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Mr Smith-Hay & Miss Wilkie  
111 Corstorphine Road  
Edinburgh  
EH12 5PZ

**Decision date: 19 November 2020**

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

Cellar conversion of ground floor flat to form new residential property with side extension creating access.

At 111 Corstorphine Road Edinburgh EH12 5PZ

**Application No:** 20/03482/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 24 August 2020, 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 is contrary to the Local Development Plan Policy Hou 1 in respect of Housing Development, as the proposals do not comply with the other policies in the Edinburgh Local Development Plan.
2. The proposal is contrary to the Local Development Plan Policy Des 1 in respect of Design Quality and Context, as the proposals are inappropriate in design and damage the character and appearance of the area.
3. The proposal is contrary to the Local Development Plan Policy Des 4 in respect of Development Design - Impact on Setting, as it would fail to have a positive impact on its surroundings including the spaces between the buildings.

4. The proposal is contrary to the Local Development Plan Policy Des 5 in respect of Development Design - Amenity, as it will fail to have acceptable levels of daylight, sunlight and immediate outlook.

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

Drawings 01-08, 09B, 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 is out of character with the building and surrounding context and there will be insufficient amenity for future residents. The proposal does not accord with the Local Development Plan and non-statutory guidance. There are no material considerations which outweigh this conclusion.

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 Lynne McMenemy directly at [lynne.mcmenemy@edinburgh.gov.uk](mailto:lynne.mcmenemy@edinburgh.gov.uk).

*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](http://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](mailto: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 20/03482/FUL  
At 111 Corstorphine Road, Edinburgh, EH12 5PZ  
Cellar conversion of ground floor flat to form new residential  
property with side extension creating access.**

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	20/03482/FUL
<b>Wards</b>	B06 - Corstorphine/Murrayfield

## Summary

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The proposal is out of character with the building and surrounding context and there will be insufficient amenity for future residents. The proposal does not accord with the Local Development Plan and non-statutory guidance. There are no material considerations which outweigh this conclusion.

## Links

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<a href="#"><u>Policies and guidance for this application</u></a>	LDPP, LHOU01, LDES01, LDES04, LDES05, LTRA02, LTRA03, LHOU03, NSG, NSGD02,
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# Report of handling

## Recommendations

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

## Background

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### 2.1 Site description

The application site is the ground floor flat and basement of number 111 Corstorphine Road, a three storey tenement style flatted block.

The property site is north facing and located on the the A8, a main route into the city centre. The site is the last in a series of blocks next to a Local Centre known as Western Corner. The West Murrayfield conservation area lies directly across Corstorphine Road to the north.

### 2.2 Site History

15 October 2018 - Planning permission refused to form new drive in hardscaped parking area, creating a 3m opening in existing wall with new natural stone piers and inward opening wrought iron electric gates and formation of dropped kerb (as amended) (18/04356/FUL)

16 January 2019 - Local Review Body upheld refusal of planning permission to form new drive in hardscaped parking area, creating a 3m opening in existing wall with new natural stone piers and inward opening wrought iron electric gates and formation of dropped kerb (as amended) (18/00201/REVREF)

28 August 2019 - Planning permission refused to form new drive in hardscaped parking (19/03589/FUL)

13 November 2019 - Local Review Body upheld refusal of planning permission to form new drive in hardscaped parking (19/00145/REVREF)

24 July 2020 - Certificate of Lawfulness refused for altering the existing extent of hard landscaping (gravel) into laid monoblocks (to be porous or have drainage provision), removing 4m of existing front wall (<1m), removing hedge in association with the wall removal, forming new gates (<1m) and dropping kerb in front of new opening (20/02475/CLP)

18 November 2020 - Certificate of Lawfulness refused to alter existing extent of hard landscaping in front curtilage (gravel) into level laid monoblocks (to be porous or have drainage provision), removing 3m of existing front wall (<1m height at circa 500mm) and removing hedge in association with the wall removal (20/03950/CLP)

## Main report

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### 3.1 Description Of The Proposal

The proposal seeks planning permission for formation of a new residential unit under an existing ground floor flat.

To the front an area of approximately 17 sqm would be excavated in front of the existing elevation to a depth of 2.3 metres. This would stretch 9.4 metres across. A new bay window and three further windows would be created in line with existing, though at a reduced height. A retaining stone wall would sit 1.7 metres away topped with a black metal railing. Windows would be uPVC and rendered walls.

To the rear excavation would be approximately 0.9m in depth and 9 metres across. Grey aluminium bifold doors would be added below the existing window, with the existing rear door converted to a window.

An entrance stair well would be created to the west elevation. This would be single storey to the front and two storeys to the rear with a flat roof. It would be finished in elongated sandstone with grey aluminium glazed doors and windows.

#### Revised Scheme

Plans have been revised to increase window heights and width of excavation to the front.

### 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 principle of housing on this site is acceptable;
- b) the proposal is of appropriate design, having regards to the spatial characteristics of the surrounding area;
- c) the proposal creates an acceptable residential environment;
- d) the proposal raises any issues in respect of transport and road safety; and
- e) any comments raised by third parties are addressed.

### a) Principle

Policy Hou 1 (Housing Development) in the Edinburgh Local Development Plan (LDP) states the circumstances that priority will be given to the delivery of the housing land supply. Criteria (d) of policy Hou 1 permits housing on suitable sites in the urban area, provided that the proposals are compatible with other policies in the plan. The application site is in an urban area. However, the proposal does not comply with the other policies in the LDP as detailed below and so does not comply with policy Hou 1.

### b) Development design

LDP Policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area. Permission will not be granted for proposals that are inappropriate in design or for proposals that would be damaging to the character or appearance of the area.

Policy Des 4 (Development Design - Impact on Setting) also requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regard to its height and form; scale and proportions, including the spaces between the buildings, position of buildings and other features on the site; and the materials and detailing.

The development site is an established area of flatted blocks in a tenement style which front the main road and turn corners onto secondary streets. The topography means that Corstorphine Road sits at a higher level than the secondary streets where the ground level slopes to the north. This results in lower ground floor basement flats on corners and within the secondary streets.

The site itself is at the western end of the blocks fronting the main road and adjoining the local centre. Its frontage is entirely at the higher ground level of Corstorphine Road. As a result the significant excavation to the front of the property and introduction of a new basement dwelling would introduce an element not associated with the flatted block in this location. The appearance would be incongruous and disruptive to the established uniformity of the building and wider area.

Further to this, the proposed stairwell extension would result in the loss of the gap between the flatted block and the single storey shop units and would negatively impact on the character of the area by removing the space between distinct buildings.

The proposal is of an inappropriate design and would be damaging to the character or appearance of the area around it and is contrary to LDP policies Des 1 and Des 4.

### c) Residential environment

LDP Policy Des 5 (Development Design - Amenity) requires development proposals to demonstrate that future occupiers of a development will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

The supplementary Edinburgh Design Guidance (EDG) states that to achieve reasonable levels of daylight, windows must be big enough and interiors must be

designed to a deep enough level that ensures daylight can penetrate within them. Reasonable levels of sunlight to buildings and spaces will be achieved if sufficient account is taken of orientation.

The plans show the new dwelling would comprise of two bedrooms and a dining room to the front. A bathroom and a combined kitchen with living space would be located to the rear.

The northern orientation of the property and the location of the dwelling below ground level, means that the front the rooms are unlikely to have acceptable levels of daylight, sunlight or immediate outlook.

The applicants have provided a drawing using the 'no skyline' method. This method is used to demonstrate if direct skylight will penetrate at least half way into rooms at the height of the working plane. The drawings show that light would be able to partially penetrate into the rooms. However, it is unclear if the rooms would also achieve average daylight factors given the proposed subterranean location and northern orientation. No further daylight and sunlight information has been submitted.

The outlook from the front of the proposed dwelling would be to a stone wall of 2.25 metres, effectively the same height as the windows. The applicant has submitted information to show that there could be planting and other screening used to achieve an improved outlook to the rooms at the front of proposed dwelling. However, whilst this may soften the appearance of the wall, its use cannot be assured in perpetuity and would not make up for the absence of outlook.

The plans indicate that the larger proportioned bay windowed room to the front of the property would be a dining room only. However, given the smaller proportioned room to the rear is indicated as a combined kitchen and living space and the typical layout and use of the existing property, it is likely that this room would form a main living space requiring higher levels of amenity.

The proposed kitchen/living space and bathroom to the rear sit only partially below ground level and combined with their orientation and full height glazing will achieve suitable light and a more satisfactory outlook.

The proposal would include a small rear terrace space, though it is unclear if the remaining outdoor space to the front and rear would be communal or remain in use by number 111. Whilst, minimal open space would not be an uncommon characteristic of similar properties in the immediate area and may otherwise be acceptable, the minimal open space will result in loss of privacy in a site where amenity is already compromised.

The proposal would meet the Edinburgh Design Guidance internal space requirements for a two bedroom dwelling.

The location of the proposed dwelling and stairwell means that there will be no impact on neighbouring dwellings in relation to daylight and sunlight.

The proposal will create a dwelling which is significantly compromised in terms of outlook, daylight and sunlight and privacy. It will result in a poor standard of amenity for

future occupiers and does not comply with policy Des 5 and the Edinburgh Design Guidance.

c) Parking, cycling and road/pedestrian safety

LDP policy Tra 2 seeks to ensure car parking does not exceed maximum levels. No parking is proposed for the development and this is acceptable.

Policy Tra 3 seeks to provide private cycle parking within new developments. There is no dedicated cycle storage proposed though there is space for internal storage.

The Roads Authority have confirmed they have no objections.

d) Representations

No representations were received.

## **CONCLUSION**

The proposal is out of character with the building and surrounding context and there will be insufficient amenity for future residents. The proposal does not accord with the Local Development Plan and non-statutory guidance. 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 is contrary to the Local Development Plan Policy Hou 1 in respect of Housing Development, as the proposals do not comply with the other policies in the Edinburgh Local Development Plan.
2. The proposal is contrary to the Local Development Plan Policy Des 1 in respect of Design Quality and Context, as the proposals are inappropriate in design and damage the character and appearance of the area.
3. The proposal is contrary to the Local Development Plan Policy Des 4 in respect of Development Design - Impact on Setting, as it would fail to have a positive impact on its surroundings including the spaces between the buildings.
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## Risk, Policy, compliance and governance impact

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

## Equalities impact

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### **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

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### **6.1 Pre-Application Process**

There is no pre-application process history.

### **6.2 Publicity summary of representations and Community Council comments**

No representations have been received.

## Background reading / external references

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

## Statutory Development

### Plan Provision

**Date registered** 24 August 2020

**Drawing numbers/Scheme** 01-08, 09B,  
Scheme 2

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

Contact: Lynne McMenemy, Senior Planning Officer  
E-mail:lynne.mcmenemy@edinburgh.gov.uk

## Links - Policies

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### Relevant Policies:

#### **Relevant policies of the Local Development Plan.**

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

### **Relevant Non-Statutory Guidelines**

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

# Appendix 1

## Consultations

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Roads Authority - no objections.

END

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto: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 100288125-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Andrew Megginson Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Andrew	Building Name:	Andrew Megginson Architecture
Last Name: *	Megginson	Building Number:	
Telephone Number: *	0131 557 9129	Address 1 (Street): *	128 Dundas Street
Extension Number:		Address 2:	New Town
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH3 5DQ
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:	<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="Steven"/>	Building Number:	<input type="text" value="111"/>
Last Name: *	<input type="text" value="Smith-Hay"/>	Address 1 (Street): *	<input type="text" value="Corstorphine Road"/>
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 5PZ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

## 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="111 CORSTORPHINE ROAD"/>
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 5PZ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="673112"/>	Easting	<input type="text" value="322022"/>
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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)

Cellar conversion of ground floor flat to form new residential property with side extension creating access.

## 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 and review documents 1-14

## Application Details

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

20/03482/FUL

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

24/08/2020

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

19/11/2020

## 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)

To see first hand the basement properties local to the application site.

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: 25/01/2021

## Proposal Details

Proposal Name	100288125
Proposal Description	Cellar Conversion to flat
Address	111 CORSTORPHINE ROAD, EDINBURGH, EH12 5PZ
Local Authority	City of Edinburgh Council
Application Online Reference	100288125-003

## Application Status

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

## Attachment Details

Notice of Review	System	A4
Review Statement	Attached	A4
Review Document 1	Attached	A4
Review Document 2	Attached	A4
Review Document 3	Attached	A4
Review Document 4	Attached	A4
Review Document 5	Attached	A1
Review Document 6	Attached	A1
Review Document 7	Attached	A1
Review Document 8	Attached	A1
Review Document 9	Attached	A1
Review Document 10	Attached	A1
Review Document 11	Attached	A0
Review Document 12	Attached	A3
Review Document 13	Attached	A4
Review Document 14	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-003.xml	Attached	A0

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EH3 6HL

Mr Smith-Hay & Miss Wilkie  
111 Corstorphine Road  
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TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
**DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

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*D R Leech*

**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

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Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto:planning.support@edinburgh.gov.uk)

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Thank you for completing this application form:

ONLINE REFERENCE      100288125-002

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.

## 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.

## Description of Proposal

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

Cellar conversion of ground floor flat to form new residential property with side extension creating access.

Is this a temporary permission? \*

Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

Yes  No

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: *	<input type="text"/>	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: *	<input type="text"/>		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr/ Miss	Building Name:	<input type="text"/>
First Name: *	Steven/ Adele	Building Number:	111
Last Name: *	Smith-Hay/ Wilkie	Address 1 (Street): *	Corstorphine Road
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 5PZ
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:

111 CORSTORPHINE ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH12 5PZ

Please identify/describe the location of the site or sites

Northing

673112

Easting

322022

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

274.00

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.

### Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*  Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

Space for wheelie bins in front garden of property which will be wheeled to the street on collection days.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

How many units do you propose in total? \*

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

## 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/ Miss Steven/ Adele Smith-Hay/ Wilkie

Date: 21/08/2020

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. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: 28/07/2020

## Payment Details

C [REDACTED]  
P [REDACTED]

Created: 21/08/2020 21:13

Daylight and sunlight report

111 Corstorphine Road  
Edinburgh EH12 5PZ



Prepared for: Andrew Megginson Architecture  
Prepared by: Ben Mack MA (Hons) MSc MRICS ICIOB CMAPS  
Date: 13 January 2021  
Reference: 92761/BTM

Hollis, 63a George Street, Edinburgh, EH2 2JG  
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VAT number 863 8914 80. A list of members is available from our registered office. Regulated by RICS.

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### Appendices

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Appendix A Tests to be applied

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Appendix B Context drawing

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Appendix C Daylight contour drawing

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## 1. Executive summary

### 1.1. Scope

1.1.1. An assessment has been undertaken to determine whether the proposed development of the lower ground floor to 111 Corstorphine Road, Edinburgh EH12 5PZ will enjoy sufficient daylight and sunlight amenity.

1.1.2. This assessment has been undertaken using No Sky Line/Daylight Distribution analysis for the daylight assessment and Annual Probable Sunlight Hours analysis for the sunlight assessment.

### 1.2. Summary of analysis

#### Internal daylight

1.2.1. The results demonstrate that all rooms assessed will meet the Edinburgh Design Guidance standards for daylight to new development.

#### Internal sunlight

1.2.2. The results demonstrate that the room assessed will meet the Edinburgh Design Guidance standards for sunlight to new development.

## 2. Introduction

### 2.1. Scope

2.1.1. We have been instructed by Andrew Megginson Architecture to undertake a daylight and sunlight assessment for the proposed redevelopment works to the lower ground floor of 111 Corstorphine Road, Edinburgh EH12 5PZ.

2.1.2. The objective of the assessment is to determine whether the proposed development will enjoy sufficient daylight and sunlight amenity.

### 2.2. Assessment criteria

2.2.1. To ensure that the proposed development can be appropriately evaluated against Edinburgh City Council's **planning policy; daylight and sunlight calculations have been undertaken** in accordance with following documents:

- Edinburgh Design Guidance (published January 2020).
- **Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2<sup>nd</sup> Edition, 2011 (the "BRE guide")**.

### 2.3. Information reviewed

2.3.1. The following drawings and information have been used in this assessment:

#### Sigma surveys

- 20-258-01\_111 Corstorphine Rd\_Floor Plans.dwg
- 20-258-02\_111 Corstorphine Rd\_Section AA.dwg
- 20-258-03\_111 Corstorphine Rd\_Elevations.dwg

#### Andrew Megginson Architecture

- Plans.dwg
- 1132-PL-01 E.pdf

## 3. Assessment and results

### 3.1. Internal daylight

3.1.1. A No Sky Line/Daylight Distribution (NSL/DD) assessment has been undertaken for all of the new habitable rooms to be created within the proposed development. The full assessment results are provided below:

Floor ref	Room ref	Room use	Room area (m <sup>2</sup> )	No sky line (m <sup>2</sup> )	% of room area	EDG compliant
111 Corstorphine Road						
Lower Gr	R1	Bedroom	17.89	17.35	96.99%	YES
Lower Gr	R2	Bedroom	11.54	10.95	94.83%	YES
Lower Gr	R3	Dining room	18.72	18.34	97.96%	YES
Lower Gr	R4	Living/kitchen	21.66	21.33	98.45%	YES

3.1.2. All of the rooms assessed meet the target values as set out in the Edinburgh Design Guidance (EDG). The EDG requires that daylight penetrates to a minimum of 50% of the room area. The results indicate that all rooms will achieve daylight distribution considerably in excess of that target.

3.1.3. The results demonstrate that all the rooms in the development will meet the Edinburgh Design Guidance standards for daylight to new development.

### 3.2. Internal sunlight

3.2.1. A sunlight assessment has been undertaken to those habitable rooms with windows facing within 90 degrees of due south. Rooms outwith these parameters have not been assessed because due to orientation they will not have a reasonable expectation of receiving sunlight.

3.2.2. The Annual Probable Sunlight Hours (APSH) analysis results are provided below:

Floor ref.	Room ref	Room use	Window orientation	Proposed room		Meets BRE criteria
				Winter %	Annual %	
Lower Ground	R4	LK	173°	14	54	YES

3.2.3. The room assessed meets the target values as set out in the BRE guide. The BRE guide requires that south facing rooms receive 25% of available annual sunlight hours including 5% of winter sunlight hours. The results indicate that the room assessed will achieve considerably in excess of that target.

3.2.4. The results demonstrate that the room assessed will meet the Edinburgh Design Guidance standards for sunlight to new development.

# Appendix A

Assessments to be applied



## Introduction

The main purpose of the guidelines in the Building Research Establishment Report “Site Layout Planning for Daylight and Sunlight – a guide to good practice 2011, 2<sup>nd</sup> Edition” (“the BRE guide”) is to assist in the consideration of the relationship of new and existing buildings to ensure that each retains a potential to achieve good daylighting and sunlighting levels. That is, by following and satisfying the tests contained in the guidelines, new and existing buildings should be sufficiently spaced apart in relation to their relative heights so that both have the potential to achieve good levels of daylight and sunlight. The guidelines have been drafted primarily for use with low density suburban developments and should therefore be used flexibly when dealing with dense urban sites and extensions to existing buildings, a fact recognised by the BRE Report’s author in the Introduction where Dr Paul Littlefair says:

**‘The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design..... In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings...’**

In many cases in low-rise housing, meeting the criteria for daylight and sunlight may mean that the BRE criteria for other amenity considerations such as privacy and sense of enclosure are also satisfied.

The BRE guide states that recommended minimum privacy distances (in cases where windows of habitable rooms face each other in low-rise residential property), as defined by each individual Local Authority’s policies, vary widely, from 18-35m<sup>1</sup>. For two-storey properties a spacing within this range would almost certainly also satisfy the BRE guide’s daylighting requirements as it complies with the 25<sup>o</sup> rule and will almost certainly satisfy the ‘Three times height’ test too (as discussed more fully below). However, the specific context of each development will be taken into account and Local Authorities may relax the stated minimum, for instance, in built-up areas where this would lead to an inefficient use of land. Conversely, greater distances may be required between higher buildings, in order to satisfy daylighting and sunlighting requirements. It is important to recognize also that privacy can also be achieved by other means: design, orientation and screening can all play a key role and may also contribute towards reducing the theoretical ‘minimum’ distance.

A sense of enclosure is also important as the perceived quality of an outdoor space may be reduced if it is too large in the context of the surrounding buildings. In urban settings the BRE guide suggests a spacing-to-height ratio of 2.5:1 would provide a comfortable environment, whilst not obstructing too much natural light: this ratio also approximates the 25<sup>o</sup> rule.

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<sup>1</sup> The commonest minimum privacy distance is 21m (Householder Development Consents Review: Implementation of Recommendations – Department for Communities and Local Government – May 2007)

## Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 and Appendix C of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

The assessments should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE has developed a series of assessments to determine whether daylighting levels within new developments and rooms within existing buildings surrounding new developments will satisfy or continue to satisfy a range of daylighting criteria

Note: Not every single window is assessed separately, only a representative sample, from which conclusions may be drawn regarding other nearby dwellings .

## Daylighting assessments

**'Three times height' test** - If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this then the 25° test will need to be carried out.

**25° test** – a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25° to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25° then more detailed tests are required, as outlined below.

**VSC test** - the VSC is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90° in every direction) is 40%.

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e. the same results as would be found utilising the 25° Test). Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

Through research the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold. For existing buildings once this has been established it is then necessary to determine whether the distribution of daylight inside each room meets the required standards (see under).

Daylight Distribution (DD) test – This test looks at the position of the “No-Sky Line” (NSL) – that is, the line that divides the points on the working plane (0.7m from floor level in offices and 0.85m in dwellings and industrial spaces) which can and cannot see the sky. The BRE guide suggests that areas beyond the NSL may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane (normally no more than 20%) lies beyond it.

The guide suggests that in houses, living rooms, dining rooms and kitchens should be tested: bedrooms are deemed less important, although should nevertheless be analysed. In other buildings each main room where daylight is expected should be investigated.

ADF test – The ADF (Average Daylight Factor) test takes account of the interior dimensions and surface reflectance within the room being tested as well as the amount of sky visible from the window. For this reason it is considered a more detailed and representative measure of the adequacy of light. The minimum ADF values recommended in BS8206 Part 2 are: 2% for family kitchens (and rooms containing kitchens); 1.5% for living rooms; and 1% for bedrooms. This is a test used in assessing new developments, although, in certain circumstances, it may be used as a supplementary test in the assessment of daylighting in existing buildings, particularly where more than one window serves a room.

## Sunlight

Sunlight is an important ‘amenity’ in both domestic and non-domestic settings. The way in which a building’s windows are orientated and the overall position of a building on a site will have an impact on the sunlight it receives but, importantly, will also have an effect on the sunlight neighbouring buildings receive. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on direction. That is, as the United Kingdom is in the northern hemisphere, we receive virtually all of our sunlight from the south. The availability of sunlight is therefore dependent on the orientation of the window or area of ground being assessed relative to the position of due south.

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the Guide states that site layout design should aim to maximise the number of dwellings with a main living room that meet sunlight criteria. Where a window wall faces within  $90^{\circ}$  of due south and no obstruction subtends to angle of more than  $25^{\circ}$  to the horizontal or where the window wall faces within  $20^{\circ}$  of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that the Annual Probable Sunlight Hours (APSH) need to be analysed. APSH means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloud for the location in question. If the APSH tests reveal that the new development will receive at least one quarter of the available APSH, including at least 5% of APSH during the winter months (from 21 September to 21 March), then the requirements are satisfied. It should be noted that if a room has two windows on opposite walls, the APSH due to each can be added together. The availability of sunlight is also an important factor when looking at the impact of a proposed development on the existing surrounding buildings. APSH tests will be required where one or more of the following are true:

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within  $90^{\circ}$  of due south of an existing building's main window wall and the new building subtends to angle of more than  $25^{\circ}$  to the horizontal;
- The window wall faces within  $20^{\circ}$  of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

Where APSH testing is required it is similar to the test for the proposed development. That is to say that compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year.

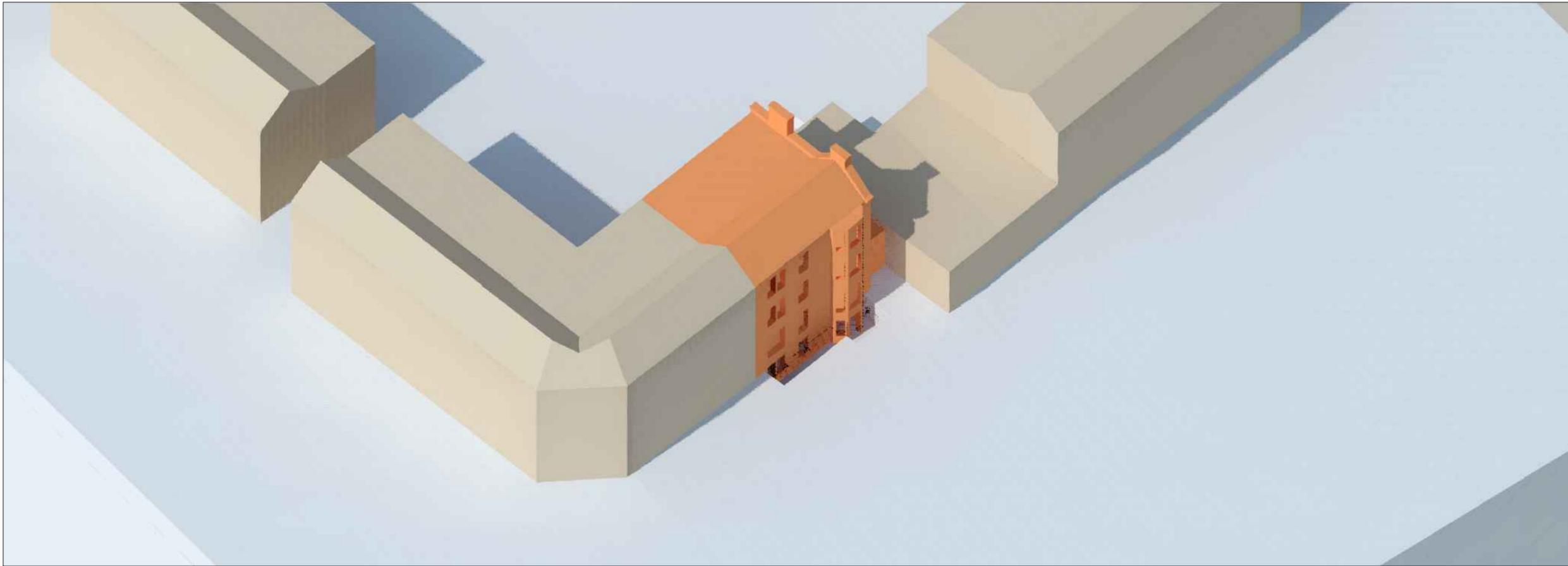
The Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing light); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these a larger reduction in sunlight may be necessary.

The sunlight criteria in the BRE guide primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. Having said that, the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. Non-domestic buildings which are deemed to have a requirement for sunlight should also be checked.

## Appendix B

### Context drawing

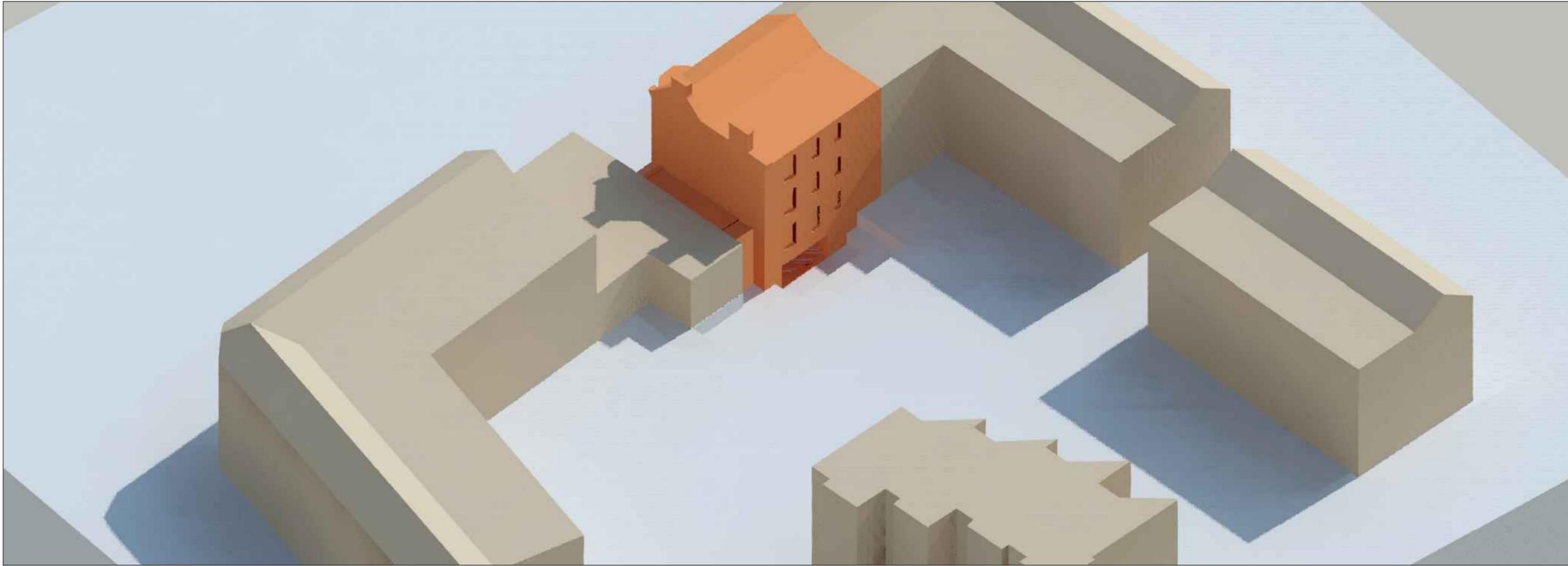




3D Context View - View from North East (Proposed)

SOURCES OF INFORMATION:  
 ANDREW MEGGINSON ARCHITECTS  
 20-258-01\_111 Corstorphine Rd\_Floor Plans.dwg  
 20-258-02\_111 Corstorphine Rd\_Section AA.dwg  
 20-258-03\_111 Corstorphine Rd\_Elevations.dwg  
 Plans.dwg  
 1132-PL-01 E.pdf  
 Received 12 January 2021

- Surrounding Properties
- Proposed Site



3D Context View - View from South West (Proposed)

Rev.	Date	Amendments	Initial

HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.  
 ALL DIMENSIONS ARE IN METERS ONLY

TITLE  
**3D Views (With 25 degree Lines)  
 Proposed Site**

CLIENT  
**Andrew Megginson Architects**

PROJECT  
**111 Corstorphine Road  
 Edinburgh**

DRAWN BY <b>OW</b>	CHECKED <b>BM</b>
SCALE <b>NTS@A3</b>	DATE <b>January 2020</b>

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 W hollisglobal.com

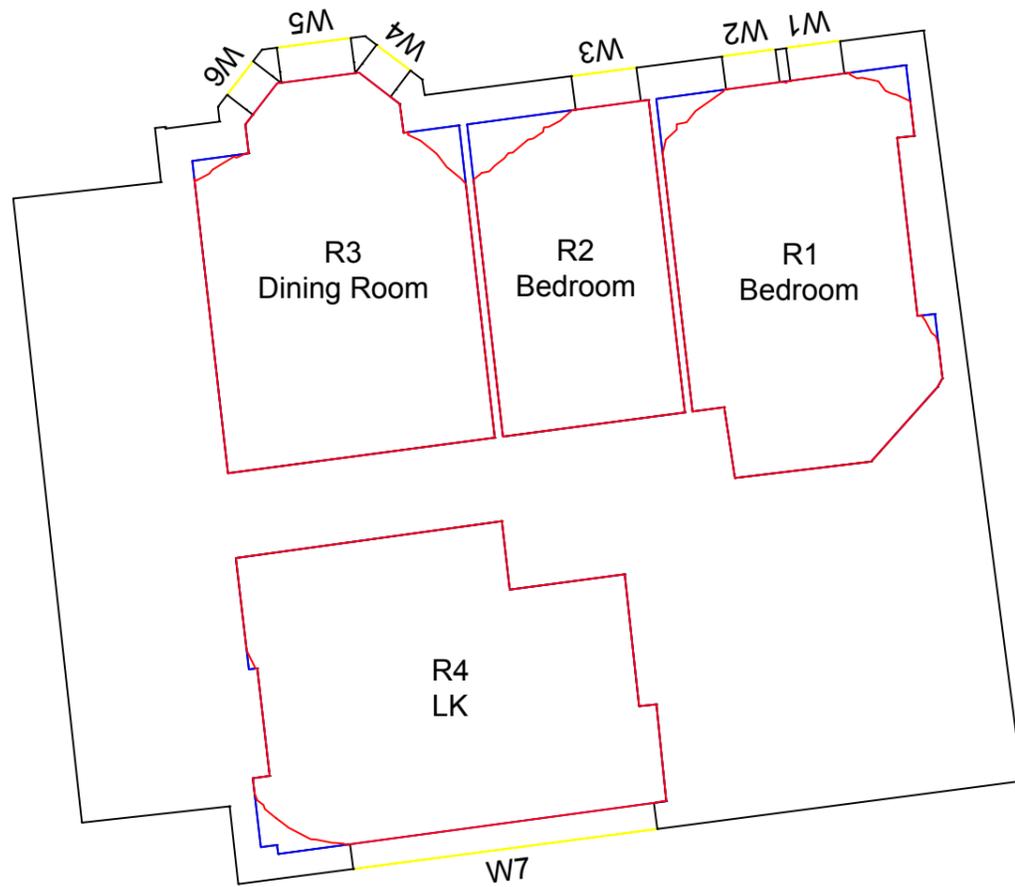
DRAWING NO. <b>107216_CTXT_02</b>	RELEASE NO. <b>1</b>
--------------------------------------	-------------------------

## Appendix C

### Daylight contour drawing



NORTH



SOURCES OF INFORMATION:  
 ANDREW MEGGINSON ARCHITECTS  
 20-258-01\_111 Corstorphine Rd\_Floor Plans.dwg  
 20-258-02\_111 Corstorphine Rd\_Section AA.dwg  
 20-258-03\_111 Corstorphine Rd\_Elevations.dwg  
 Plans.dwg  
 1132-PL-01 E.pdf  
 Received 12 January 2021

Rev.	Date	Amendments	Initial

HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.  
 ALL DIMENSIONS ARE IN METERS ONLY

TITLE  
**Daylight Distribution  
 Contours/Referencing Plans**  
 111 Corstorphine Road

CLIENT  
**Andrew Megginson Architects**

PROJECT  
**111 Corstorphine Road  
 Edinburgh**

DRAWN BY <b>OW</b>	CHECKED <b>BM</b>
SCALE <b>1:100@A3</b>	DATE <b>January 2020</b>

**HOLLIS**  
 80-82 Silverthorne Road  
 London  
 SW8 3HE  
 T 020 7622 9555  
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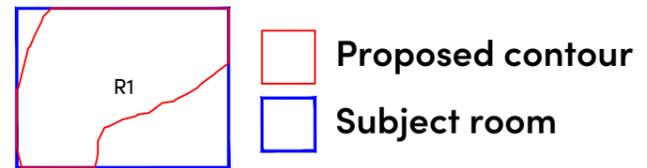
DRAWING NO. <b>107216_DDINT_01</b>	RELEASE NO. <b>1</b>
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111 Corstorphine Road - Lower Ground Floor



3D Context View - North East

**KEY**



3D Context View - South West

# Report of Handling

**Application for Planning Permission 20/03482/FUL  
At 111 Corstorphine Road, Edinburgh, EH12 5PZ  
Cellar conversion of ground floor flat to form new residential  
property with side extension creating access.**

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	20/03482/FUL
<b>Wards</b>	B06 - Corstorphine/Murrayfield

## Summary

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The proposal is out of character with the building and surrounding context and there will be insufficient amenity for future residents. The proposal does not accord with the Local Development Plan and non-statutory guidance. There are no material considerations which outweigh this conclusion.

## Links

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<a href="#"><u>Policies and guidance for this application</u></a>	LDPP, LHOU01, LDES01, LDES04, LDES05, LTRA02, LTRA03, LHOU03, NSG, NSGD02,
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# Report of handling

## Recommendations

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

## Background

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### 2.1 Site description

The application site is the ground floor flat and basement of number 111 Corstorphine Road, a three storey tenement style flatted block.

The property site is north facing and located on the the A8, a main route into the city centre. The site is the last in a series of blocks next to a Local Centre known as Western Corner. The West Murrayfield conservation area lies directly across Corstorphine Road to the north.

### 2.2 Site History

15 October 2018 - Planning permission refused to form new drive in hardscaped parking area, creating a 3m opening in existing wall with new natural stone piers and inward opening wrought iron electric gates and formation of dropped kerb (as amended) (18/04356/FUL)

16 January 2019 - Local Review Body upheld refusal of planning permission to form new drive in hardscaped parking area, creating a 3m opening in existing wall with new natural stone piers and inward opening wrought iron electric gates and formation of dropped kerb (as amended) (18/00201/REVREF)

28 August 2019 - Planning permission refused to form new drive in hardscaped parking (19/03589/FUL)

13 November 2019 - Local Review Body upheld refusal of planning permission to form new drive in hardscaped parking (19/00145/REVREF)

24 July 2020 - Certificate of Lawfulness refused for altering the existing extent of hard landscaping (gravel) into laid monoblocks (to be porous or have drainage provision), removing 4m of existing front wall (<1m), removing hedge in association with the wall removal, forming new gates (<1m) and dropping kerb in front of new opening (20/02475/CLP)

18 November 2020 - Certificate of Lawfulness refused to alter existing extent of hard landscaping in front curtilage (gravel) into level laid monoblocks (to be porous or have drainage provision), removing 3m of existing front wall (<1m height at circa 500mm) and removing hedge in association with the wall removal (20/03950/CLP)

## Main report

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### 3.1 Description Of The Proposal

The proposal seeks planning permission for formation of a new residential unit under an existing ground floor flat.

To the front an area of approximately 17 sqm would be excavated in front of the existing elevation to a depth of 2.3 metres. This would stretch 9.4 metres across. A new bay window and three further windows would be created in line with existing, though at a reduced height. A retaining stone wall would sit 1.7 metres away topped with a black metal railing. Windows would be uPVC and rendered walls.

To the rear excavation would be approximately 0.9m in depth and 9 metres across. Grey aluminium bifold doors would be added below the existing window, with the existing rear door converted to a window.

An entrance stair well would be created to the west elevation. This would be single storey to the front and two storeys to the rear with a flat roof. It would be finished in elongated sandstone with grey aluminium glazed doors and windows.

#### Revised Scheme

Plans have been revised to increase window heights and width of excavation to the front.

### 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 principle of housing on this site is acceptable;
- b) the proposal is of appropriate design, having regards to the spatial characteristics of the surrounding area;
- c) the proposal creates an acceptable residential environment;
- d) the proposal raises any issues in respect of transport and road safety; and
- e) any comments raised by third parties are addressed.

### a) Principle

Policy Hou 1 (Housing Development) in the Edinburgh Local Development Plan (LDP) states the circumstances that priority will be given to the delivery of the housing land supply. Criteria (d) of policy Hou 1 permits housing on suitable sites in the urban area, provided that the proposals are compatible with other policies in the plan. The application site is in an urban area. However, the proposal does not comply with the other policies in the LDP as detailed below and so does not comply with policy Hou 1.

### b) Development design

LDP Policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area. Permission will not be granted for proposals that are inappropriate in design or for proposals that would be damaging to the character or appearance of the area.

Policy Des 4 (Development Design - Impact on Setting) also requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regard to its height and form; scale and proportions, including the spaces between the buildings, position of buildings and other features on the site; and the materials and detailing.

The development site is an established area of flatted blocks in a tenement style which front the main road and turn corners onto secondary streets. The topography means that Corstorphine Road sits at a higher level than the secondary streets where the ground level slopes to the north. This results in lower ground floor basement flats on corners and within the secondary streets.

The site itself is at the western end of the blocks fronting the main road and adjoining the local centre. Its frontage is entirely at the higher ground level of Corstorphine Road. As a result the significant excavation to the front of the property and introduction of a new basement dwelling would introduce an element not associated with the flatted block in this location. The appearance would be incongruous and disruptive to the established uniformity of the building and wider area.

Further to this, the proposed stairwell extension would result in the loss of the gap between the flatted block and the single storey shop units and would negatively impact on the character of the area by removing the space between distinct buildings.

The proposal is of an inappropriate design and would be damaging to the character or appearance of the area around it and is contrary to LDP policies Des 1 and Des 4.

### c) Residential environment

LDP Policy Des 5 (Development Design - Amenity) requires development proposals to demonstrate that future occupiers of a development will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

The supplementary Edinburgh Design Guidance (EDG) states that to achieve reasonable levels of daylight, windows must be big enough and interiors must be

designed to a deep enough level that ensures daylight can penetrate within them. Reasonable levels of sunlight to buildings and spaces will be achieved if sufficient account is taken of orientation.

The plans show the new dwelling would comprise of two bedrooms and a dining room to the front. A bathroom and a combined kitchen with living space would be located to the rear.

The northern orientation of the property and the location of the dwelling below ground level, means that the front the rooms are unlikely to have acceptable levels of daylight, sunlight or immediate outlook.

The applicants have provided a drawing using the 'no skyline' method. This method is used to demonstrate if direct skylight will penetrate at least half way into rooms at the height of the working plane. The drawings show that light would be able to partially penetrate into the rooms. However, it is unclear if the rooms would also achieve average daylight factors given the proposed subterranean location and northern orientation. No further daylight and sunlight information has been submitted.

The outlook from the front of the proposed dwelling would be to a stone wall of 2.25 metres, effectively the same height as the windows. The applicant has submitted information to show that there could be planting and other screening used to achieve an improved outlook to the rooms at the front of proposed dwelling. However, whilst this may soften the appearance of the wall, its use cannot be assured in perpetuity and would not make up for the absence of outlook.

The plans indicate that the larger proportioned bay windowed room to the front of the property would be a dining room only. However, given the smaller proportioned room to the rear is indicated as a combined kitchen and living space and the typical layout and use of the existing property, it is likely that this room would form a main living space requiring higher levels of amenity.

The proposed kitchen/living space and bathroom to the rear sit only partially below ground level and combined with their orientation and full height glazing will achieve suitable light and a more satisfactory outlook.

The proposal would include a small rear terrace space, though it is unclear if the remaining outdoor space to the front and rear would be communal or remain in use by number 111. Whilst, minimal open space would not be an uncommon characteristic of similar properties in the immediate area and may otherwise be acceptable, the minimal open space will result in loss of privacy in a site where amenity is already compromised.

The proposal would meet the Edinburgh Design Guidance internal space requirements for a two bedroom dwelling.

The location of the proposed dwelling and stairwell means that there will be no impact on neighbouring dwellings in relation to daylight and sunlight.

The proposal will create a dwelling which is significantly compromised in terms of outlook, daylight and sunlight and privacy. It will result in a poor standard of amenity for

future occupiers and does not comply with policy Des 5 and the Edinburgh Design Guidance.

c) Parking, cycling and road/pedestrian safety

LDP policy Tra 2 seeks to ensure car parking does not exceed maximum levels. No parking is proposed for the development and this is acceptable.

Policy Tra 3 seeks to provide private cycle parking within new developments. There is no dedicated cycle storage proposed though there is space for internal storage.

The Roads Authority have confirmed they have no objections.

d) Representations

No representations were received.

## **CONCLUSION**

The proposal is out of character with the building and surrounding context and there will be insufficient amenity for future residents. The proposal does not accord with the Local Development Plan and non-statutory guidance. 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 is contrary to the Local Development Plan Policy Hou 1 in respect of Housing Development, as the proposals do not comply with the other policies in the Edinburgh Local Development Plan.
2. The proposal is contrary to the Local Development Plan Policy Des 1 in respect of Design Quality and Context, as the proposals are inappropriate in design and damage the character and appearance of the area.
3. The proposal is contrary to the Local Development Plan Policy Des 4 in respect of Development Design - Impact on Setting, as it would fail to have a positive impact on its surroundings including the spaces between the buildings.
4. The proposal is contrary to the Local Development Plan Policy Des 5 in respect of Development Design - Amenity, as it will fail to have acceptable levels of daylight, sunlight and immediate outlook.

## Risk, Policy, compliance and governance impact

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

## Equalities impact

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### **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

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### **6.1 Pre-Application Process**

There is no pre-application process history.

### **6.2 Publicity summary of representations and Community Council comments**

No representations have been received.

## Background reading / external references

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

## Statutory Development

### Plan Provision

**Date registered** 24 August 2020

**Drawing numbers/Scheme** 01-08, 09B,  
Scheme 2

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

Contact: Lynne McMenemy, Senior Planning Officer  
E-mail:lynne.mcmenemy@edinburgh.gov.uk

## Links - Policies

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### Relevant Policies:

#### **Relevant policies of the Local Development Plan.**

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

### **Relevant Non-Statutory Guidelines**

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

# Appendix 1

## Consultations

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Roads Authority - no objections.

END

# **Cellar Conversion of Ground Floor Flat to Form New Residential Property with Side Extension at 111 Corstorphine Road, Edinburgh**

**Mr. Smith-Hay & Miss. Wilkie**

Review against a decision by City of Edinburgh Council to refuse a cellar conversion to form a new residential property with side extension at 111 Corstorphine Road, Edinburgh

**Application Reference: 20/03482/FUL**

Date: January 2020



# Contents

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



## Appeal 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	Site Plan	Electronic
Review Document 5	Existing Ground Floor Plan	Electronic
Review Document 6	Existing Cellar Plan	Electronic
Review Document 7	Existing Front Elevation	Electronic
Review Document 8	Existing Side Elevation	Electronic
Review Document 9	Existing Rear Elevation	Electronic
Review Document 10	Existing Section	Electronic
Review Document 11	Proposal Plans	Electronic
Review Document 12	Local Basement/ Lower Ground Location Plan	Electronic
Review Document 13	Daylight/ Sunlight Assessment	Electronic
Review Document 14	Handling Report	Electronic



# 1. Introduction

1.1 This Review Statement has been prepared on behalf of Mr. Smith-Hay & Miss. Wilkie in support of a review against the refusal of a planning application to form a new residential property through a cellar conversion and side extension at 111 Corstorphine Road, Edinburgh (Review Document 1).

1.2 The application was received and validated by City of Edinburgh Council on Monday 24<sup>th</sup> of August 2020, with the following documents;

- Planning application (Appeal document 2) and
- Various Drawings and supporting information (Appeal documents 3-11).

The Decision date deadline for the planning application was noted as Friday 23<sup>rd</sup> of October 2020, however the decision was issued after the deadline on Thursday the 19<sup>th</sup> of November 2020.

1.3 The planning application has been refused for the following reasons;

- *“The proposal is contrary to the Local Development Plan Policy HOU 1 in respect of Housing Development, as the proposals do not comply with the other policies in the Edinburgh Local Development Plan.”*
- *“The proposal is contrary to the Local Development Plan Policy DES 1 in respect of Design Quality and Context, as the proposals are inappropriate in design and damage the character and appearance of the area.”*
- *“The proposal is contrary to the Local Development Plan Policy Des 4 in respect of Development Design – Impact on Setting, as it would fail to have a positive impact on its surroundings including the spaces between the buildings.”*
- *The proposal is contrary to the Local Development Plan Policy DES 5 in respect of Development Design – Amenity, as it will fail to have acceptable levels of daylight, sunlight and outlook.”*

1.4 This review statement has been prepared by Andrew Megginson Architecture (AMA) on behalf of Mr. Smith-Hay & Miss. Wilkie (hereafter referred to together as the ‘applicant’). The application site comprises the building and curtilage at 111 Corstorphine Road, 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 reaches conclusions in relation to the acceptability of the planning application in the context of material considerations.



## 2. The Site and Context

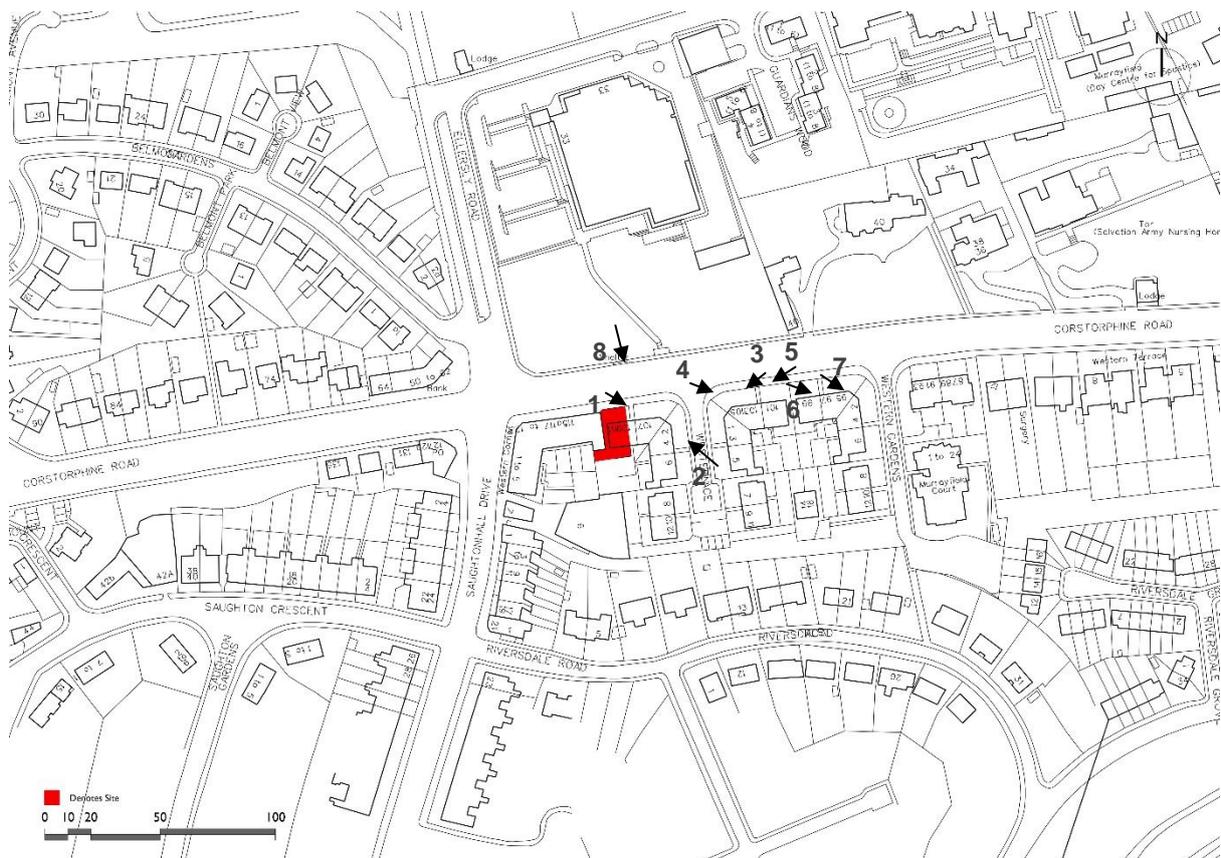


Figure 2.1 – Location plan.

- 2.1 The property is a ground floor flat in a three-storey tenement block, on the South side of Corstorphine Road approximately 40 metres East of the junction with Saughtonhall Drive and Ethersly Road. It is adjacent to a local centre specified as Western Corner. The building is not listed and is not located within a Conservation Area, the nearest conservation area is Northwards of the site (West Murrayfield).
- 2.2 The character of the local area, basically Corstorphine Road, in which the property lies can be described as a route that is more or less continuously built up, which is especially apparent on the South side with its regularly spaced villas and tenements set back behind small gardens or parking areas.
- 2.3 As described above, the area is significantly built up in character and, locally to the site, comprises a mixture of uses. All buildings along Corstorphine Road vary in height and form.
- 2.4 The below photos are in consecutive order to the views labelled in figure 2.1. They show basements/ lower ground properties in the area and also the property next door which has planning permission for a cellar conversion to the ground floor flat where it can be seen it will face Corstorphine Road and has same ground level as that of the application site. It can also be seen that a majority of these properties face directly to Corstorphine Road.





View 1



View 2





View 3



View 4







### 3. The Proposed Works

3.1 The application seeks planning consent to form a new residential property through a cellar conversion and side extension at 111 Corstorphine Road, Edinburgh

3.2 The main branches of the development include;

- Formation of a basement flat through a cellar conversion.
- Side extension to house access.

3.3 LDP Policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area. Permission will not be granted for proposals that are inappropriate in design or for proposals that would be damaging to the character or appearance of the area. Within the planning officers report of handling the following is noted;

“The development site is an established area of flatted blocks in a tenement style which front the main road and turn corners onto secondary streets. The topography means that Corstorphine Road sits at a higher level than the secondary streets where the ground level slopes to the north. This results in lower ground floor basement flats on corners and within the secondary streets.

The site itself is at the western end of the blocks fronting the main road and adjoining the local centre. Its frontage is entirely at the higher ground level of Corstorphine Road. As a result the significant excavation to the front of the property and introduction of a new basement dwelling would introduce an element not associated with the flatted block in this location. The appearance would be incongruous and disruptive to the established uniformity of the building and wider area.”

3.4 As can be seen in review document 12 and the context photos, this evaluation is false. It is not only the corner and side street properties that have basements/ lower ground properties, all properties immediately facing Corstorphine Road also have basements to them. Two properties, numbers 99 (approved planning permission under 02/02789/FUL) and 101 (approved planning permission under 07/02541/FUL), are exactly the same as that of the property at 111 in terms of the flats location within the overall flatted tenement block. The corner properties which have basement properties also are prominent to and face Corstorphine Road as can be seen from the context photos. As per the overall design concept of basements to these properties, a basement to the application site would not be out of character to the area and thus will not damage the overall uniformity of the building and wider area.

3.5 Next door to the application site, approval has been gained for a basement property formation where the front elevation of this property faces immediately onto Corstorphine Road and shares the same existing ground level (19/02816/FUL). As with this and other developments in the area, the amount of excavation required at the application site will be no more than that at these said properties.

3.6 The planning officer then states that the side extension will negatively impact the character of the area by removing the space between the two buildings of the flatted tenement and the neighbouring



commercial property. We disagree that this will have a negative impact on the character of the area as the tall three storey stone residential tenement that is set back from the pavement and the single storey timber fronted and roughcast sided commercial property built right up to the pavement are very well distinguished. The formation of an extension between these two properties, which will be a total of 2 meters in width, that is lower in height than the single storey shop, built in contrasting materials, set back from the tenement and screened by vegetation in the front garden of the application site will still allow the two buildings to be read independently. This side space is currently used as access to the application property and rear garden so the extension will reflect what is existing in this location simply now having this space internal. The below image displays the above.



- 3.7 The next item raised is that of adequate daylight and sunlight levels to the proposed property. As is noted in the planning officer's report we provided positive information on this as per the Edinburgh Design Guidance which have been overlooked. Please refer to review document 13 where we have had a study carried out which summarises that the proposed property will gain adequate daylight and sunlight.
- 3.8 Further to the above, outlook at the front is seen as an issue. We refer to the aforementioned number of basement properties in the area which will have a similar outlook and to countless other basement properties around Edinburgh which is also same. As it is demonstrated in review document 13 adequate daylight and sunlight levels will be provided which will help the internal amenity and the outlook will not be anything detrimental. We have proposed natural stone to the retaining walls as well as planters or a living wall to make the outlook more desirable. However, seen all around Edinburgh looking directly onto stone is accepted. In some cases however the occupant has made the outlook their own with planting,



lighting, art and furniture, this would be the exact same for this situation. We disagree that the outlook will be an issue for potential occupiers with the number of similar situations around Edinburgh.

- 3.9 Privacy is raised partially but is not noted as a reason for refusal. Again, we direct to the other basement properties in the area and layout of the urban form where normally the front gardens are private to the ground floor flat whereas a larger shared garden area exists to the rear and is accessed through shared circulation space. The terraces formed to the basement property will be in private ownership to the basement property, the path at the front, side extension with circulation space and rear garden will be shared and the small portion of front garden will be private to the application property which follows the urban pattern.
- 3.10 On top of the above, the cellar conversion will provide a new residential property within the city and at a modest level will potentially reduce urban sprawl and negate development of a possible greenfield site elsewhere.
- 3.11 Below are some photos of other basement properties around Edinburgh along with examples of how occupiers make basements their own with planting and the like. It should be noted within these examples that some of the basement properties are much lower than the adjacent ground level with some even being two storeys below.













## 4. Conclusion

4.1 Planning consent is sought by Mr. Smith-Hay & Miss. Wilkie for a cellar conversion and side extension to their ground floor flat to provide a new residential property.

4.2 Planning permission has been refused for the following reasons;

- *“The proposal is contrary to the Local Development Plan Policy DES 1 in respect of Design Quality and Context, as the proposals are inappropriate in design and damage the character and appearance of the area.”*

As is shown basements are a common characteristic of the area and this design concept is simply being replicated to the application property. Furthermore, there are two properties in the exact same location within the adjacent flatted blocks that have had basements successfully added to them with permission from The City of Edinburgh Council. The immediate next door property also has planning consent for a basement property.

- *“The proposal is contrary to the Local Development Plan Policy Des 4 in respect of Development Design – Impact on Setting, as it would fail to have a positive impact on its surroundings including the spaces between the buildings.”*

The tenement and shop unit are very easily distinguished in height, alignment to the street and material. A 2 meter wide extension joining the two elements which is lower in height of both aforementioned building elements, in contrasting material, set back from both elements and screened will not negatively affect the character of the area.

- *The proposal is contrary to the Local Development Plan Policy DES 5 in respect of Development Design – Amenity, as it will fail to have acceptable levels of daylight, sunlight and outlook.”*

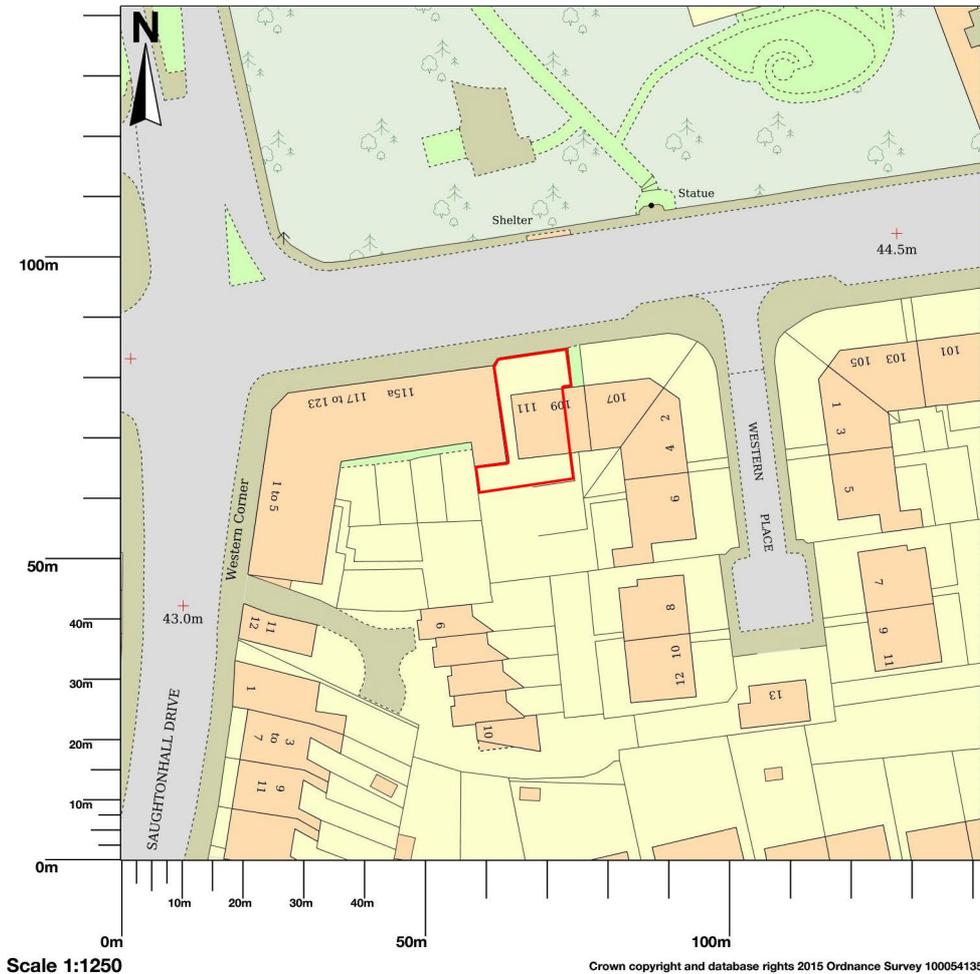
Review document 13 proves that adequate daylight and sunlight is provided to the proposed property. As per the other basement properties in the area and countless basement properties in Edinburgh, these are accepted for what they are and do not cause any detriment to how people live within the properties. The outlook can be altered and softened if the occupier chooses to however there are many similar properties where the outlook to a stone wall like that proposed is acceptable.

4.3 The Applicant has successfully justified the new residential flat and side extension will not detrimentally affect the character of the area as these elements are part of the overall design concept and the proposed property will attain an adequate level of daylight, sunlight, outlook and privacy.

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



## 111 Corstorphine Road, Edinburgh, EH12 5PZ



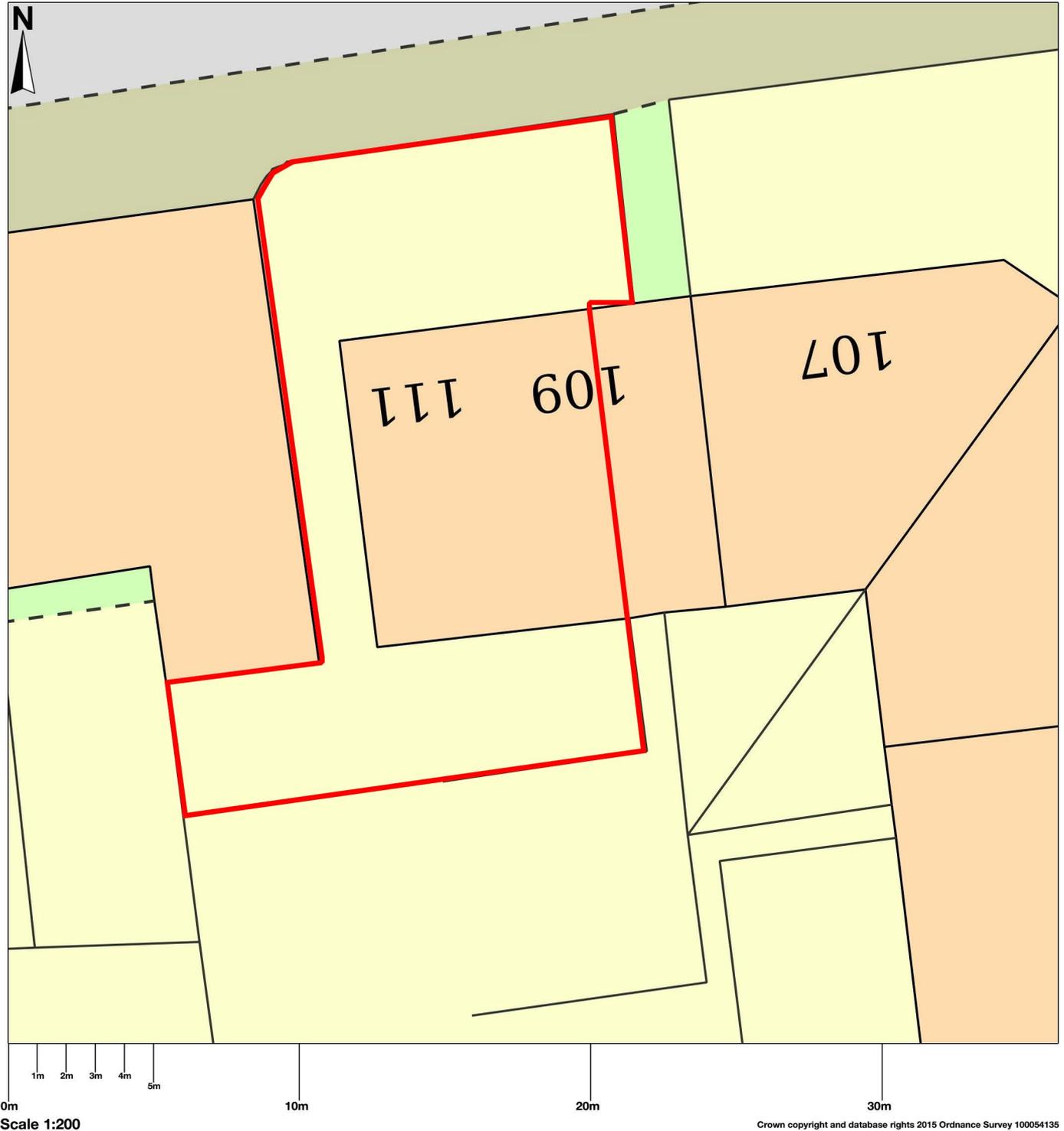
Map shows area bounded by: 321951.28,673041.3,322092.72,673182.7 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

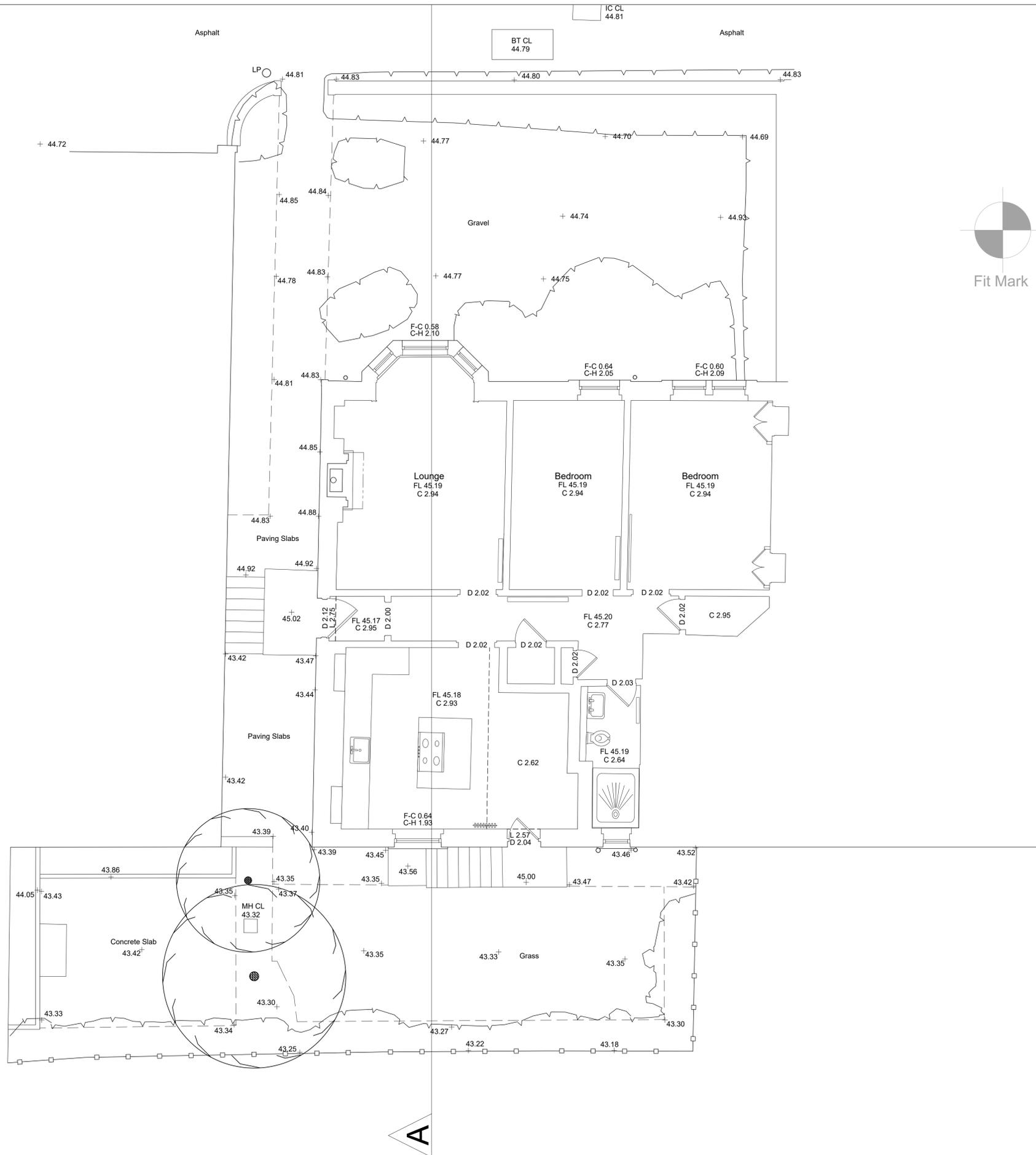
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## 111 Corstorphine Road, Edinburgh, EH12 5PZ





LEGEND

- ACCESS HATCH
- AIR CONDITIONING
- A/C CONTROL PANEL
- ALARM SENSOR
- ARCH HEAD HEIGHT
- ARCH SPRINGER HEIGHT
- BEAM HEIGHT
- BELL
- BLANKING PLATE
- BREAK GLASS
- CEILING
- CEILING LIGHT
- CILL TO HEAD
- CLOSE CIRCUIT CAMERA
- DISTRIBUTION BOARD
- DOOR HEAD HEIGHT
- DOOR RELEASE
- DOUBLE SOCKET
- DUCTING
- EMERGENCY DOOR RELEASE
- EMERGENCY EXIT LIGHTING
- EMERGENCY LIGHTING
- EXTRACTOR FAN
- FAN
- FIRE ALARM BELL
- FIRE EXTINGUISHER
- FLOOR TO CILL
- FLOURESCENT LIGHTING
- FLOOR LEVEL
- FUSED SPUR
- HAND DRYER
- HOSE REEL
- HOT WATER BOILER
- INSPECTION COVER
- LINTEL HEIGHT
- LIGHT SWITCH / SINGLE
- LIGHT SWITCH / DOUBLE
- LIGHT SWITCH / TRIPLE
- LIGHT SWITCH / QUADRUPLE
- LOW VOLTAGE SUPPLY
- PHONE / DATA POINT
- PULL CORD SWITCH
- RADIATOR
- RAIN WATER PIPE
- SINGLE SOCKET
- SKYLIGHT
- SLOPED CEILING
- SMOKE DETECTOR
- SERVICE PIPE
- SPOTLIGHT
- SWITCH
- SWITCHED FUSED SPUR
- THERMOSTAT
- UNKNOWN SERVICE
- WALL LIGHT

Accuracy commensurate with scale of drawing.



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SURVEYED	R. RENNIE	SCALE
DRAWN	R. RENNIE	1:50 (A1 Sheet)
CHECKED	J. ROMAN	

MR S SMITH-HAY  
111 CORSTORPHINE ROAD, EDINBURGH

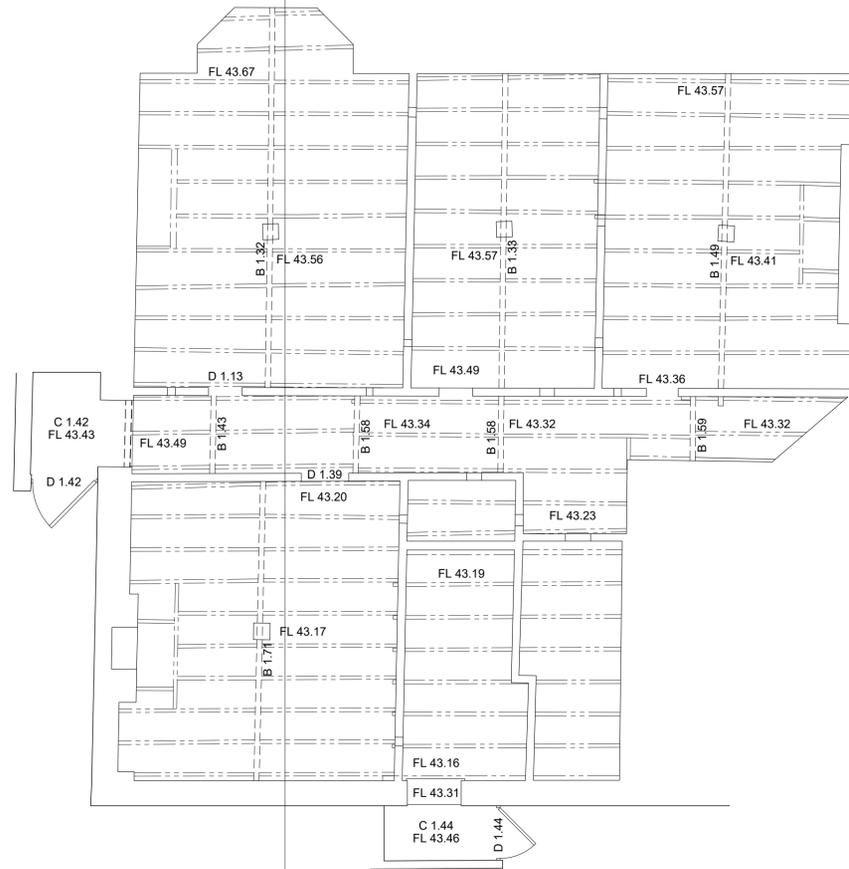
MEASURED BUILDING SURVEY  
GROUND FLOOR PLAN

Job No.	Drawing No.	Date	Revision
20/258	20/258/01A	June 2020	

REVISION	NOTES	DATE

Notes:  
Grid is arbitrary.  
All levels relate to OS Datum OSGM15.  
Drawing Scale Factor: 1





LEGEND

- ACCESS HATCH
- AIR CONDITIONING
- A/C CONTROL PANEL
- ALARM SENSOR
- ARCH HEAD HEIGHT
- ARCH SPRINGER HEIGHT
- BEAM HEIGHT
- BELL
- BLANKING PLATE
- BREAK GLASS
- CEILING
- CEILING LIGHT
- CILL TO HEAD
- CLOSE CIRCUIT CAMERA
- DISTRIBUTION BOARD
- DOOR HEAD HEIGHT
- DOOR RELEASE
- DOUBLE SOCKET
- DUCTING
- EMERGENCY DOOR RELEASE
- EMERGENCY EXIT LIGHTING
- EMERGENCY LIGHTING
- EXTRACTOR FAN
- FAN
- FIRE ALARM BELL
- FIRE EXTINGUISHER
- FLOOR TO CILL
- FLOOR TO CILL
- FLOOR LEVEL
- FLOURESCENT LIGHTING
- FLOOR LEVEL
- FUSED SPUR
- HAND DRYER
- HOSE REEL
- HOT WATER BOILER
- INSPECTION COVER
- LINTEL HEIGHT
- LIGHT SWITCH / SINGLE
- LIGHT SWITCH / DOUBLE
- LIGHT SWITCH / TRIPLE
- LIGHT SWITCH / QUADRUPLE
- LOW VOLTAGE SUPPLY
- PHONE / DATA POINT
- PULL CORD SWITCH
- RADIATOR
- RAIN WATER PIPE
- SINGLE SOCKET
- SKYLIGHT
- SLOPED CEILING
- SMOKE DETECTOR
- SERVICE PIPE
- SPOTLIGHT
- SWITCH
- SWITCHED FUSED SPUR
- THERMOSTAT
- UNKNOWN SERVICE
- WALL LIGHT

Accuracy commensurate with scale of drawing.



INDICATIVE ONLY



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GLASGOW  
G3 3HZ  
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MEASURED BUILDING SURVEY  
GROUND FLOOR PLAN

Job No.	Drawing No.	Date	Revision
20/258	20/258/01A	June 2020	

REVISION	NOTES	DATE

Notes:  
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All levels relate to OS Datum OSGM15.  
Drawing Scale Factor: 1



60m  
55m  
50m  
45m  
40m



60m  
55m  
50m  
45m  
40m

FRONT ELEVATION



PAVILION 2  
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GLASGOW  
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EDINBURGH  
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edotf@sigmasurveys.com

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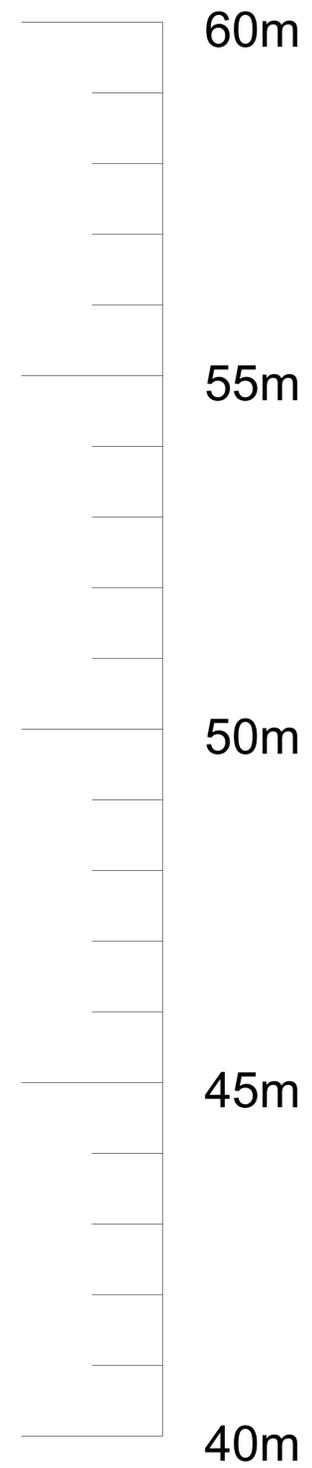
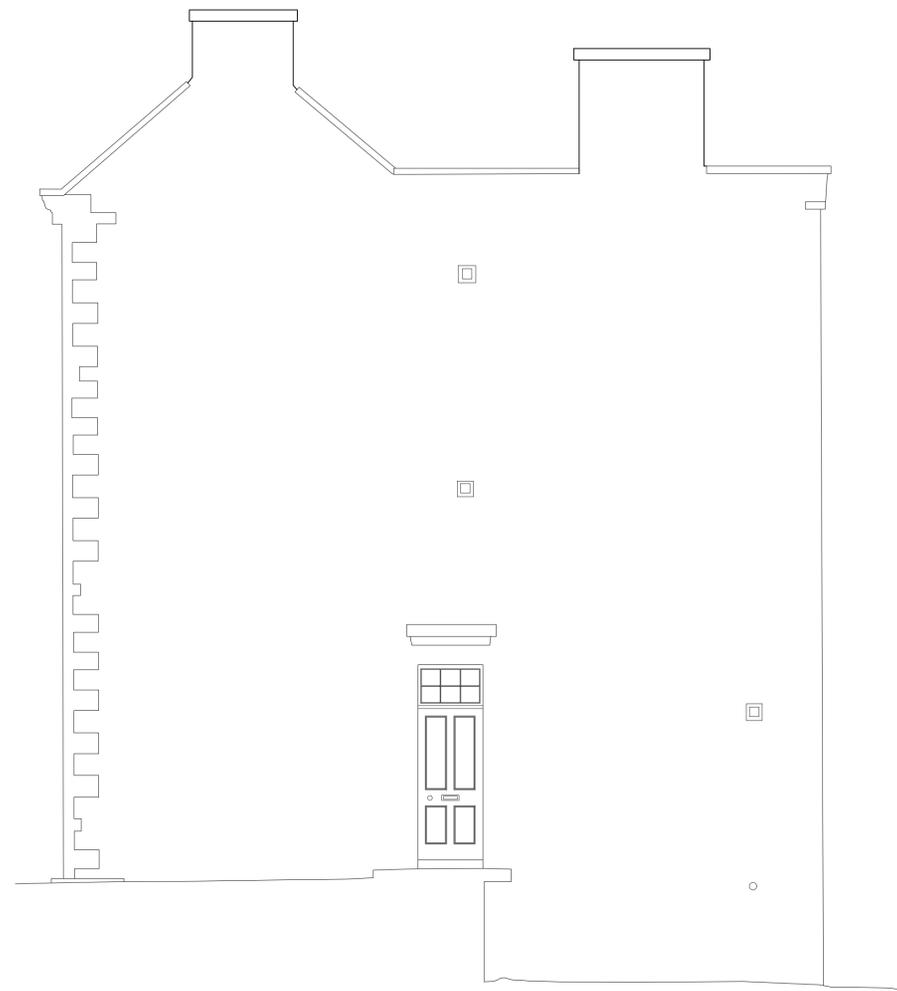
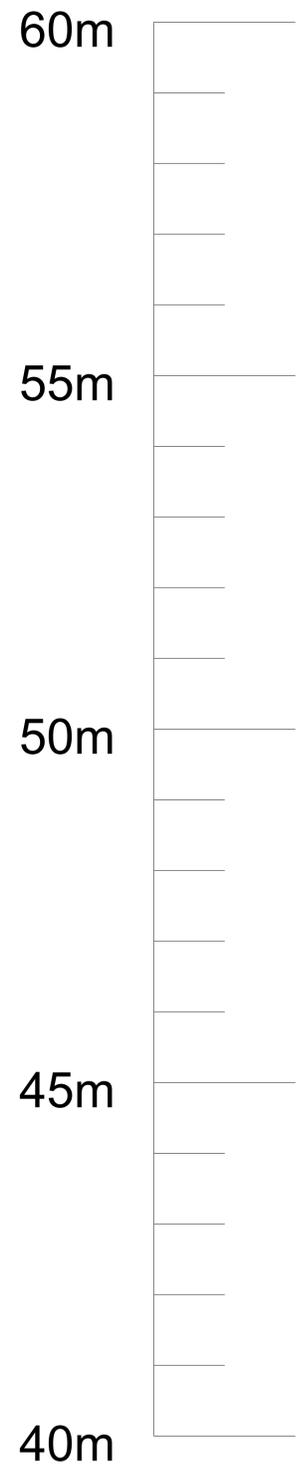
MEASURED BUILDING SURVEY  
FRONT ELEVATION

Job No.	Drawing No.	Date	Revision
20/258	20/258/03A	June 2020	

REVISION	NOTES	DATE

Notes:  
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All levels relate to OS Datum OSGM15.





SIDE ELEVATION



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SURVEYED	R. RENNIE	SCALE
DRAWN	R. RENNIE	1:50 (A1 Sheet)
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MEASURED BUILDING SURVEY  
SIDE ELEVATION

Job No.	Drawing No.	Date	Revision
20/258	20/258/03B	June 2020	

REVISION	NOTES	DATE

Notes:

Grid is arbitrary.

All levels relate to OS Datum OSGM15.



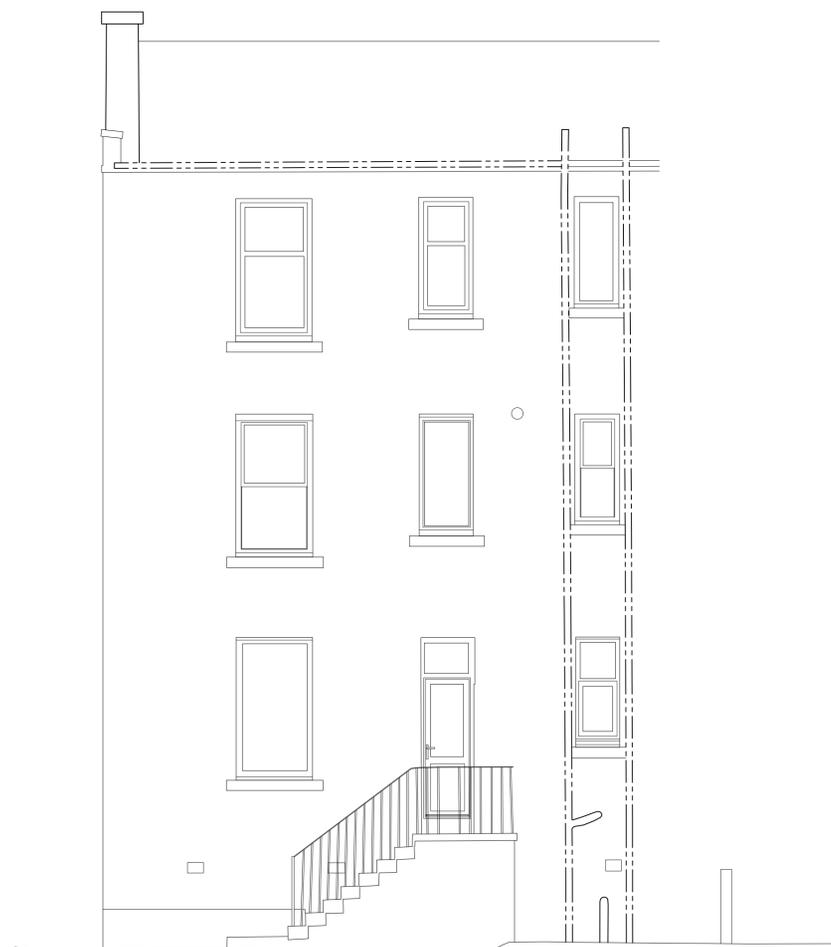
60m

55m

50m

45m

40m



REAR ELEVATION

60m

55m

50m

45m

40m



PAVILION 2  
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 G3 6NZ  
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MEASURED BUILDING SURVEY  
REAR ELEVATION

Job No.	Drawing No.	Date	Revision
20/258	20/258/03C	June 2020	

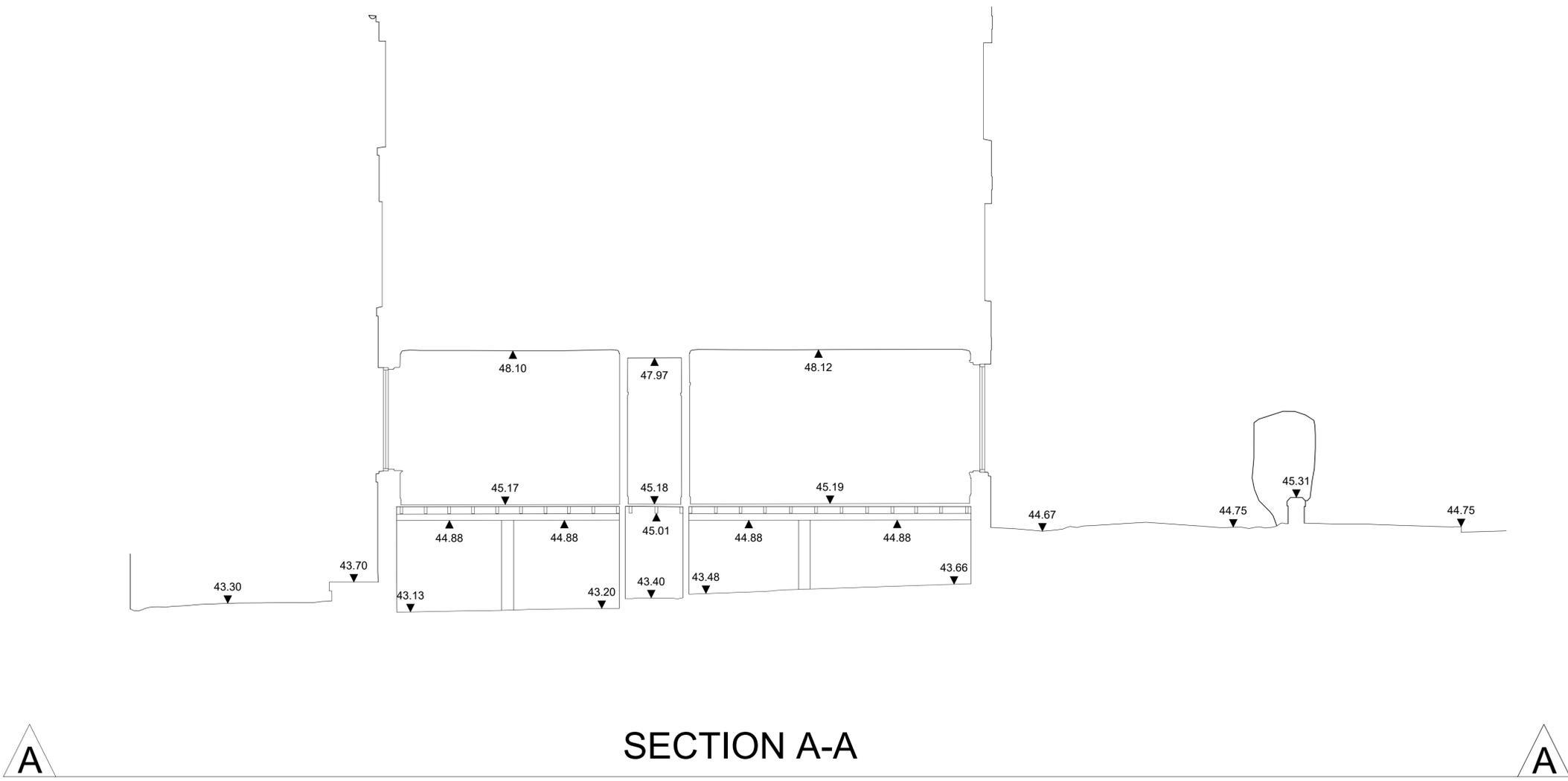
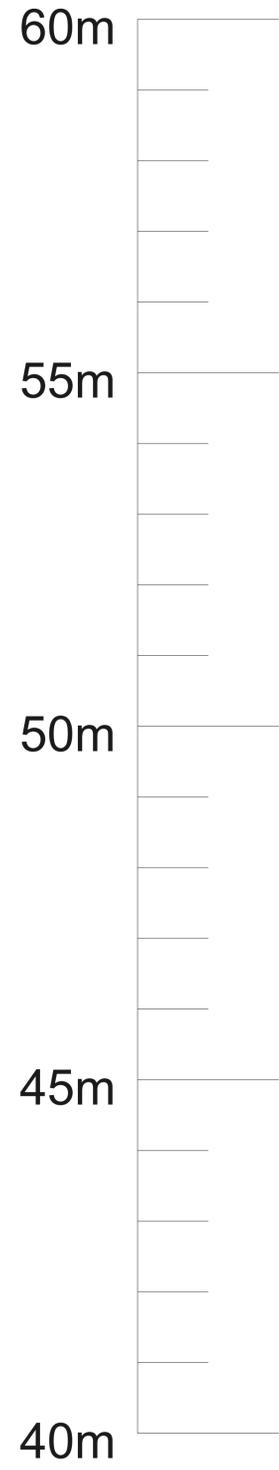
REVISION	NOTES	DATE

Notes:

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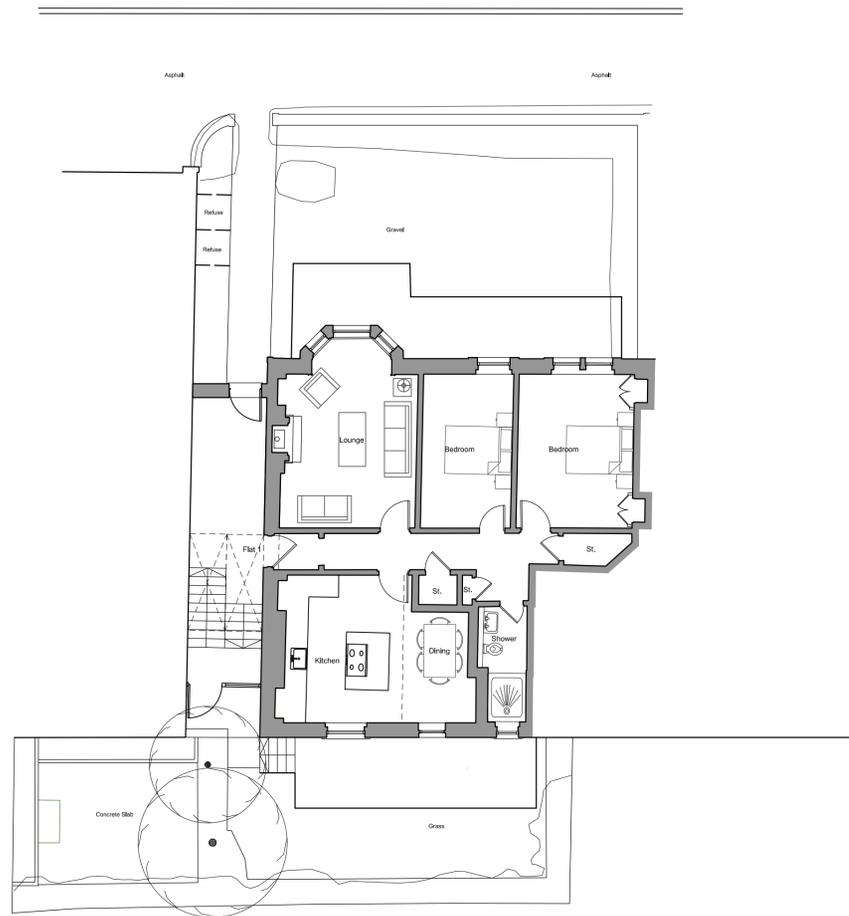
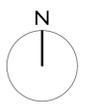
MEASURED BUILDING SURVEY  
SECTION A-A

Job No.	Drawing No.	Date	Revision
20/258	20/258/02	June 2020	

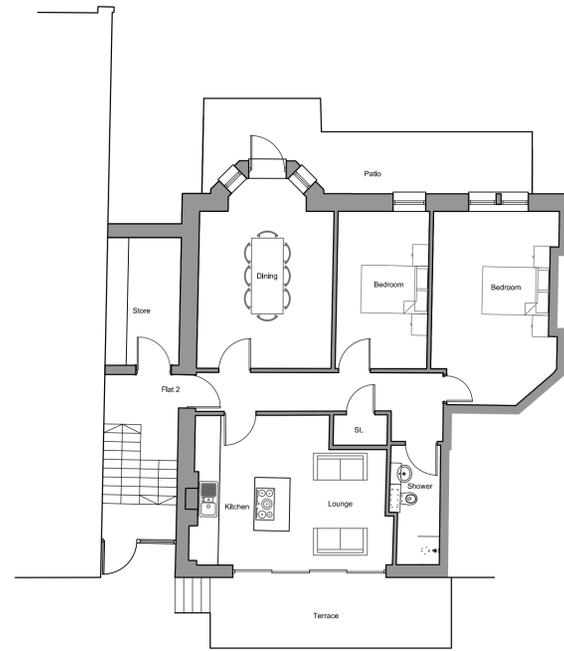
REVISION	NOTES	DATE

Notes:  
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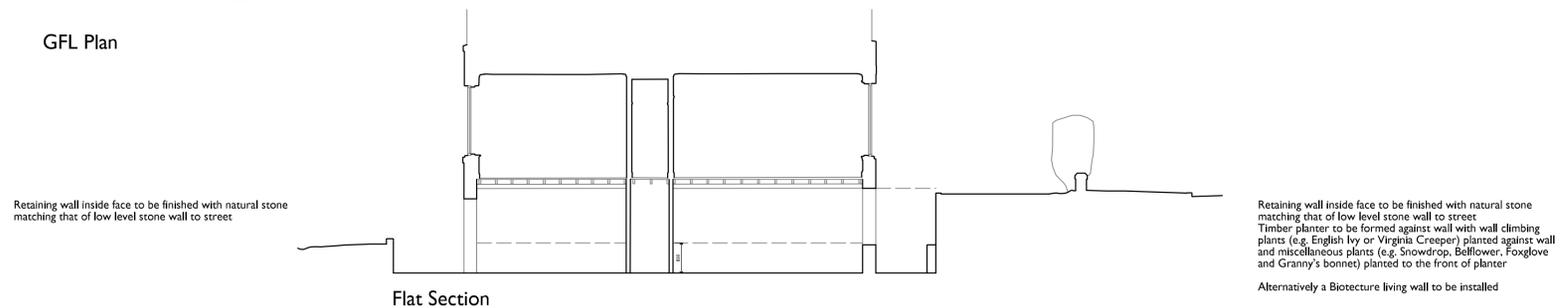




GFL Plan



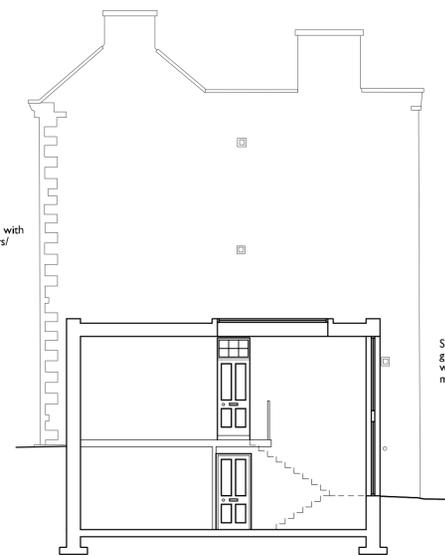
BFL Plan



Flat Section



Front (North) Elevation



Side (West) Elevation



Rear (South) Elevation

Rev	Drawn	Date	Revisions
Rev E	AM	11/11/20	Drawing amended following planning officer discussions
Rev D	AM	23/10/20	Drawing amended following planning officer discussions
Rev C	AM	21/08/20	Drawing amended following client discussions
Rev B	AM	25/07/20	Drawing amended following client discussions
Rev A	AM	25/06/20	Drawing amended following client discussions
Rev	Drawn	Date	



CLIENT	Mr. S Smith-Hay & Miss. A Wilkie
PROJECT	Proposed Cellar Conversion to Residential Flat at 111 Corstorphine Road, Edinburgh
DRAWING	Proposed Plans
STATUS	PLANNING
DRAWN	AM
DATE	AUG 20
DRG NO	132-PL-01
JOB	1132
REV	E
SCALE	1:100 @ A0

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Shelter



109/11  
19/02816/FUL  
06/03635/FUL

101 103/105  
07/02541/FUL

02/02789/FUL

99/03191/FUL

WESTERN PINNACE

WESTERN GARDENS

1 to 24  
Murrayfield Court

- Denotes Nearby Basement/ lower ground properties
- Denotes Site



CLIENT	Mr. S Smith-Hay & Miss. A Wilkie				
PROJECT	Proposed Cellar Conversion to Residential Flat at 111 Corstorphine Road, Edinburgh				
DRAWING	Local Basement/ Lower Ground Property Location Plan				
STATUS	PLANNING				
DRAWN	AM	DATE	NOV 20	DRG	132-PL-02
JOB	132	REV	/	SCALE	1:200 @ A0

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