design.

NPF4 Policy 16g states the following :

g) Householder development proposals will be supported where they:

i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and

ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

The Report of Handling prepared by the Planning officer notes that the proposed extension is subservient and follows the Guidance for Householders. It will be built from the same materials as the original dwelling.

The Report of Handling notes there are no objections to the design from the points of view of daylighting to neighbouring properties, overshadowing or privacy. Furthermore, the only window facing towards the gardens of the neighbouring property at 105 Balgreen Road is for a shower room and will have obscured glass.

The Report of Handling states that the proposals will not result in any unreasonable loss to neighbouring amenity, and it complies with NPB 4 Policy 16g(ii) and LDP Policy Des 12 b) and c).

A similar design can be viewed at 19 Glendevon Park, which was granted Planning Consent :

19 Glendevon Park Planning Ref No 05/03836/FUL

This property illustrates how an extension can sit naturally with the original dwelling by means of replicating the same materials. The form, massing and fenestration are all natural developments of the original building, such that, at first glance, it is not immediately apparent where the extension begins.

Reason 2

The Proposal does not comply with LDP Policy Des 12 as the works would not be in keeping with the existing building or character of the wider area and would not be acceptable in terms of scale or form.

LDP Des 12 states the following :

Planning permission will be granted for alterations and extensions to existing buildings which: a) in their design and form, choice of materials and positioning are compatible with the character of the existing building b) will not result in an unreasonable loss of privacy or natural light to neighbouring properties c) will not be detrimental to neighbourhood amenity and character.

The Planning officer did not provide any comments as to why the building is not compatible with the character of the existing building. Our contention that rather than not being compatible, it is actually identical to the existing building. This can be seen in the illustration of 19 Glendevon Park referred to above.

As noted above, the Planning officer did not have any concerns about parts b) and c) in LDP Des 12.

Reason 3

The proposal is contrary to the Non-Statutory Guidance for Householders as its scale, form and position would appear incongruous in this context and adversely impact on the character and appearance of the existing building and neighbourhood character.

The Report of Handling notes that there is no impact to daylight, the majority of the private and communal gardens will not be affected by loss of sunlight and there are no concerns for any unreasonable impact with respect to privacy or overlooking.

As regards the neighbourhood character, there are many examples of similar properties in the area which have received Planning Consent for extensions and infill dwellings in a variety of styles. Some examples are included below.

15 Glendevon Park Ref No 04/01871/FUL

The extension is subservient and constructed from the same materials as the original building.

182A Carrick Knowe Avenue Ref No 09/01663/FUL
A new infill dwelling was added at the end of the existing terrace. The roof recreates the original hipped design but is not subservient.

222 Carrick Knowe Avenue Ref No 15/05050/FUL
The new roof extends the existing one but maintains the ridge height so it is not subservient.

242 Carrick Knowe Avenue Ref No 16/02236/FUL
The extension is subservient to the original dwelling and extends the hipped roof. The Planning Consent is relatively recent.

254 Carrick Knowe Avenue Ref No 19/01395/FUL
The extension is subservient and the use of the same materials blends the old and the new together. The Planning Consent is recent.

232 & 234 Carrick Knowe Avenue Ref Nos 04/04618/FUL & 02/01996/FUL
Both properties have subservient extensions in differing styles.

The Planning Officer contends that the proposed extension to 4 Saughtonhall Avenue West will appear '*incongruous*'. Our suggestion is that it is so similar to the existing dwelling and so unobtrusive, that it would be more accurate to describe it as '*innocuous*'. There are examples of extensions which have received Planning Consent in the past which are much more incongruous than what is proposed under this application. One example is illustrated below :

282 Carrick Knowe Avenue

There are examples of extensions on open corner plots, such as 4 Broomfield Crescent illustrated below :

4 Broomfield Crescent

Regarding the siting of the extension, we would make the following comments :

- There is not a single building line on Balgreen Road. Nos 105-115 (the buildings on the site beside the applicant's property) are on one line whereas the semi-detached bungalows at Nos 117-119 and Nos 121-123 sit approximately 1.5m closer to the street

- The applicant's property sits on an open corner plot and is set off the neighbouring gable of No 105 Balgreen Road by approx. 8.7m. There is approx. 15.3m from this gable to the proposed extension. The idea of a building line is purely theoretical on this site as it is not perceived in reality

- The wider neighbourhood character will not be affected by the proposed development, because the extension is identical to the original building, as noted above

Graphite Studio
Chartered Architects
7/3 East Trinity Road
Edinburgh EH5 3DZ
0131 552 8837 / 07761 756 483
www.graphitestudio.co.uk
mail@graphitestudio.co.uk

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Thank you for completing this application form:

ONLINE REFERENCE 100617993-001

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)

Form 2-storey extension with small single storey part to side, comprising garage and workshop on ground floor and bedroom and en suite shower room on first floor

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

☒ No ☐ Yes - Started ☐ Yes – Completed

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:	Graphite Studio Chartered Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Simon	Building Name:	
Last Name: *	Brims	Building Number:	7
Telephone Number: *	[redacted]	Address 1 (Street): *	East Trinity Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	UK
		Postcode: *	EH5 3DZ
Email Address: *	[redacted]		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Sandy	Building Number:	4-2
Last Name: *	Hyslop	Address 1 (Street): *	Saughtonhall Ave West
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	UK
Mobile Number:	[redacted]	Postcode: *	EH12 5TJ
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: City of Edinburgh Council

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

Address 1: 1F2

Address 2: 4 SAUGHTONHALL AVENUE WEST

Address 3: SAUGHTONHALL

Address 4:

Address 5:

Town/City/Settlement: EDINBURGH

Post Code: EH12 5TJ

Please identify/describe the location of the site or sites

Northing 672627 Easting 321830

Pre-Application Discussion

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

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: Simon Brims

On behalf of: Mr Sandy Hyslop

Date: 16/02/2023

☒ 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:

Declaration Date:

EDINBVRGH
THE CITY OF EDINBURGH COUNCIL

Graphite Studio Chartered Architects.
FAO: Simon Brims
Flat 3 7 East Trinity Road
Edinburgh
EH5 3DZ

Mr Hyslop
1F2 4 Saughtonhall Avenue West
Edinburgh
EH12 5TJ

Decision date: 1 May 2023

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

Form 2-storey extension with workshop on ground floor and bedroom and en-suite shower room on first floor (AS AMENDED).
At 1F2 4 Saughtonhall Avenue West Edinburgh EH12 5TJ

Application No: 23/00651/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 16 February 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal does not comply with NPF4 Policy 16g as the works would have a detrimental effect on the character of the home and surrounding area and would not be acceptable in terms of size and design.

2. The proposal does not comply with LDP policy Des 12 as the works would not be in keeping with the existing building or character of the wider area and would not be acceptable in terms of scale and form.

Blair Burnett, Assistant Planning Officer, Householder + Trees, Place Directorate.
Email blair.burnett@edinburgh.gov.uk,
Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG

3. The proposal is contrary to the non-statutory Guidance for Householders as its scale, form, and position would appear incongruous in this context and adversely impact on the character and appearance of the existing building and neighbourhood character.

Please see the guidance notes on our decision page for further information, including how to appeal or review your decision.

Drawings 01, 02A, 03A, 04A, represent the determined scheme. Full details of the application can be found on the Planning and Building Standards Online Services

The reason why the Council made this decision is as follows:

The works are considered to have due regard to global climate and nature crisis and will not result in an unreasonable loss of neighbouring amenity. However, the works are not compatible with the existing dwelling and surrounding neighbourhood character by virtue of scale, form, and positioning. The proposed works to the dwelling are not in accordance with the Development Plan and there are no material considerations for approving the application. Therefore, the proposal is unacceptable, and it is recommended that the application be refused.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Blair Burnett directly at blair.burnett@edinburgh.gov.uk.

Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission
1F2 4 Saughtonhall Avenue West, Edinburgh, EH12 5TJ

Proposal: Form 2-storey extension with workshop on ground floor and bedroom and en-suite shower room on first floor (AS AMENDED).

Item – Local Delegated Decision
Application Number – 23/00651/FUL
Ward – B06 - Corstorphine/Murrayfield

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

The works are considered to have due regard to global climate and nature crisis and will not result in an unreasonable loss of neighbouring amenity. However, the works are not compatible with the existing dwelling and surrounding neighbourhood character by virtue of scale, form, and positioning. The proposed works to the dwelling are not in accordance with the Development Plan and there are no material considerations for approving the application. Therefore, the proposal is unacceptable, and it is recommended that the application be refused.

SECTION A – Application Background

Site Description

The application refers to an upper flat located within a two storey, four in a block, flatted building, located in a residential area.

The building style is symmetrical and uniform to the other flatted blocks in the area. The building is located on a corner plot and features an angled orientation to the street creating a prominent side elevation with open garden ground surrounding. There is an established building line created by the properties on Balgreen Road and Saughtonhall Avenue West, and despite the angled orientation, the host building conforms to the established building line of the street.

Description Of The Proposal

It is proposed to form a two storey side extension to the building with an enclosed path to the rear communal garden. The extension would be situated within private garden ground of the upper flat. On the ground floor is a workshop with a sole access door and the communal access pend leading to the rear garden and on the first floor, there is accommodation linked to the upper flat.

Amendments

The proposal has been amended once by the agent. Scheme 1 included a single storey garage, scheme 2 has removed this aspect. As the change only removed an element, the revised scheme does not require further neighbourhood notification.

Relevant Site History

20/00533/FUL
1F2 4 Saughtonhall Avenue West
Edinburgh
EH12 5TJ
Proposed new extension with ground floor garage / workshop and a new first floor master bedroom with an en-suite.
Refused

2 April 2020

Other Relevant Site History

Consultation Engagement
No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 20 February 2023
Date of Advertisement: Not Applicable
Date of Site Notice: Not Applicable
Number of Contributors: 2

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4.

The relevant NPF4 and LDP policies to be considered are:

- NPF4 Policy 1.
- NPF4 Policy 16g.
- LDP Design policy Des 12.

The non-statutory Guidance for Householders is a material consideration that is relevant when considering NPF4 policies 1 and 16g, and LDP policy Des 12.

<u>Global climate and nature crisis</u>

Policy 1 of the NPF4 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. The application addresses this through:
- Contributing to the circular economy by making productive use of existing residential properties and adapting them to meet the changing and diverse needs of the user.
- Further energy saving standards and carbon reduction measures will be considered during the building standards process

The proposals comply with NPF4 Policy 1.

<u>Scale, Form, Design, and Neighbourhood Character</u>

The proposals are not an acceptable scale, form and design and are not compatible with the existing dwelling and the surrounding area.

The property is an upper flat located within a two storey, four in a block building. The building style is highly symmetrical and uniform to the other flatted blocks in the area. The building is located on a corner plot and the Guidance for Householders notes that corner plots do present challenging constraints and that extensions which break the building line are not supported unless they are part of the street character. There is an established building line created by the properties on Balgreen Road and Saughtonhall Avenue West, and despite the angled orientation, the host building conforms to the building line of the street.

The addition of a two storey extension to the side elevation of the flatted block would protrude beyond the established building line of the properties on Balgreen Road. In this case, the spatial character is uniform and conforming to the building line, therefore, interrupting this building line would not be justified. Furthermore, due to the angled orientation of the building, a two storey extension would have a greater visual impact on the streetscape as well as impacting on the spatial character of the street.

Looking at the proposed extension in isolation, the design and scale would replicate the style of the existing building and remain subservient which follows the Guidance for Householders. Nevertheless, considering the context of the building and wider neighbourhood, the proposal would imbalance the symmetrical design and massing of the building. Alongside impacting the spatial pattern of the street, this design impact would harm the contribution the building has in the wider neighbourhood.

While there are examples of side extensions within the surrounding area, these are not identical in positioning or context and have been considered based on their own merit. The Guidance for Householders notes that examples granted permission in the past should not be taken as setting any form of precedent and should not be used as examples to follow. Considering the extension on its own merit, it is not considered acceptable in terms of its impact on the character of the area.

Overall, the proposal is not compatible with the host building in terms of scale, form and positioning. The addition would be obtrusive and disrupt the uniform design of the host building, thus having a detrimental impact on the visual and spatial character of the wider area. Subsequently the proposal is contrary to NPF 4 policy 16g)i), LDP Policy Des 12a) & c), and the Guidance for Householders.

Neighbouring Amenity

With respect to privacy, overlooking, physical impact, overshadowing and loss of daylight or sunlight, the proposals have been assessed against requirements set out in the non-statutory 'Guidance for Householders'.

With respect to daylight, the set back design will result in no impact to daylight.

With respect to sunlight, any additional overshadowing cast as a result of the extension would account for a minor area and the majority of the private and communal garden ground will not be affected.

With respect to privacy and overlooking, there are no concerns for any unreasonable impact.

The proposals will not result in any unreasonable loss to neighbouring amenity. The proposal complies with NPF 4 policy 16g)ii) and LDP Policy Des 12b) & c).

Conclusion in relation to the Development Plan

The proposals have due regard to global climate and nature crisis and do not result in an unreasonable loss of neighbouring amenity. However, the proposals are not an acceptable scale, form, and design, and are not compatible with both the existing building and neighbourhood character. While this presents a conflicting assessment, the compliance with Policy 1 and no unreasonable impact to amenity would not justify a detrimental impact to the existing building and neighbourhood character. Therefore, the proposals do not comply with the overall objectives of the Development Plan.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

Two objections, summarised as:

material considerations

Impact to uniform character of building and street - addressed in section a) above.

Impact to daylight, sunlight and privacy - addressed in section a) above.

non-material considerations

Communal path width - This is a non-material planning consideration as these standards would be considered by Building Standards.

Noise impact from the ground level workshop - the inclusion of a garage/workshop would be considered ancillary to the existing domestic use. However, there are

statutory provisions to mitigate noise concerns under the Environmental Protection Act 1990.

Conclusion in relation to identified material considerations

The proposals do not raise any issues in relation to other material considerations identified.

Overall conclusion

The works are considered to have due regard to global climate and nature crisis and will not result in an unreasonable loss of neighbouring amenity. However, the works are not compatible with the existing dwelling and surrounding neighbourhood character by virtue of scale, form, and positioning. The proposed works to the dwelling are not in accordance with the Development Plan and there are no material considerations for approving the application. Therefore, the proposal is unacceptable, and it is recommended that the application be refused.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;
Conditions

Reasons

Reason for Refusal

1. The proposal does not comply with NPF4 Policy 16g as the works would have a detrimental effect on the character of the home and surrounding area and would not be acceptable in terms of size and design.

2. The proposal does not comply with LDP policy Des 12 as the works would not be in keeping with the existing building or character of the wider area and would not be acceptable in terms of scale and form.

3. The proposal is contrary to the non-statutory Guidance for Householders as its scale, form, and position would appear incongruous in this context and adversely impact on the character and appearance of the existing building and neighbourhood character.

Background Reading/External References

To view details of the application go to the Planning Portal

Further Information - Local Development Plan

Date Registered: 16 February 2023

Drawing Numbers/Scheme

01, 02A, 03A, 04A

Scheme 2

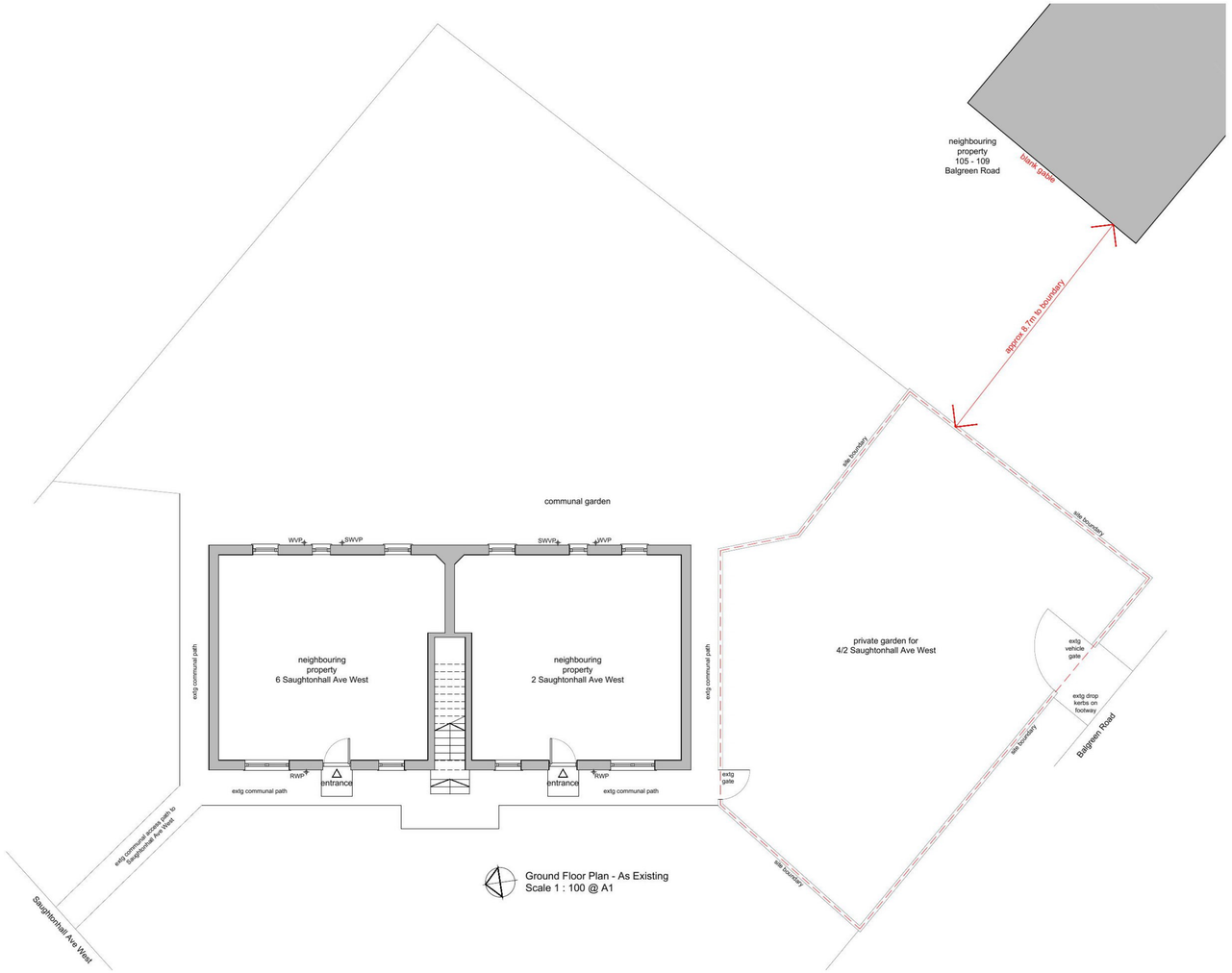
David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Blair Burnett, Assistant Planning Officer
E-mail:blair.burnett@edinburgh.gov.uk

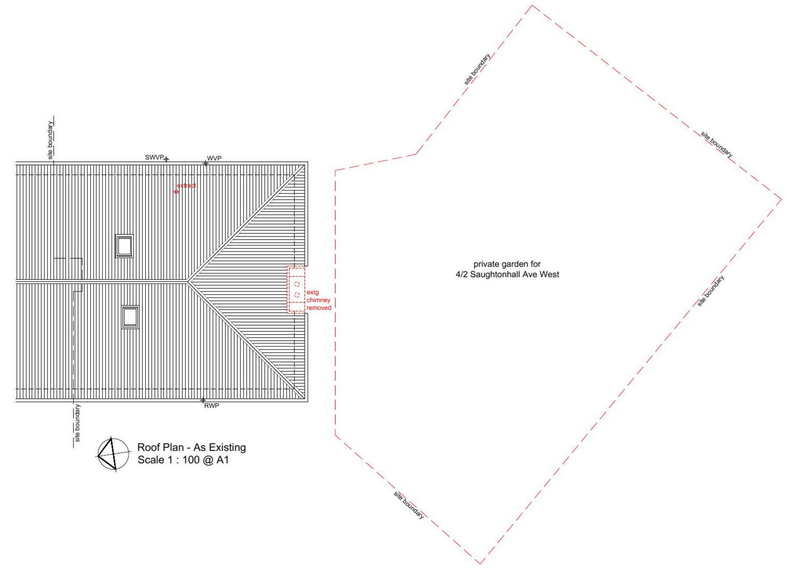
Appendix 1

Consultations

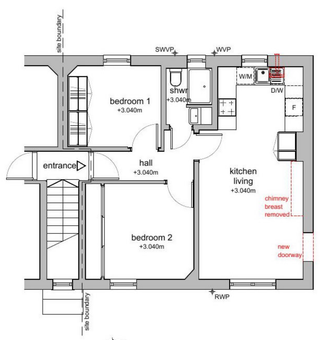
No consultations undertaken.



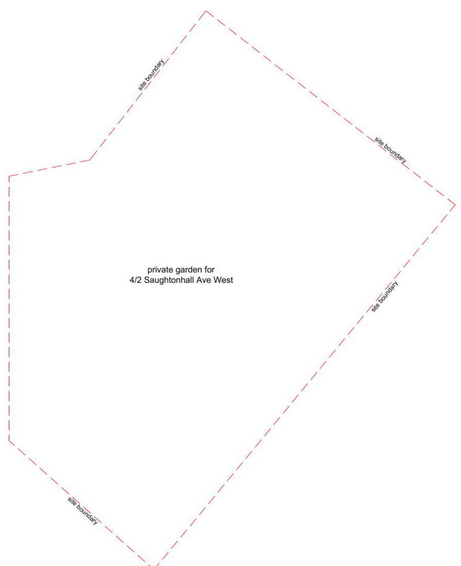
Ground Floor Plan - As Existing
Scale 1 : 100 @ A1

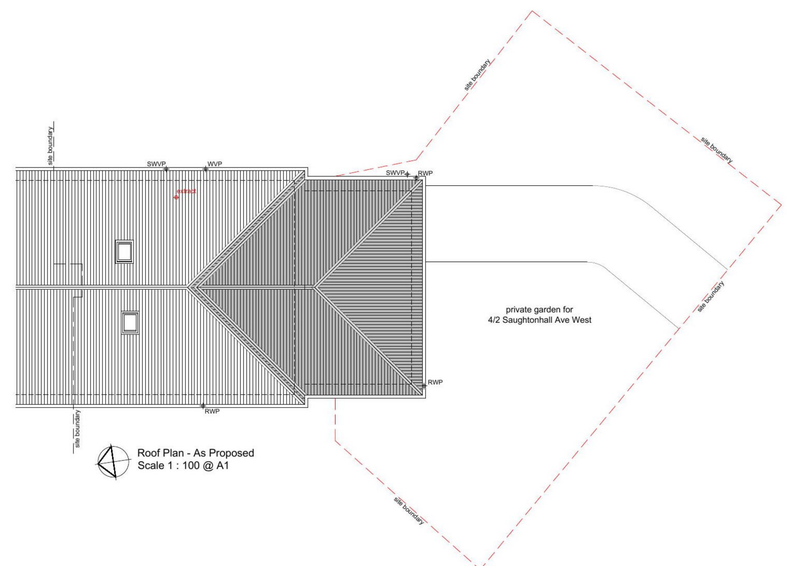


Roof Plan - As Existing
Scale 1 : 100 @ A1



First Floor Plan - As Existing
Scale 1 : 100 @ A1



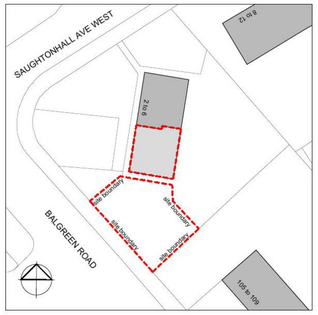


Roof Plan - As Proposed
Scale 1 : 100 @ A1

Notes

1. All dimensions to be verified on site.
   Contractor not to deviate from the approved drawing without prior approval of the architect.
2. OS Site Plan (Scale 1 : 1250) :

3. Site Plan (Scale 1 : 500) :



4. Outline Material Schedule :

External walls : Dry dash render to match extg, colour white, with sand cement base course up to DPC level
External doors : Timber framed door for workshop, colour black
Windows : uPVC framed double glazed tilt & turn to match extg, colour white
Pitched roof : Proprietary profiled concrete tiles to match extg
Rainwater goods : Cast iron to match extg, colour black

P L A N N I N G

REVISIONS :

REV A 20.04.23 DETAILS AMENDED

SNW (PL) 001A

CLIENT :
MR S HYSLOP

JOB TITLE :
DOMESTIC EXTENSION
4/2 SAUGHTONHALL AVENUE WEST
EDINBURGH

SCALE :	1 : 100 @ A1		
DRAWN BY :	SB	DATE :	09.02.23
CHECKED :		DATE :	

DRAWING TITLE :
FLOOR & ROOF PLANS
AS EXISTING / AS PROPOSED

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7/3 East Trinity Road
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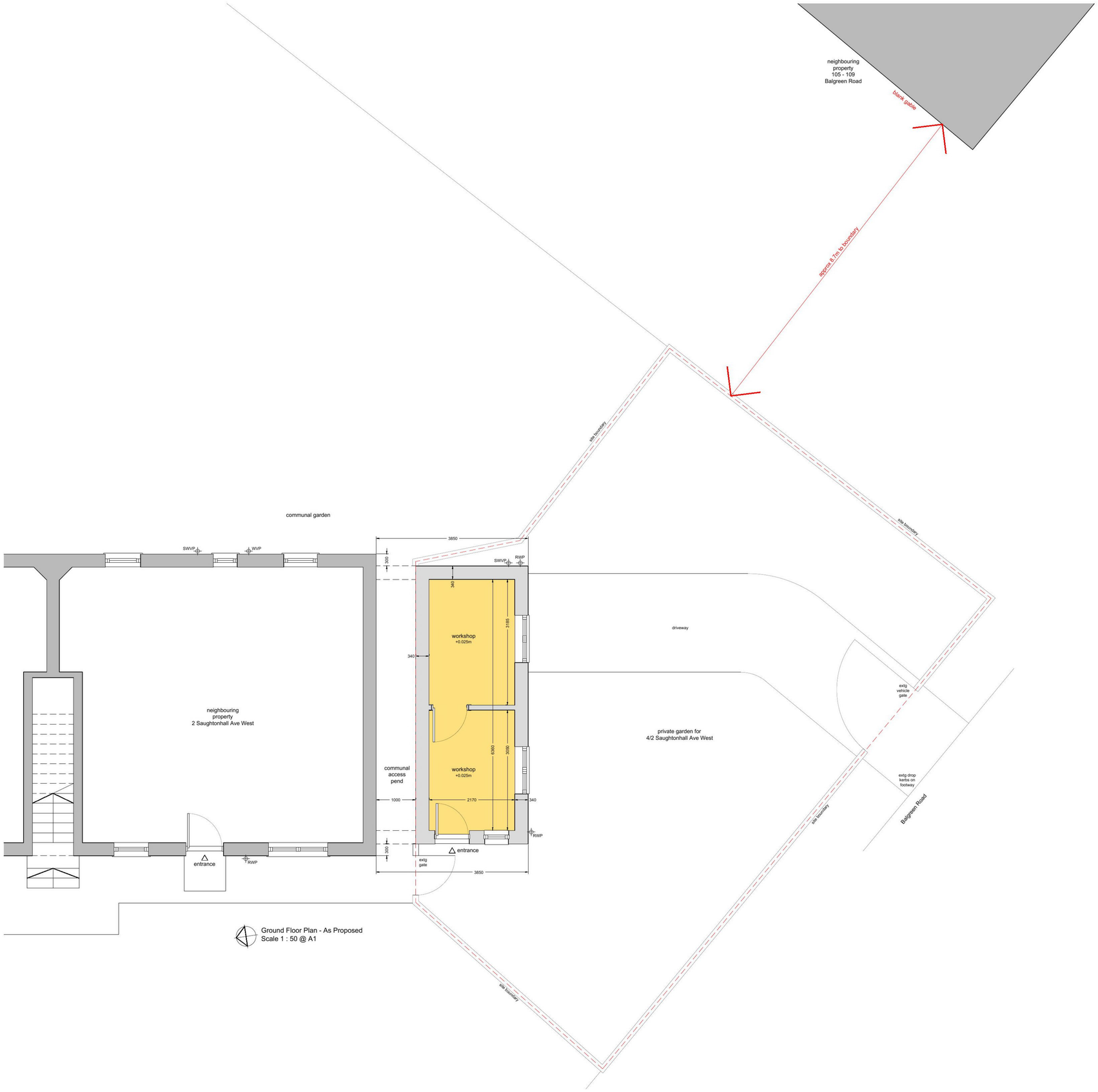
Tel 0131 552 8837
Mobile 07761 756 483
mail@graphitestudio.co.uk
www.graphitestudio.co.uk



Ground Floor Plan - As Proposed
Scale 1 : 50 @ A1

Notes

1. All dimensions to be verified on site.
   Contractor not to deviate from the approved drawing without prior approval of the architect.
2. All general notes as per Drg No SNW (PL) 001.

P L A N N I N G

REVISIONS :

REV A 20.04.23 DETAILS AMENDED

SNW (PL) 002A

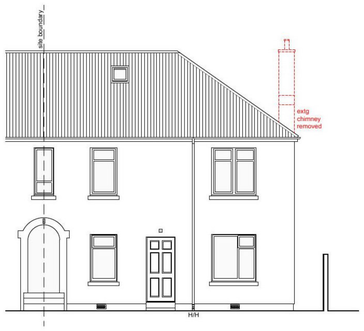
CLIENT :
MR S HYSLOP

JOB TITLE :
DOMESTIC EXTENSION
4/2 SAUGHTONHALL AVENUE WEST
EDINBURGH

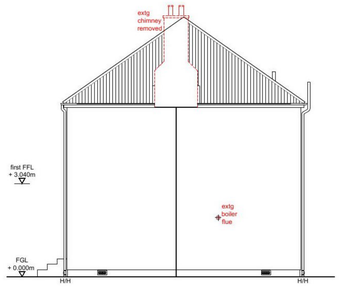
SCALE :	1 : 50 @ A1		
DRAWN BY :	SB	DATE :	09.02.23
CHECKED :		DATE :	

DRAWING TITLE :
FLOOR PLAN
AS PROPOSED

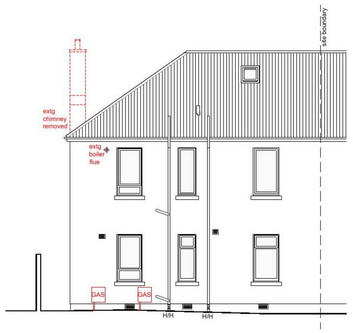
graphite studio
7/3 East Trinity Road
Edinburgh EH5 3DZ
Tel 0131 552 8837
Mobile 07761 756 483
mail@graphitestudio.co.uk
www.graphitestudio.co.uk



Front Elevation - As Existing
Scale 1 : 100 @ A1

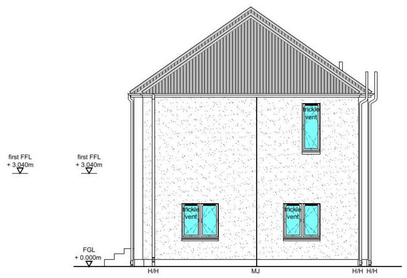


Gable Elevation - As Existing
Scale 1 : 100 @ A1



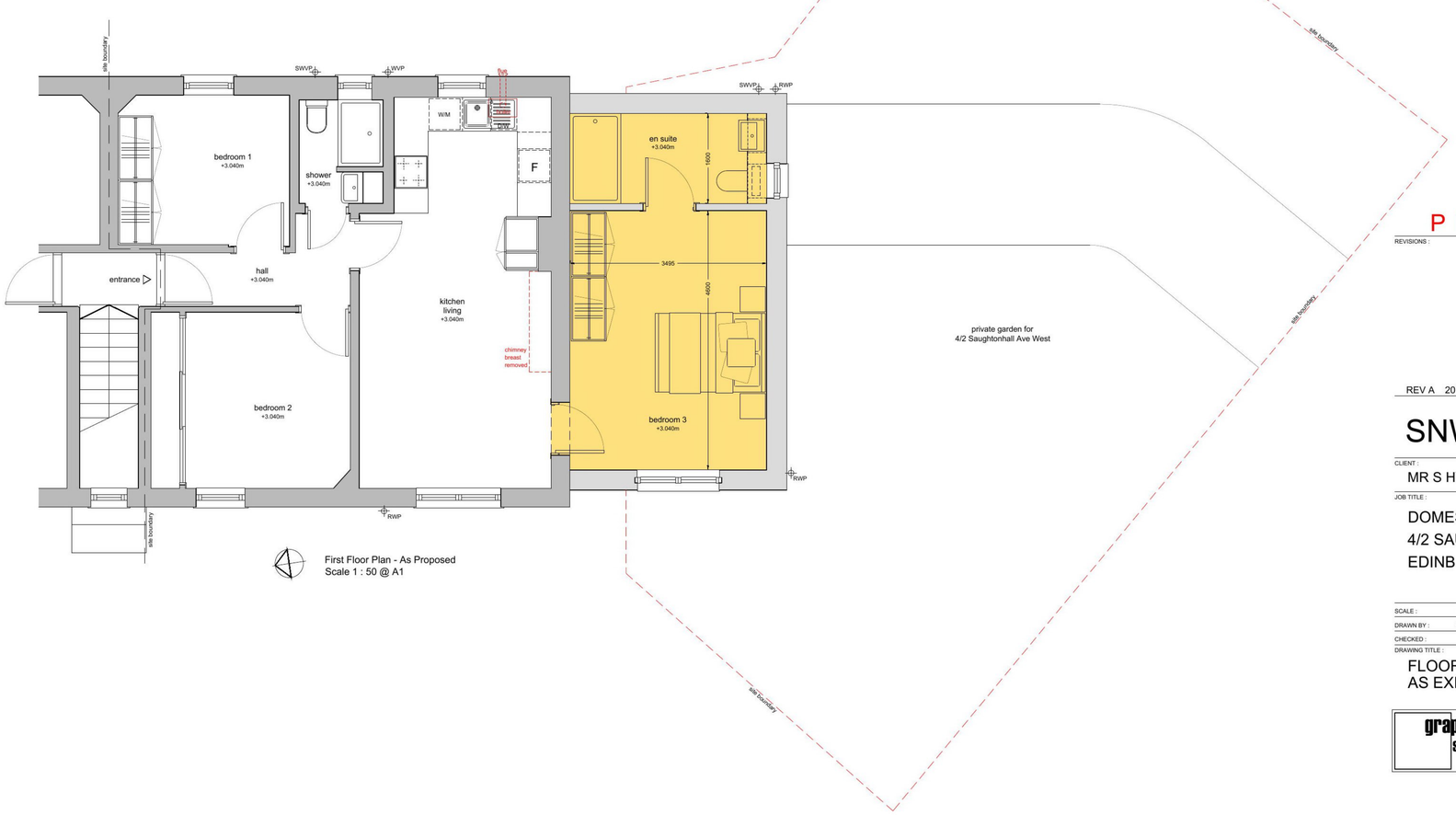
Rear Elevation - As Existing
Scale 1 : 100 @ A1

Front Elevation - As Proposed
Scale 1 : 100 @ A1



Gable Elevation - As Proposed
Scale 1 : 100 @ A1

Rear Elevation - As Proposed
Scale 1 : 100 @ A1



First Floor Plan - As Proposed
Scale 1 : 50 @ A1

Notes

1. All dimensions to be verified on site.
   Contractor not to deviate from the approved drawing without prior approval of the architect.
2. All general notes as per Drg No SNW (PL) 001.

P L A N N I N G

REVISIONS :

REV A 20.04.23 DETAILS AMENDED

SNW (PL) 003A

CLIENT :
MR S HYSLOP

JOB TITLE :
DOMESTIC EXTENSION
4/2 SAUGHTONHALL AVENUE WEST
EDINBURGH

SCALE :	1 : 50 / 1 : 100 @ A1		
DRAWN BY :	SB	DATE :	09.02.23
CHECKED :		DATE :	

DRAWING TITLE :
FLOOR PLAN & ELEVATIONS
AS EXISTING / AS PROPOSED

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