

Marc Meharry
22 Prestongrange Terrace
Prestonpans
EH32 9DG

Mr Steve Gourley.
28 Lanark Road West
Edinburgh
EH14 5JY

Decision date: 29 July 2021

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

Extensions to form new bedrooms, ensuites, enhance front entrance. Attic reconfigured to form roof terrace, new bedrooms and bathroom.
At 28 Lanark Road West Edinburgh Currie EH14 5JY

Application No: 21/03239/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 14 June 2021, 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 proposed extension is contrary to Edinburgh Local Development Plan Policy Des 12 on extensions and alterations as its scale, form and position would appear incongruous in this context and adversely impact on the character and appearance of the existing building and neighbourhood character.
2. The proposed extension is contrary to the non-statutory Guidance for Householders as its scale, form and position would appear incongruous in this context and adversely impact on the character and appearance of the existing building and neighbourhood character.

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

Drawings 01-07, 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:

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 Nicola Orr directly at nicola.orr@edinburgh.gov.uk.

A handwritten signature in black ink, appearing to read 'Nicola Orr', followed by a long horizontal flourish.

Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

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

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

Report of Handling

**Application for Planning Permission 21/03239/FUL
At 28 Lanark Road West, Edinburgh, Currie
Extensions to form new bedrooms, ensuites, enhance front
entrance. Attic reconfigured to form roof terrace, new
bedrooms and bathroom.**

Item	Local Delegated Decision
Application number	21/03239/FUL
Wards	B02 - Pentland Hills

Summary

Links

<u>Policies and guidance for this application</u>	LDPP, LDES12, NSG, NSHOU, NSGD02,
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Report of handling

Recommendations

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

Background

2.1 Site description

2.2 Site History

Main report

3.1 Description Of The Proposal

Site Description

The proposal relates to a detached one and a half storey dwellinghouse with a hipped roof. The property has an existing single storey extension on the rear elevation. The application site is located on the northern side of Lanark Road West and the surrounding area is largely residential.

Description Of The Proposal

The proposal seeks to convert the upper floor to create additional living space whilst creating a gable roof form. The proposal also includes a two storey extension on the side elevation including a new dormer window on the front elevation. An additional extension is proposed on the front elevation which includes a roof terrace on the upper floor.

3.2 Determining Issues

3.3 Assessment

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

- a) the proposed scale, form and design is acceptable and will not be detrimental to neighbourhood character;
- b) the proposal will cause an unreasonable loss to neighbouring amenity;
- c) any impacts on equalities or human rights are acceptable; and

d) any comments raised have been addressed.

a) Scale, form, design and neighbourhood character

LDP Policy Des 12 seeks to ensure that alterations and extensions are compatible in design, form, and positioning with the character of the existing building and that of the surrounding neighbourhood character. In addition, the non-statutory Guidance for Householders confirms that extensions should not overwhelm or dominate the original form or appearance of the house or detract from the character of the area.

The street on which the site is located on is predominantly occupied by one and a half storey dwellings with hipped roofs and an established building line. Moving to the east of the site the building form starts to vary and the prevailing character becomes diluted.

Nonetheless, this dwelling is of the same built form of the properties to the east and therefore any development should be in keeping with the established character. The proposal seeks to introduce an extension to the front which would alter the principal elevation and in turn have a detrimental impact on the well established building line on the street. This is contrary to LDP Policy Des 12 and the non-statutory Guidance for Householders.

Furthermore, the proposed roof terrace on the front elevation is not in-keeping with the surrounding area and would be detrimental to the neighbourhood character. Therefore this element of the proposal is contrary to LDP Policy Des 12.

The non-statutory Guidance for Householders states that the pitch and form of an extension roof should match that of the existing roof. The proposal seeks to extend the upper floor and in turn would change the roof form from a hipped roof to a gable roof. The immediately surrounding properties on this street all have hipped roofs. The proposal is therefore contrary to LDP Policy Des 12 and the non-statutory Guidance for Householders.

The applicant was drawn to the aforementioned concerns but was unwilling to alter the proposed scheme.

Overall, the proposed scale, form and design is not in-keeping with the characteristics of the surrounding area. The proposed development would disrupt the prevailing roof form and established building line in the surrounding area by virtue of its scale, form and design resulting in an incongruous addition to the traditional property.

b) Neighbouring amenity

The proposals have been assessed against requirements set out in the non-statutory Guidance for Householders to ensure there is no unreasonable loss to neighbouring amenity with respect to privacy, overshadowing and loss of daylight or sunlight.

The proposals comply with Local Development Plan Policy Des 12 and the non-statutory Guidance for Householders.

c) Equalities and human rights

This application was assessed in terms of equalities and human rights. No impact was identified.

d) Public comments

Three objections were received and the content of which is summarised below:

- the frontage is not in-keeping with the surrounding properties - addressed in section a) above;
- the balcony has potential to overlook neighbouring properties - addressed in section b) above;
- over development - addressed in section a) above; and
- proposed roof form not in-keeping with area - addressed in section a) above.

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

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposed extension is contrary to Edinburgh Local Development Plan Policy Des 12 on extensions and alterations as its scale, form and position would appear incongruous in this context and adversely impact on the character and appearance of the existing building and neighbourhood character.
2. The proposed extension is contrary to the non-statutory Guidance for Householders as its scale, form and position would appear incongruous in this context and adversely impact on the character and appearance of the existing building and neighbourhood character.

Risk, Policy, compliance and governance impact

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

Equalities impact

5.1 The equalities impact has been assessed as follows:

Consultation and engagement

6.1 Pre-Application Process

6.2 Publicity summary of representations and Community Council comments

Background reading / external references

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

**Statutory Development
Plan Provision**

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?

Date registered

14 June 2021

**Drawing
numbers/Scheme**

01-07,

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Nicola Orr, Planning Officer
E-mail: nicola.orr@edinburgh.gov.uk

Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

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

Relevant Non-Statutory Guidelines

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

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

END

Comments for Planning Application 21/03239/FUL

Application Summary

Application Number: 21/03239/FUL

Address: 28 Lanark Road West Edinburgh Currie EH14 5JY

Proposal: Extensions to form new bedrooms, ensuites, enhance front entrance. Attic reconfigured to form roof terrace, new bedrooms and bathroom.

Case Officer: Householder Team

Customer Details

Name: Mr Isobel Webber

Address: 56 Thomson Drive Currie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We would like to object to this application due to frontage not being in keeping with the surrounding properties, the balcony potential over looking neighbours properties and over development of this property.

There already appears to be an on-going conversion of an existing garage that hasn't had Planning permission that needs to be taken into account when processing this application.

Comments for Planning Application 21/03239/FUL

Application Summary

Application Number: 21/03239/FUL

Address: 28 Lanark Road West Edinburgh Currie EH14 5JY

Proposal: Extensions to form new bedrooms, ensuites, enhance front entrance. Attic reconfigured to form roof terrace, new bedrooms and bathroom.

Case Officer: Householder Team

Customer Details

Name: Mr Archie Clark

Address: 33 Lanark Road West Currie Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: For the attention of the Householder Team

Dear Sir

The Town and Country Planning (Scotland) Acts

21/03239/FUL - Extensions to form new bedrooms, ensuites, enhance front entrance. Attic reconfigured to form roof terrace, new bedrooms and bathroom at 28 Lanark Road West, Currie, Edinburgh EH14 5JY.

I wish to object to the above application. The grounds for my objection are as below.

- 1) Amenity - the majority of the houses on the north side of Lanark Road West in this area have sloping tiled roofs to the north, south, east and west. The application proposes to replace the characteristic gable pitches with vertical gables. That should not be permitted.
- 2) It is proposed to replace the bay window on the front elevation with a squared-off arrangement to enable a "terrace" to be built over. Again, that would be out of character with the adjacent bungalows and would be unacceptable.
- 3) The purpose of the "terrace" is unclear and as it could affect the privacy of neighbours, should be removed. A dormer window (as exists) would serve to light the interior.
- 4) The "double height space over the entrance" is a peculiar device not suited to a building of this character and should not be built.

For the above reasons, I request that this application be refused.

While writing, I note that there appears to have been no application for any extensions to the

property over the past 30 years yet there is a substantial rear extension with a high pitched roof attached to the back of the house and what appears to be a very large garden office, not a replacement garage, currently being built. Also I would have thought the high electronically-operated gates on the road frontage, which conceal the amount of work at the rear of the premises, might have been the subject of a planning application. Are these works covered as permitted development or by Edinburgh's current policies on Villa Areas & the Grounds of Villas? Perhaps you could check whether all the necessary applications have been applied for.

I should be grateful if you would advise me of any further drawings submitted for this property before the application is considered.

In compliance with data protection legislation, please do not place this letter on the portal till the application has been decided.

Comments for Planning Application 21/03239/FUL

Application Summary

Application Number: 21/03239/FUL

Address: 28 Lanark Road West Edinburgh Currie EH14 5JY

Proposal: Extensions to form new bedrooms, ensuites, enhance front entrance. Attic reconfigured to form roof terrace, new bedrooms and bathroom.

Case Officer: Householder Team

Customer Details

Name: Mrs Eleanor Trotter

Address: 30 Lanark Road West Currie

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. A building of this structure would be totally out of character of this area. On the continuous stretch from Muirwood Road to Bryce Road, North side, there are approximately 40 bungalows either semi or detached (apart from one block of 4 houses next to No.28). All are visibly traditional.

2. The proposal to extend the front of the house and build a roof terrace into the attic space with or without glass side panels would invade my privacy.

I would also like to mention that your closing date for objections on your portal is today, 5th July. Your planning application notification to me is dated 17th June and states I have 21 days to object, in my calculations that makes closing date the 7th.

The plans you submitted of the house do not appear to be correct. There is a substantial outbuilding in the garden replacing a garage.

Finally I would like you to ensure that my personal details are not made public.



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

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100491126-001

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Marc"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Meharry"/>	Building Number:	<input type="text" value="22"/>
Telephone Number: *	<input type="text" value="07955536650"/>	Address 1 (Street): *	<input type="text" value="Prestongrange Terrace"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Prestonpans"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="EH32 9DG"/>
Email Address: *	<input type="text" value="marc.meharry@springfield.co.uk"/>		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="STEVEN"/>	Building Number: <input type="text" value="28"/>
Last Name: *	<input type="text" value="GOURLEY"/>	Address 1 (Street): * <input type="text" value="LANARK ROAD WEST"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text" value="CURRIE"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: * <input type="text" value="EDINBURGH"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="SCOTLAND"/>
Mobile Number:	<input type="text" value=""/>	Postcode: * <input type="text" value="EH14 5JY"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

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="28 LANARK ROAD WEST"/>
Address 2:	<input type="text" value="CURRIEHILL"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="CURRIE"/>
Post Code:	<input type="text" value="EH14 5JY"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="668256"/>	Easting	<input type="text" value="319160"/>
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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)

Extensions to form new bedrooms, ensuites, enhance front entrance. Attic reconfigured to form roof terrace, new bedrooms and bathroom.

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.

Please refer to enclosed appeal 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)

Attached, is a supporting document comprising the following; Notice of Review Appeal Statement; Planning decision letter; the complete planning drawings.

Application Details

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

21/03239/FUL

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

14/06/2021

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

29/07/2021

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Marc Meharry

Declaration Date: 27/10/2021

Description of Proposals:

Extensions to form new bedrooms, ensuites, enhance front entrance. Attic reconfigured to form roof terrace, new bedrooms and bathroom, at 28 Lanark Road West Edinburgh Currie EH14 5JY.

The Planning application for the above proposals, ref 21/03239/FUL, was refused by City of Edinburgh Council on the 29th July 2021 for the following reasons;

Reasons for Refusal:-

- 1) *The proposed extension is contrary to Edinburgh Local Development Plan Policy Des 12 on extensions and alterations as its scale, form and position would appear incongruous in this context and adversely impact on the character and appearance of the existing building and neighbourhood character.*
- 2) *The proposed extension is contrary to the non-statutory Guidance for Householders as its scale, form and position would appear incongruous in this context and adversely impact on the.*



#1.1. Current view from street towards existing bungalow.

Determining Issues from the Report of Handling.

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

- a) *the proposed scale, form and design is acceptable and will not be detrimental to neighbourhood character;*

Proposed Front Extension

The proposal to extend to the front of the property is deemed by the Planning officer to have a *'detrimental impact on the well-established building line on the street'*.

Some of the one and half storey bungalows to the west currently have projected frontages some 1.3m beyond the main build line, example photograph #2.1. This repeated projection does not appear to be out of character, and it could be argued that it helps vary and compliment the main build form.

The proposed front extension to the site follows a similar depth, in fact it is slightly shallower at only 1.12m. Therefore we disagree that the existing build line on the street would be comprised to the point that it would have a detrimental impact or detract from the overall character.



#2.1 Occurring front projections to existing street.

Proposed Front Roof Terrace

As part of the new roof dormer, a small (1.2m deep) roof balcony is proposed over the lounge bay window extension with the design harmoniously integrating with the proposed extension which forms the new front entrance door. The Planning officer deemed it *'not-in-keeping with the surrounding area and would be detrimental to the neighbourhood character'*. This element of the design was a client aspiration as it would take advantage of the beautiful views out over the Pentland Hills, and it helps integrate and offer a high quality contemporary addition to the existing house. A good example of front terrace can be seen in photograph #3.1. It was acknowledged by the Planning officer that the proposals would have no unreasonable loss to neighbouring amenity.

During the application it was offered to the Planning officer to delete this part of the proposal which would have resulted in the proposals changing to a dormer window. This was never acknowledged therefore there was no opportunity to address this particular concern.



#3.1 Front Roof Balcony at Hillpark Ave, Edinburgh

Proposed Roof Form

It is acknowledged by the Planning officer that the character and build form does vary along the street. This can be seen from photographs 4.1, 4.2 and 4.3. Further, there is a stone façade cottage on the opposite side of the street where there are no hipped roofs, only gables. The relatively new flatted development which sits only 130m to the east, has a mansard roof. To the west, it is predominantly hipped roofs, however this site sits at the pivot point between varying architectural forms, therefore its unlikely that any change in the roof form would have any impact on the surrounding character.

Further, the non-statutory Guidance for Householders specifically states gable end extensions will be considered should it *'fit in with the character of the area, and is of a high quality innovative design'*. As aforementioned above regarding the various roof forms, the proposals would not seem out of sorts with the surrounding character, and the overall architectural design integrates harmoniously as one design to provide a well-balanced front elevation whilst offering an interesting and contemporary projection, finished in high quality materials, to compliment the main body of the house.

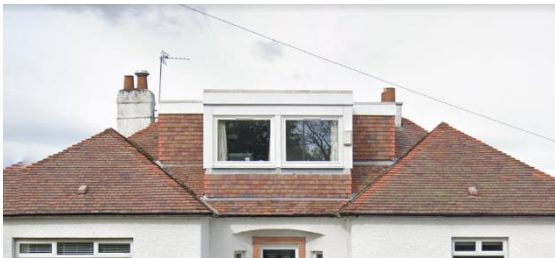
This cohesive design aims to avoid the typical approach of adding side dormer extensions (photograph # 4.4 and 4.5), or awkward box additions to the side of front facing dormers (photograph #4.6).



#4.4



#4.5



#4.6

#4.3. No.20, two properties to the east (gabled roof).



#4.1. No.30, immediate neighbour to the west



#4.2. No.22-26, immediate neighbours to the east. (cottage flats).



Furthermore, it our opinion that the Policy Des 12 and the Non-statutory Guidance for Householders are not applied consistently by CEC, which we believe is the correct approach as every proposal should be assessed on their own merit. However the fact that the proposals project forward from the main build line, it would appear that this weighs heavily in determining the application.

This cannot be said for recent applications which CEC have granted permission. Links to planning portal below:

[https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=PCPX\\$SEWGKV00](https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=PCPX$SEWGKV00)

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QV8WTLEWJQ600>

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QRWJIIEWIJ400>

[https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QTAJJJEWM\\$DI00](https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=QTAJJJEWM$DI00)

In summary the proposed scale, form, and design would not detract but rather enhance the existing street scene by forming an interesting innovative and harmonious design as opposed to forming defragmented bolt-on additions to an existing house in order to potentially satisfy the criteria set out within any guidance, which I think in some way stifles creative architecture. Overall the proposals are not dominant or disproportionate, nor would they be an incongruous feature which would harm the building or character of the area.

Further support imagery on subsequent pages.



#5.1 existing front elevation of the property.



#5.2 sketch 3D visual of proposals looking east.

Marc Meharry
22 Prestongrange Terrace
Prestonpans
EH32 9DG

Mr Steve Gourley.
28 Lanark Road West
Edinburgh
EH14 5JY

Decision date: 29 July 2021

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

Extensions to form new bedrooms, ensuites, enhance front entrance. Attic reconfigured to form roof terrace, new bedrooms and bathroom.
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Application No: 21/03239/FUL

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1. The proposed extension is contrary to Edinburgh Local Development Plan Policy Des 12 on extensions and alterations as its scale, form and position would appear incongruous in this context and adversely impact on the character and appearance of the existing building and neighbourhood character.
2. The proposed extension is contrary to the non-statutory Guidance for Householders as its scale, form and position would appear incongruous in this context and adversely impact on the character and appearance of the existing building and neighbourhood character.

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

Drawings 01-07, 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:

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 Nicola Orr directly at nicola.orr@edinburgh.gov.uk.

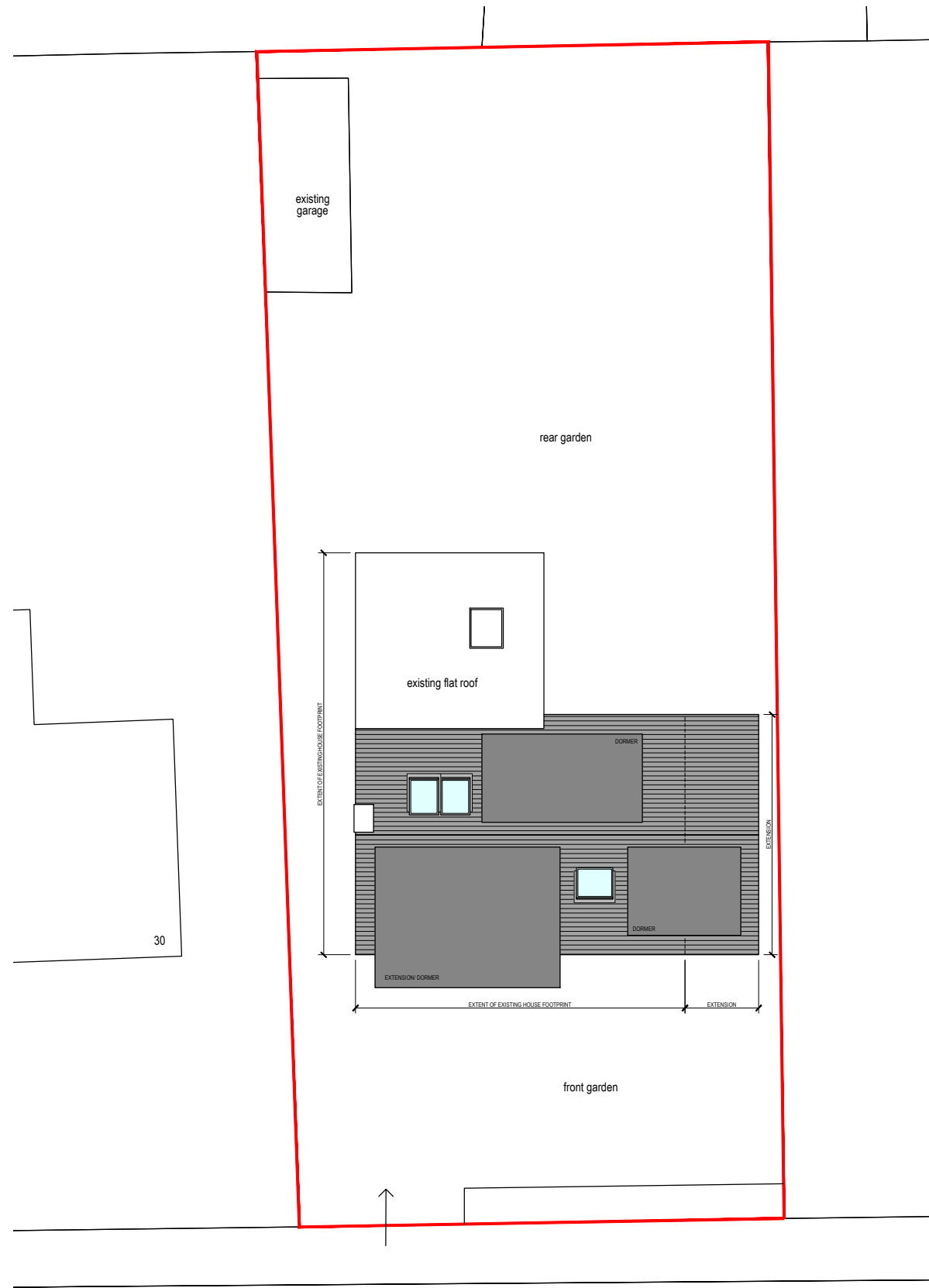
A handwritten signature in black ink, appearing to read 'Nicola Orr', with a long horizontal flourish extending to the right.

Chief Planning Officer
PLACE
The City of Edinburgh Council

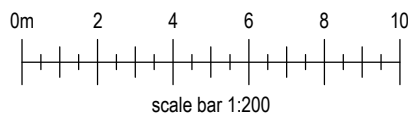
NOTES

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

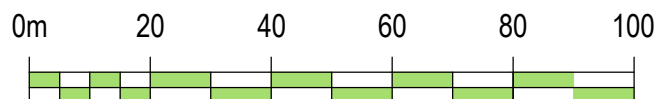
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has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



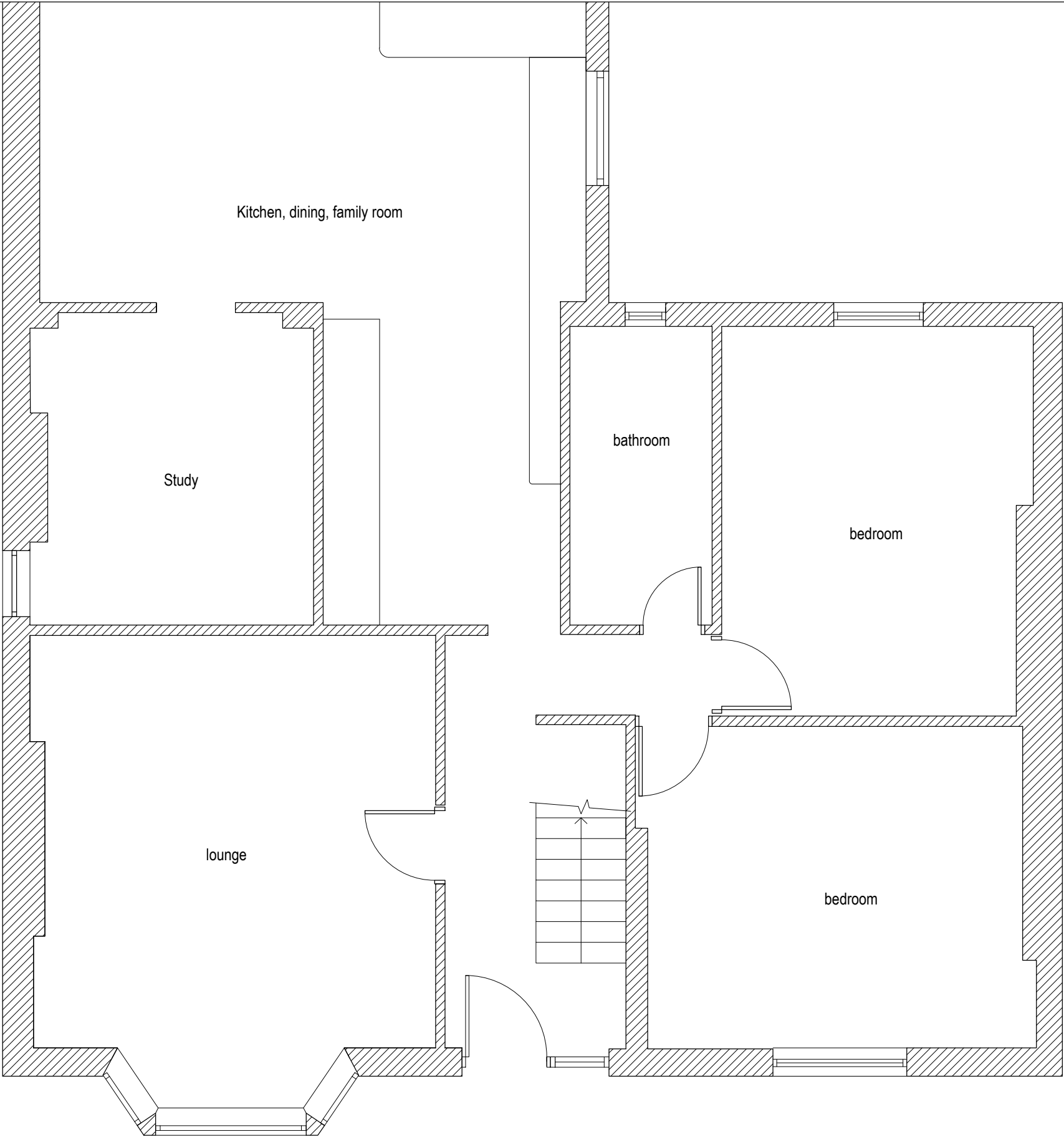
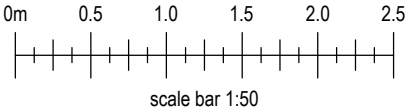
Site Plan 1:200
Boundary



Location 1:1250
Boundary

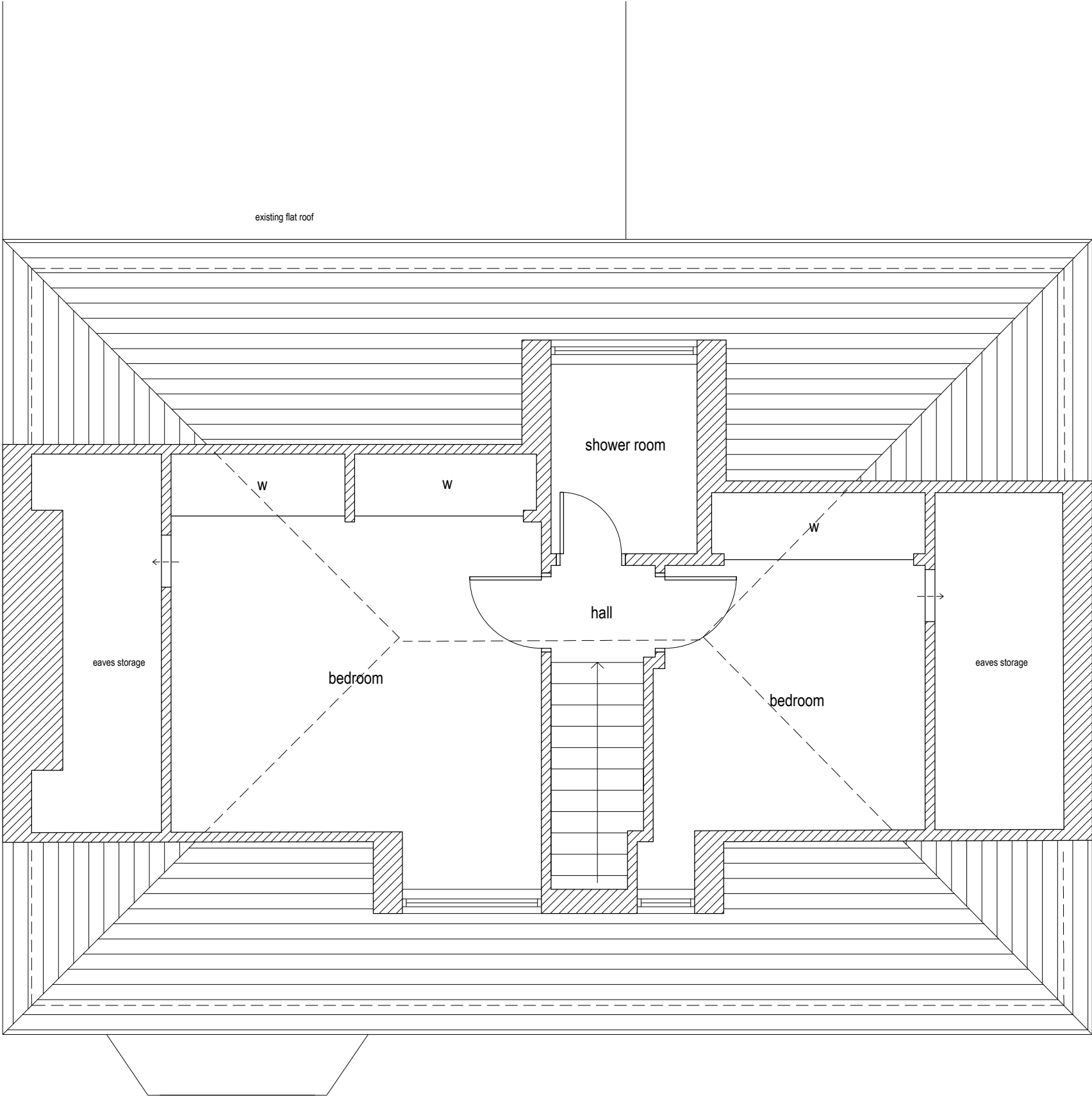
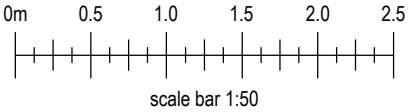


Rev.	Date	Remarks
Project 28 Lanark Road West, Edinburgh Extension and internal alterations		
Client Steven and Carol Gourlay		
Drawing Location and Site Plans		
Drawing No 199-01	Scale 1:1250 / 200 Date June 21	Rev /



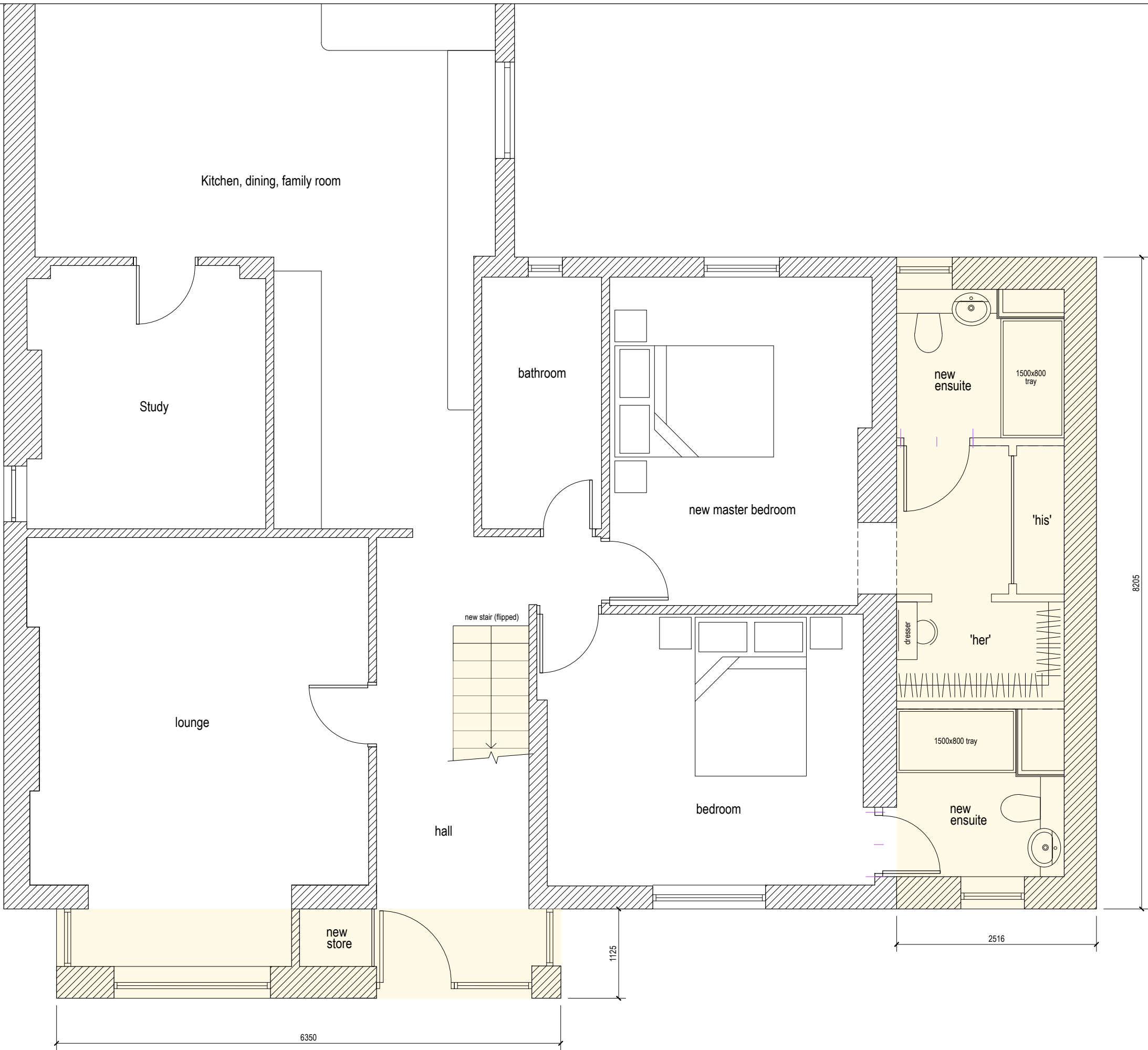
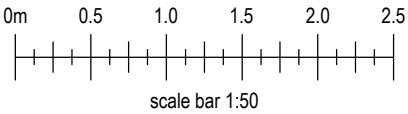
Existing Ground Floor Plan
1:50

Rev.	Date	Remarks
Project 28 Lanark Road West, Edinburgh Extension and internal alterations		
Client Steven and Carol Gourlay		
Drawing Existing Ground Floor Plan		
Drawing No 199-02	Scale 1:50 Date June 21	Rev /



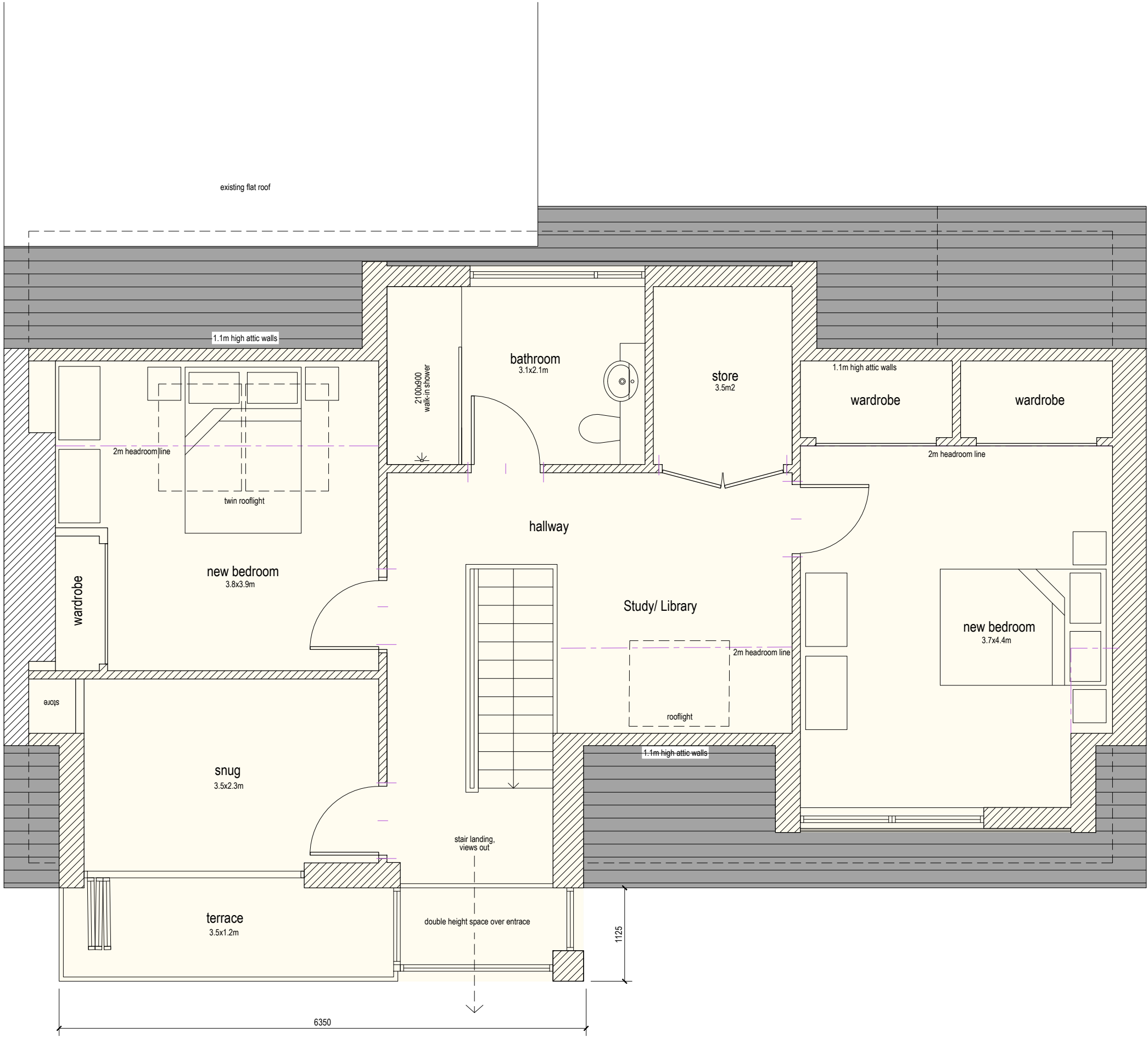
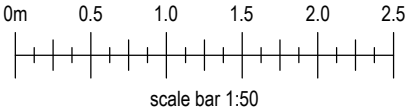
Existing First Floor Plan
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Rev.	Date	Remarks
Project 28 Lanark Road West, Edinburgh Extension and internal alterations		
Client Steven and Carol Gourlay		
Drawing Existing First Floor Plan		
Drawing No 199-03	Scale 1:50 Date June 21	Rev /



Proposed Ground Floor Plan
1:50

Rev.	Date	Remarks
Project 28 Lanark Road West, Edinburgh Extension and internal alterations		
Client Steven and Carol Gourlay		
Drawing Proposed Ground Floor Plan		
Drawing No 199-04		Scale 1:50 Date June 21
		Rev /



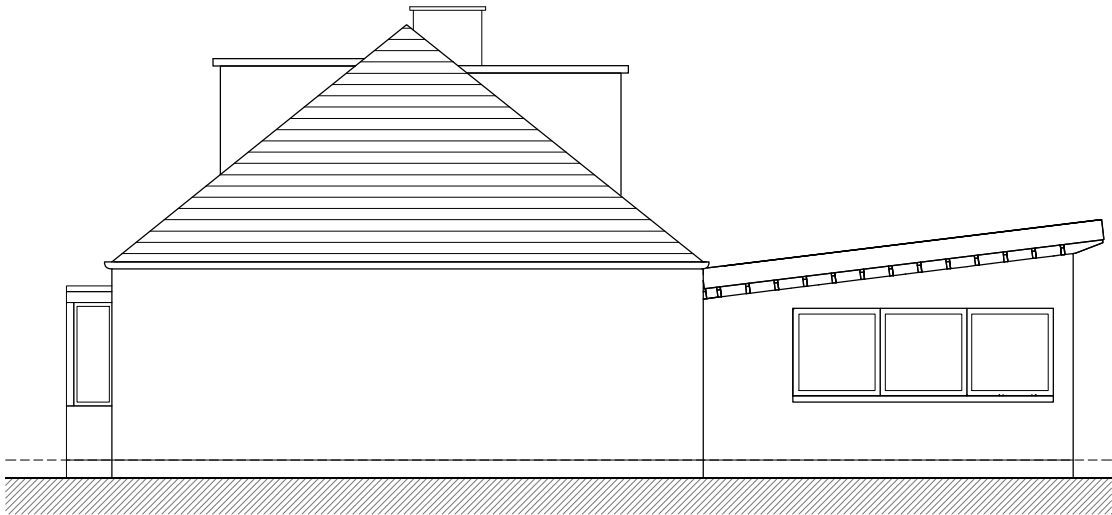
Proposed First Floor Plan
1:50

Rev.	Date	Remarks
Project 28 Lanark Road West, Edinburgh Extension and internal alterations		
Client Steven and Carol Gourlay		
Drawing Proposed First Floor Plan		
Drawing No 199-05	Scale 1:50 Date June 21	Rev /



Front Elevation (South/ East)

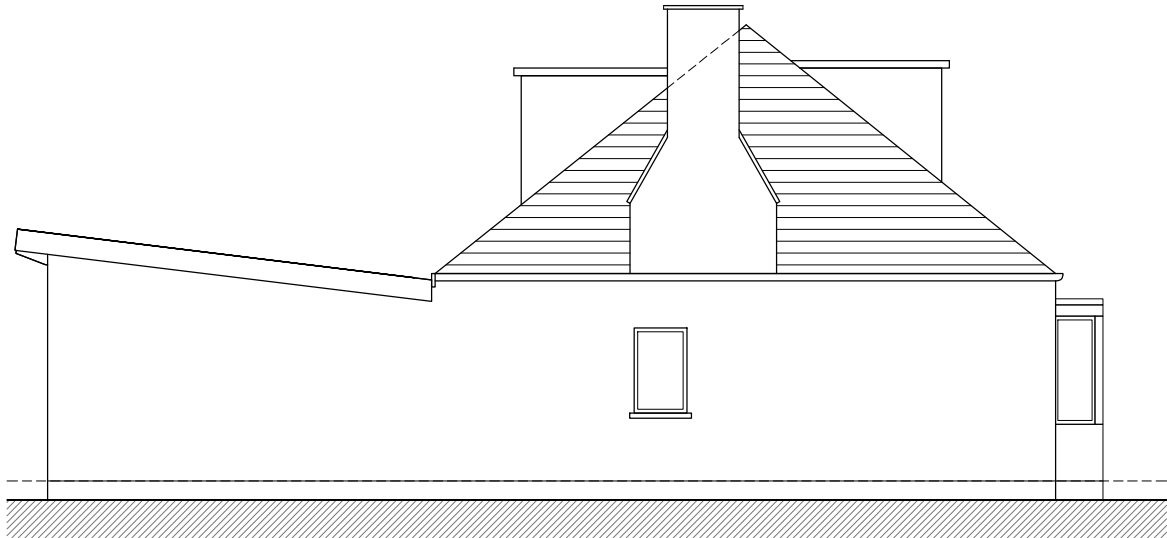
Existing Elevations
1: 100



Side Elevation (North/ East)



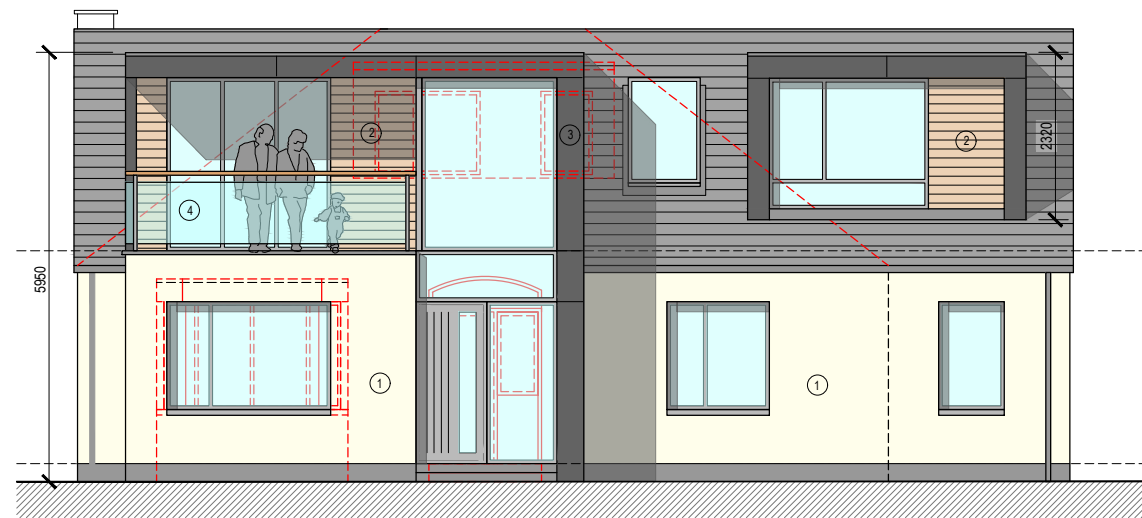
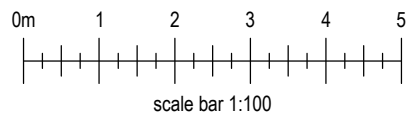
Rear Elevation (North/ West)



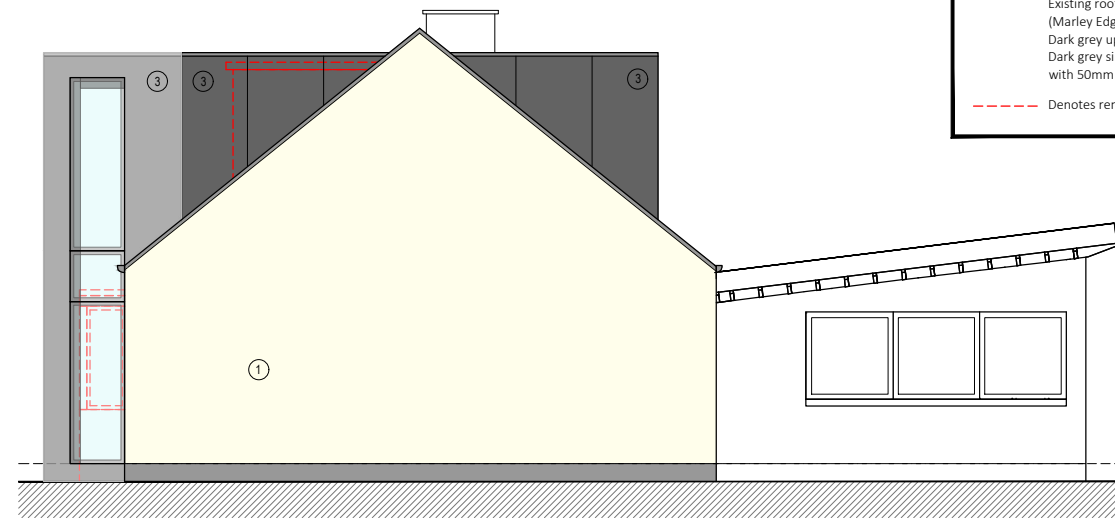
Side Elevation (South/ West)

Rev.	Date	Remarks

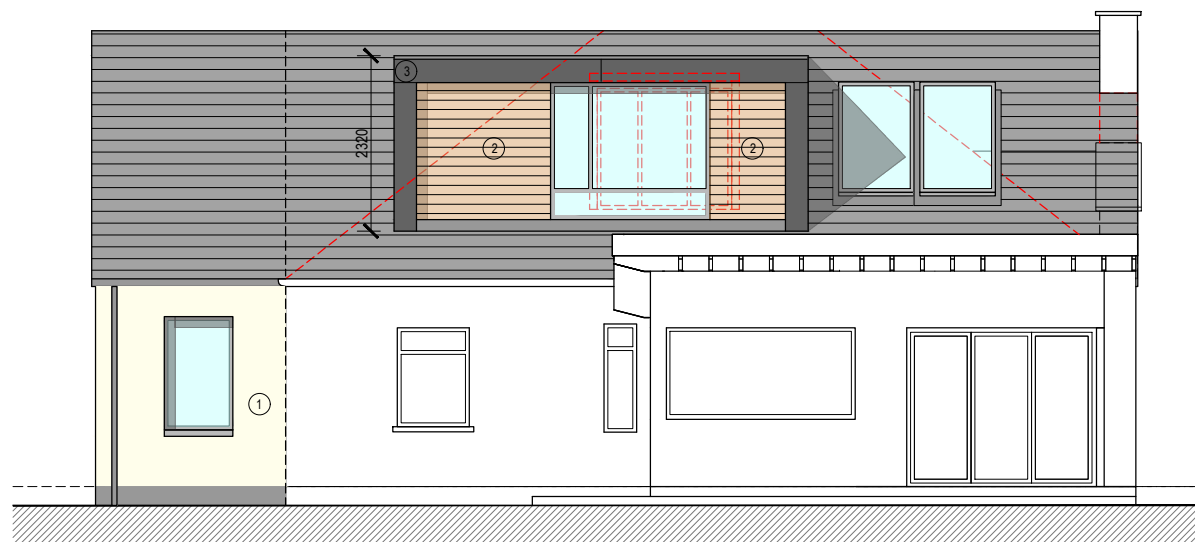
Project 28 Lanark Road West, Edinburgh Extension and internal alterations		
Client Steven and Carol Gourlay		
Drawing Existing Elevations		
Drawing No 199-06	Scale 1:100 Date June 21	Rev /



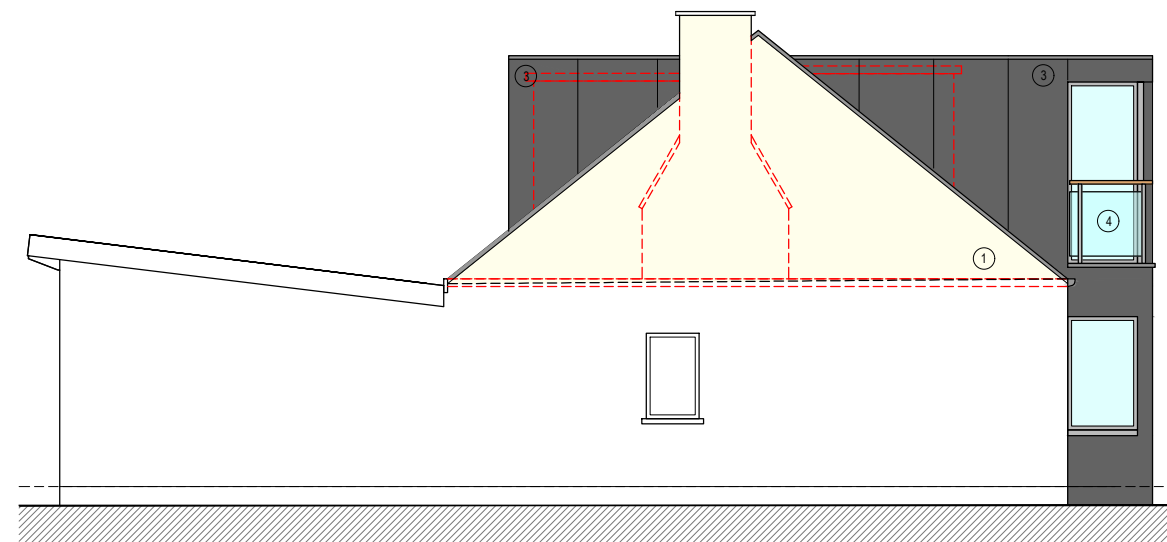
Front Elevation (South/ East)



Side Elevation (North/ East)



Rear Elevation (North/ West)



Side Elevation (South/ West)



Sketch Visuals



Materials List:

- ① Smooth white render to match existing gable and existing rear extension
- ② Cedar t&g horizontal cladding, clear uv stain to preserve original colour
- ③ Proprietary powder coated metal cladding panels
- ④ Glass balustrade with cedar handrail

General:
Existing roof re-tiled, dark grey concrete 'slate' tiles (Marley Edgemere).
Dark grey upvc windows and doors.
Dark grey single ply flat roof membrane to dormer with 50mm aluminium perimeter trim.

--- Denotes removals.

Rev.	Date	Remarks

Project
28 Lanark Road West, Edinburgh
Extension and internal alterations

Client
Steven and Carol Gourlay

Drawing
Proposed Elevations

Drawing No
199-07

Scale 1:100
Date June 21

Rev
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