

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 100628325-002

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:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Scott"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Allan"/>	Building Number:	<input type="text" value="36"/>
Telephone Number: *	<input type="text" value="07790 846 990"/>	Address 1 (Street): *	<input type="text" value="Wallace Avenue"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Wallyford"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="East Lothian"/>
		Postcode: *	<input type="text" value="EH21 8BZ"/>
Email Address: *	<input type="text" value="scott@ego3d.co.uk"/>		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="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="Thom"/>	Building Number:	<input type="text" value="160"/>
Last Name: *	<input type="text" value="MacFarlane"/>	Address 1 (Street): *	<input type="text" value="Lanark Road West"/>
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="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH14 5NY"/>
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"/>
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"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="Land to Rear of 160 Lanark Road West, Edinburgh, EH14 5NY"/>
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Northing	<input type="text" value="667875"/>	Easting	<input type="text" value="318388"/>
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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 2No 1 Bedroom Apartment Development

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 proposals cannot be seen from the road and surrounded by existing properties and a proposed new development as shown within the context diagram attached. Material have been selected to match the local area and part of the proposed development approved adjacent to the application site. The site is located behind and existing commercial units/redevelopment site and has no impact of the special character of the surrounding area. There are also small Garages and a Scout Hut directly behind.

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)

• Online Application Form • 2022-71-000 Location Plan • 2022-71-001 Existing Site Plan, Contextual Site Plan, Elevations and Renders • 2022-71-002 Proposed Site Plan, Contextual Site Plan, Elevations and Renders • 2022-71-003 Proposed Floor Plans, Elevations, Heights/Daylight and Renders • Planning Photo • Proposed Development with 21-01026-FUL Context

Application Details

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

23/02074/FUL

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

12/05/2023

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

16/08/2023

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: 15/11/2023

15 November 2023

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

Proposed 2No 1 Bedroom Apartment Development
Land to Rear of 160 Lanark Road West, Edinburgh, EH14 5NY
Application for Local Review of Planning Application Ref 23/02074/FUL

Dear Sirs,

Uploaded for consideration is an application for **Local Review** in respect of the **Proposed 2No 1 Bedroom Apartment Development at Land to Rear of 160 Lanark Road West, Edinburgh, EH14 5NY**.

- Online Application Form
- 2022-71-000 Location Plan
- 2022-71-001 Existing Site Plan, Contextual Site Plan, Elevations and Renders
- 2022-71-002 Proposed Site Plan, Contextual Site Plan, Elevations and Renders
- 2022-71-003 Proposed Floor Plans, Elevations, Heights/Daylight and Renders
- Planning Photo
- Proposed Development with 21-01026-FUL Context

We noted that the refusals for the following reasons.

1. The proposal does not have regard to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposal is not acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 and NPF4 Policy 7.

The proposals cannot be seen from the road and surrounded by existing properties and a proposed new development as shown within the context diagram attached. Material have been selected to match the local area and part of the proposed development approved adjacent to the application site.

2. The proposal is contrary to LDP Policies Hou 1, Hou 4 and NPF4 Policy 16. The proposal is not acceptable as it will have a detrimental impact on the spatial character of the surrounding area.

The site is located behind an existing commercial units/redevelopment site and has no impact of the special character of the surrounding area. There are also small Lockup Garages and a Scout Hut directly behind the site, all of which do not themselves add the character of the Conservation Area.

It is felt that there is no recognition to the development approved on the adjacent site was given in the review of this proposal and we seek a review of the application. It is also noted that the neighbouring objection in regard to access to build the properties is incorrect as the applicant's title deeds give a right of access across the hardstanding to the application site.

Scott Francis Allan

Architectural Design

With the uploaded being to your satisfaction we look forward to confirmation that the application has been registered. Should you require any further information please contact the undersigned in the first instance at the address or telephone number provided below.

Kind Regards,

Scott Francis Allan
Architectural Design

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

Enclosures

Scott Francis Allan

Architectural Design

Proposed 2No 1 Bedroom Apartment Development
Land to Rear of 160 Lanark Road West, Edinburgh, EH14 5NY



Scott Francis Allan

Architectural Design



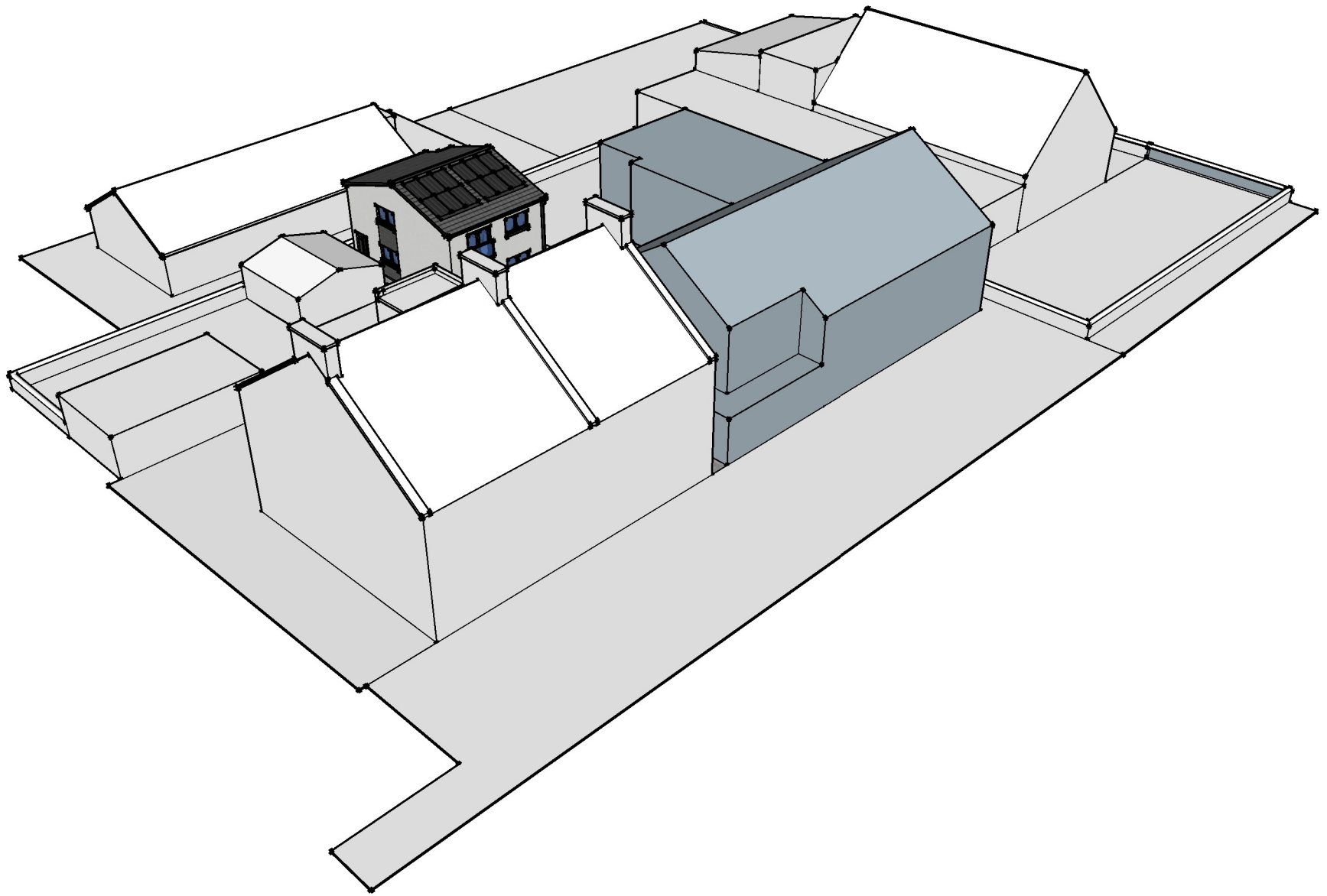
36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
[Facebook.com/scottfrancisallan](https://www.facebook.com/scottfrancisallan)

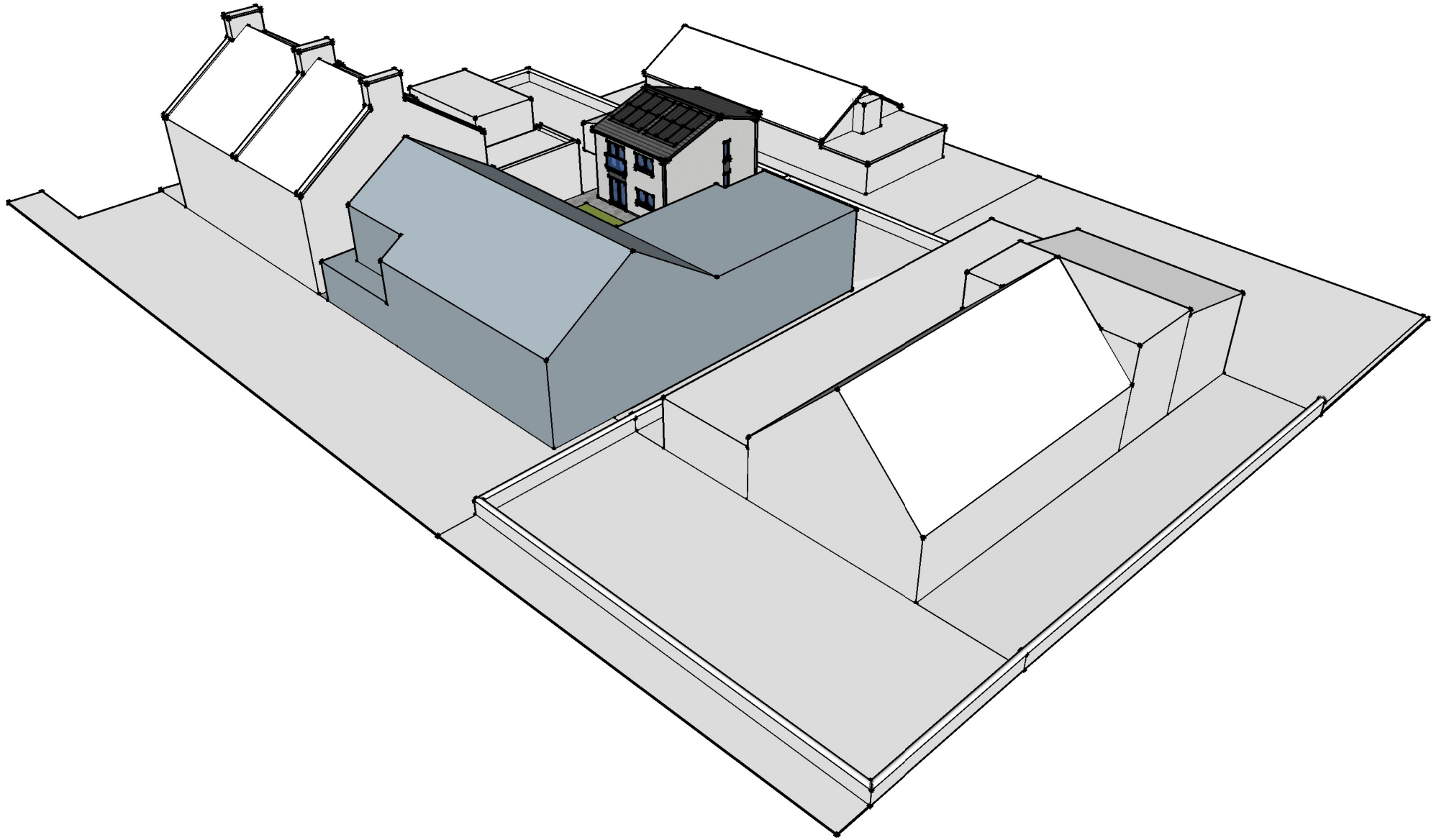
Scott Francis Allan

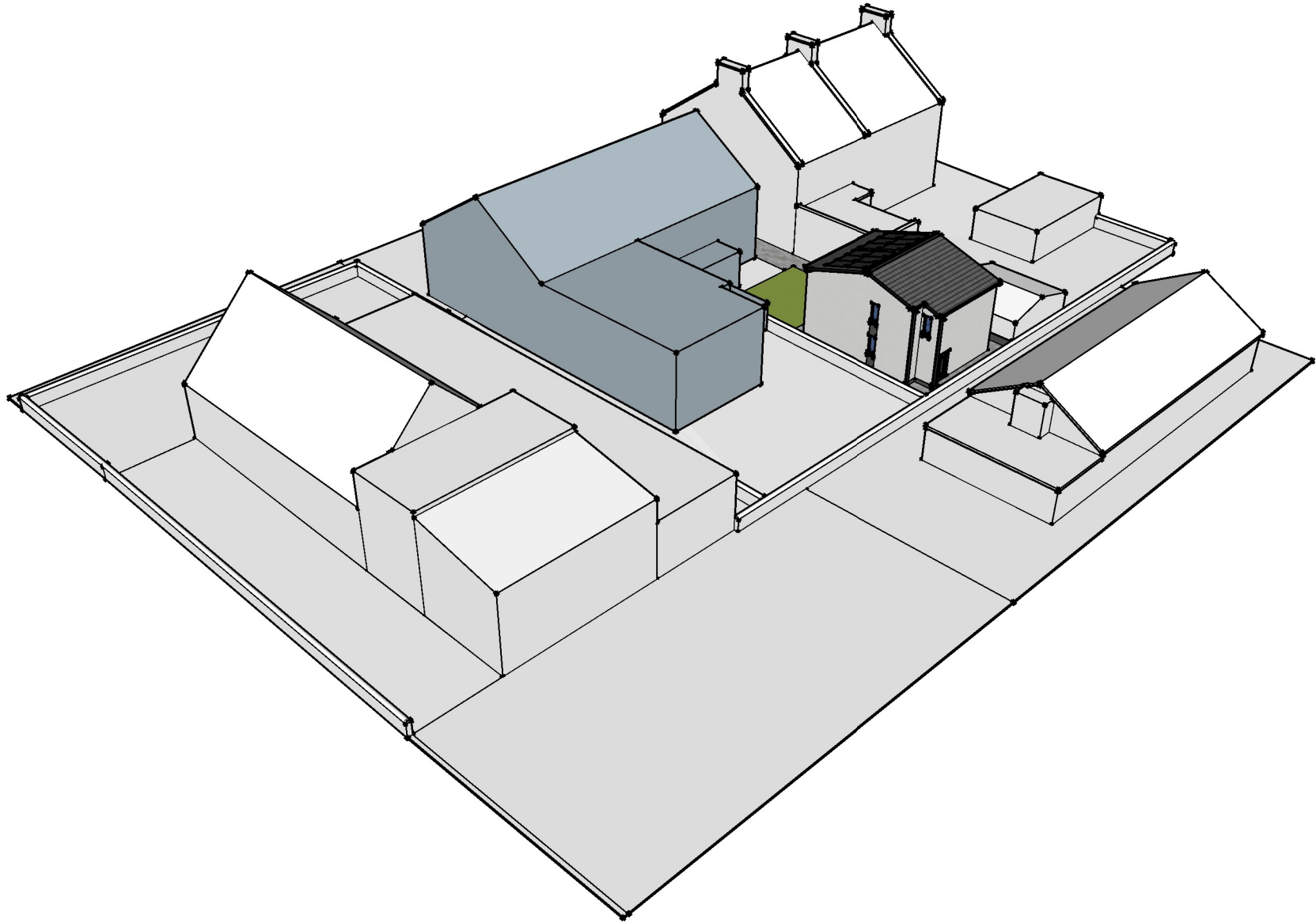
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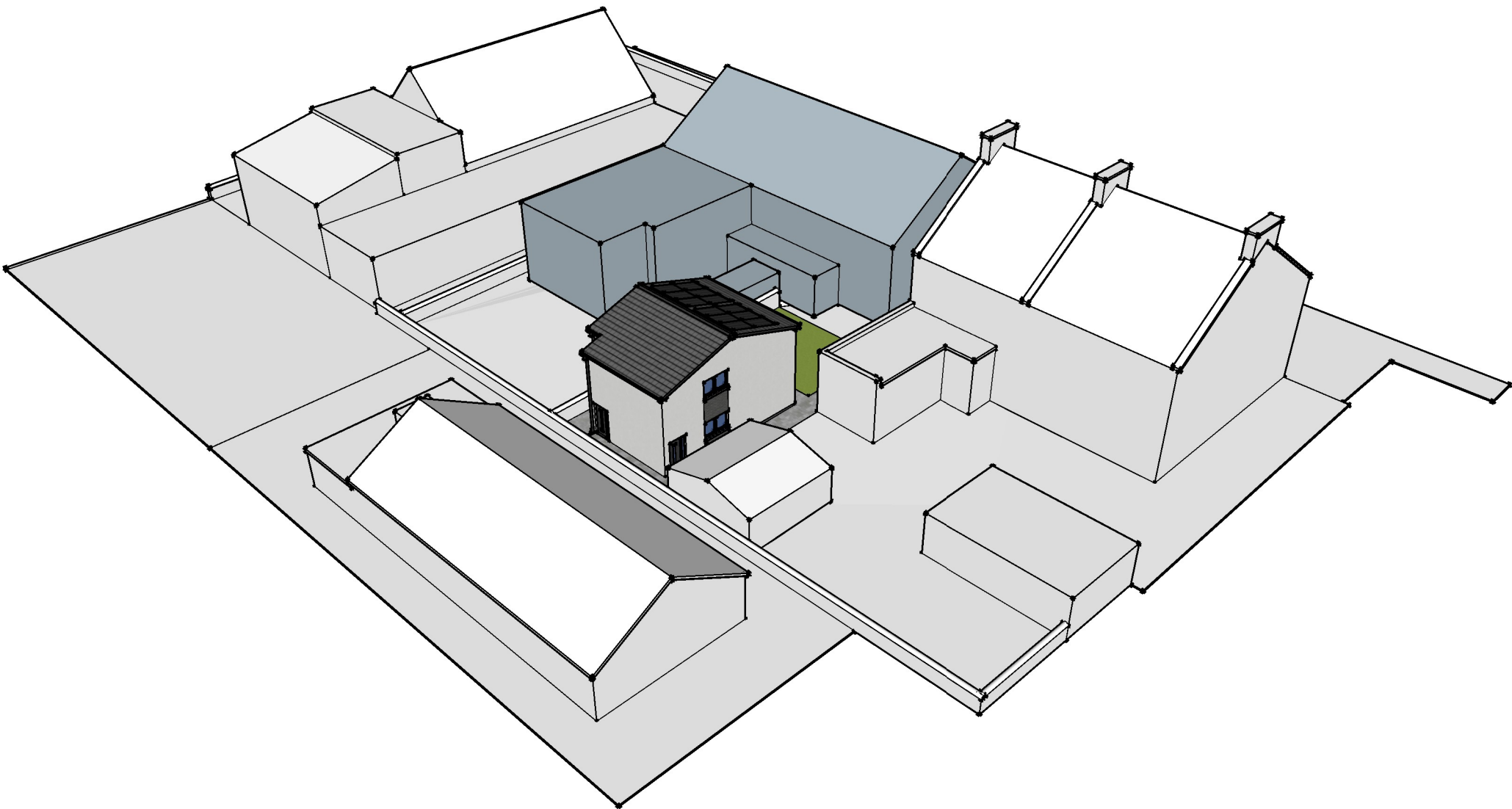


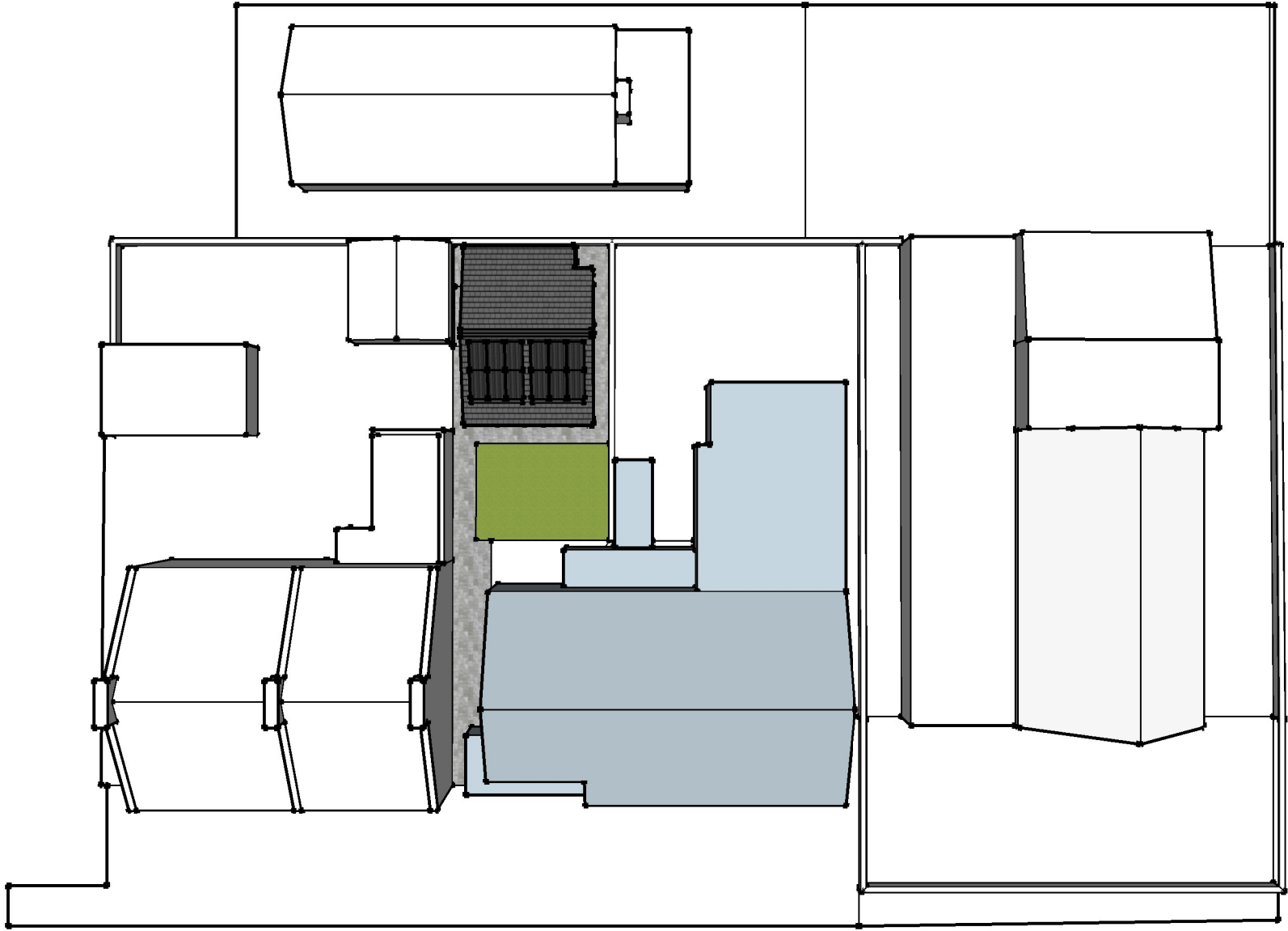
36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
[Facebook.com/scottfrancisallan](https://www.facebook.com/scottfrancisallan)

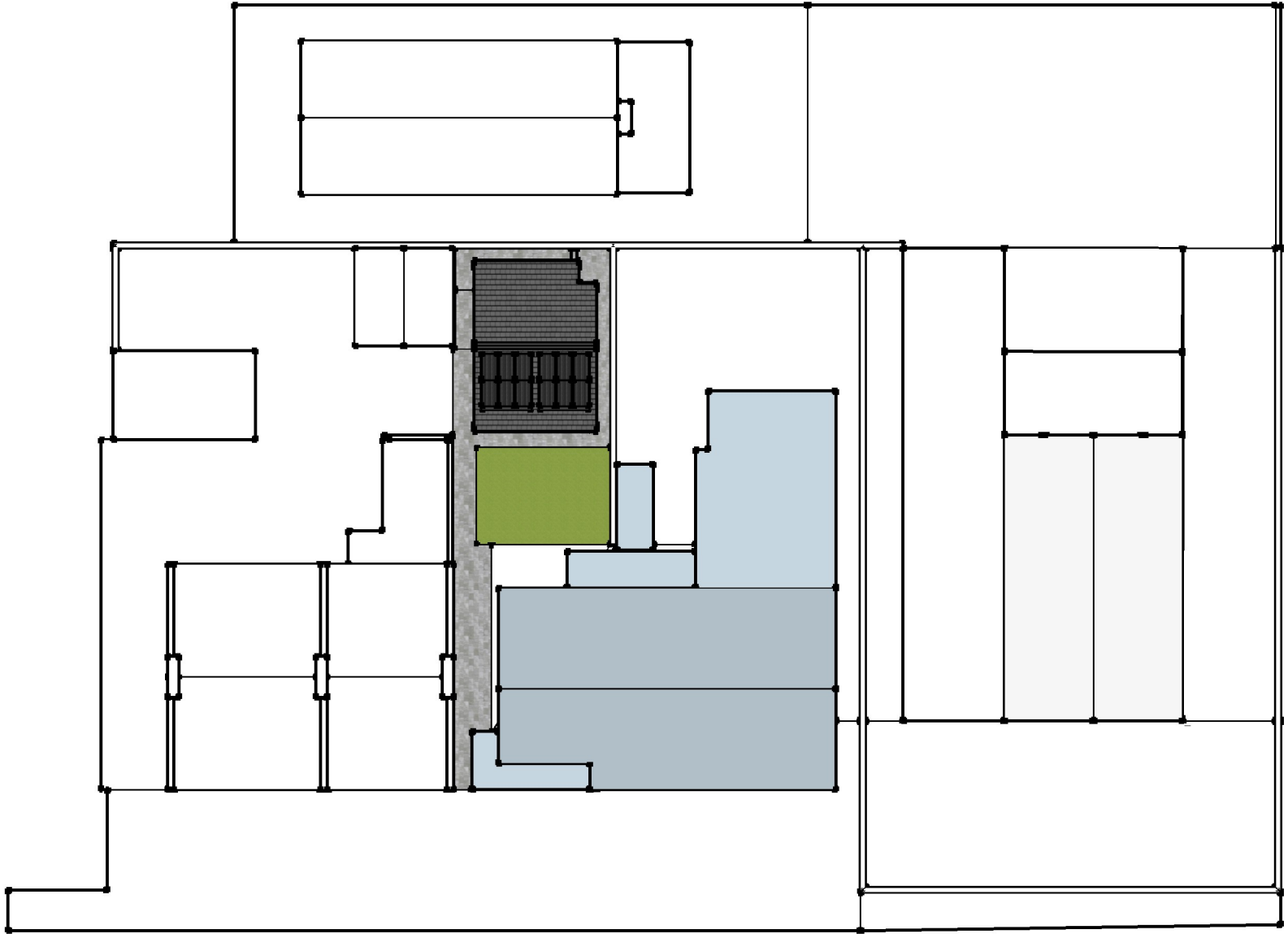


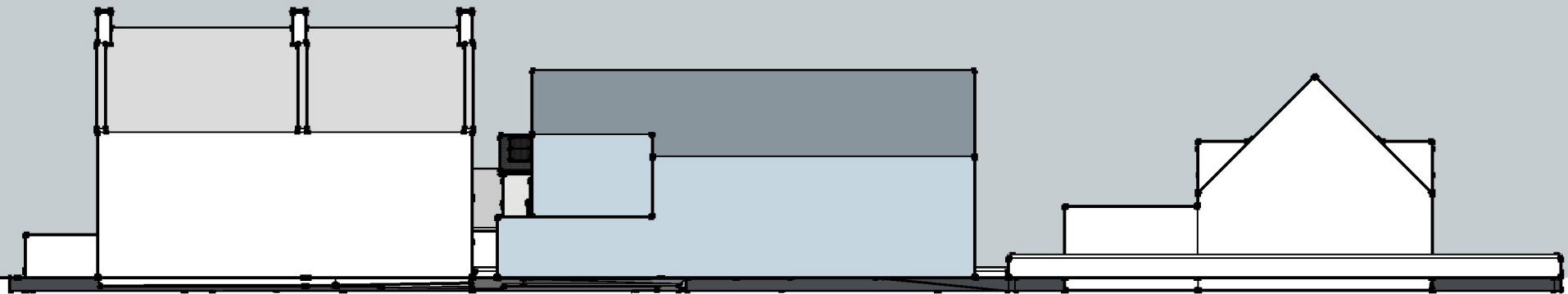


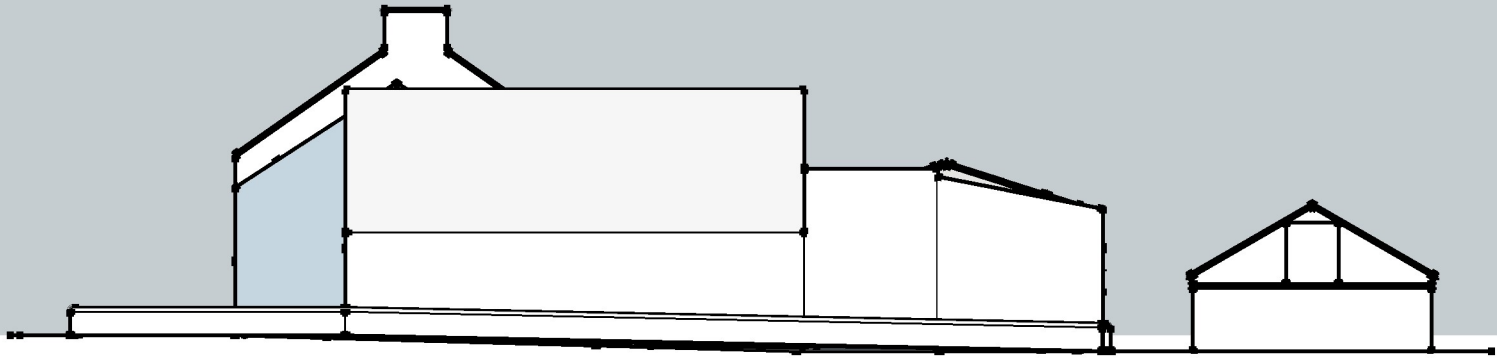


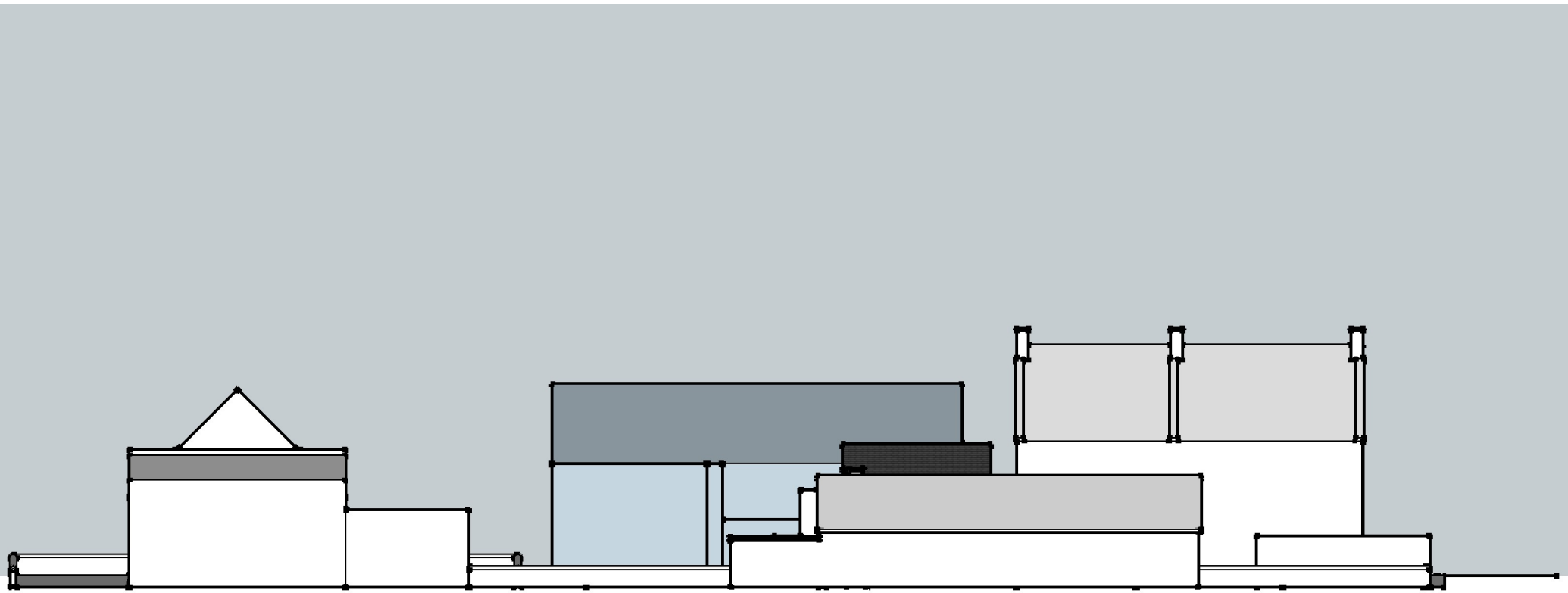


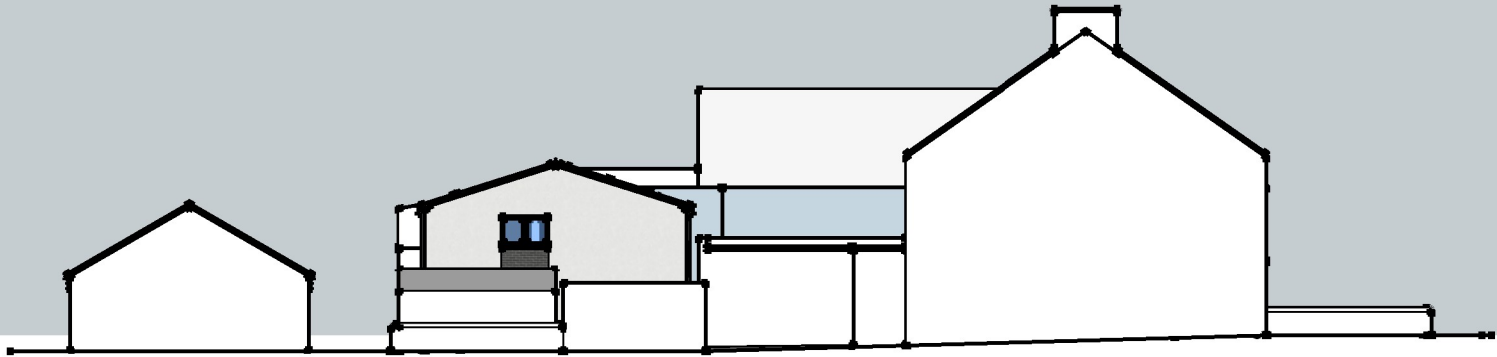






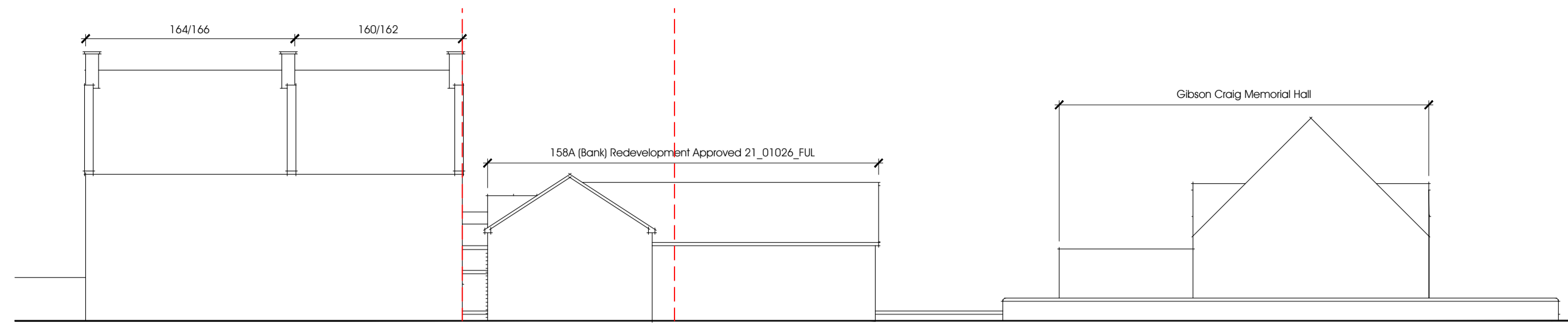




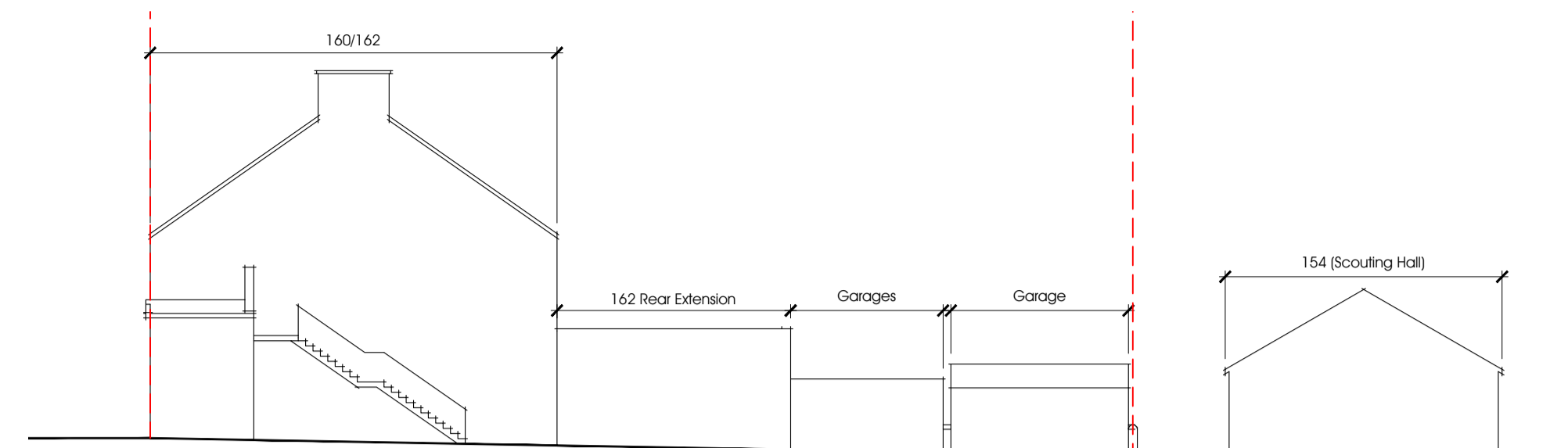




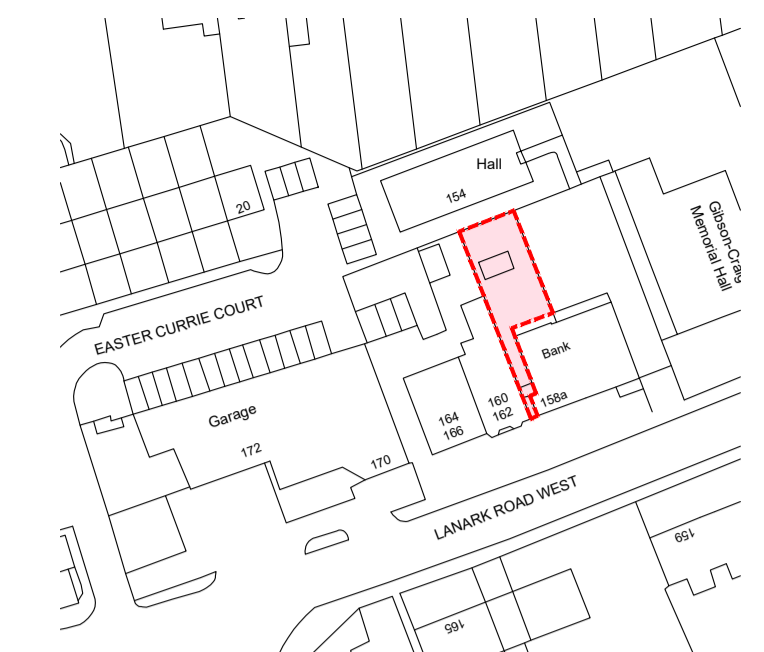




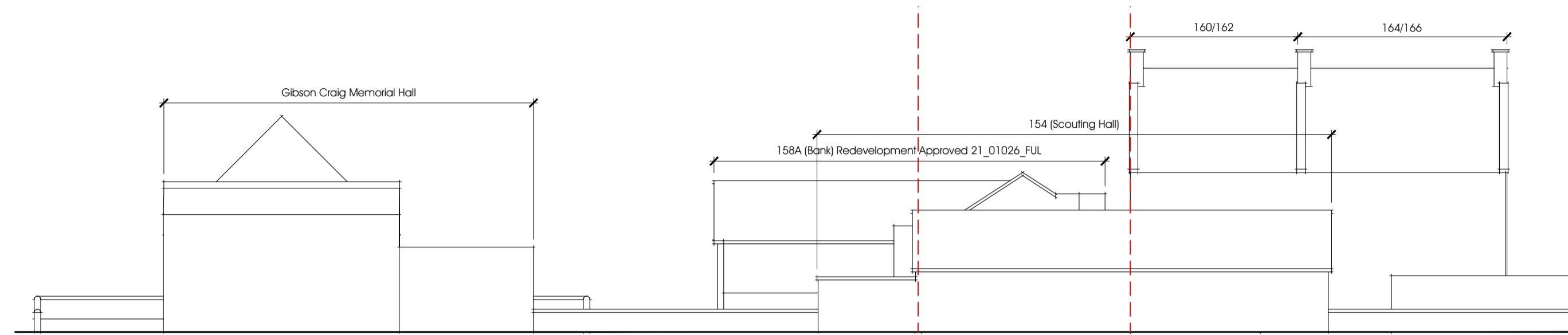
Existing South East Contextual Elevation | 1:200



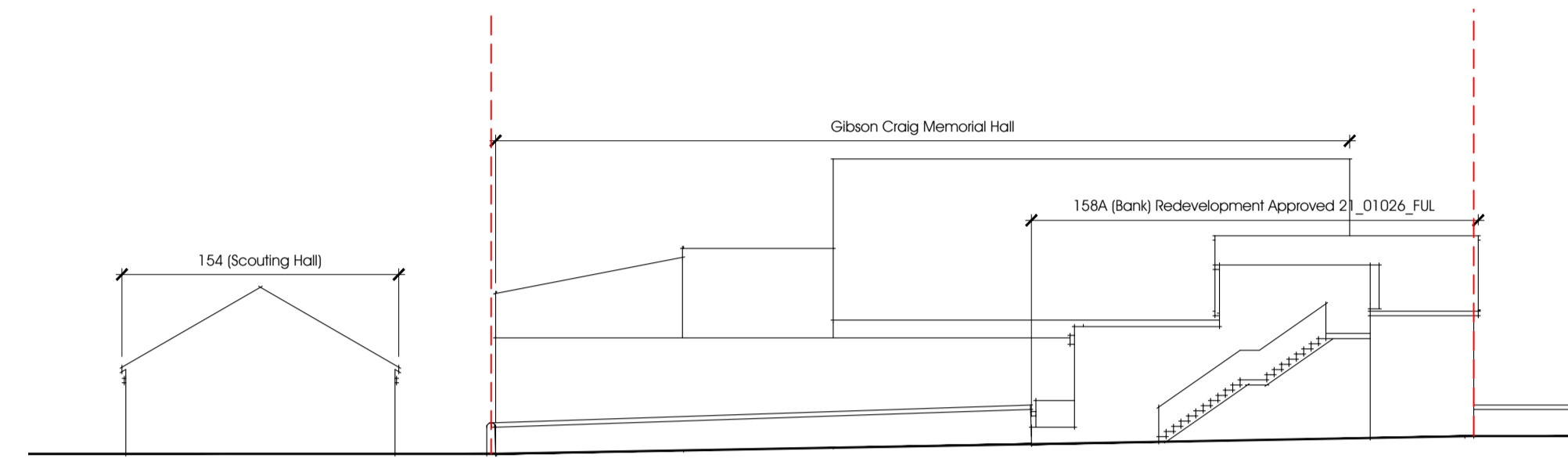
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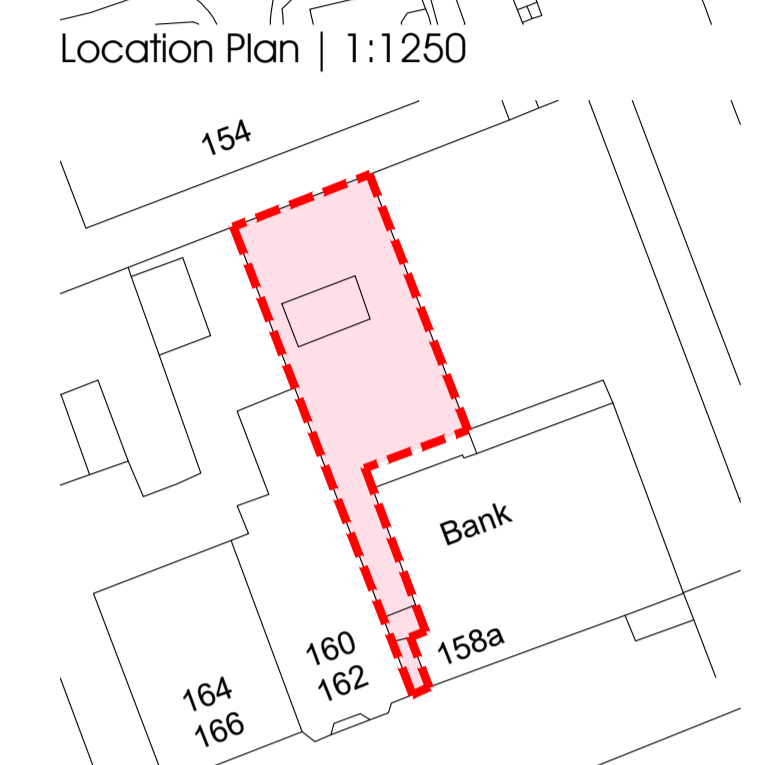
Location Plan | 1:1250



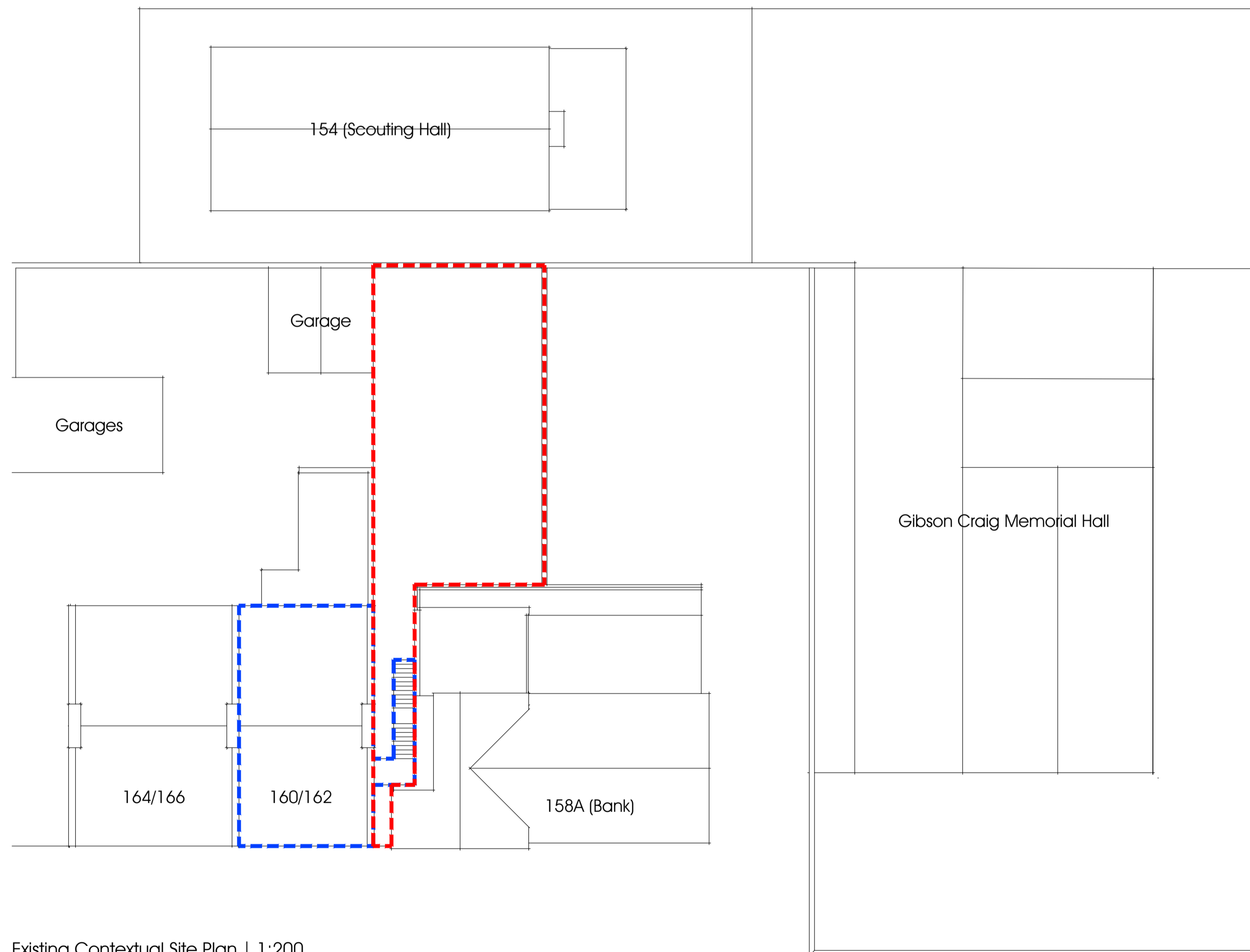
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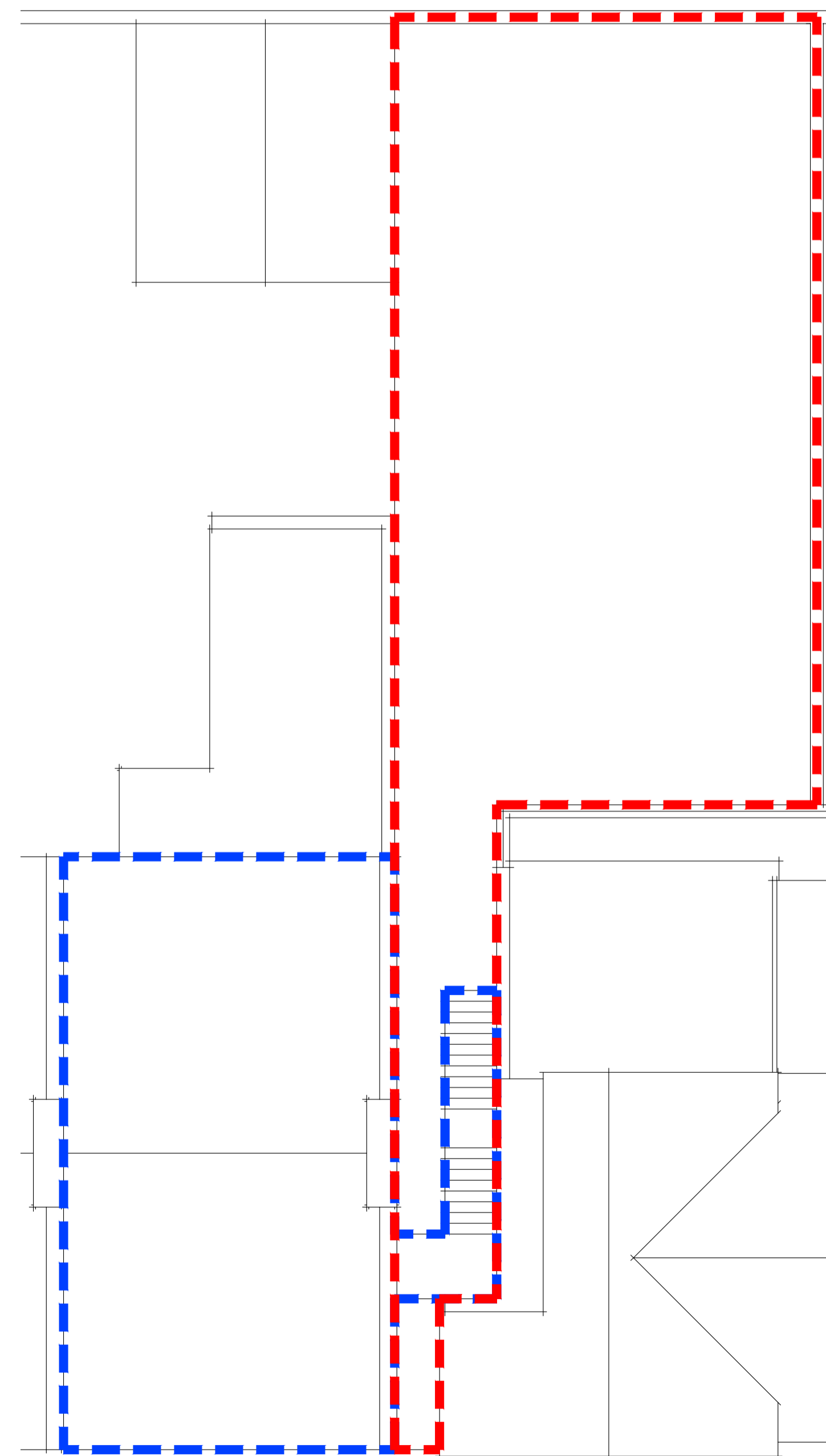
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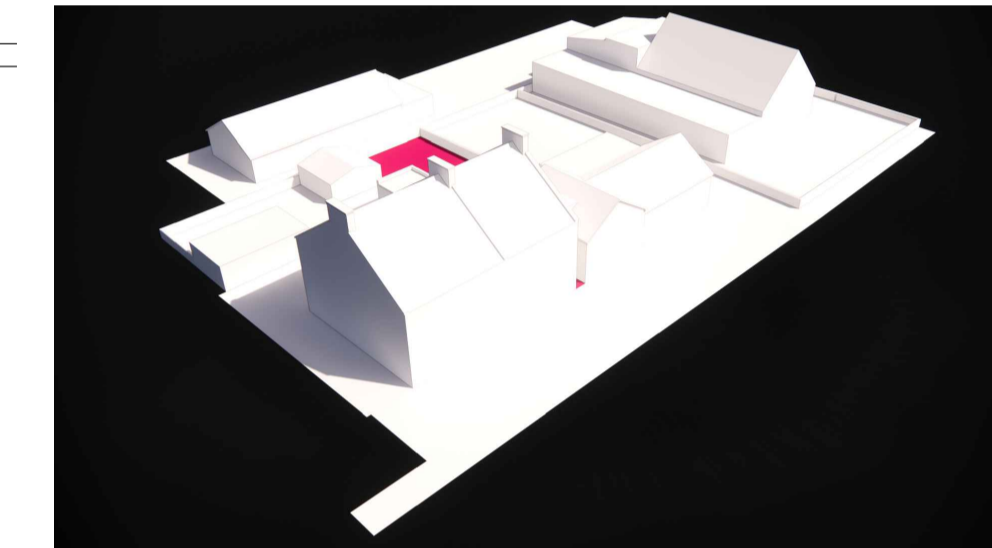
Block Plan | 1:500



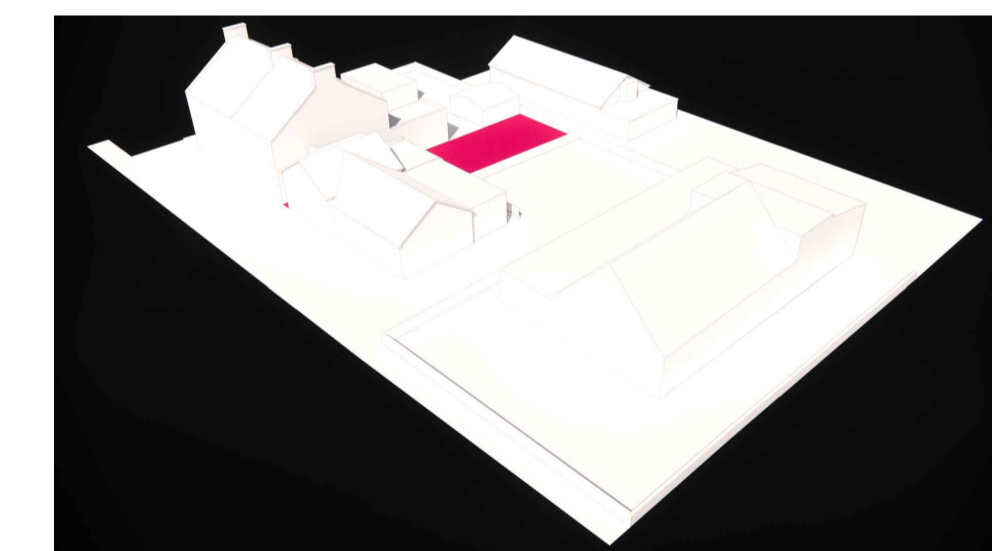
Existing Contextual Site Plan | 1:200



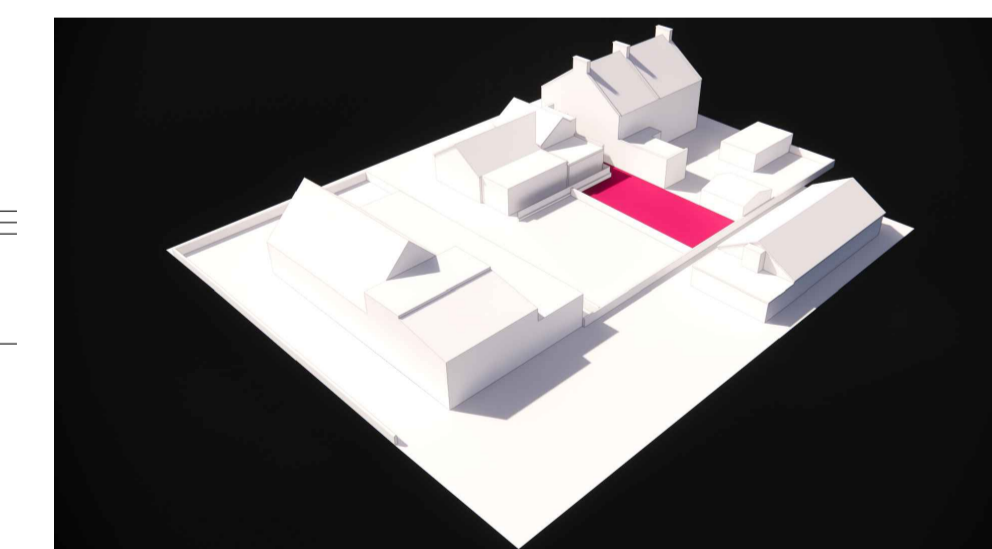
Existing Site Plan | 1:100



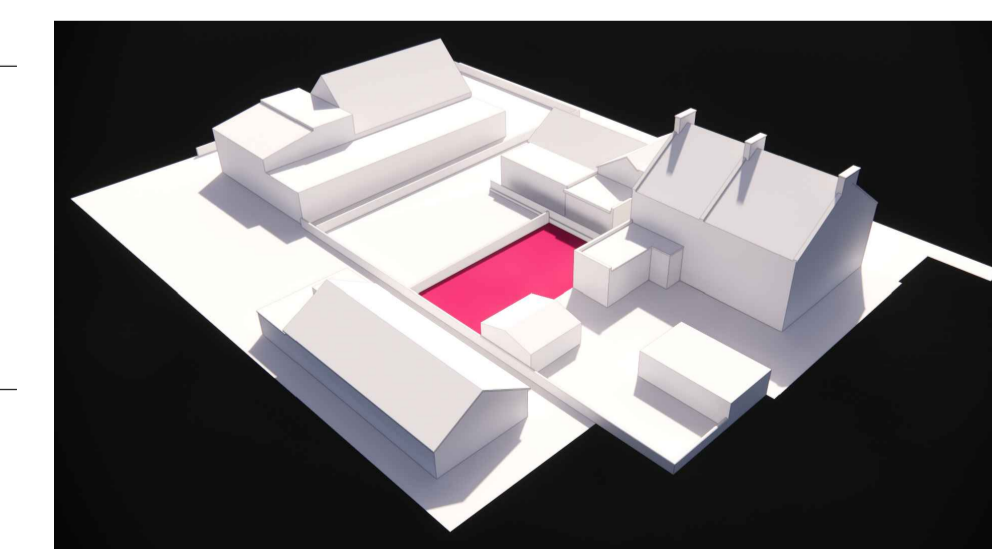
Existing Architectural Render 01 | NTS



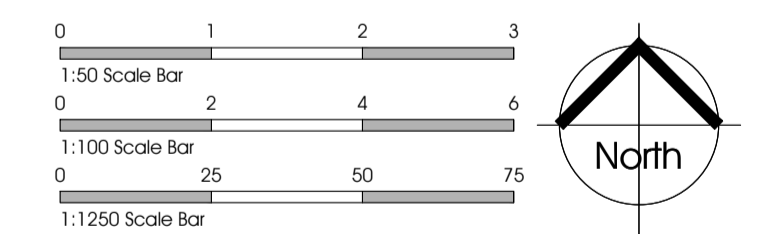
Existing Architectural Render 02 | NTS



Existing Architectural Render 03 | NTS



Existing Architectural Render 04 | NTS



Revision: Description: Date:

Scott Francis Allan
Architectural Design

36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
Facebook.com/scottfrancisallan

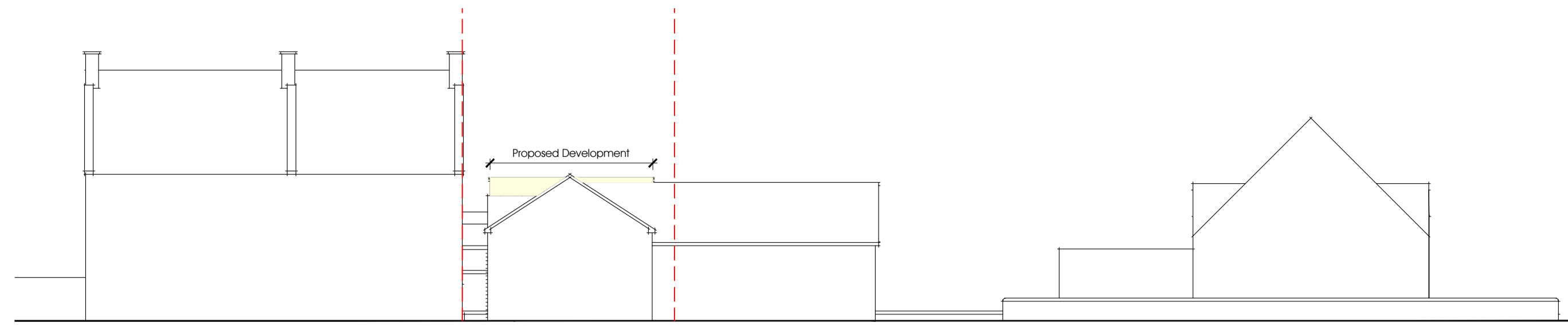
Planning Permission

Project:
**Proposed 2 No 1 Bedroom Apartment Development
Vacant Land to Rear
160 Lanark Road West, Edinburgh, EH14 5NY**

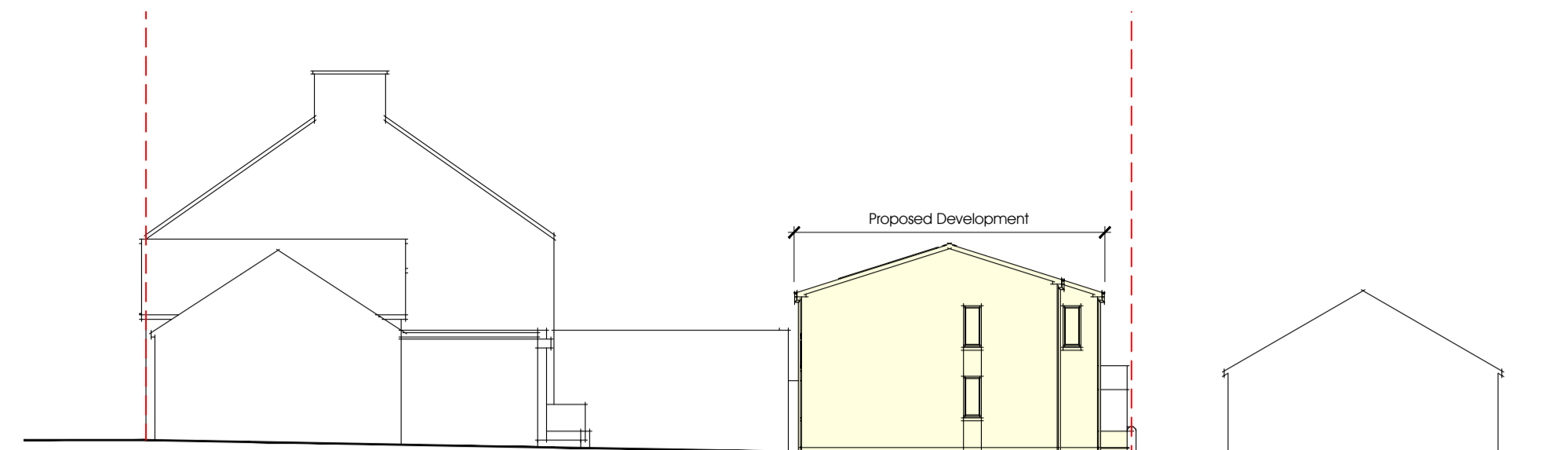
Client:
Thom MacFarlane

Drawing:
Existing Site Plan, Contextual Site Plan, Elevations and Renders

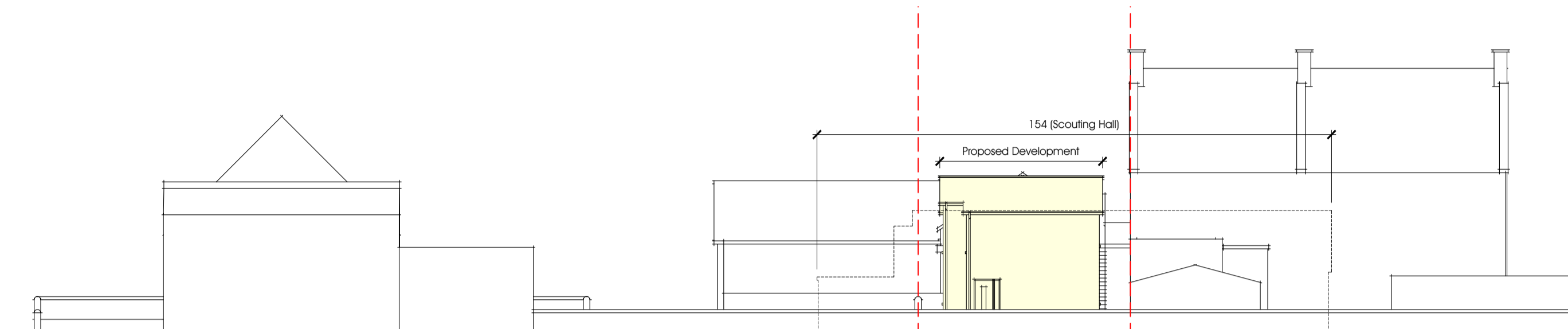
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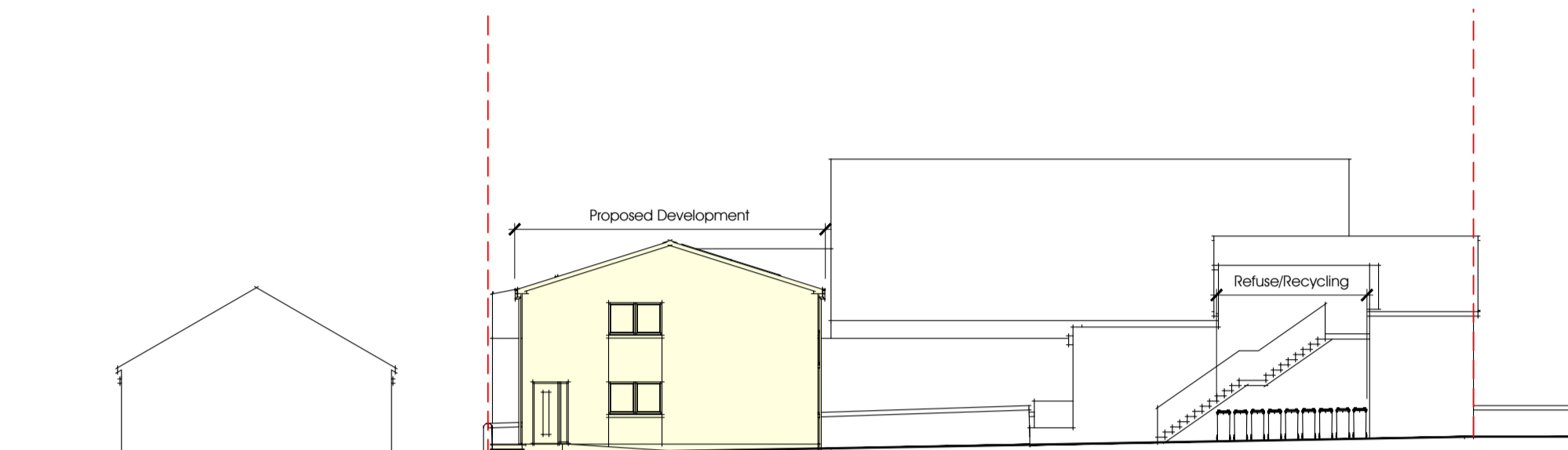
Proposed South East Contextual Elevation | 1:200



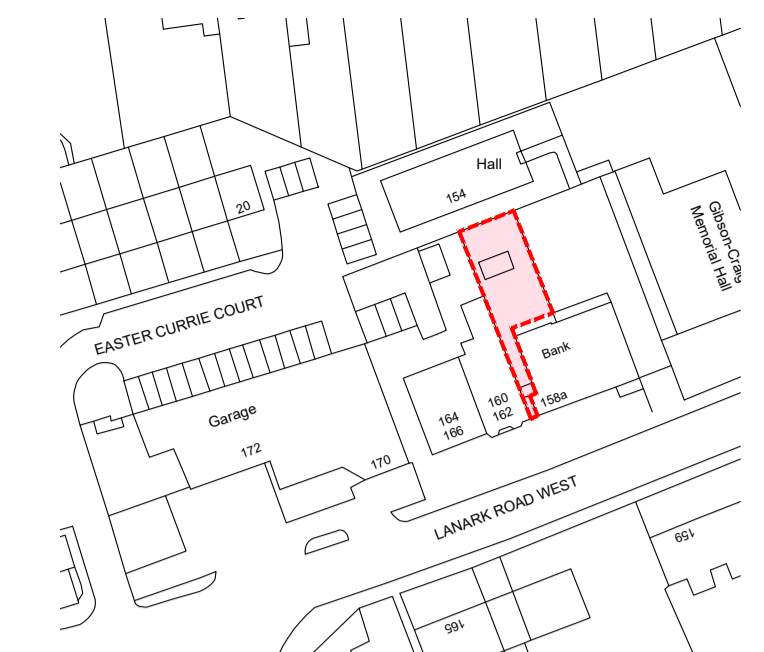
Proposed North East Contextual Elevation | 1:200



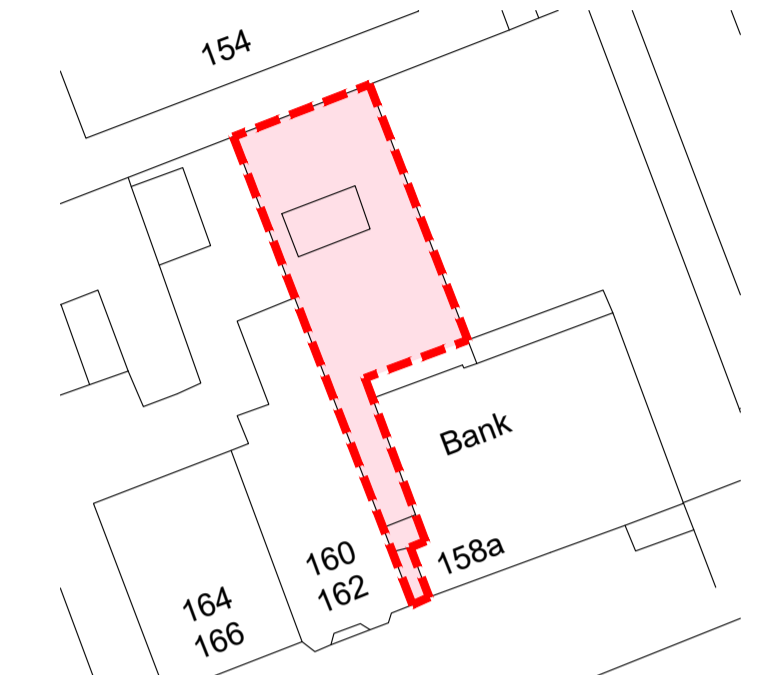
Proposed North West Contextual Elevation | 1:200



Proposed North East Contextual Elevation | 1:200

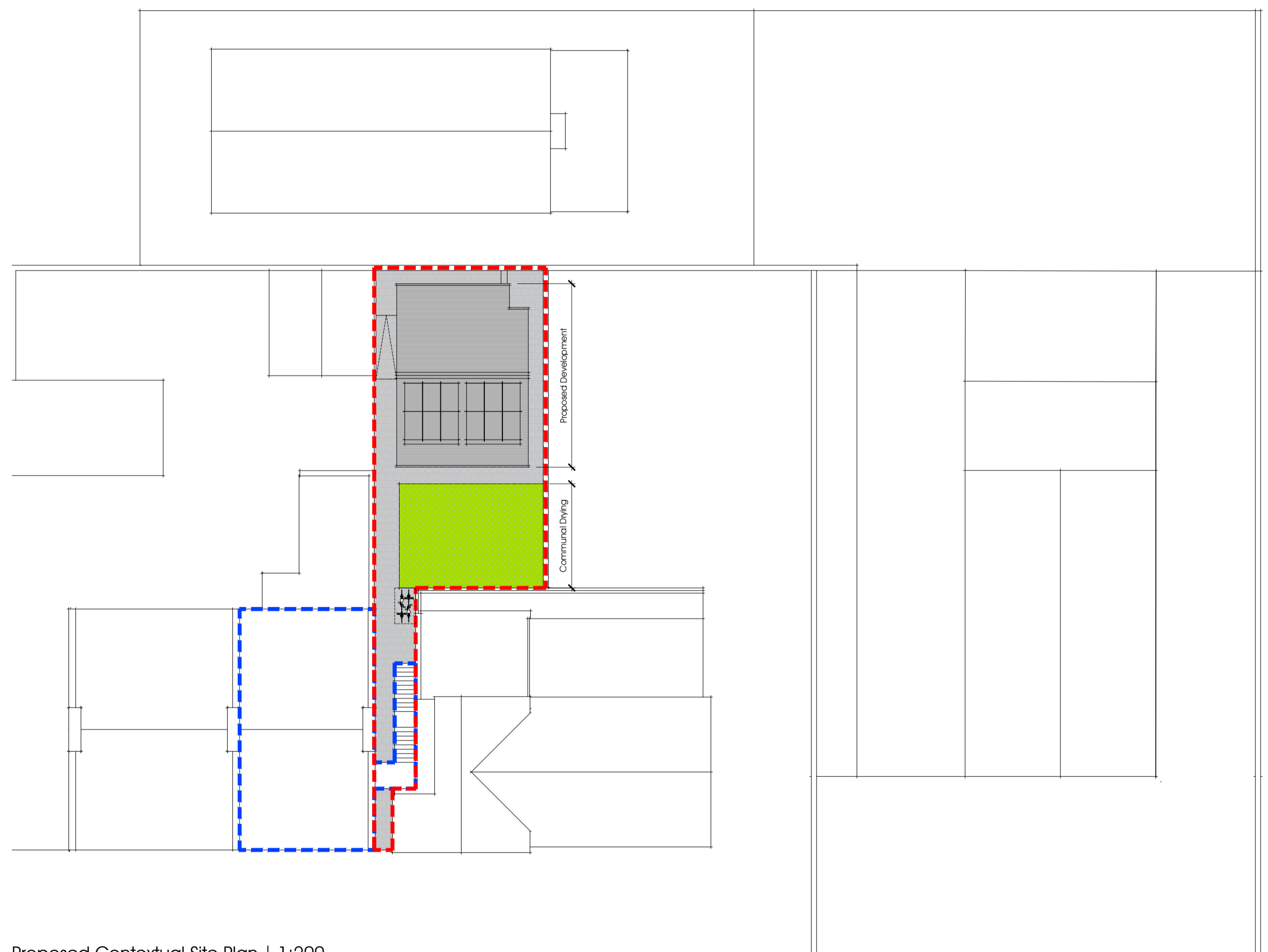


Location Plan | 1:1250

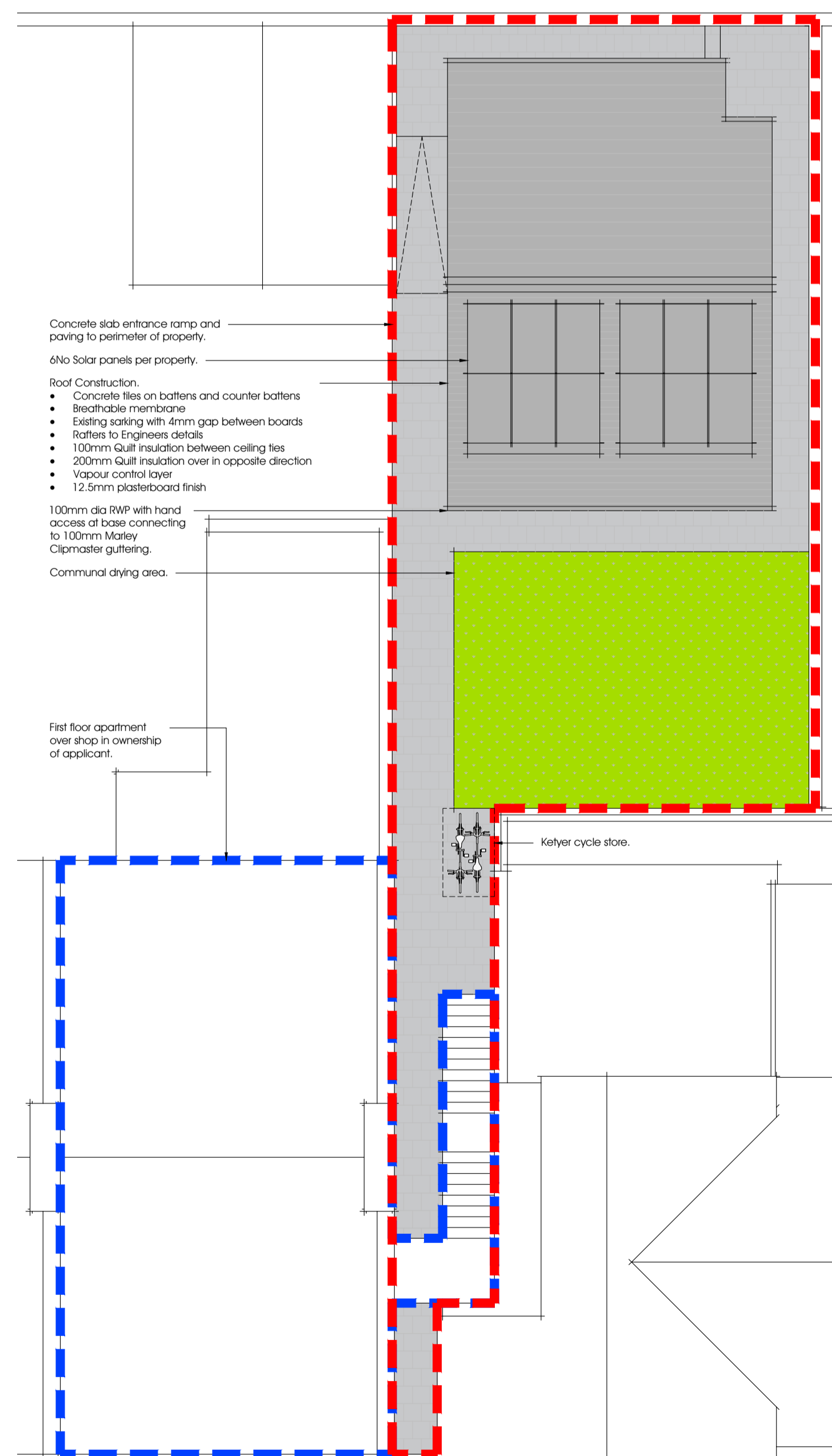


Block Plan | 1:500

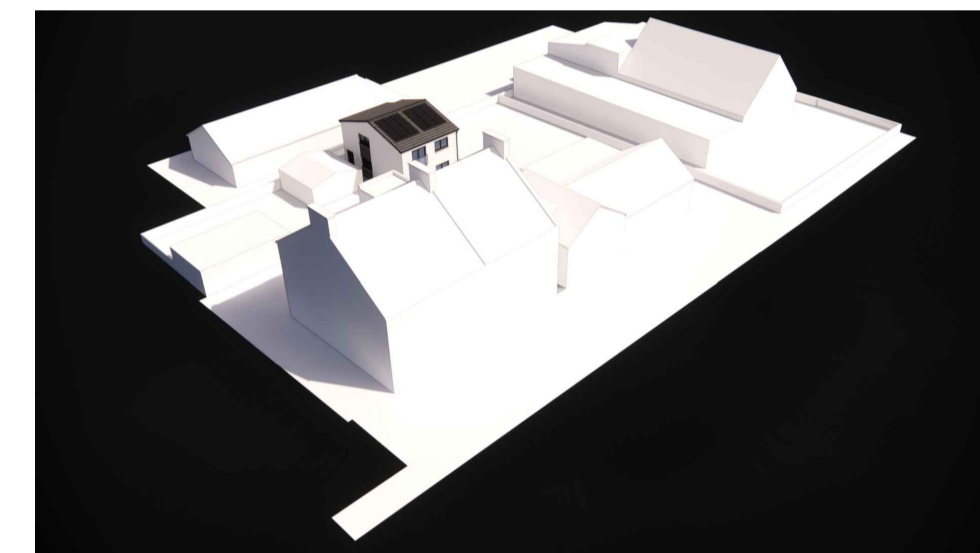
- Material Specification:**
- External Walls**
- 1 Facing Brick Base Course (Grey)
 - 2 Smooth Render on Block External Leaf (White)
 - 3 Facing Brick Features (Grey)
- Roof Covering and Finish**
- 1 Concrete Tiles on Battens (Grey)
 - 2 PVC Fascia and Soffit (Grey)
- Windows and Doors**
- 1 Double Glazed PVC Window/Doors (Grey)
- Gutters and Down Pipes**
- 1 PVC Gutters (Black)
 - 2 PVC Down Pipes (Black)
- Access Path**
- 1 Concrete Slabs
 - 2 Grass
- Total Site Area:**
Area: 210sqm
- Proposed House Floor Areas**
Ground Floor: 52sqm
First Floor: 53sqm
- Communal Drying Area:**
Area: 49sqm
- Cycle Provision:**
1 No Cycle Spaces per Property (Enclosed Structure)



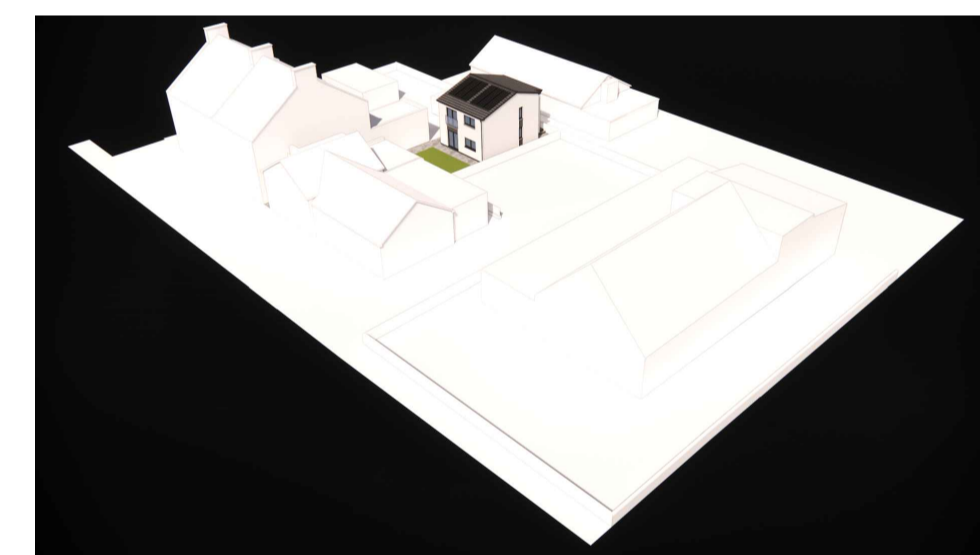
Proposed Contextual Site Plan | 1:200



Proposed Site Plan | 1:100



Proposed Architectural Render 01 | NTS



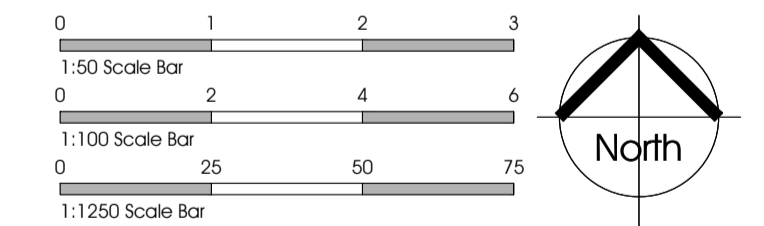
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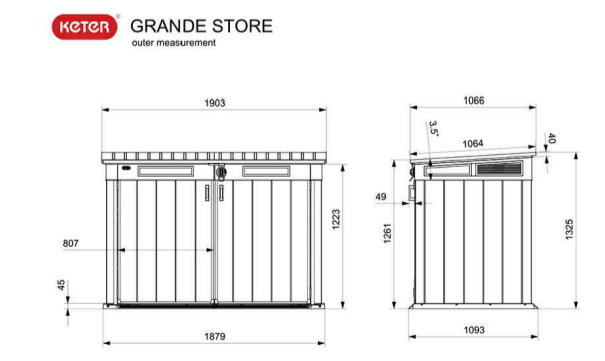
Proposed Architectural Render 03 | NTS



Proposed Architectural Render 04 | NTS



Cycle Store 01 | NTS



Cycle Store 02 | NTS



Cycle Store 03 | NTS

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Scott Francis Allan
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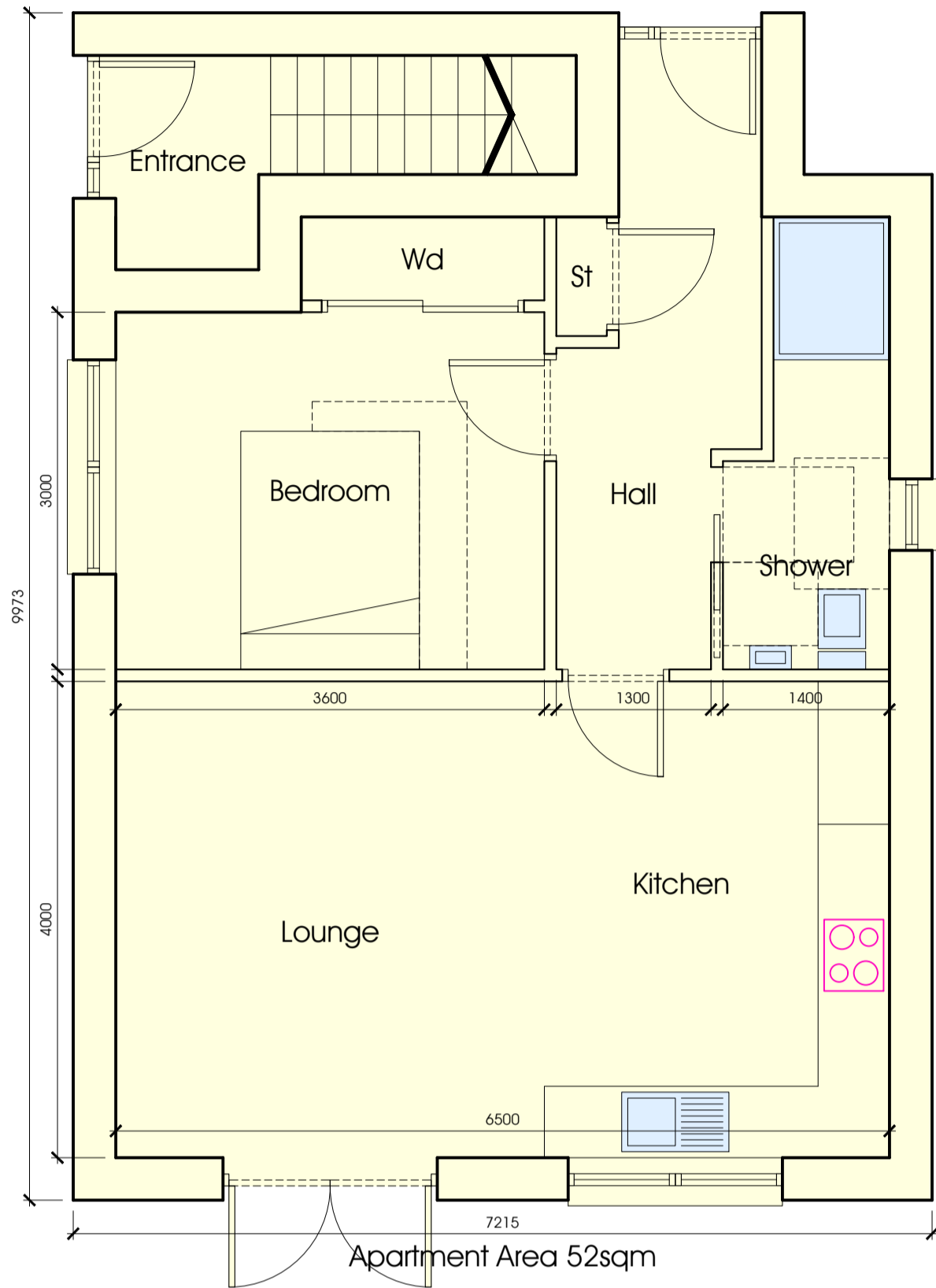
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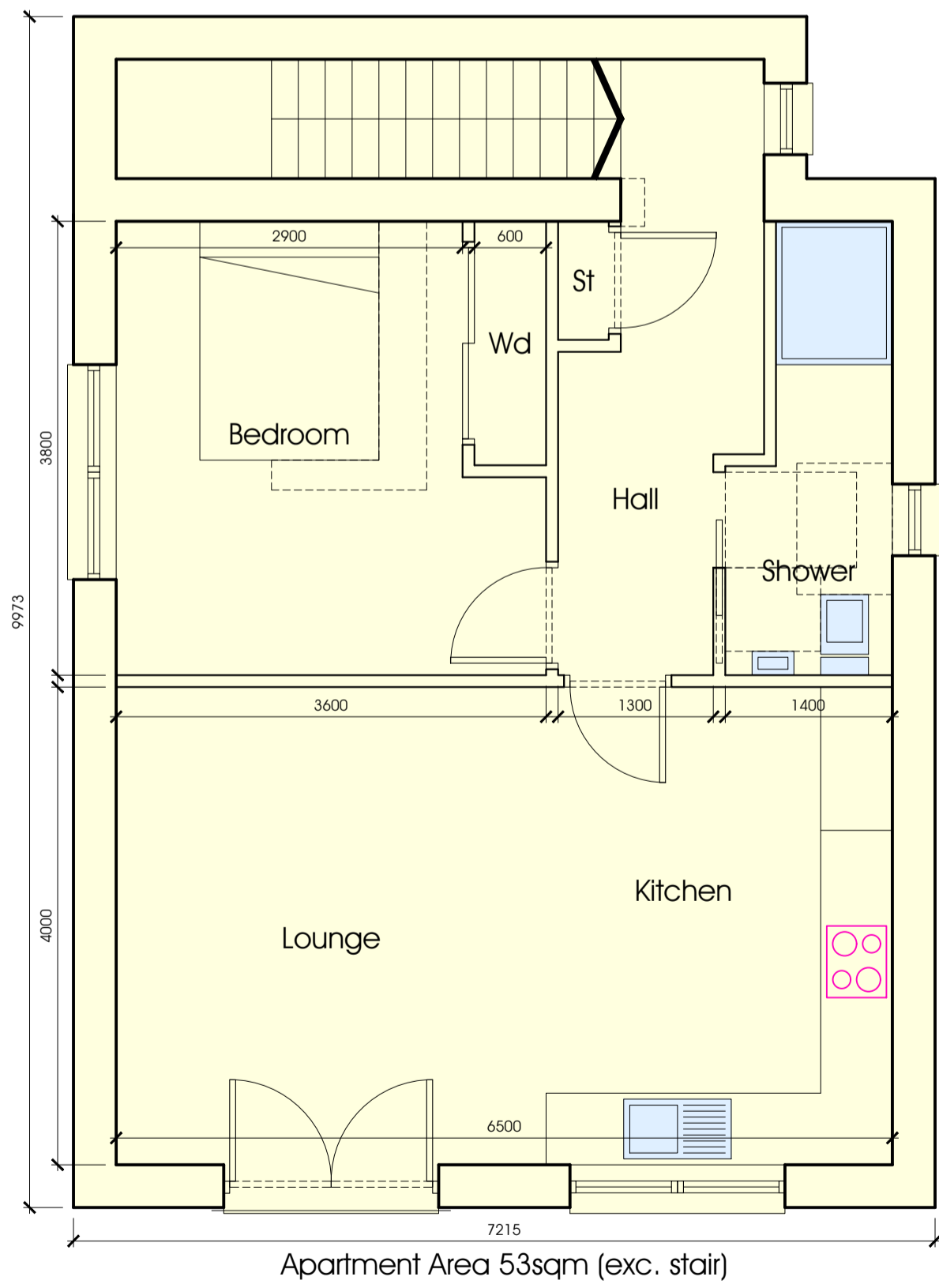
Client:
Thom MacFarlane

Drawing:
Proposed Site Plan, Contextual Site Plan, Elevations and Renders

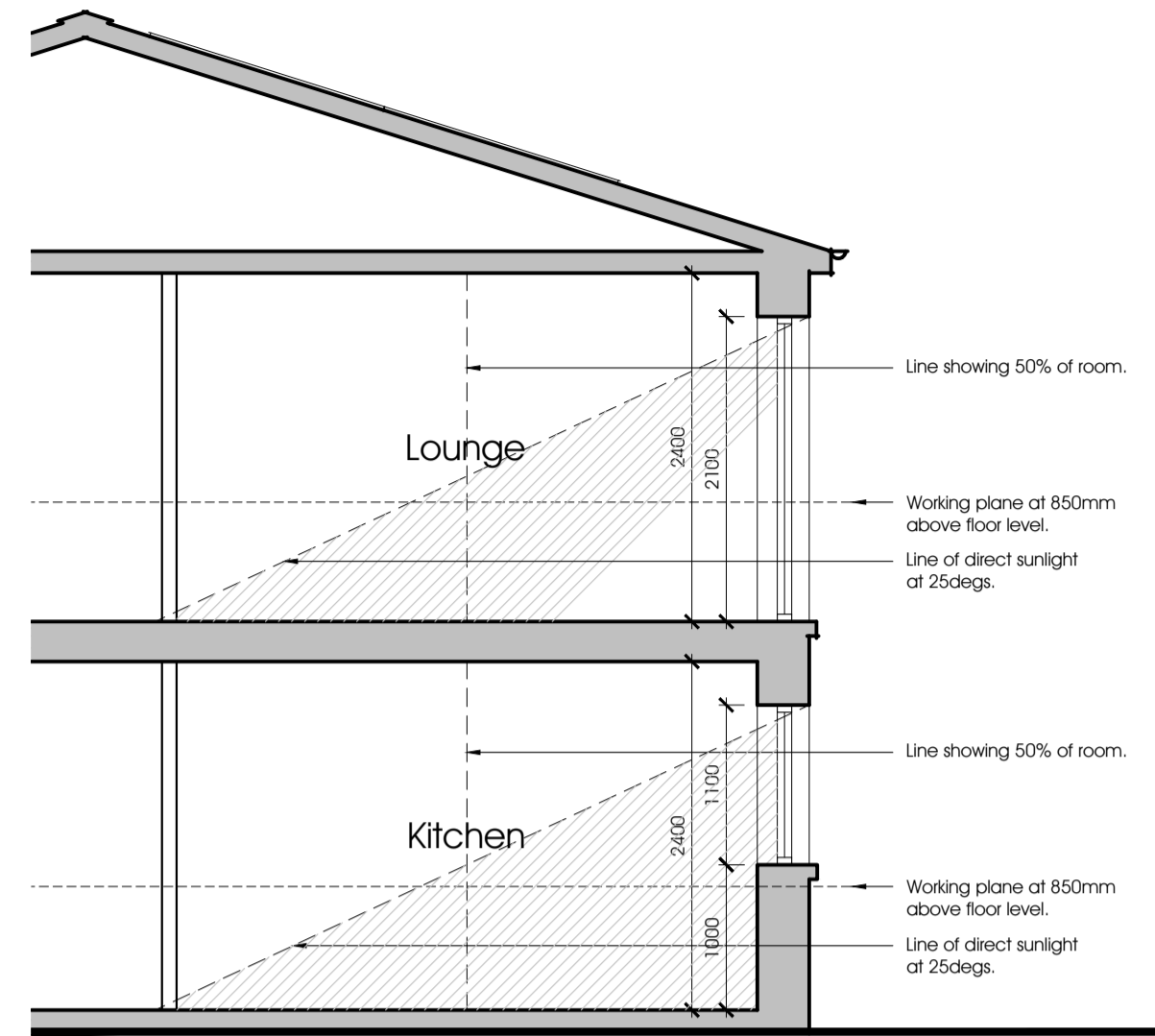
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Proposed Ground Floor Plan | 1:50



Proposed First Floor Plan | 1:50



Daylight to New Buildings | 1:50



Proposed Architectural Render 01 | NTS



Proposed Architectural Render 03 | NTS



Proposed Architectural Render 05 | NTS



Proposed Architectural Render 02 | NTS



Proposed Architectural Render 04 | NTS



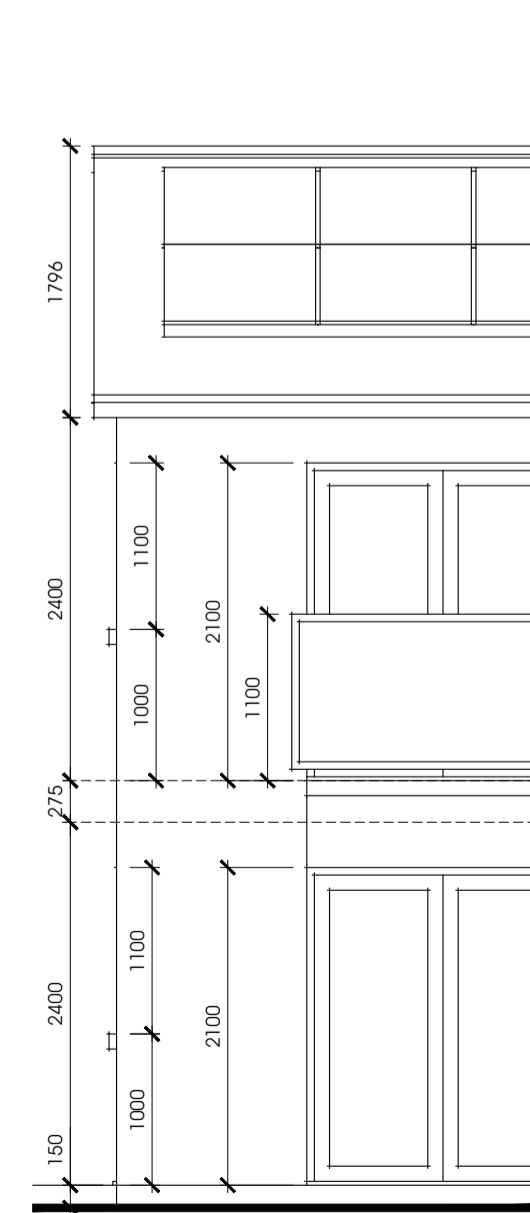
Proposed Architectural Render 06 | NTS



Proposed South East Elevation | 1:50



Proposed North East Elevation | 1:50



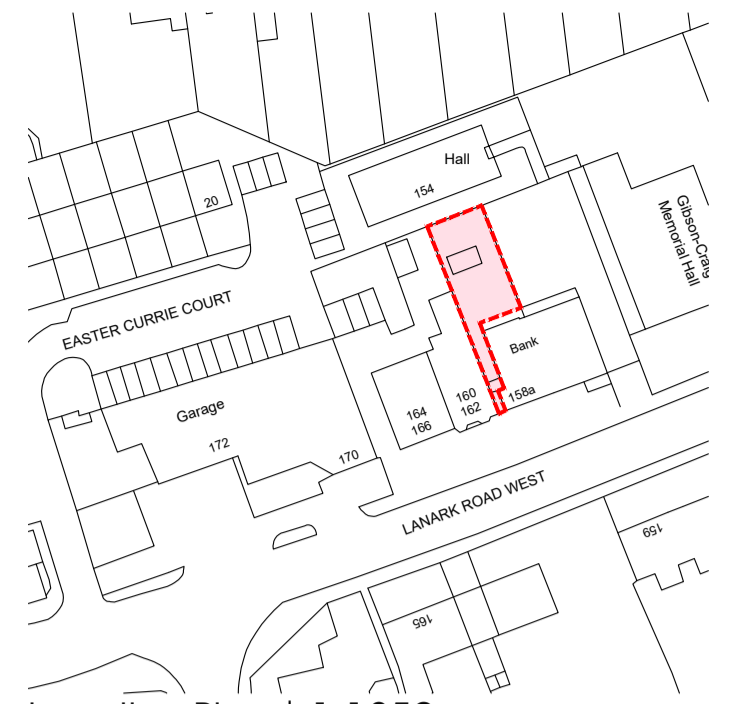
Proposed Heights | 1:50



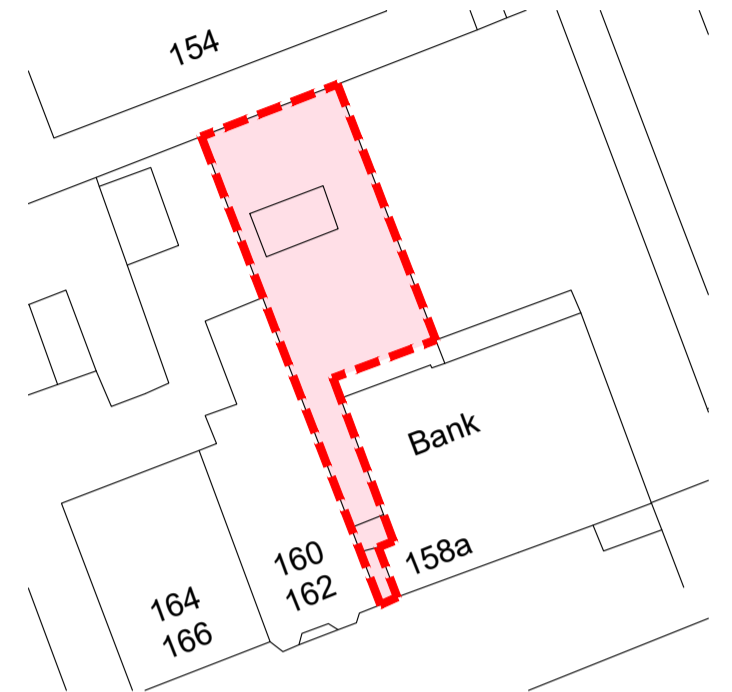
Proposed North West Elevation | 1:50



Proposed North East Elevation | 1:50

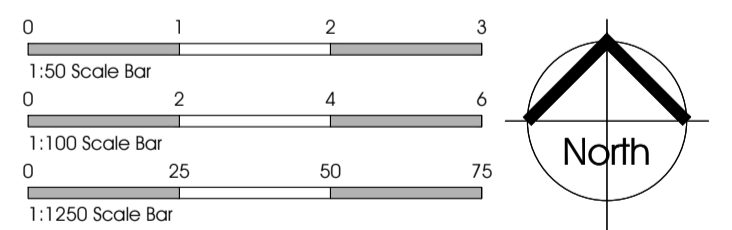


Location Plan | 1:1250



Block Plan | 1:500

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Scott Francis Allan
Architectural Design

36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
Facebook.com/scottfrancisallan

Planning Permission

Project:
Proposed 2 No 1 Bedroom Apartment Development
Vacant Land to Rear
160 Lanark Road West, Edinburgh, EH14 5NY

Client:
Thom MacFarlane

Drawing:
Proposed Floor Plans, Elevations, Heights/Daylight and Renders

Drawing No: 2022-71-003 Scale: As Noted Date: May 2023 Name: SFAllan Sheet Size: A1