

QB Wood Architects.
FAO: Sarah Brown
The Station Masters Office
Station Road
South Queensferry
EH30 9JP

Mr & Mrs Mohamed.
57 Broomhouse Crescent
Edinburgh
EH11 3UB

Decision date: 31 January 2022

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

Front and rear dormers
At 57 Broomhouse Crescent Edinburgh EH11 3UB

Application No: 21/06109/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 18 November 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 proposal is contrary to Edinburgh Local Development Plan Des 12 (Alterations and Extensions). The scale, form and position of the dormers would result in incompatible, dominant additions on the roofslope that would be harmful to the character and appearance of the existing property and detrimental to the existing neighbourhood character.
2. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as they are not compatible with the character of the existing house and the neighbourhood character.

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

Drawings 01-03, 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 contrary to the Edinburgh Local Development Plan. The scale, form and position of the dormers would result in incompatible, dominant additions on the roofslope that would fail to respect the character of the existing terrace and would be detrimental to the existing neighbourhood character. There are no material considerations which indicate that the proposal should be approved. Therefore, the recommendation is to refuse planning permission.

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 Lewis McWilliam directly at lewis.mcwilliam@edinburgh.gov.uk.



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
57 Broomhouse Crescent, Edinburgh, EH11 3UB**

Proposal: Front and rear dormers

**Item – Local Delegated Decision
Application Number – 21/06109/FUL
Ward – B07 - Sighthill/Gorgie**

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

The proposal is contrary to the Edinburgh Local Development Plan. The scale, form and position of the dormers would result in incompatible, dominant additions on the roofslope that would fail to respect the character of the existing terrace and would be detrimental to the existing neighbourhood character. There are no material considerations which indicate that the proposal should be approved. Therefore, the recommendation is to refuse planning permission.

SECTION A – Application Background

Site Description

The proposal site is a mid-terrace property located on the west side of Broomhouse Crescent. The site is located in a primarily residential area.

Description Of The Proposal

-Front and rear dormers.

Relevant Site History

No relevant site history.

Consultation Engagement

No Consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 30 November 2021

Date of Advertisement: Not Applicable

Date of Site Notice: Not Applicable

Number of Contributors: 0

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

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

a) **The proposals comply with the development plan?**

The Development Plan comprises the Strategic and Local Development Plans. The relevant policies to be considered are:

- LDP Design policies Des 12.

The non-statutory Householder Guidance is a material consideration that is relevant when considering policy Des 12.

Scale, form, design and neighbourhood character

The Guidance for Householders states the relationship between a dormer and its surroundings is particularly important. Dormers should not dominate the form of the roof. On principal elevations, a single dormer should be no greater in width than one third of the average roof width. On rear elevations, which are not publicly or readily visible a larger dormer may be acceptable where this fits with the character of the building and surrounding area.

The site forms part of a terrace of a uniform appearance in terms of form, materials and window detailing. Its pitched roof slope is largely unaltered as viewed from the street.

The width of the front dormer at over 5m would occupy approximately 70 % of the existing roof width in excess of the one third guidance. This width, in tandem with its height and depth would form an addition of a disproportionate scale on the roof slope.

There is some variation in property types evident in the area with older terraces of similar character to the site on the west side of Broomhouse Crescent and modern residential development on the east. Notwithstanding this range, front dormers are not characteristic of the immediate surroundings. The scale of dormer would result in a dominant, conspicuous intervention on the roof slope at odds and harmful to the character of the terrace and streetscene.

The rear dormer would occupy a less visible location from public views. Mainly it would be seen from the rear side of neighbouring properties and a dead end on Broomhouse Place North. This notwithstanding, the addition is excessively large in scale, of over 5m wide, covering three quarters of the roof width. This would result in a dominant structure, disruptive to the current appearance of the terrace and uncharacteristic in the context of the surrounding area.

The proposal is therefore contrary to Edinburgh Local Development Plan policy Des 12 (Alterations and Extensions) and the non-statutory guidance.

Negotiations took place in regard to a revised scheme however the applicant confirmed the original submission is to be determined.

Neighbouring Amenity

With respect to privacy, overshadowing and loss of daylight or sunlight, the proposals have been assessed against requirements set out in the non-statutory Guidance for Householders. The proposals will not result in any unreasonable loss to neighbouring amenity.

Conclusion in relation to the Development Plan

The proposal in scale, form and position would result in incompatible, dominant additions on the roofslope that fail to respect the character of the existing property and would be detrimental to the existing neighbourhood character.

The proposal is therefore contrary to LDP policy Des 12.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal complies with Paragraph 29 of SPP.

Emerging policy context

The Draft National Planning Framework 4 is being consulted on at present and has not been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

No comments have been received.

Conclusion in relation to identified material considerations

The proposals do not raise any issues in relation to other material considerations identified.

c) Overall conclusion

The proposal is contrary to the Edinburgh Local Development Plan. The scale, form and position of the dormers would result in incompatible, dominant additions on the roofslope that would fail to respect the character of the existing terrace and would be detrimental to the existing neighbourhood character. There are no material considerations which indicate that the proposal should be approved. Therefore, the recommendation is to refuse planning permission.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

1. The proposal is contrary to Edinburgh Local Development Plan Des 12 (Alterations and Extensions). The scale, form and position of the dormers would result in incompatible, dominant additions on the roofslope that would be harmful to the

character and appearance of the existing property and detrimental to the existing neighbourhood character.

2. The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as they are not compatible with the character of the existing house and the neighbourhood character.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 18 November 2021

Drawing Numbers/Scheme

01-03

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lewis McWilliam, Planning Officer
E-mail: lewis.mcwilliam@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.