

Andrew Megginson Architecture
FAO: Andrew Megginson
No. 1
29 Jamaica Mews
New Town
Edinburgh
Scotland
EH3 6HL

Mr Ronnie Hay
30 Belmont Gardens
Edinburgh
Scotland
EH12 6JH

Decision date: 12 April 2019

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

Proposed additional storey to previously approved side extension at 30 Belmont Gardens, Edinburgh (14/04547/FUL) as varied (14/04547/VARY).
At 30 Belmont Gardens Edinburgh EH12 6JH

Application No: 19/00701/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 25 February 2019, 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;

Conditions:-

Reasons:-

1. The proposal by reason of its roof form and significant protrusion above the eaves line of the house and the neighbouring property is not subservient to the existing house and results in a dominant feature which is not compatible with the character of the existing buildings. Further, the contrasting materials do not match the main house and the roof terrace to the front of the property is an uncharacteristic addition to the front elevation of the house. Overall, the proposal is contrary to policy Des 12 of the Edinburgh Local Development Plan and non-statutory 'Guidance for Householders'.

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

Drawings 01 - 06, 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 proposal fails to comply with the development plan and non-statutory guidance as it would result in a dominant feature which is not compatible with the character of the existing buildings.

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 Brian Fleming directly on 0131 529 3518.

D R Leech

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 19/00701/FUL
At 30 Belmont Gardens, Edinburgh, EH12 6JH
Proposed additional storey to previously approved side
extension at 30 Belmont Gardens, Edinburgh (14/04547/FUL)
as varied (14/04547/VARY).**

Item	Local Delegated Decision
Application number	19/00701/FUL
Wards	B06 - Corstorphine/Murrayfield

Summary

The proposal fails to comply with the development plan and non-statutory guidance as it would result in a dominant feature which is not compatible with the character of the existing buildings.

Links

<u>Policies and guidance for this application</u>	LDPP, LDES12, NSG, NSHOU,
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Report of handling

Recommendations

1.1 It is recommended that this application be Refused for the reasons below.

Background

2.1 Site description

Detached dwelling house, predominantly single storey with two storey bay with hipped roof on east side.

The property has garden ground to the front and rear. A detached garage is set in the rear garden.

This application site is located within the West Murrayfield Conservation Area.

2.2 Site History

November 2011- Planning permission granted to re-build roof over existing single storey due to fire damage and extend to side with single storey construction and dormers within roofspace to match existing (as amended) (Reference: 11/02908/FUL).

16 February 2015- Planning permission granted for a proposed erection of a sunroom extension with additional storage at ground level, to the side elevation of property (as amended) (application reference: 14/04547/FUL).

20 February 2019 - Non-material variation for the change in external material finishes, the alteration of the fenestration to the front and rear elevations and installation of grey aluminium windows granted (application reference: 14/04547/VARY).

Main report

3.1 Description Of The Proposal

It is proposed to add an additional storey to a consented side extension.

The proposed extension is of a contemporary design in a grey metal cladding. It will be set back from the front of the existing extension by approximately 1.8m. The roof of the existing extension is proposed to be utilised as a roof terrace and will be enclosed by a glass balustrade.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the

development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

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

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

3.3 Assessment

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

- a) The proposals will have an adverse effect on the character and appearance of the house or the surrounding area;
- b) The proposals adversely affect neighbouring residential amenity; and
- c) Representations raise issues that require to be addressed.

a) Character and Appearance

Policy Des 12 of the adopted Edinburgh Local Development Plan states that 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.

In this instance, the proposal is for an additional storey to a consented two storey extension to the side of the house. Whilst the additional storey will be set back from the front of the existing side extension, it is not subservient to the existing house and by reason of its roof form and significant protrusion above the eaves line of the house and the neighbouring property, it is a dominant feature which is not compatible with the character of the existing buildings. The metal cladding finish is also out of keeping with the finish of the existing building. The roof terrace with glazed balustrade is also an uncharacteristic addition to the front of the house facing the street.

Overall, the proposal will have an adverse effect on the character and appearance of the house and the surrounding area.

b) Residential Amenity

In terms of daylight, the proposal is in a gable to gable situation with the property to the east (28). The property at 28 has a blank gable and therefore no daylighting issues arise.

In terms of sunlight, non-statutory guidance states that in gable to gable situations no account of sunlight will be taken unless the space between the gables is of particular amenity value. In this instance the neighbouring property is built up to the shared boundary and therefore no sunlight issues arise.

In terms of privacy, the fully glazed doors and windows are front and rear facing. In respect of the front facing glazed doors, these are within nine metres of the boundary. However, they look out onto the front garden of the house and the street and no privacy concerns arise. The windows to the rear are over nine metres from the boundary and comply with guidance.

Overall, the proposal will not adversely affect neighbouring residential amenity.

c) Public and Community Council Comments

Material Representations - Objection:

- not in keeping with street where the properties step down and reflect the topography of the street - taken account of in section 3.3a);
- terracing effect - taken account of section 3.3a);
- daylighting and sunlight - assessed in section 3.3b); and
- loss of privacy - assessed in section 3.3b).

Non-material Representations:

- noise and disturbance from within a neighbouring property;
- maintenance and repairs;

No community council comments have been received.

CONCLUSION

In conclusion, the proposal will adversely affect the character and appearance of the existing house and the surrounding area. Refusal is recommended. There are no material considerations which outweigh this conclusion.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal by reason of its roof form and significant protrusion above the eaves line of the house and the neighbouring property is not subservient to the existing house and results in a dominant feature which is not compatible with the character of the existing buildings. Further, the contrasting materials do not match the main house

and the roof terrace to the front of the property is an uncharacteristic addition to the front elevation of the house. Overall, the proposal is contrary to policy Des 12 of the Edinburgh Local Development Plan and non-statutory 'Guidance for Householders'.

Risk, Policy, compliance and governance impact

4.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

5.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Consultation and engagement

6.1 Pre-Application Process

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

Neighbours have been notified of the application. One letter of representation has been received from a neighbouring resident, objecting to the proposal.

The material issues raised are addressed in the assessment section of the report of handling.

Background reading / external references

- [To view details of the application go to](#)
- [Planning and Building Standards online services](#)

**Statutory Development
Plan Provision**

Urban Area - Edinburgh Local Development Plan

Date registered

25 February 2019

Drawing numbers/Scheme

01 - 06

Scheme 1

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Brian Fleming, Senior planning officer
E-mail:brian.fleming@edinburgh.gov.uk Tel:0131 529 3518

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Appendix 1

Consultations

No consultations undertaken.

END

Comments for Planning Application 19/00701/FUL

Application Summary

Application Number: 19/00701/FUL

Address: 30 Belmont Gardens Edinburgh EH12 6JH

Proposal: Proposed additional storey to previously approved side extension at 30 Belmont Gardens, Edinburgh (14/04547/FUL) as varied (14/04547/VARY).

Case Officer: Brian Fleming

Customer Details

Name: Mr Alan Gardner

Address: 28 Belmont Gardens, Edinburgh EH12 6JH

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Mr Alan Gardner and Dr Heather Gardner

Comments on planning application 19/00701/FUL

Neighbourhood Notification

We note that the latest neighbour consultation date in respect of this application was 4 March 2019.

We (direct neighbours) received no notification of this proposal from either the council or the applicants; we only discovered the proposal by pure luck. We would argue that this failure severely curtailed the opportunity for interested parties such as ourselves to represent our interests.

Therefore it undermines the statutory process surrounding neighbourhood notification and in, doing so, must surely question the validity of the application.

The undernoted comments have therefore been made without the afforded time under the relevant legislation.

Specifically, we would be obliged if Edinburgh Council could investigate and explain to us why a standard notification of this proposal was not sent to us at 28 Belmont Gardens. Our understanding is this is a formal requirement of the planning process and we were provided with such notice in the case of the planning proposal 14/04547/FUL that was eventually accepted in 2015.

Reasons for Objection to application 19/00701/FUL

We have reviewed the planning officer's decision notice and planning report in relation to application 14/04547/FUL and for ease of reference have adopted the same considerations/general headings addressed there in support of our objection to the current application

1. Character and Appearance

The application completely ignores the specific reasoning used to justify the acceptance of the application for the original extension in 2015, namely 'The proposal extends up to its eastern boundary. However, the subservient form of the extension, the stepping down of the houses in relation to the topography of the street and the bay window feature means that a 'terracing effect' will not occur'.

The extension of the house at 30 Belmont Gardens to the absolute maximum of the height of the structure at 28 Belmont Gardens in addition to extending to the extreme edge of the boundary has implications for the rights of residents in detached houses that are on the lower side of another structure on a hill. These relate, in the main, to loss of amenity, privacy and overshadowing.

Acceptance of this current proposal would ignore the planning officers previous comments in the 2014 planning report highlighted above by creating a terracing effect that impacts upon the whole street.

It is our view that the passing of this proposal would create a voluminous multi-storey extension and provide a damaging and irreversible precedent that would infringe the rights of residents in detached houses on the surrounding area.

This proposal would increase the material impact of the terracing effect from one to two storeys. No house in the street has the higher structure (in this case No 30) built up to the absolute maximum height of the lower structure(No 28) on the boundary. The suggestion in the supporting statement to the application that reducing the overall depth by a modest proportion somehow mitigates the terracing affect is incorrect. The volume of the proposal still constitutes, by far, the vast majority of the depth of both structures. The impact of accepting this proposal would result in the elevated storeys of detached buildings being only centimetres apart, with no access between the two. We fail to see how this can be classed or viewed as anything other than a terracing effect.

Nowhere in Belmont Gardens at present is the lower structure directly bordered by a structure of more than one storey, most of such storeys being garages. The narrowing of the gap between two multi-storey detached properties is not only unprecedented in this street, but in the surrounding wider area. For this reason and others noted below we are acutely aware of the potential precedent being established.

Design, appearance and materials

We believe the proposed development is not keeping with the character of the street. There is no multi-storey structure on the boundary of any higher structure in Belmont Gardens nor are there any developments with multi-storey glass windows with such proposed coverage in the front elevation.

We draw attention to the material differences in the appearance of the front/south elevations between what was proposed and accepted in 14/04547/FUL compared to the current proposal as demonstrated by documents http://citydev-portal.edinburgh.gov.uk/idoxpa-web/files/D8C54F2049D8D3BBDA2ACAE78BA75E94/pdf/14_04547_FUL-04A-PROPOSED_FLOORPLAN__SOUTH_ELEVATION-3035573.pdf (2014) and http://citydev-portal.edinburgh.gov.uk/idoxpa-web/files/A835E7D832DF37B8291FEA534CBF7875/pdf/19_00701_FUL-03_-_PROPOSED_ELEVATIONS-4160381.pdf (2019).

2. Residential Amenity

- Loss of light or overshadowing

The 14/04547/FUL planning report stated:

"The proposal is in a gable to gable situation with 28 Belmont Gardens and as such no account of daylighting or sunlight is taken in accordance with non-statutory guidance."

The current application fails to address the obvious impact in terms of the loss of light of overshadowing on the rear garden at 28 Belmont Gardens.

The contour of the boundary between 28 and 30 renders the impact through overshadowing and the loss of light even greater on the rear garden of 28 Belmont Gardens

The location plan in http://citydev-portal.edinburgh.gov.uk/idoxpa-web/files/A6A2067EAF067AEC122104D71792EAE3/pdf/19_00701_FUL-01_-_LOCATION_PLAN-4160383.pdf does not record the dimensions of the structure of 28 Belmont Gardens accurately.

- Overlooking/loss of privacy

The 14/04547/FUL planning report stated:

"In respect of privacy, the extension is set behind both the front and rear walls of the house and

therefore there will be no adverse loss of privacy".

The implementation of the proposed plan would destroy this previous justification. We cannot envisage any way in which this application fulfils the same criteria given the height and windows contained in the design and the proximity to the rear garden.

Extending the structure of 30 Belmont Gardens to the absolute edge of the boundary at a height representing the absolute maximum height of the structure of 28 Belmont Gardens brings about a clear breach of privacy in relation to the rear garden of 28 Belmont Gardens.

The application 14/04547/FUL passed in February 2015 did not have any of these issues and we would refer specifically to the material difference between the rear (north) elevations detailed in documents http://citydev-portal.edinburgh.gov.uk/idoxpa-web/files/D8C54F2049D8D3BBDA2ACAE78BA75E94/pdf/14_04547_FUL-04A-PROPOSED_FLOORPLAN__SOUTH_ELEVATION-3035573.pdf (2014) and http://citydev-portal.edinburgh.gov.uk/idoxpa-web/files/A835E7D832DF37B8291FEA534CBF7875/pdf/19_00701_FUL-03_-_PROPOSED_ELEVATIONS-4160381.pdf (2019).

We also note that the design has allowances for two, we assume frosted, windows. Along with the overshadowing, this would create an invasion of our rights to privacy. The overshadowing issue and the feeling of a clear invasion of privacy would be maintained even if the glass windows were dropped from the design.

- Noise and disturbance resulting from use

The proposed construction of a multi-storey extension immediately next to existing wall. As with many detached houses, the upper floor of 28 Belmont Gardens has the principal use of bedrooms. The acceptance of this proposal would place a wall, in relation to a purportedly detached house, centimetres away from a child's bedroom.

- Hazardous materials

We are very concerned that the passing of this proposal would restrict access for future maintenance and repairs. Without proper maintenance it is conceivable an area between the structures that is restricted would invariably attract leaves/other combustible materials that would accumulate and create an obvious fire risk. This would represent practical consequences resulting from the terracing effect.

We are extremely concerned that the construction of what effectively constitutes a three storey building centimetres from our house also represents a fundamental fire risk. We consider an

investigation/validation of these plans by the local fire services as part of the planning and building warrant process to be absolutely essential.

3 Previous planning decisions (including appeal decisions)

We note that this application is described as a single storey extension even as construction on the proposal accepted in 2015 commenced in recent months.

Single storey extensions normally reflect single storeys with no privacy issues given the scale of fences, etc. This is evidently not case in respect of this application as confirmed by the drawings and points already covered. This renders the request in the applicant's supporting statement that permission be granted as it 'reflected an additional storey to previously approved side extension' misleading.

We also note the material difference between the garage/single storey extension presented and passed in 2015 with the drawings presented in support of the current application which in our view undermines its veracity. We also note the timing of the application and how this ties in with the excavation and commencement of construction in late 2018. We are concerned that this manipulation of the process, allied to the lack of public or private consultation presents a risk to the end result and of a number of damaging precedents being established that the planning process is explicitly designed to prevent.

Objection

For the reasons stated we can only conclude that the proposals outlined in 19/00701/FUL should be refused.

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 100153563-002

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:

Ref. Number:

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

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1 (Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

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="Mr"/>	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="Ronnie"/>	Building Number:	<input type="text" value="30"/>
Last Name: *	<input type="text" value="Hay"/>	Address 1 (Street): *	<input type="text" value="Belmont Gardens"/>
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="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="eh12 6jh"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="ronhay60@gmail.com"/>		

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="30 BELMONT GARDENS"/>
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 6JH"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="673256"/>	Easting	<input type="text" value="321766"/>
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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 additional storey to previously approved side extension at 30 Belmont Gardens, Edinburgh (14/04547/FUL) as varied (14/04547/VARY). At 30 Belmont Gardens Edinburgh EH12 6JH

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.

See Review Statement

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)

Review Statement Decision Notice Planning Application Form Location Plan Proposed Site Plan Existing Plans Existing Elevations Proposed Plans (Approved as 14/04547/VARY) Proposed Elevations (Approved as 14/04547/VARY) Proposed Plans (Additional Storey 19/00701/FUL) Proposed Elevations (Additional Storey 19/00701/FUL) Supporting Statement (Additional Storey 19/00701/FUL) Handling Report

Application Details

Please provide details of the application and decision.

What is the application reference number? *

19/00701/FUL

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

12/02/2019

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

12/04/2019

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The proposals are site specific and a site visit will be beneficial in understanding our justification in the submitted review statement.

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 Andrew Megginson

Declaration Date: 05/07/2019



THE CITY OF EDINBURGH COUNCIL

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 100153563-001

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Please give the application reference no. of the previous application and date when permission was granted.

Application Reference No: *

14/04547/FUL

Date (dd/mm/yyyy): *

16/02/2015

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed additional storey to previously approved side extension at 30 Belmont Gardens, Edinburgh (14/04547/FUL) as varied (14/04547/VARY).

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?

Yes No

(Answer 'No' if there is no change of use.) *

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:	Andrew Megginson Architecture		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Andrew	Building Name:	No. 1
Last Name: *	Megginson	Building Number:	<input type="text"/>
Telephone Number: *	0131 467 5951	Address 1 (Street): *	29 Jamaica Mews
Extension Number:	<input type="text"/>	Address 2:	New Town
Mobile Number:	<input type="text"/>	Town/City: *	Edinburgh
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	EH3 6HL
Email Address: *	andrew@andrewmegginsonarchitecture.com		

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:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Ronnie	Building Number:	30
Last Name: *	Hay	Address 1 (Street): *	Belmont Gardens
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Edinburgh
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	EH12 6JH
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

30 BELMONT GARDENS

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH12 6JH

Please identify/describe the location of the site or sites

Northing

673256

Easting

321766

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

585.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Residential

Access and Parking

Are you proposing a new 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 propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

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.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

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: Andrew Megginson

On behalf of: Mr Ronnie Hay

Date: 12/02/2019

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Andrew Megginson

Declaration Date: 12/02/2019

Payment Details

Pay Direct

Created: 12/02/2019 17:18

30 Belmont Gardens, Edinburgh EH12 6JH

Mr. Ronnie Hay

Review against a decision by City of Edinburgh Council to refuse a proposed additional storey to a previously approved side extension at 30 Belmont Gardens, Edinburgh

Application Reference: 14/04547/FUL as varied 14/04547/VARY

Date: July 2019



Contents

1. Introduction
2. The Site and Context
3. The Proposed Works
4. Precedents
5. Conclusion



Review Document List

Document	Title	Format
Review Document 1	Decision Notice	Electronic
Review Document 2	Planning Application Form	Electronic
Review Document 3	Location Plan	Electronic
Review Document 4	Proposed Site Plan	Electronic
Review Document 5	Existing Plans	Electronic
Review Document 6	Existing Elevations	Electronic
Review Document 7	Proposed Plans (Approved as 14/04547/VARY)	Electronic
Review Document 8	Proposed Elevations (Approved as 14/04547/VARY)	Electronic
Review Document 9	Proposed Plans (Additional Storey 19/00701/FUL)	Electronic
Review Document 10	Proposed Elevations (Additional Storey 19/00701/FUL)	Electronic
Review Document 11	Supporting Statement (Additional Storey 19/00701/FUL)	Electronic
Review Document 12	Handling Report	Electronic



1. Introduction

- 1.1 This Review Statement has been prepared on behalf of Mr. Ronnie Hay in support of a review against the refusal of a planning application to form an additional storey to a previously approved side extension at 30 Belmont Gardens, Edinburgh (Review Document 1).
- 1.2 The application was received on Wednesday 13th February 2019, and validated on Monday 25th February 2019, with the following documents;
- Planning Application Form (Review document 2) and
 - Various Drawings and supporting information (Review documents 3-11 not including review documents 7 and 8).
- 1.3 The planning application has been refused for the following reason;
- *“The proposal by reason of its roof form and significant protrusion above the eaves line of the house and the neighbouring property is not subservient to the existing house and results in a dominant feature which is not compatible with the character of the existing buildings. Further, the contrasting materials do not match the main house Development Management report of handling – Page 5 of 7 19/00701/FUL and the roof terrace to the front of the property is an uncharacteristic addition to the front elevation of the house. Overall, the proposal is contrary to policy Des 12 of the Edinburgh Local Development Plan and non-statutory ‘Guidance for Householders’.”*
- 1.4 This review statement has been prepared by Andrew Megginson Architecture (AMA) on behalf of Mr. Ronnie Hay (hereafter referred to as the ‘applicant’). The application site comprises the building and curtilage at 30 Belmont Gardens, Edinburgh (hereafter referred to as either the ‘application site’, ‘site’ or ‘property’). This document is structured as follows;
- Section 2 describes the site and context,
 - Section 3 provides a summary of the proposals and appraises material considerations against which the proposals should be judged.
 - Section 4 discusses precedents used in the design and which from part of the justification the proposals.
 - Section 5 reaches conclusions in relation to the acceptability of the planning application in the context of material considerations.



2. The Site and Context



Figure 2.1 – Location plan with context indicated.

- 2.1 The property is a two-storey detached dwelling, on the North side of Corstorphine Road up Belmont Gardens. The building is not listed and is not located within a Conservation Area, the nearest conservation area is Northwards of the site (West Murrayfield). It should be noted that the planning officer in their site description stated that the house is “predominantly single storey with two storey bay with hipped roof on East side” and that the “application site is located within the West Murrayfield Conservation Area”, as can be seen by the existing plans (review document 5) and figure 4.1, the property is fully two storey and not located in the said conservation area.
- 2.2 The character of the area in which the property lies can be described as built up on either side by detached or semi-detached dwellings predominantly of a two-storey nature, positioned along a road that when travelled from Ellersly Road ascends where from the street level the houses to the North side sit at a higher level than that of the street itself generally behind planting to the street. There is no dominant architectural style along the street with the buildings being individually designed and influenced by styles of the time they were built. The dwellings all have defined front and rear gardens and all follow a similar building line. The main building line of the applicant’s property to the centre of the street is approximately 12 meters.
- 2.3 Below in figure 2.2, photos express some of the different styles and forms of properties along Belmont Gardens (note these are from before the side extension as approved under 14/04547/VARY was constructed).







Figure 2.2 – Photos showing various styles of buildings and features in the area of the property.



3. The Proposed Works

3.1 The planning application seeks consent for an additional storey on top of a previously consented two-storey sun room extension to the side of the existing house. The planner's justification for approval of the two storey extension is as follows;

- *"The proposal is for an extension of a two storey scale. The design of the extension is contemporary in nature and whilst the expanse of glazing facing the street is not characteristic of the surrounding area, its use of materials, positioning next to the two storey bay window feature and set back ensures that it is subservient to the house and its visual impact on the street is minimal. The proposal extends up to its Eastern boundary. However, the subservient form of the extension, the stepping down of the houses in relation to the topography of the street and bay window feature means that a 'terracing effect' will not occur. The proposal will not have an adverse effect on the character and appearance of the house or street." It is then concluded that "The proposal will not adversely affect the character and appearance of the house or street or neighbouring residential amenity. The proposal is acceptable. There are no material considerations which outweigh this conclusion."*

3.2 The main principles of the development include;

- Setting back the additional storey 2 meters from the front of the approved side extension so that it will be marginally visible from the street, will keep the overall extension subservient to the existing house and will not form a terracing effect,
- Keeping the roof level of the additional storey below the eaves line of the main vertical element to maintain the step down feature seen within the street (see figure 3.1 for example of this). By using a flat roof the additional storey takes on a form similar to that of the dormers on the existing house, neighbouring property and other properties in the area,
- As the extension is of a contemporary design, the main materiality to the street is proposed to be dark metal. This will be a contemporary take on the slate used as existing on the roof/ dormers of the applicant's property and in other properties in the area. The general aesthetic of masonry topped with a dark roofing material is then replicated, although the dark material will be marginally visible due to the step back and house sitting at an elevated level from the street. It will also allow the main vertical Eastern masonry element containing the bays to remain prominent,
- The use of glass to the street elevation of the additional storey along with the glass balustrade will keep the aesthetical features and details read from the street clean. It will also reflect the sky allowing the additional storey to become blurred and almost non-existent when viewed upon from the street.

3.3 To evaluate the proposals against the planner's reasons for refusal the applicant built a temporary mock-up of the additional storey and covered it in black material, replicating the dark metal material, to understand the impact to the street, see below figures 3.1, 3.2 and 3.3.





Figure 3.1 – The above shows the additional storey viewed from the West. Very minimal impact here with the additional storey almost being unseen but blending into the neighbouring roof where it is slightly viewed.





Figure 3.2 – The above shows the additional storey viewed straight on. This has a very minimal impact with the proposals looking to be part of a roofing element, seen elsewhere in the streetscape and also blending into the backdrop of the trees behind.





Figure 3.3 – The above shows the additional storey viewed from the East. Very minimal impact here with the additional storey almost being unseen but being read as a roofing element where it is slightly viewed.



- 3.4 As can be seen from the above images the proposed additional storey does not have an adverse effect on the character of the house or the street overall. When viewed as one is coming up the street from the East or going down the street from the West the view of the additional storey is almost not apparent. Getting closer to being directly in front of the extension, existing natural and built elements (the hedge to the front of the applicant's property and the protruding bay of the neighbour's property) continue to screen the additional storey and development overall. Only until one is directly in front of the development do they get a sense of the additional storey but due to the stepped back nature only a small amount of it is seen. Furthermore, to this the use of a dark material, the trees behind providing a positive backdrop for the development and the use of glass as a reflective material, the additional storey will be blurred into the existing street form that the context provides.
- 3.5 Specifically evaluating the planner's reasons for refusal against the proposal, it is stated that the "*roof form and significant protrusion above the eaves line of the house and the neighbouring property is not subservient to the existing house and results in a dominant feature which is not compatible with the character of the existing buildings.*". Firstly, the roof does not protrude above the eaves of the existing house it sits below those to which the proposals are immediately joined to. The roof form is informed by features seen on the applicant's property and on neighbouring properties in the area, namely the flat roofed dormers. The set back nature and use of a dark material allows the additional storey to be subservient to the existing house and also take on a similar form to the existing streetscape.
- 3.6 The planner then states that "*the contrasting materials do not match the main house.*". As can be seen the built extension is of a contemporary nature and uses contemporary stone which replicates the colour of the existing house. The proposals for the additional storey are doing same where we believe the dark metal is complimentary to the scheme overall but remains respectful of the existing streetscape. We are however open to suggestions on an alternative material/ colour should this not be agreed upon by the Planning Local Review Body.
- 3.7 It is stated that the "*roof terrace to the front of the property is an uncharacteristic addition to the front elevation of the house.*". As discussed above, the scheme is a cohesive contemporary and bespoke response to the character and spatial pattern of the area. The addition of the roof terrace will not be detrimental to the street as it will not be read wholly as a roof terrace with the use of glass. It will be visually lightweight and will not be highly conspicuous from street level. The roof/ high levels of Belmont Gardens are characterised by glazed dormers and rooflights and the proposed structure will be generally in keeping with this configuration. Furthermore, there are plenty of examples all around Edinburgh where it can be seen that street facing balconies have been accepted either on existing listed properties, on new developments within conservation areas or on new developments which form part of an existing streetscape, to name a few A-listed 3F 8 Moray Place, the development on Ellersly Road (see precedent section) and the development on the Saughtonhall Drive (again see precedent section).



4. Precedents



Figure 4.1 – The above shows the Murrayfield West Conservation Area hatched and outlined in green. The site is located out with this but is adjacent to it.

4.1 Although it was noted above that the application site lies out with the Murrayfield West Conservation Area and only adjacent to it, it is worth discussing some of the policies within the appraisal and a recent development that has been completed in the area, as the proposals will have been partly evaluated against it and can be compared to the said development. The character appraisal notes that there is 'no dominant architectural style' in the conservation area, and that 'buildings are individually designed and influenced by popular styles of the time or period.' This is same for the area in which the application site lies. A recent development worth noting as a precedent is the Ellersly Road housing development. The reason that this should be used as a precedent is that it is located within the aforementioned conservation area where the contemporary style contrasts other older properties in the area and thus shows the typology of development that Edinburgh City Council are happy to see in these types of situations. The stone and façade layout are similar to the proposals and there is a top storey set back from the main façade, there are also balconies. This shows that this specific typology of development is acceptable in the conservation area alongside the more traditional properties which is same as the proposals in which this document relates.





Figure 4.2 – The above shows part of the Ellersly Road development where a lot of similarities can be seen in regard to the application.



Figure 4.3 – The above shows the front elevation of 13 Osborne Terrace.



4.2 Another precedent which is of a very similar nature to the applicant's proposals is that of a conversion of an existing kindergarten into 2 flats at 13 Osborne Terrace, where a side extension similar to the proposals we are discussing has been approved. The side extension at 13 Osborne Terrace is a masonry GFL storey which then has a metal clad set back second storey. The height of the development is just under the eaves line of the existing building and the street form, with the row of detached properties, is also similar. We feel this is an important precedent as it shows a very similar development which has been accepted by Edinburgh City Council, it is especially more important as this development is within the Coltbridge and Wester Coates Conservation Area and is much more visible to the much busier street to which it faces. It should be noted that the planner in this instance referred to the proposals as subservient to the existing property.

4.3 The next precedent is a contemporary development to an infill site in which it sits between existing buildings not too far away from the application site. The reason for this being a precedent is the fact that it has several balconies to it which could be seen as not characteristic of the area. However, the development is individually designed and influenced by popular styles of the time it was built which again is same to the applicant's situation.



Figure 4.4 – The above shows the front elevation of the Saughtonhall Drive development



5. Conclusion

5.1 Planning consent is sought by Mr. Ronnie Hay for an additional storey to a previously approved side extension to the property at 30 Belmont Gardens, Edinburgh.

5.2 Planning permission has been refused for the following reason;

- *“The proposal by reason of its roof form and significant protrusion above the eaves line of the house and the neighbouring property is not subservient to the existing house and results in a dominant feature which is not compatible with the character of the existing buildings. Further, the contrasting materials do not match the main house Development Management report of handling – Page 5 of 7 19/00701/FUL and the roof terrace to the front of the property is an uncharacteristic addition to the front elevation of the house. Overall, the proposal is contrary to policy Des 12 of the Edinburgh Local Development Plan and non-statutory 'Guidance for Householders'.”*
- As above within this document, it has been proven that the proposed additional storey will have a minimal visual impact to the street and will in fact respond to the existing streetscape sympathetically. The proposal uses contemporary materiality for the additional storey which ties in with the existing street materiality. The roof terrace also does not detrimentally affect the street with the use of glass which will be visually lightweight and will not be highly conspicuous from street level.

5.3 The newly proposed scheme will still adhere to the approved architectural elements of the previous two storey scheme in that it will still maintain a minimal visual impact to the street. The set back nature of the additional storey and proposed materiality will maintain the aesthetic of the previously approved, with no effect of terracing keeping the extension subservient to the house.

5.4 The applicant therefore respectfully requests that planning consent is granted for the reasons stated above.



Proposal Details

Proposal Name	100153563
Proposal Description	Additional storey to already approved side extension.
Address	30 BELMONT GARDENS, EDINBURGH, EH12 6JH
Local Authority	City of Edinburgh Council
Application Online Reference	100153563-002

Application Status

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

Attachment Details

Notice of Review	System	A4
1404547FUL - 1404547VARY Review Statement	Attached	A4
Review Doc 1	Attached	A4
Review Doc 2	Attached	A4
Review Doc 3	Attached	A3
Review Doc 4	Attached	A3
Review Doc 5	Attached	A3
Review Doc 6	Attached	A2
Review Doc 7	Attached	A3
Review Doc 8	Attached	A2
Review Doc 9	Attached	A3
Review Doc 10	Attached	A2
Review Doc 11	Attached	A4
Review Doc 12	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-002.xml	Attached	A0

PROPOSED ADDITIONAL STOREY TO PREVIOUSLY APPROVED SIDE EXTENSION AT 30 BELMONT GARDENS, EDINBURGH (14/04547/FUL) AS VARIED (14/04547/VARY)

SUPPORTING STATEMENT

This Supporting Statement has been prepared by Andrew Megginson Architecture, on behalf of Mr. Ronnie Hay, for an Amendment to Planning Permission for a proposed additional storey to a previously approved side extension at 30 Belmont Gardens, Edinburgh.

The purpose of this statement is to provide a brief explanation of the proposals along with the architectural intent.

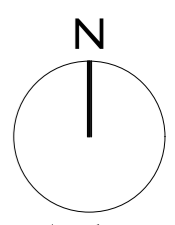
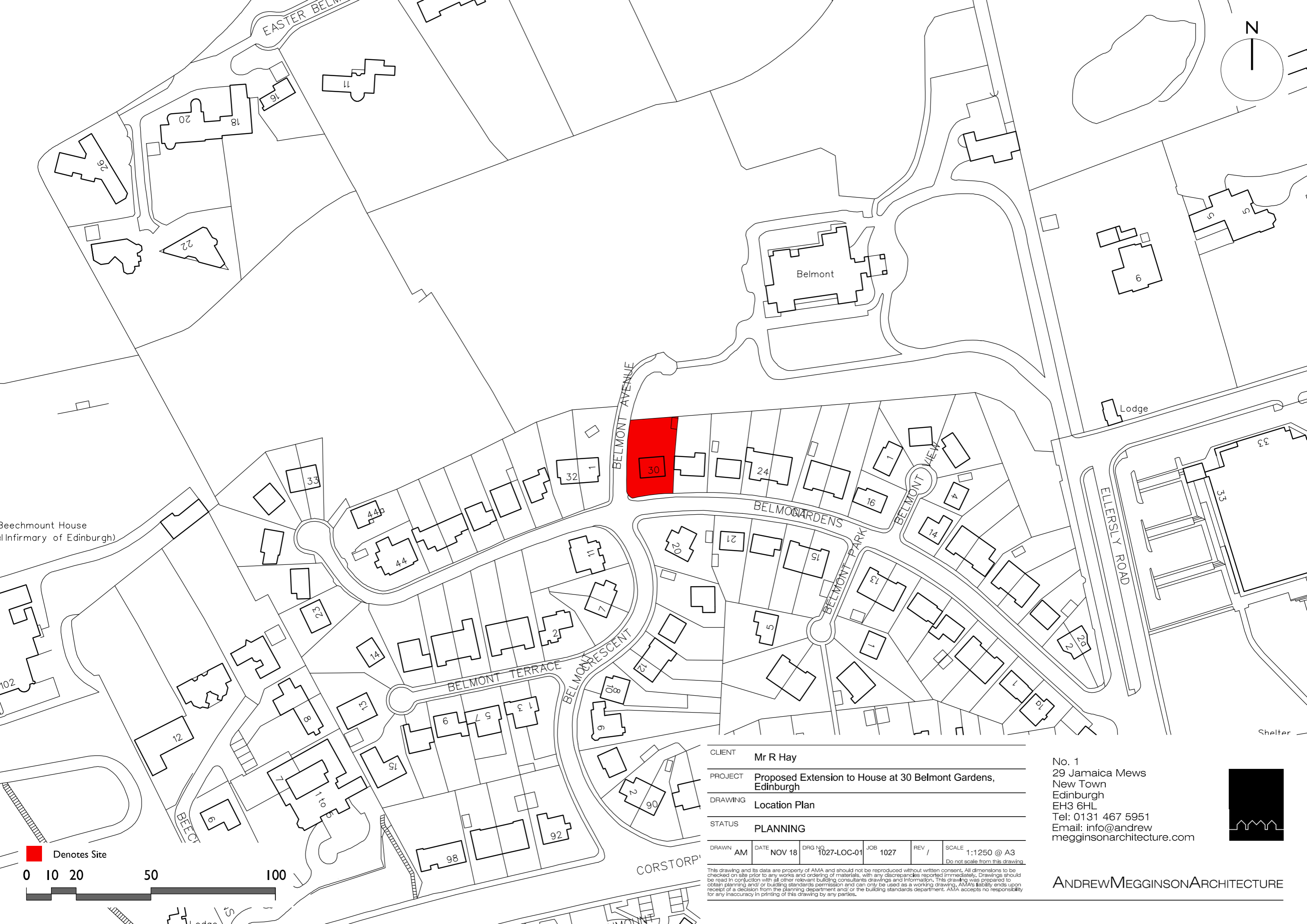
The original approved application was for a two-storey sun room extension to the side of the existing house. The scheme was mainly approved as the design made it subservient to the existing house so that it does not take on a terracing effect with minimal visual impact to the street.

The additional storey will be set back 2 meters from the approved front elevation of the side extension and will either be not, or marginally, visible from the street. This is so as to not allow the scheme to take on a terraced feel. Zinc has been chosen for the front elevation of the additional storey. The main reason for this is to give it the aesthetic of a roofing materiality, matching the slate and dormers, so that the existing main vertical element of the house remains prominent. To the rear ashlar will be predominantly used.

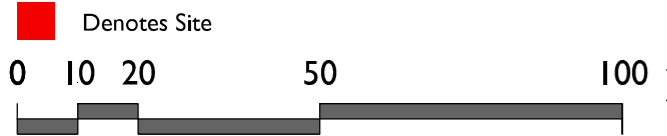
The newly proposed scheme will still adhere to the approved architectural elements of the previous scheme in that it will still maintain a minimal visual impact to the street. The set-back nature of the additional storey will maintain the aesthetic of the previously approved, with no effect of terracing keeping the full extension subservient to the house.

With the above discussion, we respectfully ask Edinburgh City Council to support the proposals.





Beechmount House
(General Infirmary of Edinburgh)



■ Denotes Site

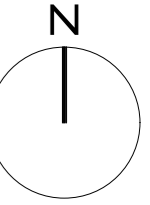
CLIENT	Mr R Hay										
PROJECT	Proposed Extension to House at 30 Belmont Gardens, Edinburgh										
DRAWING	Location Plan										
STATUS	PLANNING										
DRAWN	AM	DATE	NOV 18	DRG NO	1027-LOC-01	JOB	1027	REV	/	SCALE	1:1250 @ A3
Do not scale from this drawing											

No. 1
29 Jamaica Mews
New Town
Edinburgh
EH3 6HL
Tel: 0131 467 5951
Email: info@andrew
megginsonarchitecture.com

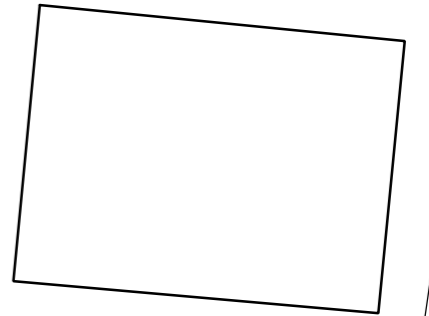
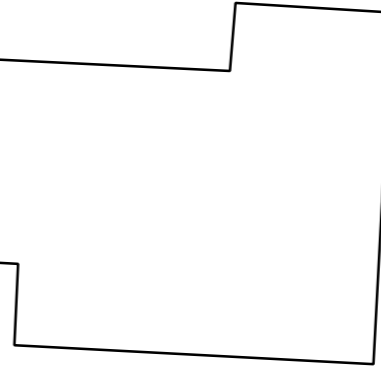
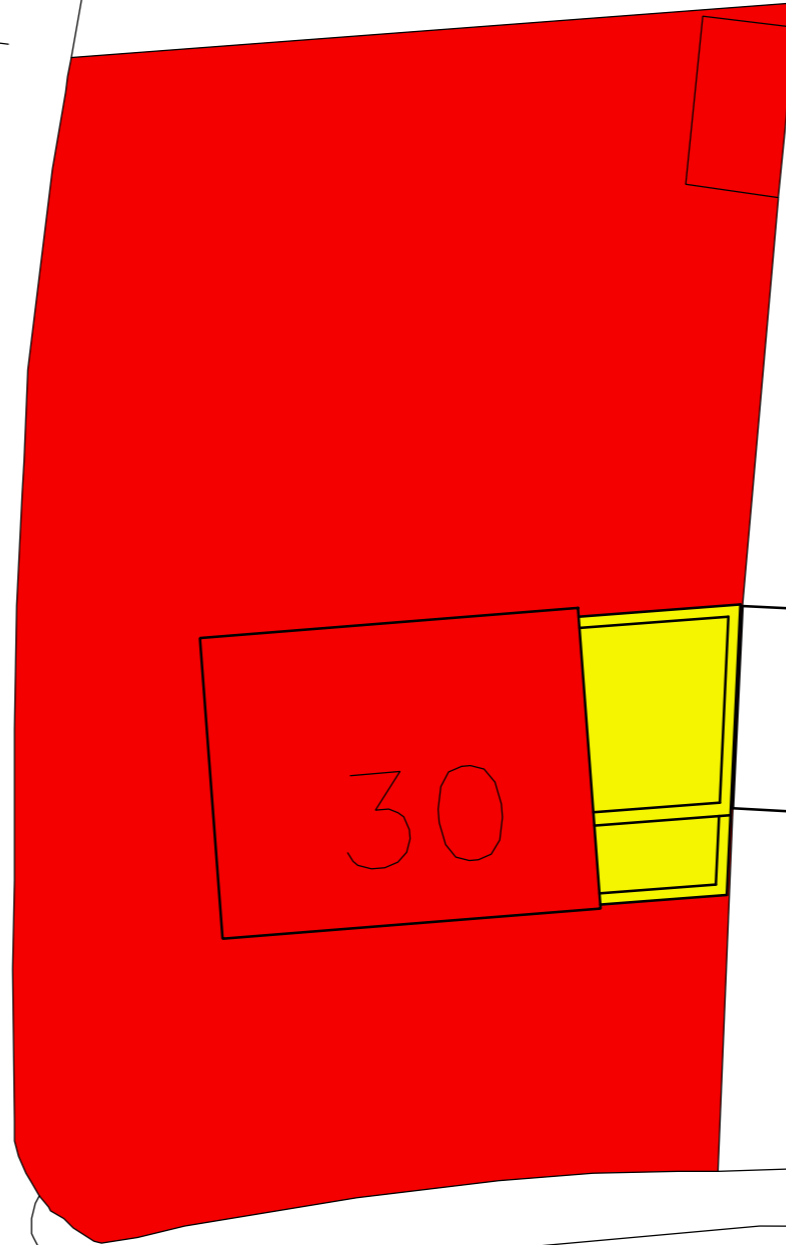
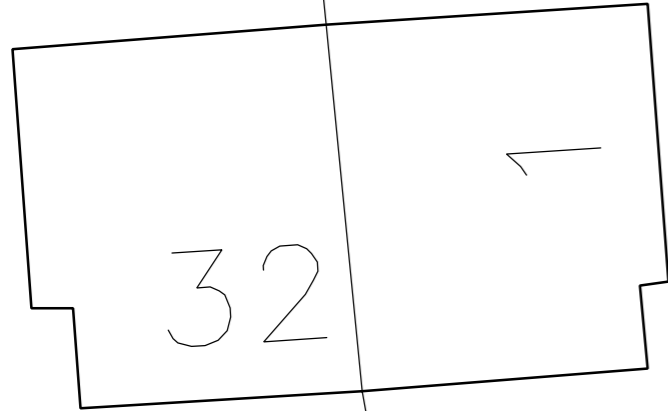




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ANDREWMEGGINSONARCHITECTURE



BELMONT AVE



 Denotes Side Extension
 Denotes Site



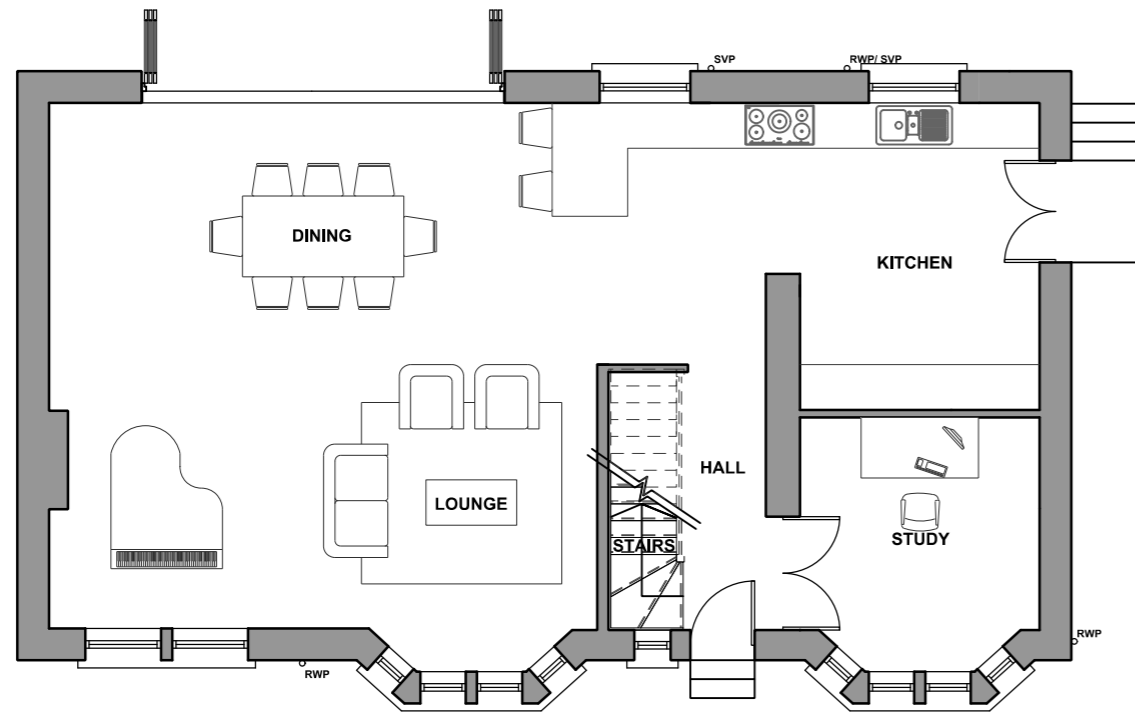
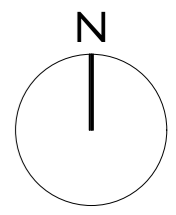
CLIENT	Mr R Hay										
PROJECT	Proposed Extension to House at 30 Belmont Gardens, Edinburgh										
DRAWING	Proposed Site Plan										
STATUS	PLANNING										
DRAWN	AM	DATE	FEB 19	DRG NO	1027-LOC-03	JOB	1027	REV	/	SCALE	1:200 @ A3
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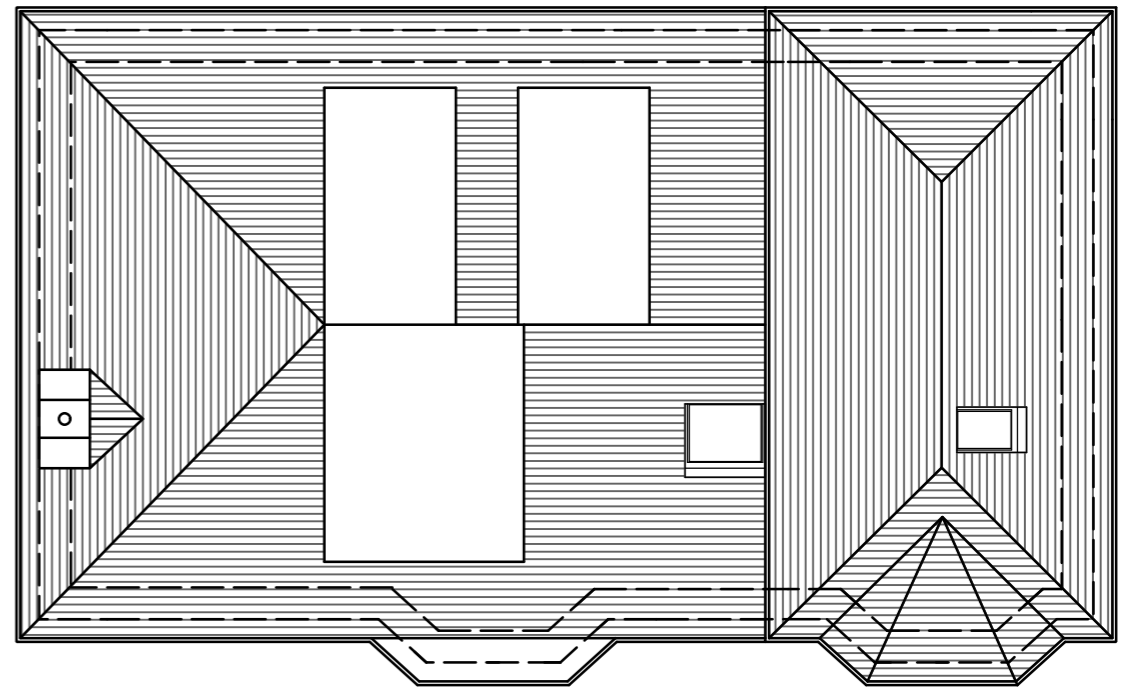
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Edinburgh
EH3 6HL
Tel: 0131 467 5951
Email: info@andrewmegginsonarchitecture.com



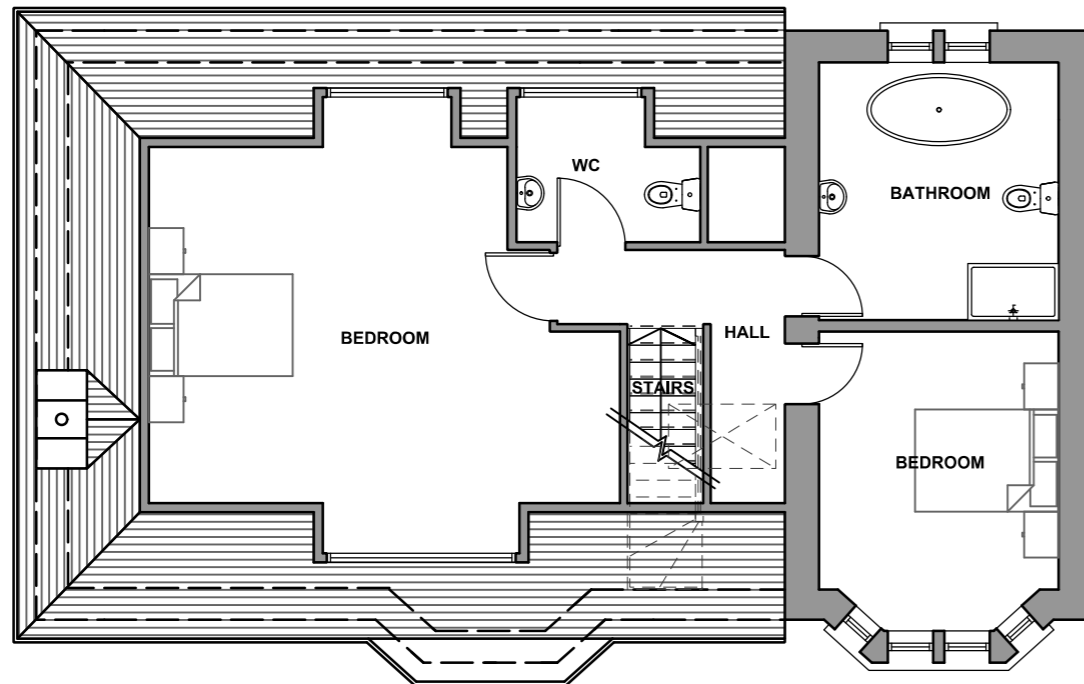
ANDREWMEGGINSONARCHITECTURE



Existing Ground Floor Plan



Existing Roof Plan



Existing First Floor Plan

CLIENT	Mr R Hay										
PROJECT	Proposed Extension to House at 30 Belmont Gardens, Edinburgh										
DRAWING	Existing Plans										
STATUS	PLANNING										
DRAWN	AM	DATE	NOV 18	DRG NO	1027-PL-01	JOB	1027	REV	/	SCALE	1:100 @ A3
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Existing Front Elevation (South)



Existing Rear Elevation (North)



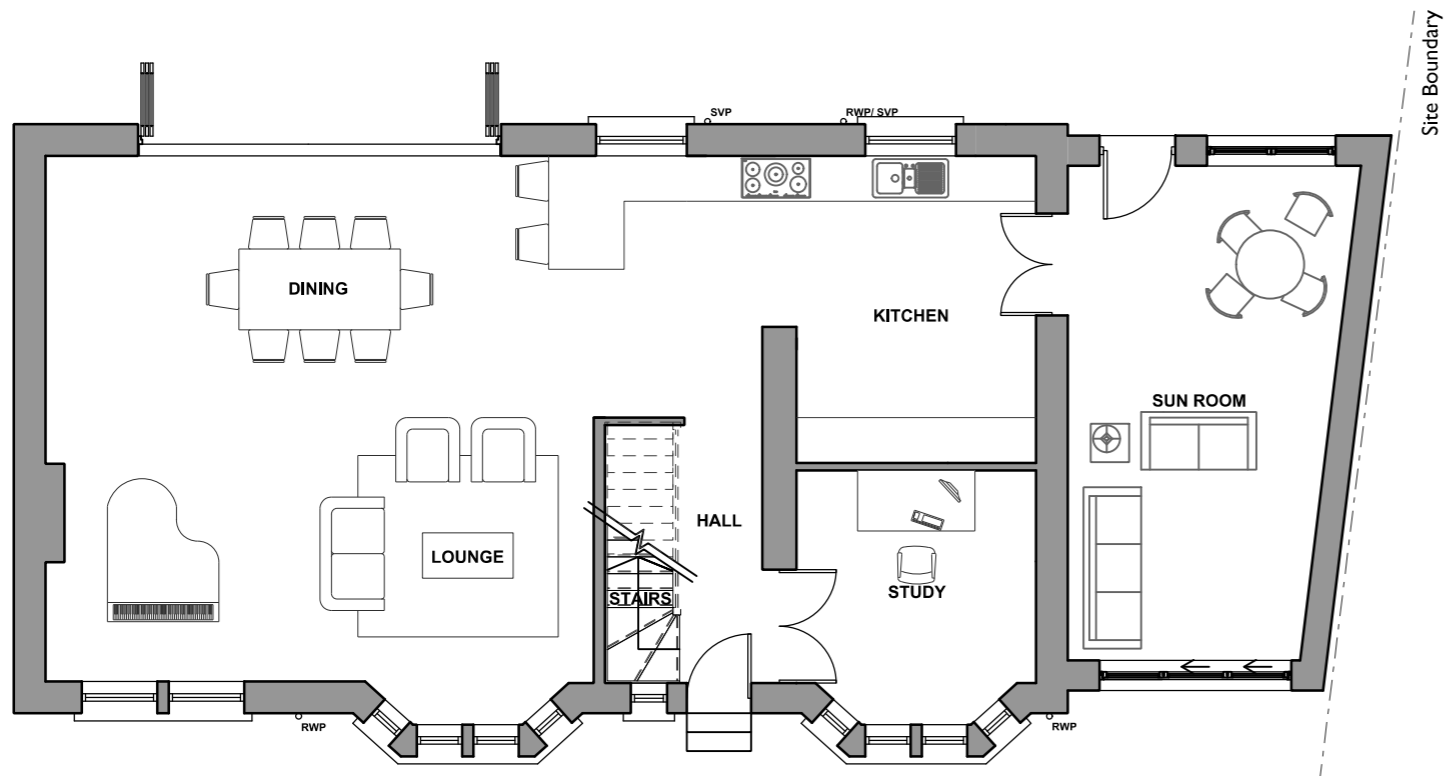
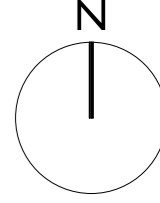
Existing Side Elevation (East)

CLIENT	Mr R Hay										
PROJECT	Proposed Extension to House at 30 Belmont Gardens, Edinburgh										
DRAWING	Existing Elevations										
STATUS	PLANNING										
DRAWN	AM	DATE	NOV 18	DRG NO.	1027-PL-02	JOB	1027	REV	/	SCALE	1:100 @ A2
<small>Do not scale from this drawing.</small>											

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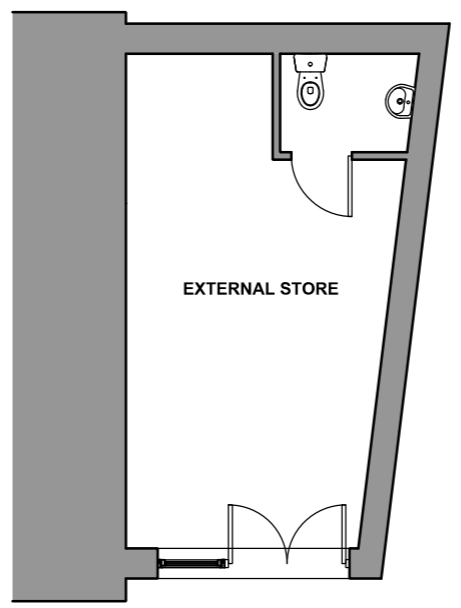
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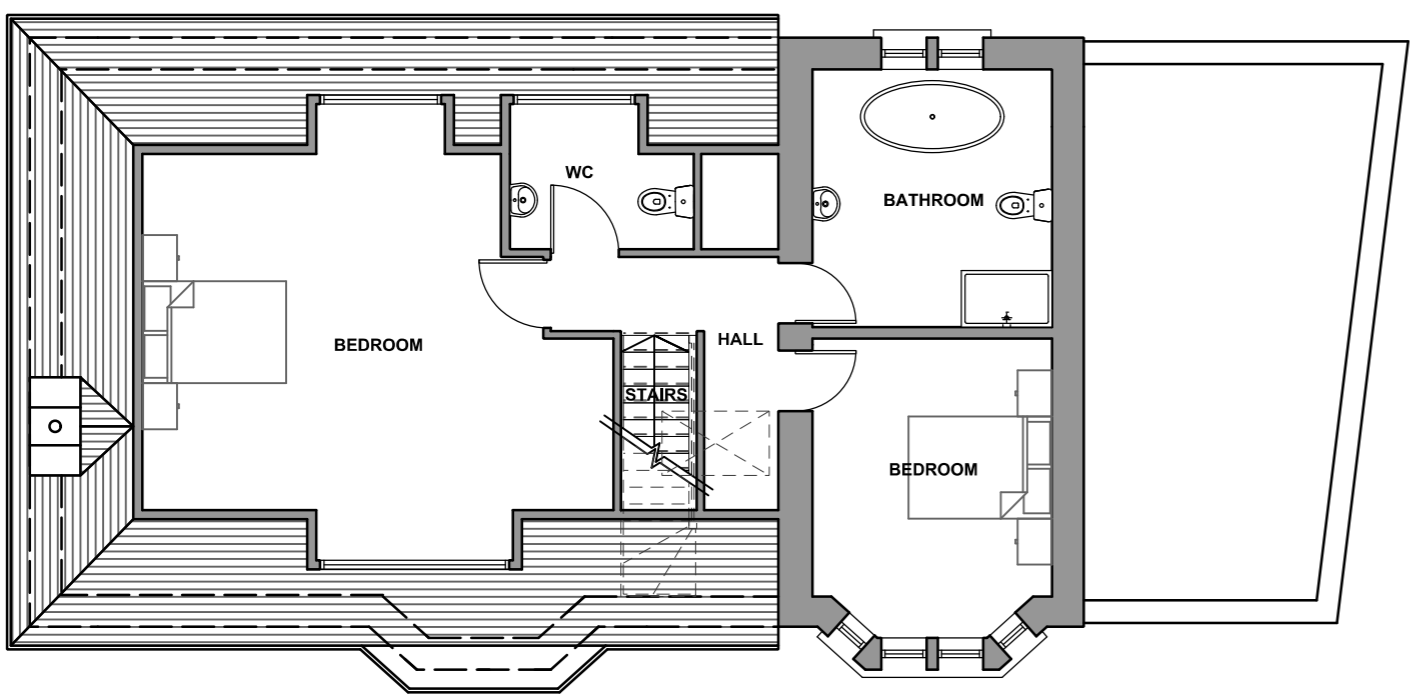


Site Boundary

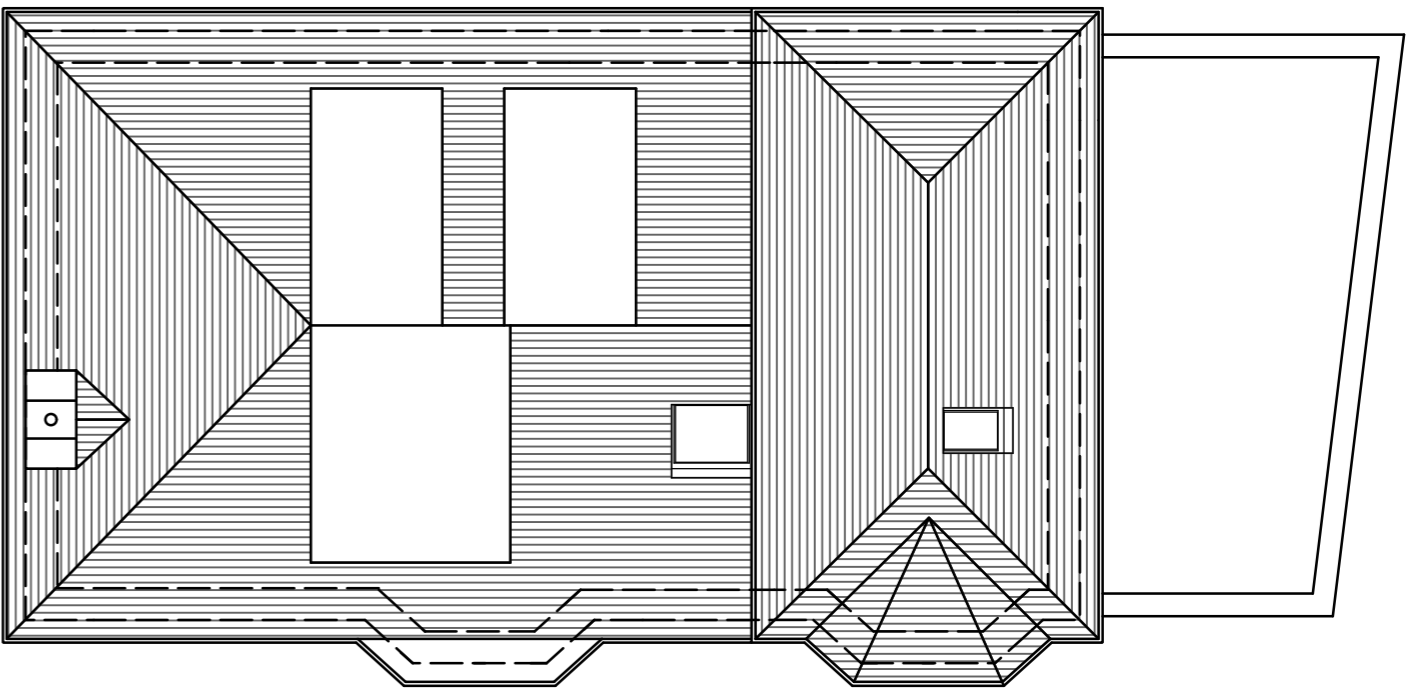
Proposed Ground Floor Plan



Proposed Lower Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



CLIENT	Mr R Hay										
PROJECT	Proposed Extension to House at 30 Belmont Gardens, Edinburgh										
DRAWING	Proposed Plans										
STATUS	PLANNING										
DRAWN	AM	DATE	NOV 18	DRG NO	1027-PL-03	JOB	1027	REV	/	SCALE	1:100 @ A3
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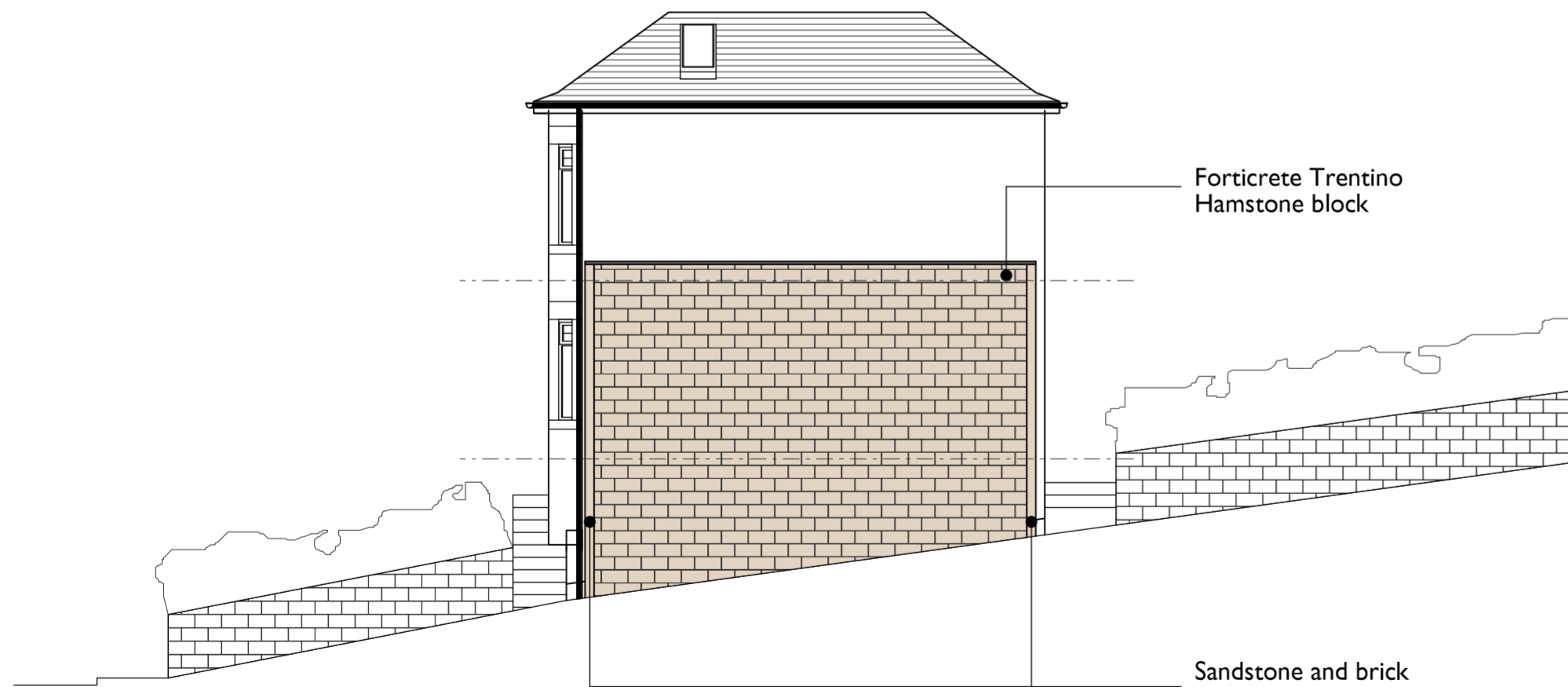
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Proposed Front Elevation (South)



Proposed Rear Elevation (North)

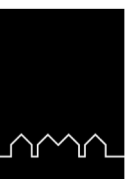


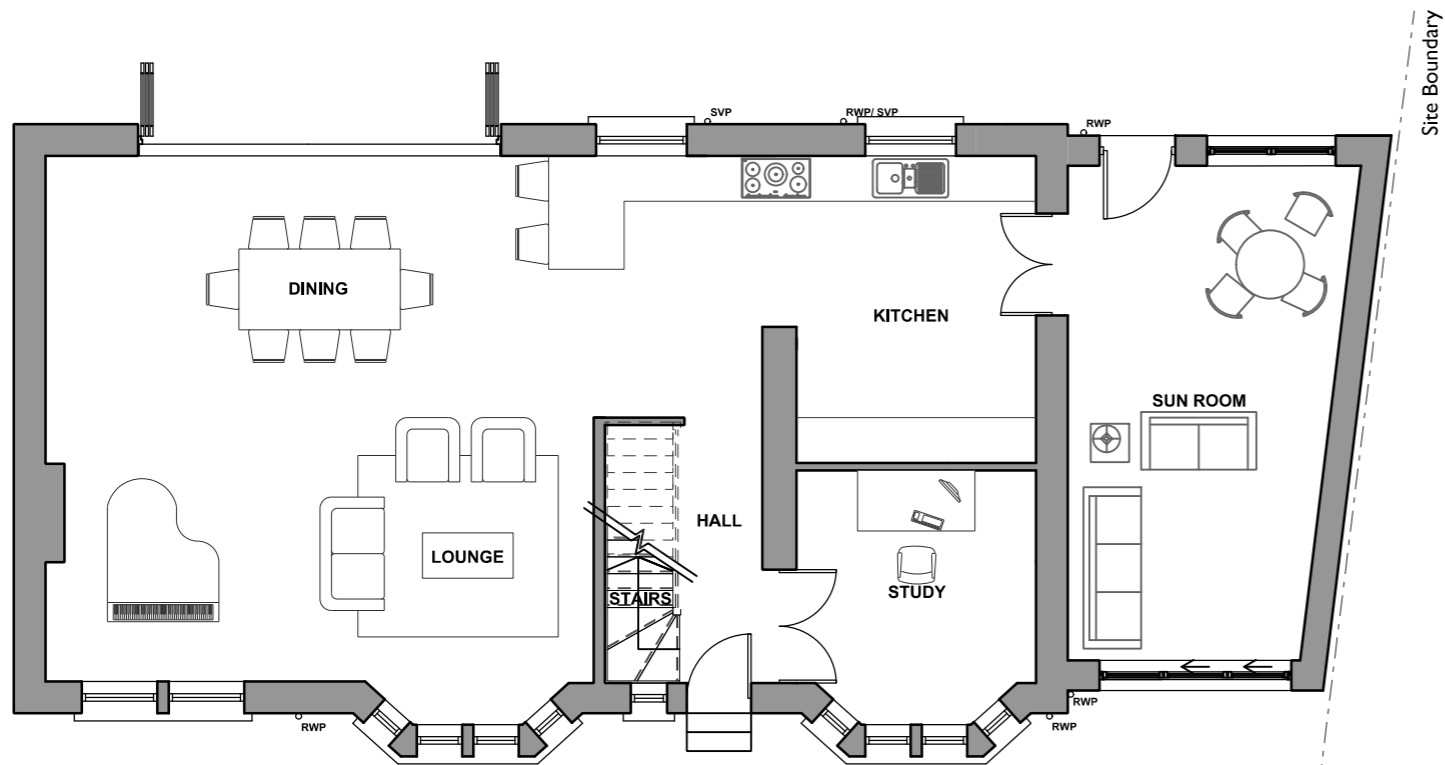
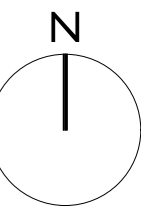
Proposed Side Elevation (East)

CLIENT	Mr R Hay				
PROJECT	Proposed Extension to House at 30 Belmont Gardens, Edinburgh				
DRAWING	Proposed Elevations				
STATUS	PLANNING				
DRAWN	AM	DATE	NOV 18	DRG NO.	1027-PL-04
				JOB	1027
				REV	/
				SCALE	1:100 @ A2

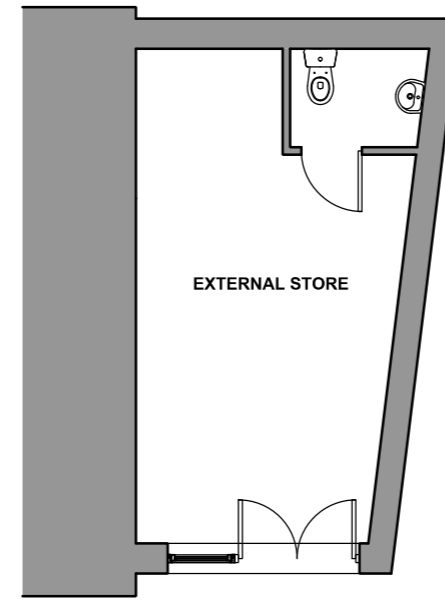
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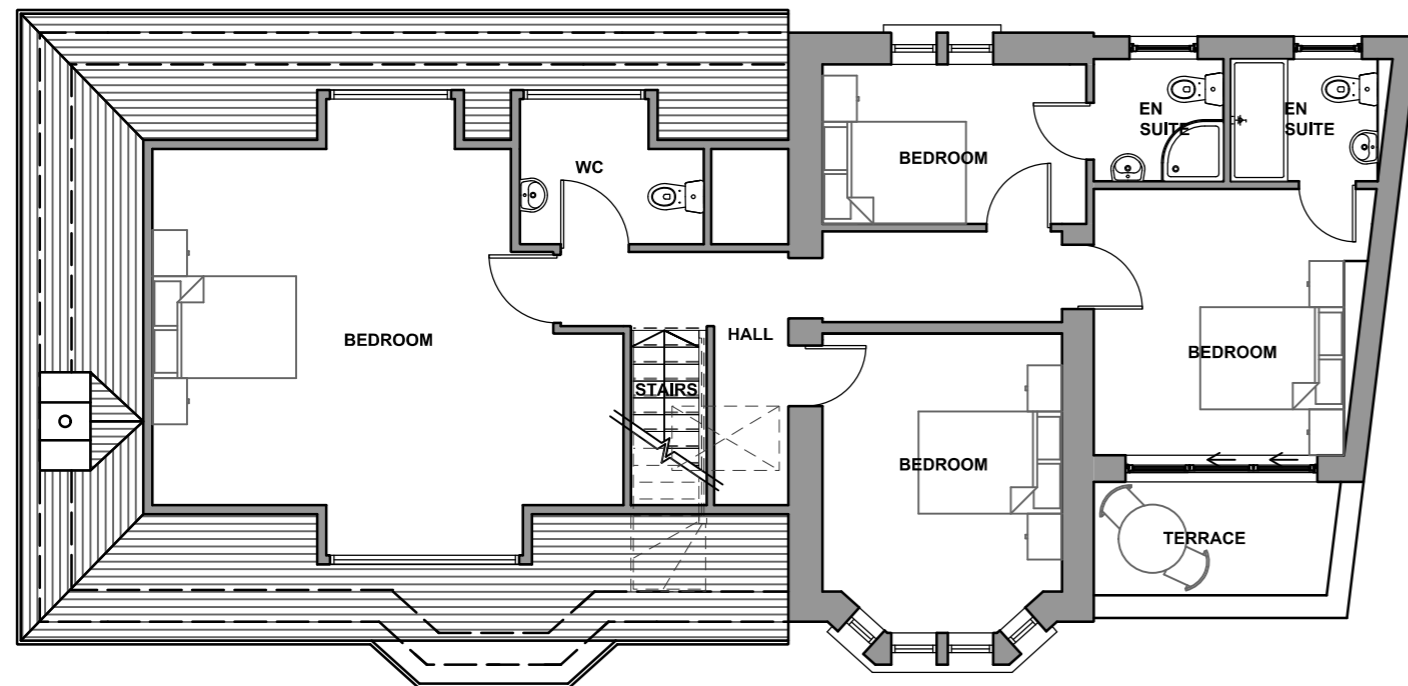




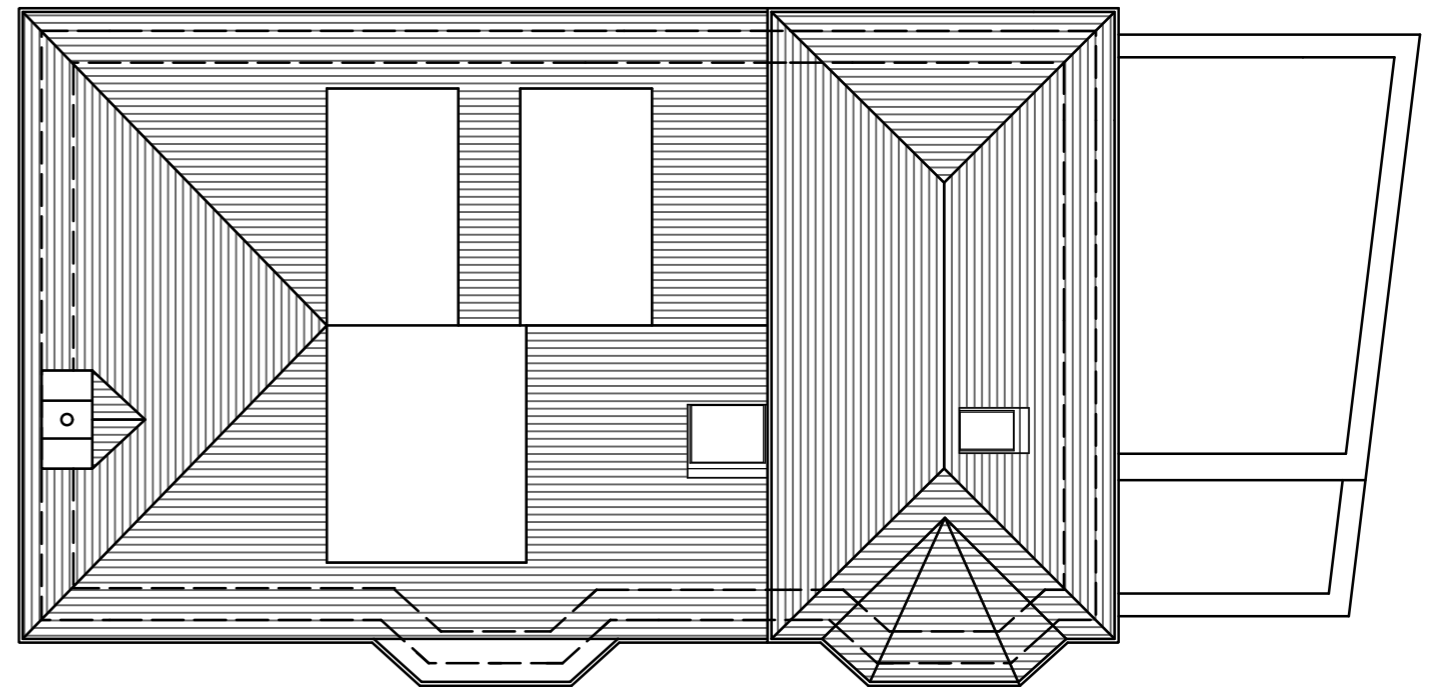
Proposed Ground Floor Plan



Proposed Lower Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

CLIENT	Mr R Hay										
PROJECT	Proposed Extension to House at 30 Belmont Gardens, Edinburgh										
DRAWING	Proposed Plans										
STATUS	PLANNING										
DRAWN	AM	DATE	JAN 19	DRG NO	1027-PLA-03	JOB	1027	REV	/	SCALE	1:100 @ A3
Do not scale from this drawing.											

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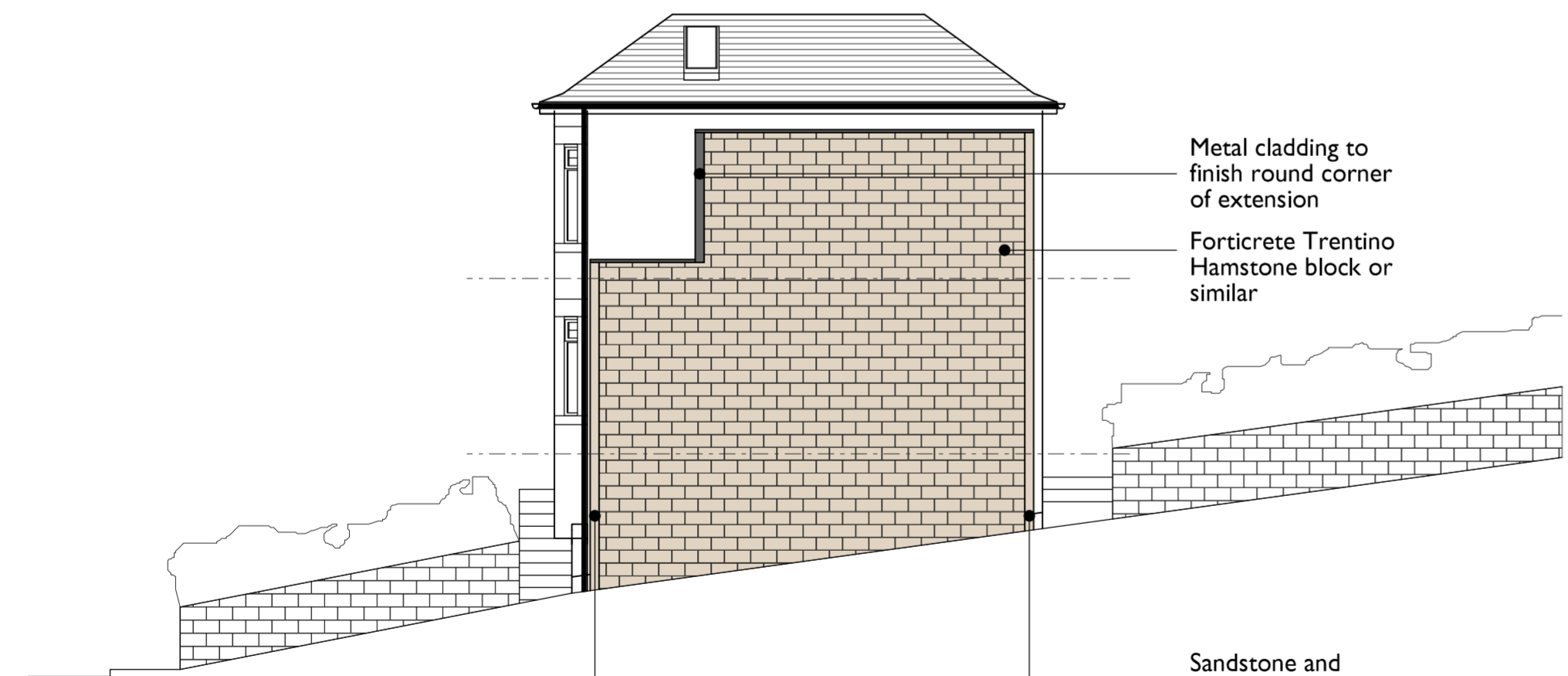
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Proposed Front Elevation (South)



Proposed Rear Elevation (North)



Proposed Side Elevation (East)



CLIENT	Mr R Hay				
PROJECT	Proposed Extension to House at 30 Belmont Gardens, Edinburgh				
DRAWING	Proposed Elevations				
STATUS	PLANNING				
DRAWN	AM	DATE	JAN 19	DRG NO.	1027-PLA-04
				JOB	1027
				REV	/
				SCALE	1:100 @ A2

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