



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 100605729-004

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:

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * Scott Building Name:

Last Name: * Allan Building Number: 36

Telephone Number: * Address 1 (Street): * Wallace Avenue

Extension Number: Address 2:

Mobile Number: Town/City: * Wallyford

Fax Number: Country: * East Lothian

Postcode: * EH21 8BZ

Email Address: *

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="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Linda"/>	Building Number:	<input type="text" value="26"/>
Last Name: *	<input type="text" value="Innes"/>	Address 1 (Street): *	<input type="text" value="Balgreen Avenue"/>
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 5SU"/>
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="26 BALGREEN AVENUE"/>
Address 2:	<input type="text" value="SAUGHTONHALL"/>
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 5SU"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="672853"/>	Easting	<input type="text" value="321435"/>
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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)

Proposed attic conversion with front /rear dormers

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.

The terrace referred is not within a Conservation Area and the terrace is not Listed. The size and scale of dormer conforming with the Householder Guidance documents stipulating a dormers on a principle elevation should be no greater than 1/3 the elevation, in this case the elevation width is 5800mm therefore a dormer of 1933mm would be permitted, the dormer propose is 1930mm. Planners concerns are reported as style however no option to update the design was given and options are attached.

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)

The Planning Officer gave no comment/feedback on the application, other than it would be refused and the option of withdrawal.

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)

Drawing as submitted, covering letter, planning photos and dormers sketch option.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/00576/FUL

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

10/02/2023

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

05/04/2023

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 Scott Allan

Declaration Date: 08/06/2023

Scott Francis Allan

Architectural Design

08 June 2023

Edinburgh City Council
Planning Department
Waverly Court
4 East Market Street
Edinburgh
EH8 8BG

Proposed Attic Conversion with Front/Rear Dormers
26 Balgreen Avenue, Edinburgh, EH12 5SU
Application for Local Review

Dear Sirs,

Uploaded for consideration is an application for Local Review in respect of the Proposed Attic Conversion with Front/Rear Dormers at 26 Balgreen Avenue, Edinburgh, EH12 5SU.

- Online Application Form
- 2022-49-005 Location Plan
- 2022-49-006 Existing Plans, Elevations, Cross Section and Site Plan
- 2022-49-007 Proposed Plans, Elevations and Cross Section
- Planning Photos
- Sketch Design Options 1-3 for Dormer

With the uploaded documents being to your satisfaction we look forward to confirmation of registration in due course. Should you require any further information please contact the undersigned at the email or telephone number provided below.

Kind Regards,

Scott Francis Allan
Architectural Design

<https://www.facebook.com/scottfrancisallan/>

Enclosures

Scott Francis Allan

Architectural Design

Proposed Attic Conversion with Front/Rear Dormers and Single Storey Rear Extension
26 Balgreen Avenue, Edinburgh, EH12 5SU



36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
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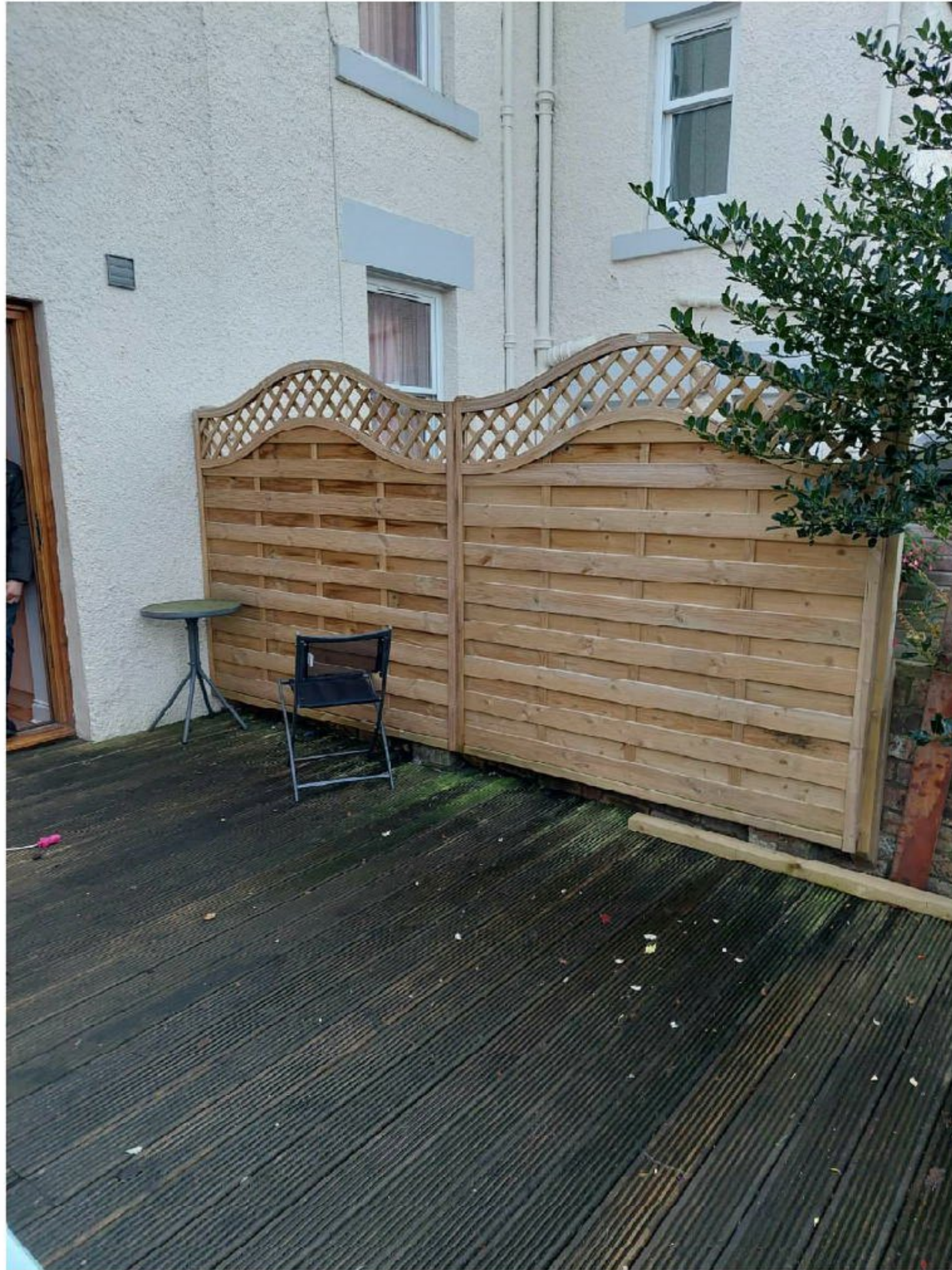
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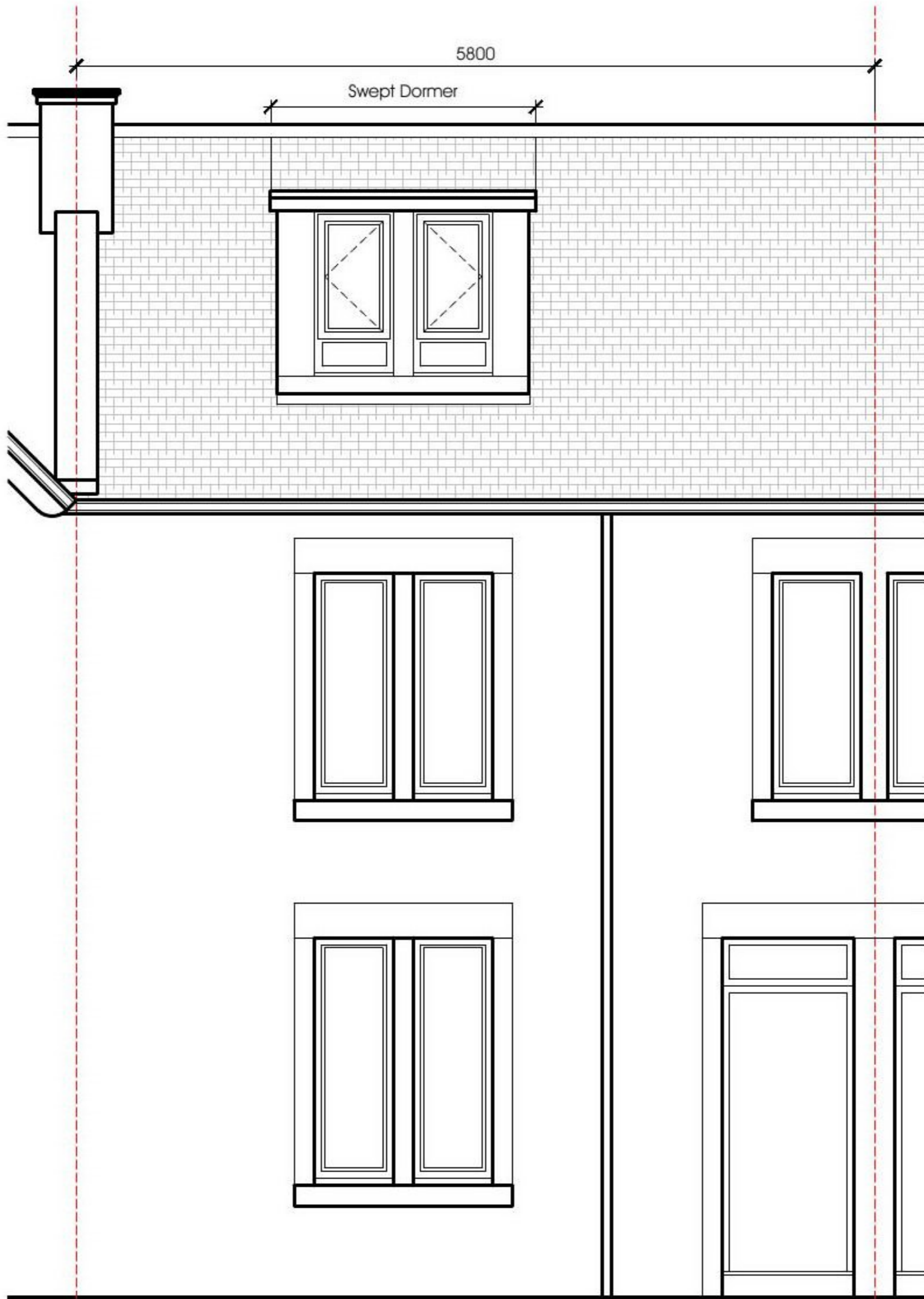
36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
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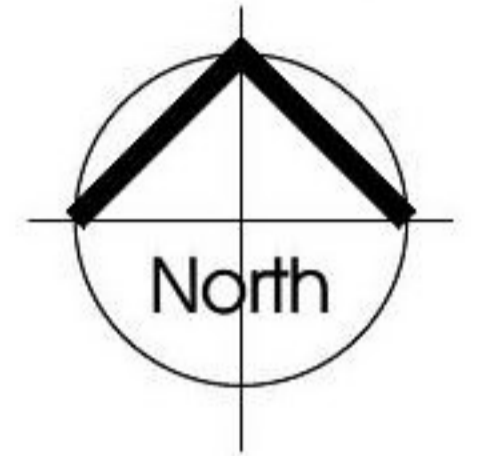
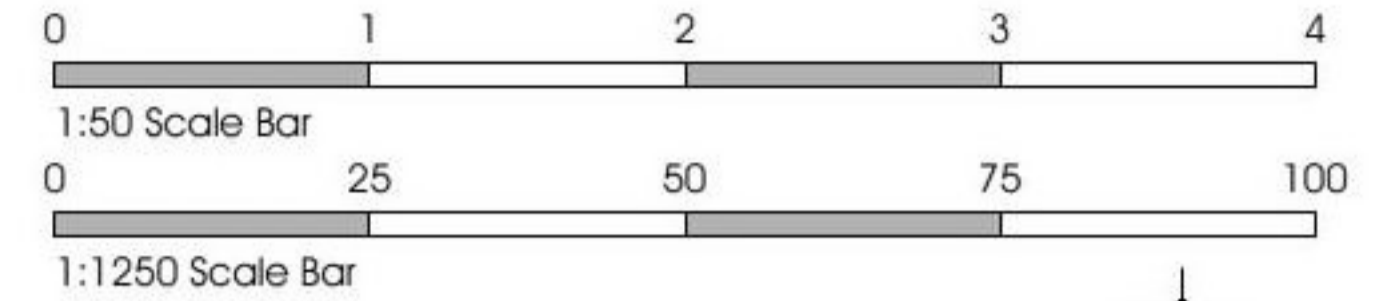
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Location Plan | 1:1250



Revision: Description: Date:

Scott Francis Allan
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36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
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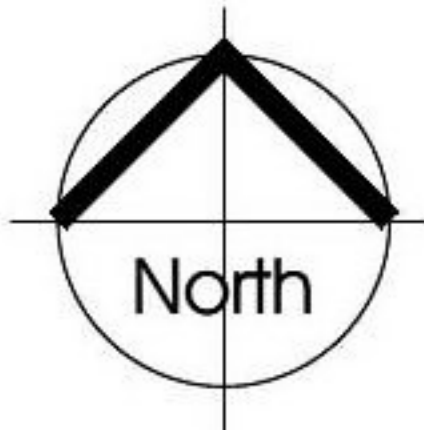
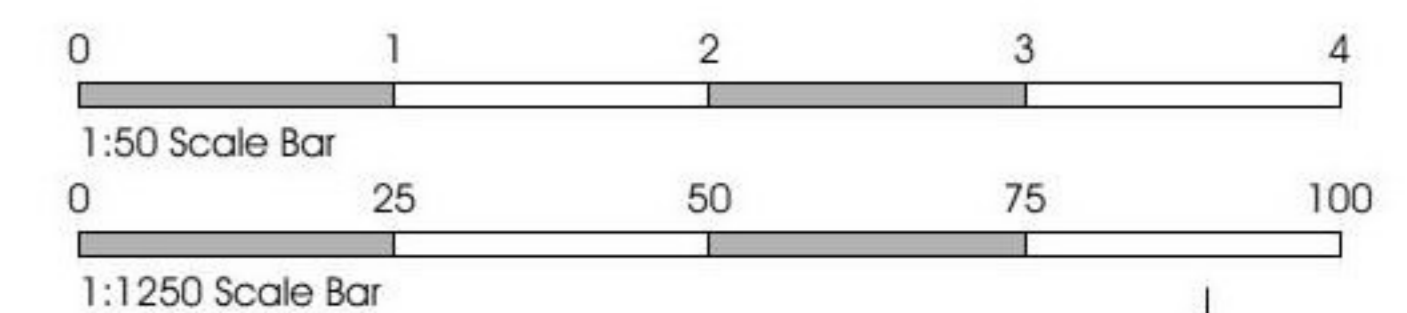
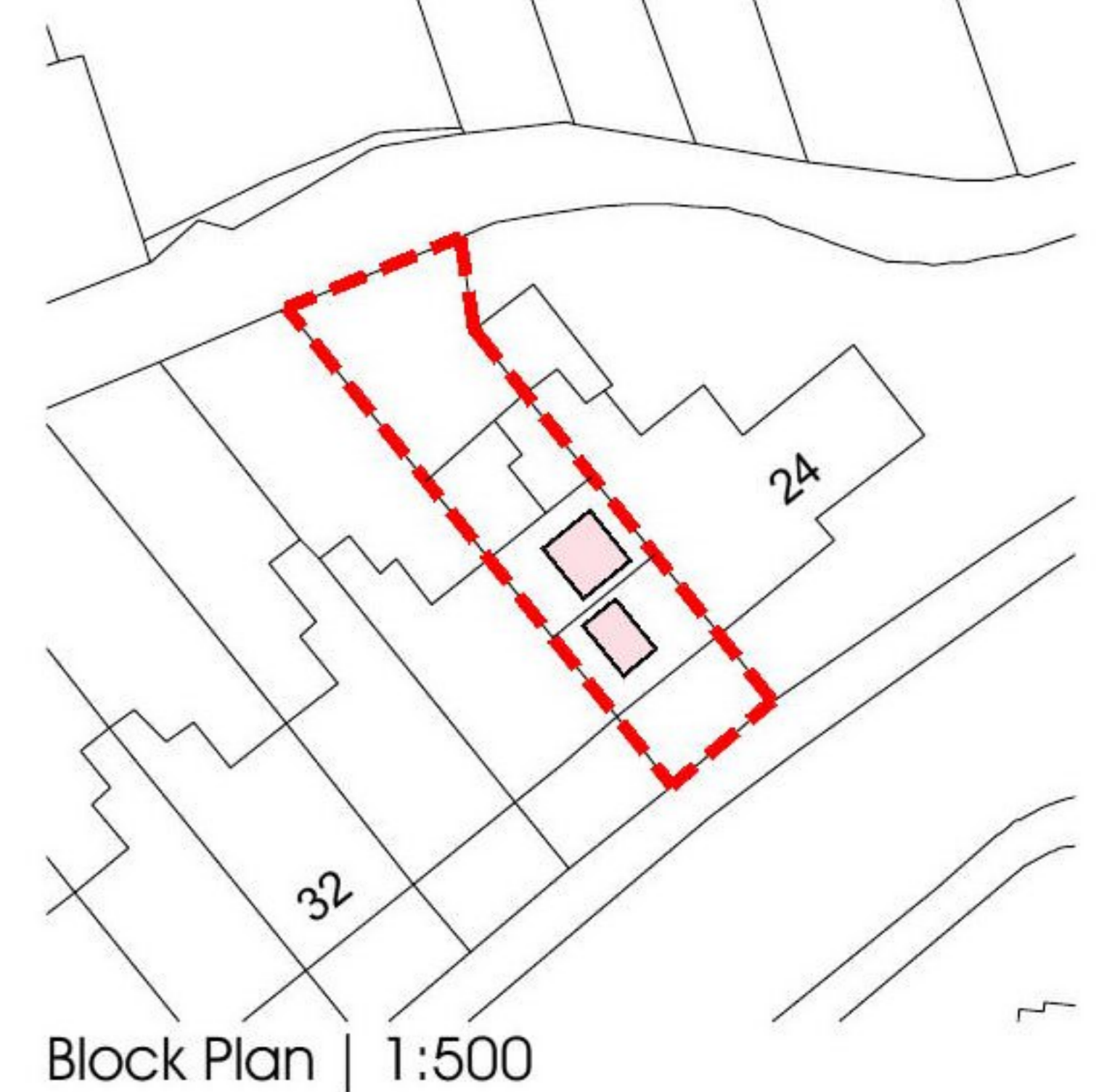
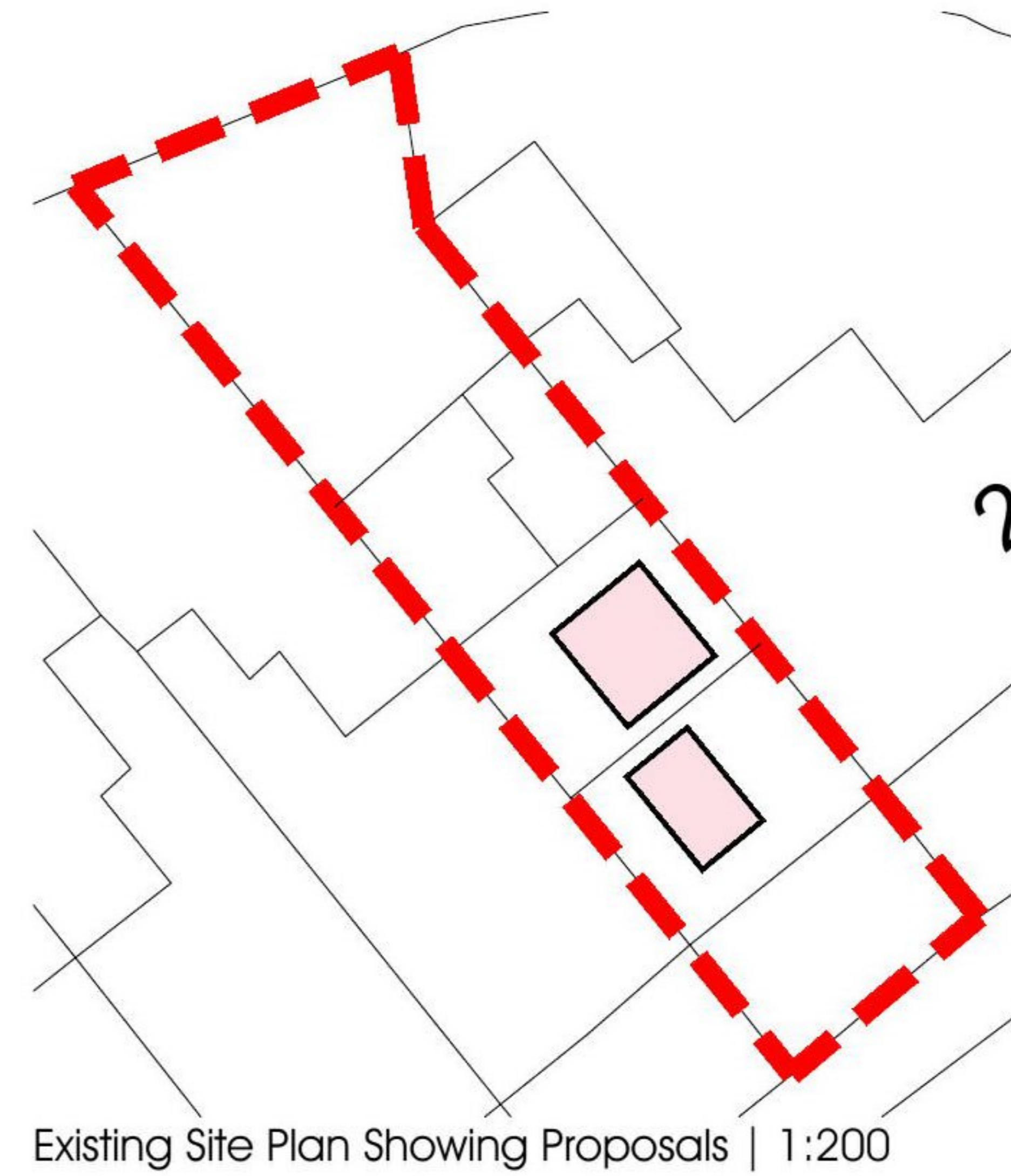
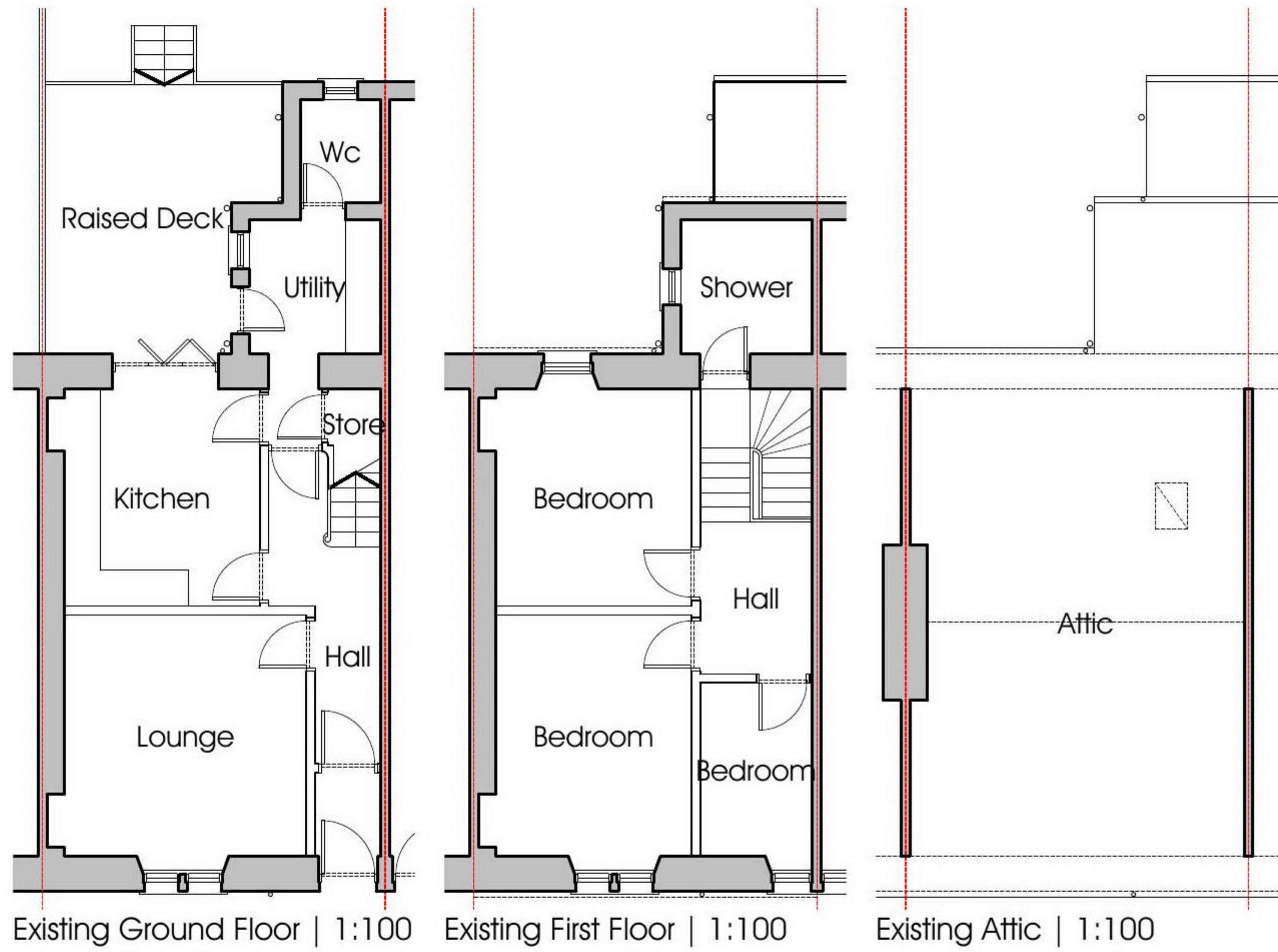
Planning Permission

Project:
Proposed Attic Conversion with Front/Rear Dormers
26 Balgreen Avenue,
Edinburgh, EH12 5SU

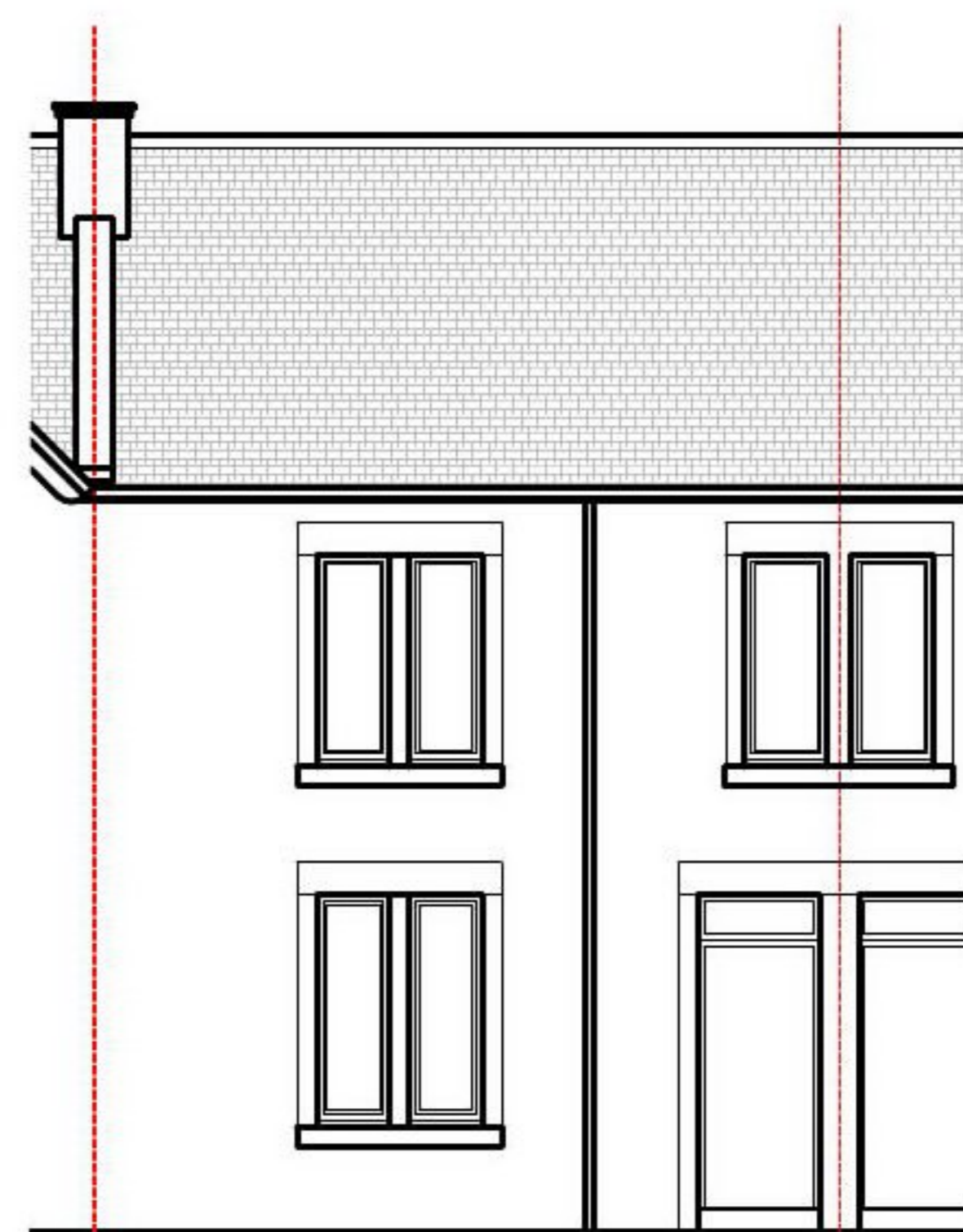
Client:
Linda Innes

Drawing:
Location Plan

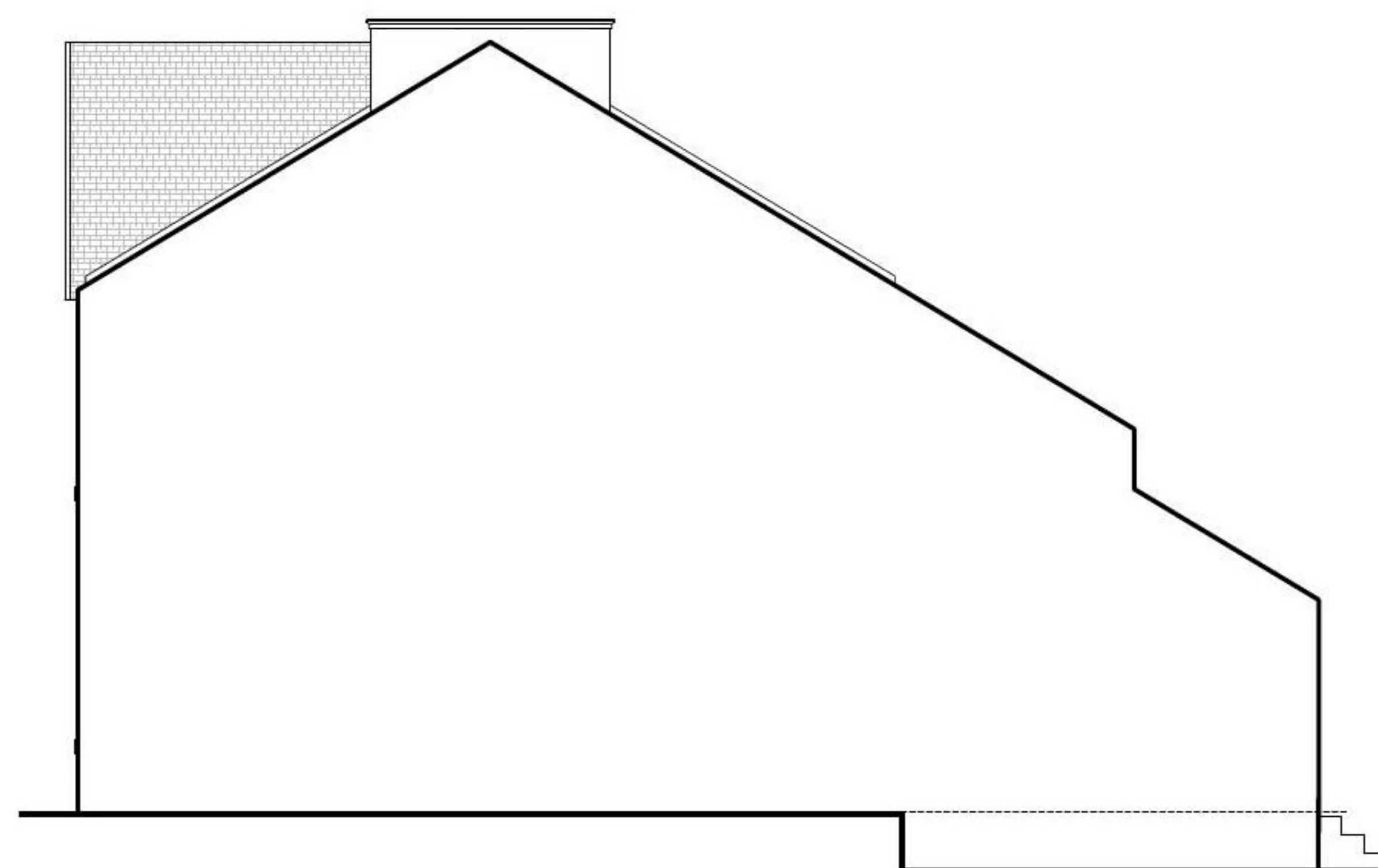
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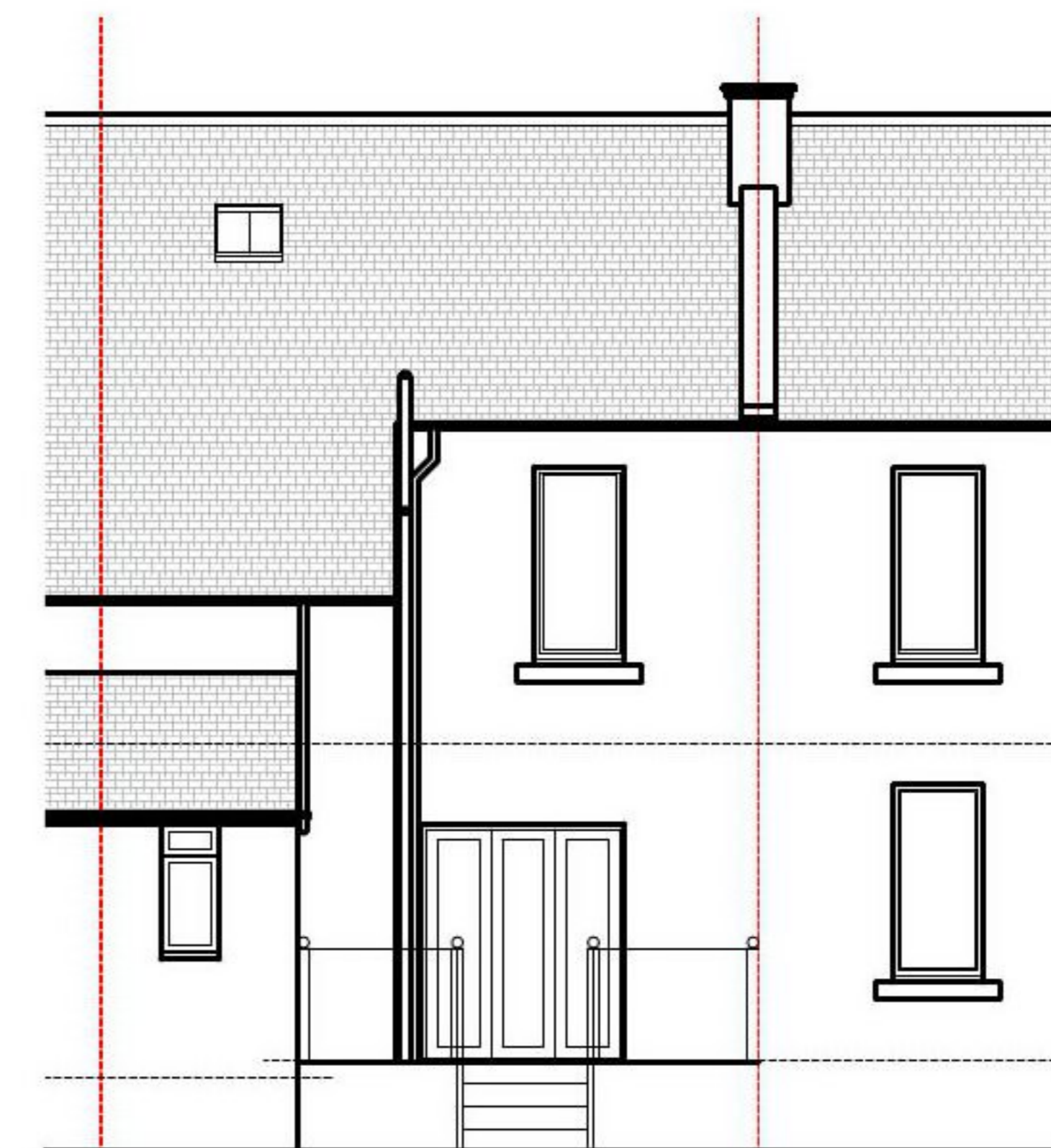
Existing West Elevation and Cross Section | 1:100



Existing South Elevation | 1:100



Existing East Elevation | 1:100



Existing North Elevation | 1:100

Revision: Description: Date:

Scott Francis Allan
Architectural Design

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Planning Permission

Project:
Proposed Attic Conversion with Front/Rear Dormers
26 Balgreen Avenue,
Edinburgh, EH12 5SU

Client:
Linda Innes

Drawing:
Existing Floor Plans, Elevations, Cross Section and Site Plan

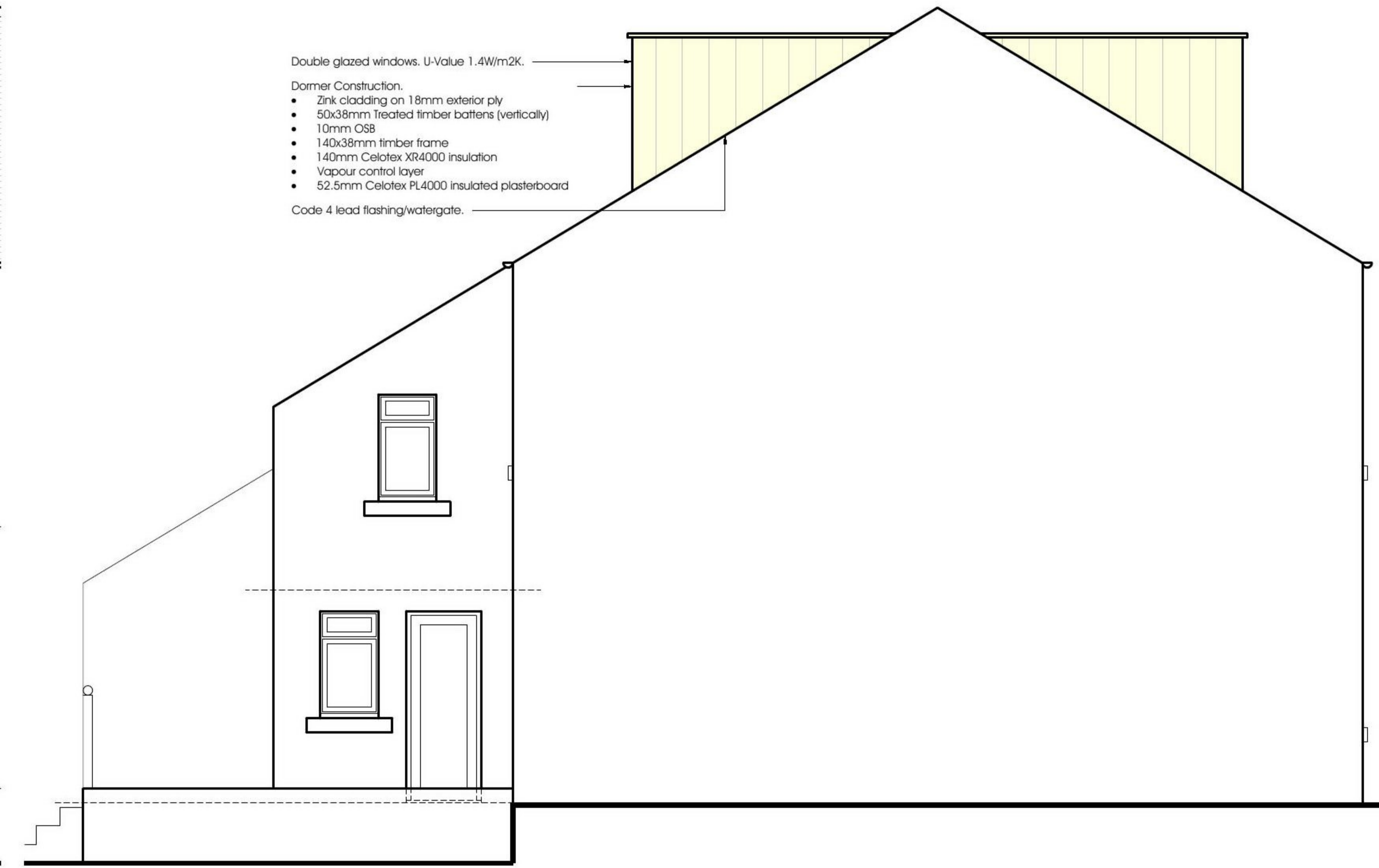
Drawing No. 2022-49-006 Scale: As Noted Date: Feb 2023 Name: SFAllan Sheet Size: A2

- Material Specification:**
- Dormer External Walls:**
 - Zinc Cladding
 - Dormer Flat Roof:**
 - Single Ply Roofing Membrane (Grey)
 - Aluminum Fascia (Anthracite Grey)
 - Dormer Windows:**
 - Double Glazed Aluminum Windows (Grey)
 - Dormer Gutters:**
 - Aluminum Down Pipe (Grey)
 - Code 4 Lead Watergate
- Total Site Area:**
Area: 153.8sqm
- Enclosed Rear Garden:**
Area: 70.3sqm
- Existing House Footprint:**
Area: 62.9sqm
- Proposed Attic Conversion:**
Area: 27.7sqm

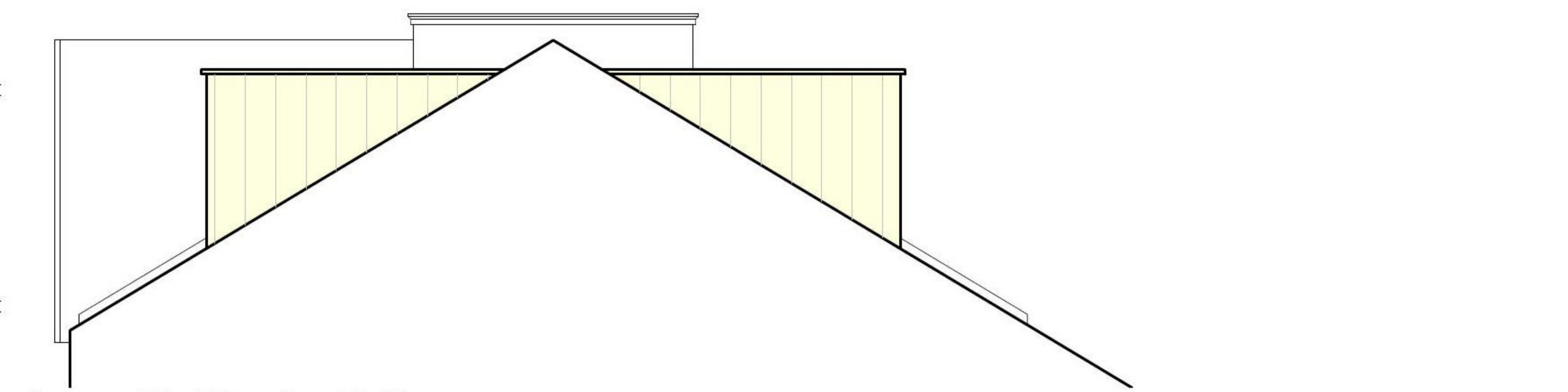


Proposed South Elevation | 1:50

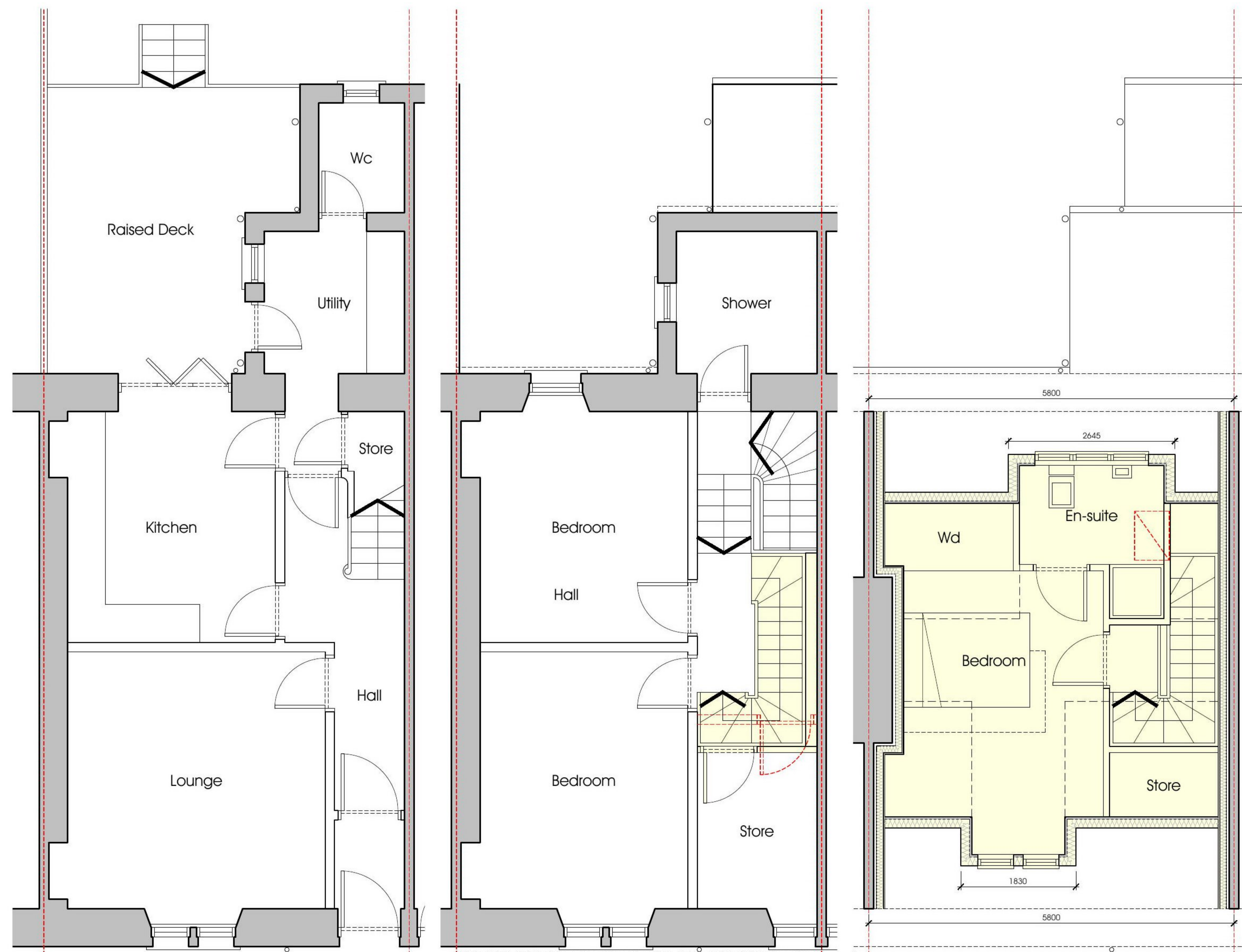
Proposed North Elevation | 1:50



Proposed West Elevation | 1:50



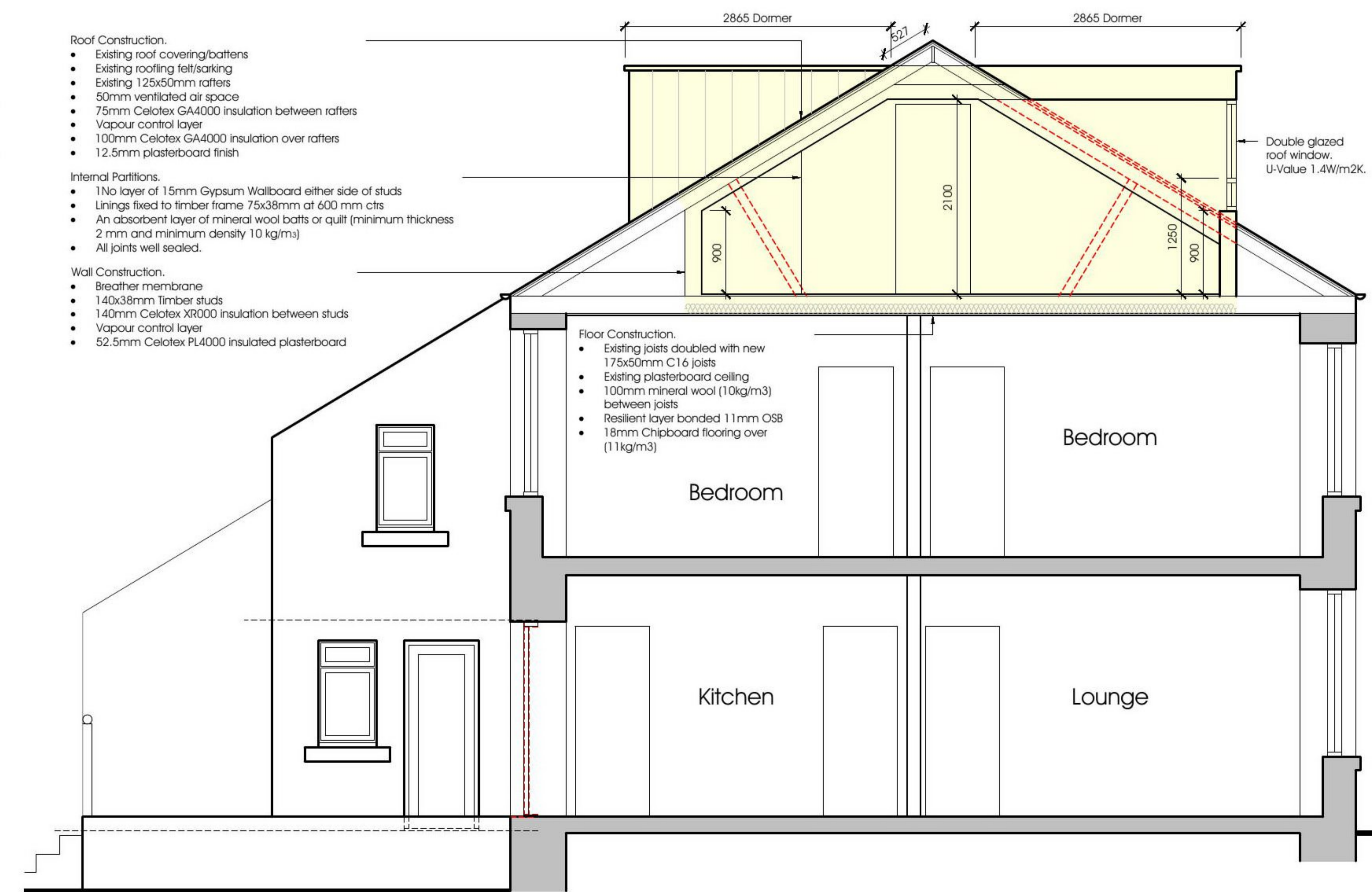
Proposed East Elevation | 1:50



Proposed Ground Floor Plan | 1:50

Proposed First Floor Plan | 1:50

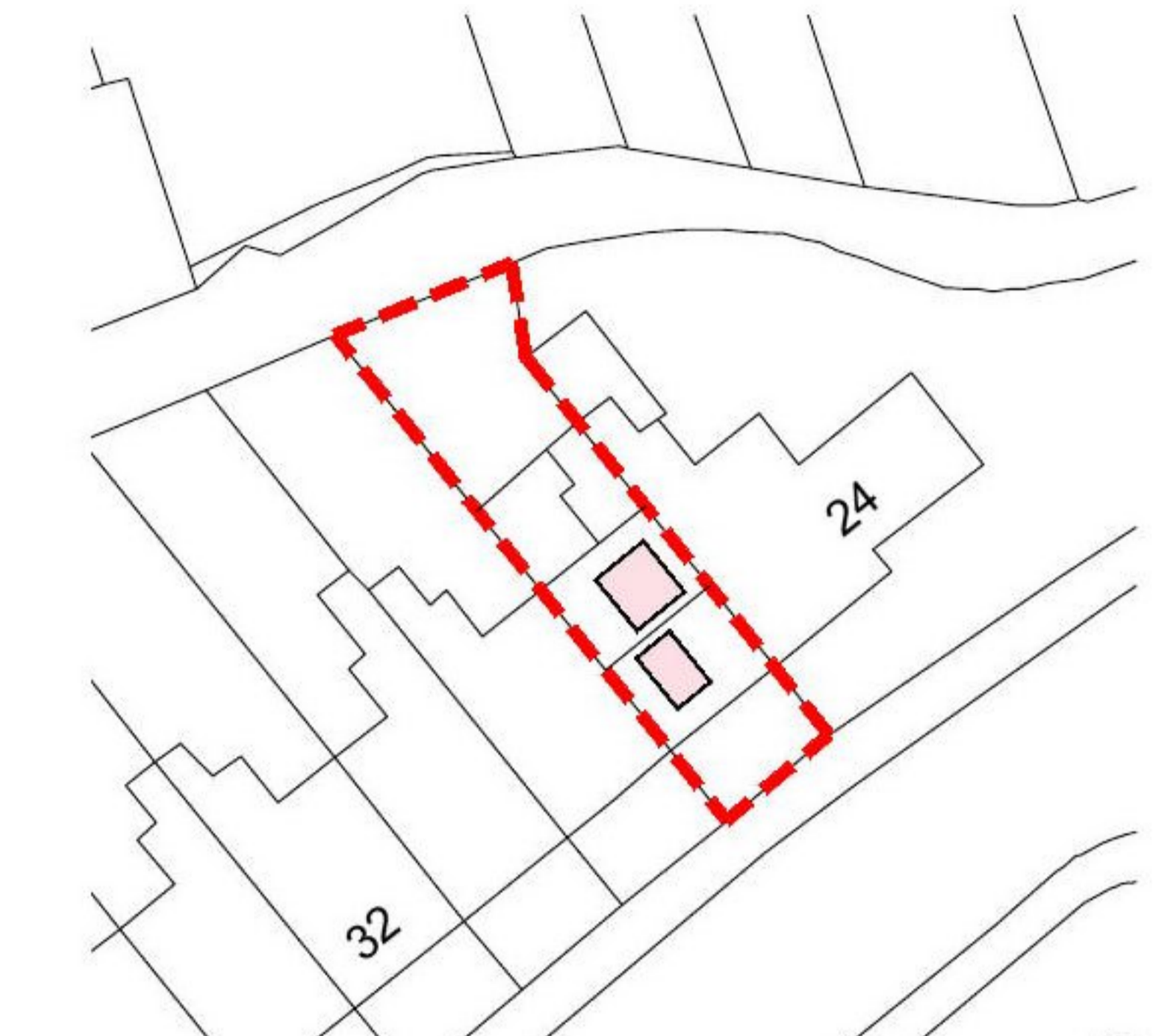
Proposed Second Floor Plan | 1:50



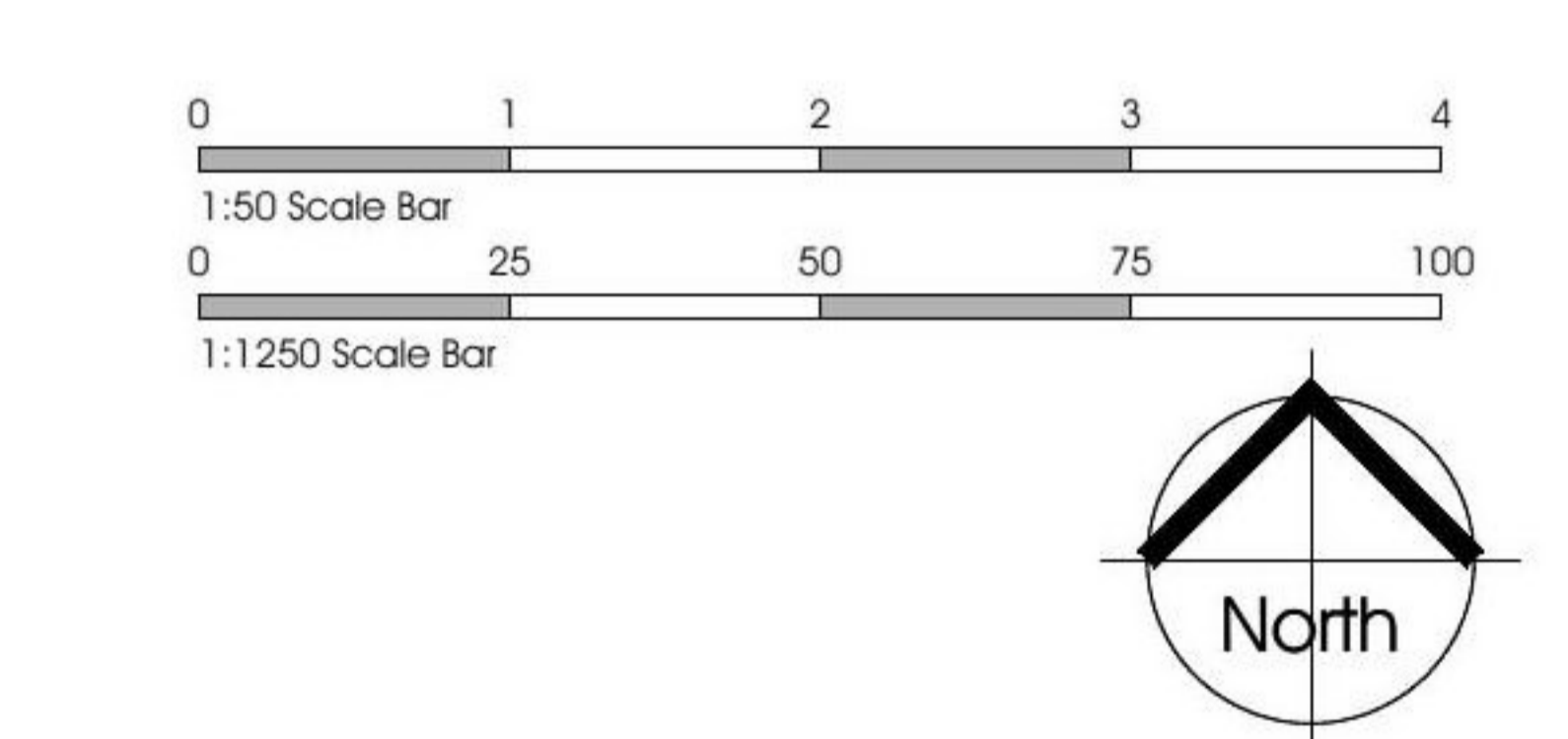
Proposed Cross Section | 1:50



Location Plan | 1:1250



Block Plan | 1:500



Revision: Description: Date:

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Planning Permission

Project:
Proposed Attic Conversion with Front/Rear Dormers
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Edinburgh, EH12 5SU

Client:
Linda Innes

Drawing:
Proposed Floor Plans, Elevation and Cross Section

Drawing No. 2022-49-007 Scale: As Noted Date: Feb 2023 Name: SFAllan Sheet Size: A1