

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 100502323-002

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

## Applicant or Agent Details

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

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	QB Wood Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Sarah	Building Name:	QB Wood Architects
Last Name: *	Brown	Building Number:	
Telephone Number: *	0131 319 1260	Address 1 (Street): *	The Station Masters Office
Extension Number:		Address 2:	Station Road
Mobile Number:		Town/City: *	South Queensferry
Fax Number:		Country: *	UK
		Postcode: *	EH30 9JP
Email Address: *	sarah@qbwoodarchitects.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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr &amp; Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Anwar"/>	Building Number:	<input type="text" value="57"/>
Last Name: *	<input type="text" value="Mohamed"/>	Address 1 (Street): *	<input type="text" value="Broomhouse Crescent"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH11 3UB"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="sarah@qbwoodarchitects.com"/>		

## Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="57 BROOMHOUSE CRESCENT"/>
Address 2:	<input type="text" value="BROOMHOUSE"/>
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="EH11 3UB"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="671282"/>	Easting	<input type="text" value="320255"/>
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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)

Front and rear dormers

## 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 supporting document

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)

Planning Appeal supporting statement Planning refusal ref: 21/06109/FUL: - Application form - Refusal notice - Drawing no's. 21060 / P01, P02 & P03 - Email correspondence with Planner including sketches

## Application Details

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

21/06109/FUL

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

18/11/2021

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

31/01/2022

## 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)

We would suggest a site visit would be significant especially when reviewing the buildings opposite the proposed house. There are also front dormer on house in Broomhouse Terrace with a flat roof structure similarly to what we have shown.

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: Mrs Sarah Brown

Declaration Date: 10/02/2022

City of Edinburgh Council  
Planning Local Review Body  
G2, Waverly Court  
4 East Market Street  
EDINBURGH  
EH8 8BG

10 February 2022  
21060 / 3.1 / CL100222-127

Dear Sirs,

**57 Broomhouse Crescent, Edinburgh**  
**Planning Appeal for ref no. 21/06109/FUL**

Further to our Client's planning application (Ref: 21/06109/FUL) for the above, we would like to appeal this planning refusal dated the 31<sup>st</sup> January 2022. On behalf of our Clients, Mr & Mrs A Mohamed, we would like to include our written appeal for your consideration.

The planning application was submitted to convert the attic space with a flat roof front and rear dormer. The reason issued in the decision notice for the refusal of the application included:

*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 roof slope that would be harmful to the character and appearance of the existing property and detrimental to the existing neighbourhood character.*

Although dormers are not common to this street, the flat roof design can be reflected in the buildings across the street which would mean that the dormers were not detrimental to the existing neighbourhood character. The style of house / buildings all vary on this street as shown in image 1, 2, 3 & 4 below and is a mixture of new and old.

Although the dormers are large, they are kept lower than the existing roof line and is at least 700mm away from the ridge line and 500mm away from the eaves. The dormers are positioned at least 1m from the boundary on either side therefore feel we have left a reasonable distance. There are flat roof dormers that have been approved in the Broomhouse area before therefore the form of the dormer should not be included as a reason.

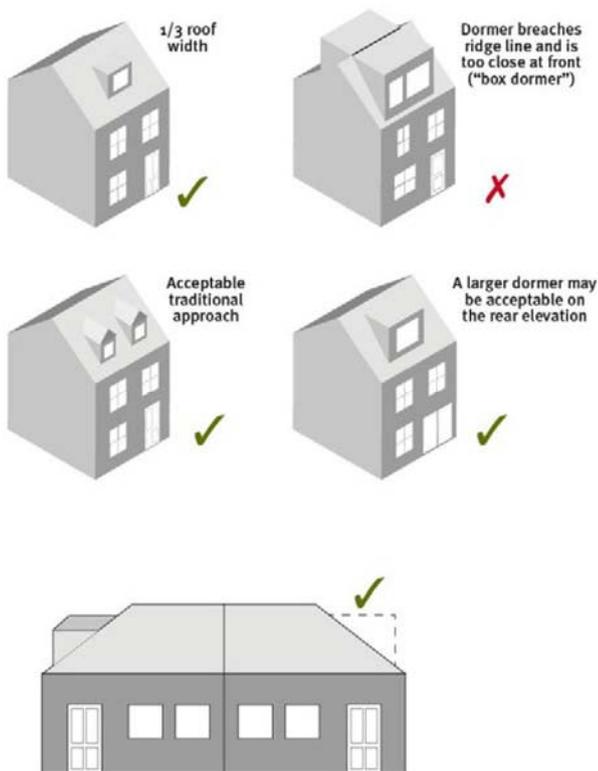
*The proposals are contrary to development plan policy on extensions and alterations as interpreted using the non-statutory Guidance for Householders as they are not compatible with the character of the existing house and the neighbourhood character.*

As this is non-statutory this is not part of the local development and is guidance only. We feel this guidance should be applied on a case by case basis rather than applied the whole of Edinburgh as all areas vary in character especially when there is a mixture of house styles. New houses can have larger dormers to the front and rear and we question why this is not allowed on existing properties.

The guidance states:

*On unlisted houses that are not in conservation areas, rear and side dormers may be "permitted development". Guidance on Householder Permitted Development Rights can be found in the Scottish Government Guidance (Circular 1/2012).*

*All proposals should comply with both general and specific guidance as set out below.*



It states in this guidance that larger dormers may be accepted to the rear but despite showing a larger dormer 1m away from the boundary on either side we were asked to reduce this even further. The rear dormer takes up 53% of the whole roof area and occupies 75% of the length of the roof. In the permitted development we can erect a rear dormer that covers up to half the roof (this does not specify roof area or width) however we applied for Planning as we wanted larger dormer to the rear and the front and yet we seem to be held to the permitted development rights to an extent.

The flat roofs over the dormers do not exceed the ridge line as shown above therefore do not create a box dormer as shown.

Discussions with planner:

We have included our email communication with the planner and this includes requests to alter the front dormer and even reduce the rear dormer despite being within a reasonable distance from the boundary, ridge line and eaves.

Despite reducing this front dormer, the changes in our sketches were not accepted by the Planner and was leading to a significant compromise on the internal space.

Conclusion:

The Client wants to stay in the area and ideally wants to add an additional 2 bedrooms to their house but unfortunately with the front dormer restrictions, we are limited on what space we can use. We feel we have complied with the rear dormer recommendations and have kept the dormer at a reasonable distance from the boundary, ridge and eaves. We have also

taken note of the existing houses and building in the street and do not believe the dormers we have shown would have a detrimental impact on the character of the street.

Yours faithfully,



Sarah Q Brown  
For  
QB Wood Architects



Image 1



Image 2



Image 3



Image 4

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](mailto: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](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.

## Sarah Brown

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**From:** Lewis McWilliam <Lewis.McWilliam@edinburgh.gov.uk>  
**Sent:** 27 January 2022 11:13  
**To:** Sarah Brown  
**Subject:** 21060 Ref: 21/06109/FUL 57 Broomhouse Crescent  
**Attachments:** 21060 - SK01A Plans, section & elevations (A3).pdf

Hi Sarah,

Having reviewed the above I still have some concern regarding the scale of the front dormer which seems to exceed the guidance 1/3<sup>rd</sup> of the average roof width and would appear prominent on this terrace where front dormers are not common place.

If the width is reduced to comply with guidance, aligned centrally over the windows and its brought in by an additional 0.2m from the roof eaves I think this could be supported.

Alternatively the scheme would be recommended for refusal on Monday 31<sup>st</sup> and the applicant would have the right to appeal against the decision.

Kind regards,

Lewis

Lewis McWilliam | Planning Officer | Locals 2 -Monday to Wednesday and Householders -Thursday and Friday – City Wide | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG | [lewis.mcwilliam@edinburgh.gov.uk](mailto:lewis.mcwilliam@edinburgh.gov.uk) | [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk)

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**From:** Sarah Brown <sarah@qbwoodarchitects.com>  
**Sent:** 24 January 2022 14:59  
**To:** Lewis McWilliam <Lewis.McWilliam@edinburgh.gov.uk>  
**Subject:** 21060 Ref: 21/06109/FUL 57 Broomhouse Crescent

Hi Lewis,

We have reviewed and discussed the design with the Client to try and include as much of your requirements as possible.

Unfortunately, we couldn't get all the space required for the Client upstairs with two small dormers at the front as the left side would be unusable and the Client didn't want to lose a bedroom or bathroom. Therefore, we propose a single dormer which is in line with the window fenestration below with a 22.5° pitched roof to give it a more traditional feel.

Due to space constraints, we couldn't lose as much as 1m at the back but have tried to compromise by taking off at least 500mm to keep the space that the Client needs and reduce the impact of the dormer.

Let me know your thoughts on the updated proposal on our attached sketch 20160 / SK01A.

Kind regards,

Sarah

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**From:** Lewis McWilliam <[Lewis.McWilliam@edinburgh.gov.uk](mailto:Lewis.McWilliam@edinburgh.gov.uk)>  
**Sent:** 20 January 2022 09:06  
**To:** Sarah Brown <[sarah@qbwoodarchitects.com](mailto:sarah@qbwoodarchitects.com)>  
**Subject:** 21060 Ref: 21/06109/FUL 57 Broomhouse Crescent

Hi Sarah,

Thanks that's fine, if we could agree to extend the determination date until Monday 31<sup>st</sup> January - if you can confirm agreement to that I'll update the system.

Kind regards,

Lewis

Lewis McWilliam | Planning Officer | Locals 2 -Monday to Wednesday and Householders -Thursday and Friday – City Wide | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG | [lewis.mcwilliam@edinburgh.gov.uk](mailto:lewis.mcwilliam@edinburgh.gov.uk) | [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk)

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**From:** Sarah Brown <[sarah@qbwoodarchitects.com](mailto:sarah@qbwoodarchitects.com)>  
**Sent:** 20 January 2022 08:56  
**To:** Lewis McWilliam <[Lewis.McWilliam@edinburgh.gov.uk](mailto:Lewis.McWilliam@edinburgh.gov.uk)>  
**Subject:** RE: 21060 Ref: 21/06109/FUL 57 Broomhouse Crescent

Hi Lewis,

I have and they have asked to see the changes as suggested by yourself first. However I have an online public consultation today for a large development so I will not be able to show the Client the changes until tomorrow. Is it ok if I get back to you tomorrow with our proposed course of action?

Kind regards,

Sarah

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**From:** Lewis McWilliam <[Lewis.McWilliam@edinburgh.gov.uk](mailto:Lewis.McWilliam@edinburgh.gov.uk)>  
**Sent:** 20 January 2022 07:56  
**To:** Sarah Brown <[sarah@qbwoodarchitects.com](mailto:sarah@qbwoodarchitects.com)>  
**Subject:** RE: 21060 Ref: 21/06109/FUL 57 Broomhouse Crescent

Hi Sarah,

Have you managed to speak to the applicant in regard to the below ?

Lewis

Lewis McWilliam | Planning Officer | Locals 2 -Monday to Wednesday and Householders -Thursday and Friday – City Wide | Sustainable Development| Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG | [lewis.mcwilliam@edinburgh.gov.uk](mailto:lewis.mcwilliam@edinburgh.gov.uk) | [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk)

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**From:** Sarah Brown <[sarah@qbwoodarchitects.com](mailto:sarah@qbwoodarchitects.com)>  
**Sent:** 17 January 2022 11:00  
**To:** Lewis McWilliam <[Lewis.McWilliam@edinburgh.gov.uk](mailto:Lewis.McWilliam@edinburgh.gov.uk)>  
**Subject:** 21060 Ref: 21/06109/FUL 57 Broomhouse Crescent

Thanks Lewis,

Thanks for your comments, much appreciated. I'll have a chat with our Client and get back to you as soon as I can.

Kind regards,

Sarah

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**From:** Lewis McWilliam <[Lewis.McWilliam@edinburgh.gov.uk](mailto:Lewis.McWilliam@edinburgh.gov.uk)>  
**Sent:** 17 January 2022 10:05  
**To:** Sarah Brown <[sarah@qbwoodarchitects.com](mailto:sarah@qbwoodarchitects.com)>  
**Subject:** FW: 21060 Ref: 21/06109/FUL 57 Broomhouse Crescent

Hi Sarah,

Having reviewed the above I still have some concern regarding the scale of dormers proposed.

If there were two dormers of a more modest width above the first floor windows on the front elevation I think this maybe okay.

In regard to the rear still think the dormer is too large, as dormers of this scale don't seem characteristic of the area – would look for this to be reduce by approximately 1m.

If these changes can be made I think they could be dealt with under this submission.

Kind regards

Lewis

Lewis McWilliam | Planning Officer | Locals 2 -Monday to Wednesday and Householders -Thursday and Friday – City Wide | Sustainable Development| Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG | [lewis.mcwilliam@edinburgh.gov.uk](mailto:lewis.mcwilliam@edinburgh.gov.uk) | [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk)

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**From:** Sarah Brown <[sarah@qbwoodarchitects.com](mailto:sarah@qbwoodarchitects.com)>  
**Sent:** 14 January 2022 15:16  
**To:** Lewis McWilliam <[Lewis.McWilliam@edinburgh.gov.uk](mailto:Lewis.McWilliam@edinburgh.gov.uk)>  
**Subject:** 21060 Ref: 21/06109/FUL 57 Broomhouse Crescent

Hi Lewis,

We've had a quick look at the size of the front dormer to make it a 1/3 of the roof, would this be a more acceptable size? I've attached a sketch on our drawing no. 21060 / SK01.

We are happy to shift the dormer over so that it is in line with the double window fenestration below if that helps at all?

If this is more acceptable, we can confirm with our Client before making a decision on whether the Client is happy with the changes or wishes to stick with the current application or withdraw the application.

Kind regards,

Sarah

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**From:** Sarah Brown  
**Sent:** 14 January 2022 14:38  
**To:** Lewis McWilliam <[Lewis.McWilliam@edinburgh.gov.uk](mailto:Lewis.McWilliam@edinburgh.gov.uk)>  
**Subject:** 21060 Ref: 21/06109/FUL 57 Broomhouse Crescent

Thanks Lewis,

If we were to reduce the front dormer to 1/3 width or provide two dormers at less than 50% could we substitute it within the current application without withdrawing the application? I could probably get drawings to you by early next week for you to have a look to see if they are more suitable.

Within the document you sent, it says that a larger dormer may be acceptable on the rear elevation therefore if it's just the front dormer that is an issue then we could tweak this. I'd rather see if we could do the changes in the current application if possible rather than resubmit to make these minor changes?

Thanks,

Sarah

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**From:** Lewis McWilliam <[Lewis.McWilliam@edinburgh.gov.uk](mailto:Lewis.McWilliam@edinburgh.gov.uk)>  
**Sent:** 14 January 2022 14:28  
**To:** Sarah Brown <[sarah@qbwoodarchitects.com](mailto:sarah@qbwoodarchitects.com)>  
**Subject:** RE: 21060 Ref: 21/06109/FUL 57 Broomhouse Crescent

Hi Sarah,

Thanks for the below.

The 50 % width of the roof guidance relates to when two dormers are proposed on the front elevation.

It's difficult to say without seeing plans as to whether this arrangement may be acceptable but I would direct you to page 17 of the guidance below where there are small 3D visual examples given for dormers on front and rear elevations.

<https://www.edinburgh.gov.uk/downloads/file/27026/for-householders>

I would suggest if the applicant is willing to withdraw the current application, I can give some informal feedback on revised drawings in advance of any potential resubmission.

Kind regards,

Lewis

Lewis McWilliam | Planning Officer | Locals 2 -Monday to Wednesday and Householders -Thursday and Friday – City Wide | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG | [lewis.mcwilliam@edinburgh.gov.uk](mailto:lewis.mcwilliam@edinburgh.gov.uk) | [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk)

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**From:** Sarah Brown <[sarah@qbwoodarchitects.com](mailto:sarah@qbwoodarchitects.com)>  
**Sent:** 14 January 2022 10:10  
**To:** Lewis McWilliam <[Lewis.McWilliam@edinburgh.gov.uk](mailto:Lewis.McWilliam@edinburgh.gov.uk)>  
**Subject:** 21060 Ref: 21/06109/FUL 57 Broomhouse Crescent

Hi Lewis,

Thanks for your comments and appreciate you getting in touch before making a decision. We need to speak to our Client first before you make you finalise your decision if you don't mind. This will allow us to determine whether we should withdraw the application at this stage.

Can I ask, if we were to reduce the dormers on the front elevation so that it takes up no more than 50% of the roof, would this make the application more favourable?

You also mentioned that the dormers are uncharacteristic for the property types, could you give us an example of a dormer that would be favourable in appearance? We are willing to adjust the appearance to suit.

Happy to discuss over the phone, my number is 0131 331 9915.

Kind regards,

Sarah

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**From:** Lewis McWilliam <[Lewis.McWilliam@edinburgh.gov.uk](mailto:Lewis.McWilliam@edinburgh.gov.uk)>  
**Sent:** 13 January 2022 14:30  
**To:** Sarah Brown <[sarah@qbwoodarchitects.com](mailto:sarah@qbwoodarchitects.com)>  
**Subject:** Ref: 21/06109/FUL 57 Broomhouse Crescent

Dear Sarah,

In regard to the above application I have assessed against relevant policy and guidance.

The Guidance for Householders states the following :

The relationship between a dormer and its surroundings is particularly important. Dormers should be of such a size that they do not dominate the form of the roof. Dormers should not come to the edges of the roof. There should be

visible expanses of roof on all 4 sides. Where possible, the dormer should align with existing fenestration on the building's elevation.

On principal elevations a single dormer should be no greater in width than one third of the average roof width. If there are two or more dormers, their combined width should be less than 50% of the average width of the single roof plane on which they are located. On rear elevations which are not publicly visible or not readily visible from public viewpoints a larger dormer may be acceptable where this fits in with the character of the building and surrounding area.

LDP policy Des 12 : Planning permission will be granted for alterations and extensions to existing buildings which: a) in their design and form, choice of materials and positioning are compatible with the character of the existing building and neighbourhood character.

Dormers do not appear characteristic of these property types . I have concern the scale of dormers proposed will have a detrimental impact on the surrounding neighbourhood character, contrary to the above policy and guidance.

In light of this, I would not be in a position to support the proposal and would recommend it for refusal on the 20<sup>th</sup> January - should you wish to withdraw in advance of this please let me know via email.

Alternatively there would be the right to appeal against the decision to the local review body.

Kind regards,

Lewis

Lewis McWilliam | Planning Officer | Locals 2 -Monday to Wednesday and Householders -Thursday and Friday – City Wide | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Business Centre G2, 4 East Market Street, Edinburgh, EH8 8BG | [lewis.mcwilliam@edinburgh.gov.uk](mailto:lewis.mcwilliam@edinburgh.gov.uk) | [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk)

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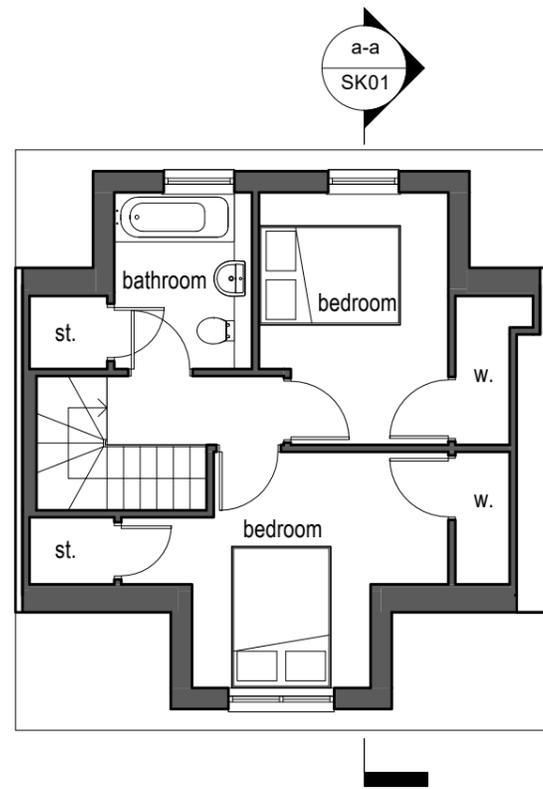
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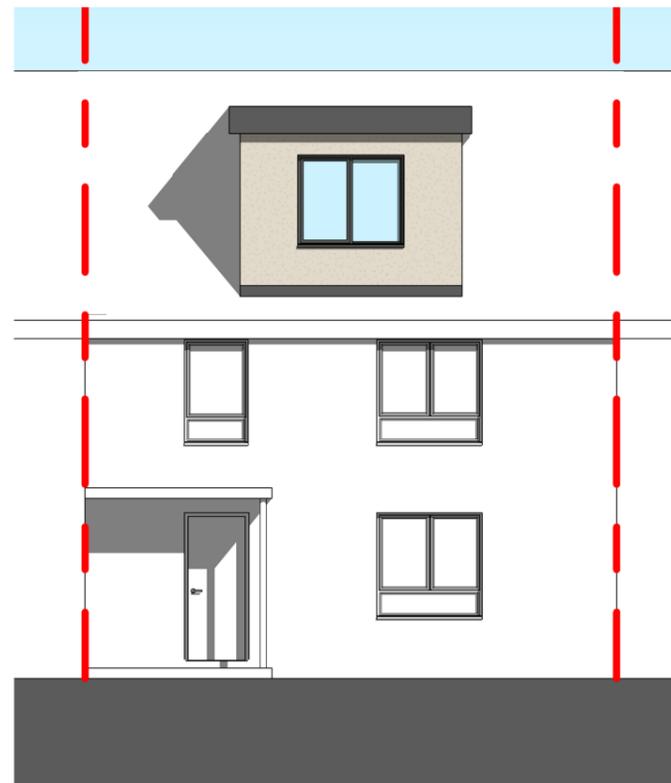
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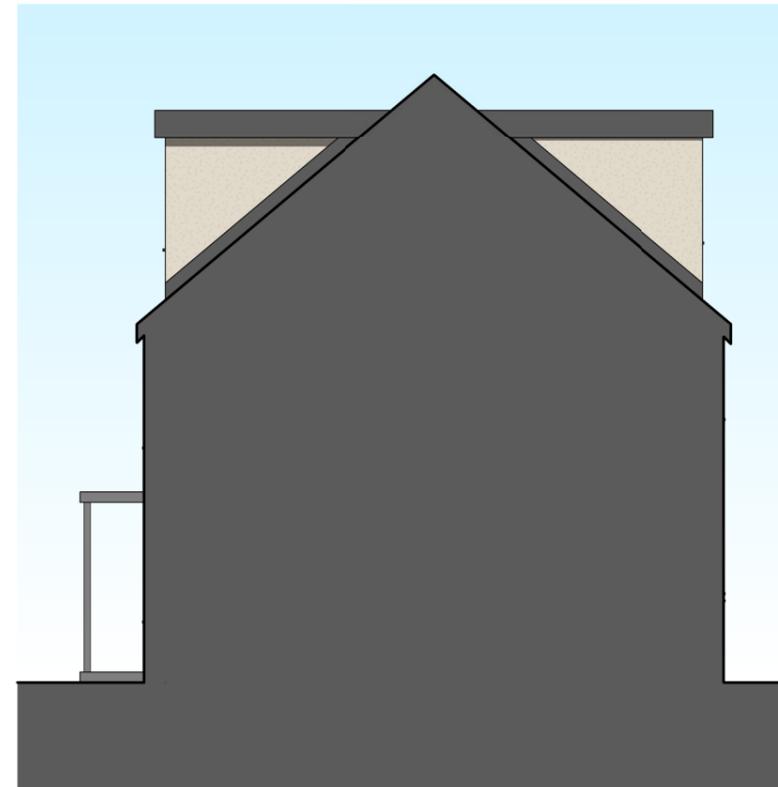
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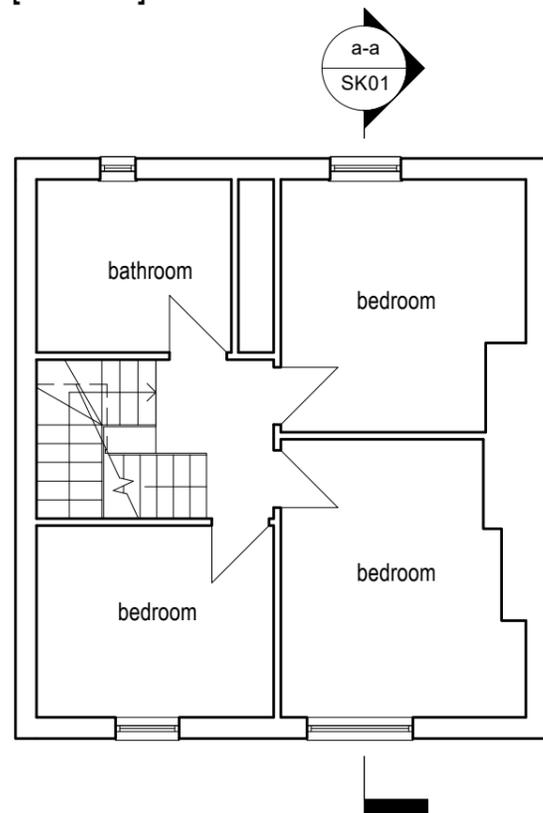
attic floor  
[ 1 : 100 ]



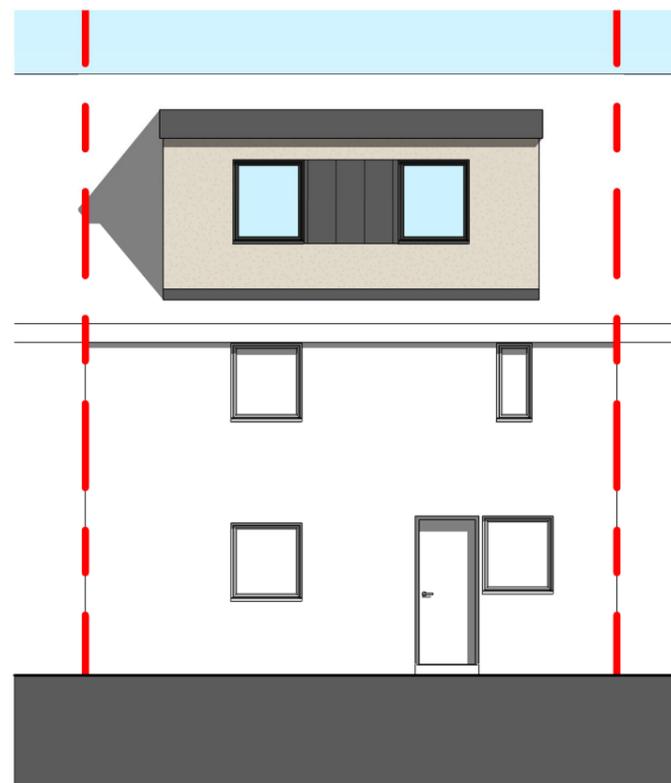
front elevation  
[ 1 : 100 ]



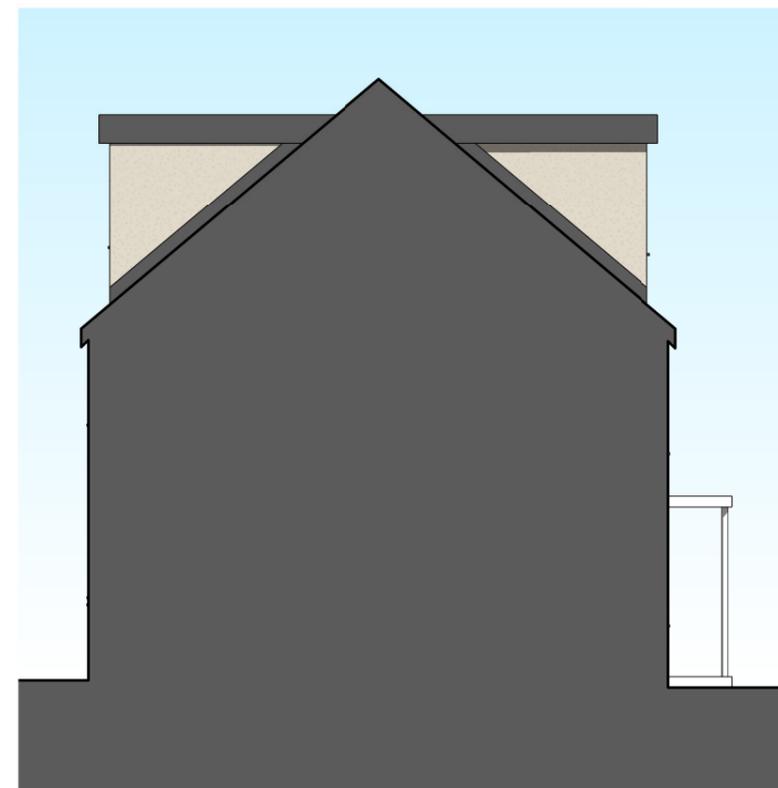
side elevation  
[ 1 : 100 ]



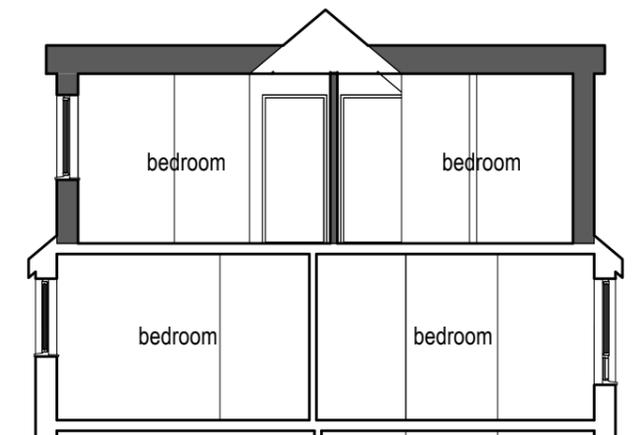
first floor  
[ 1 : 100 ]



rear elevation  
[ 1 : 100 ]



side elevation  
[ 1 : 100 ]



section a-a (first floor & attic floor)  
[ 1 : 100 ]



SCALE 1:100

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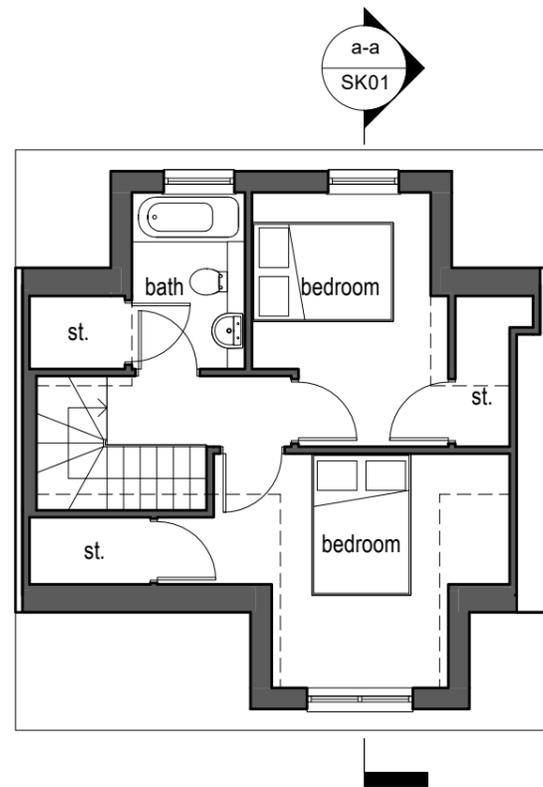
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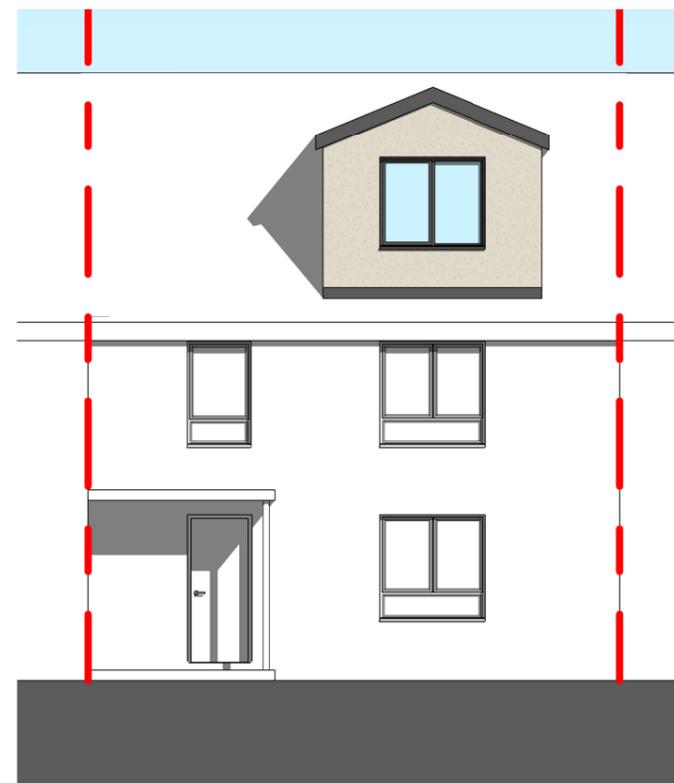
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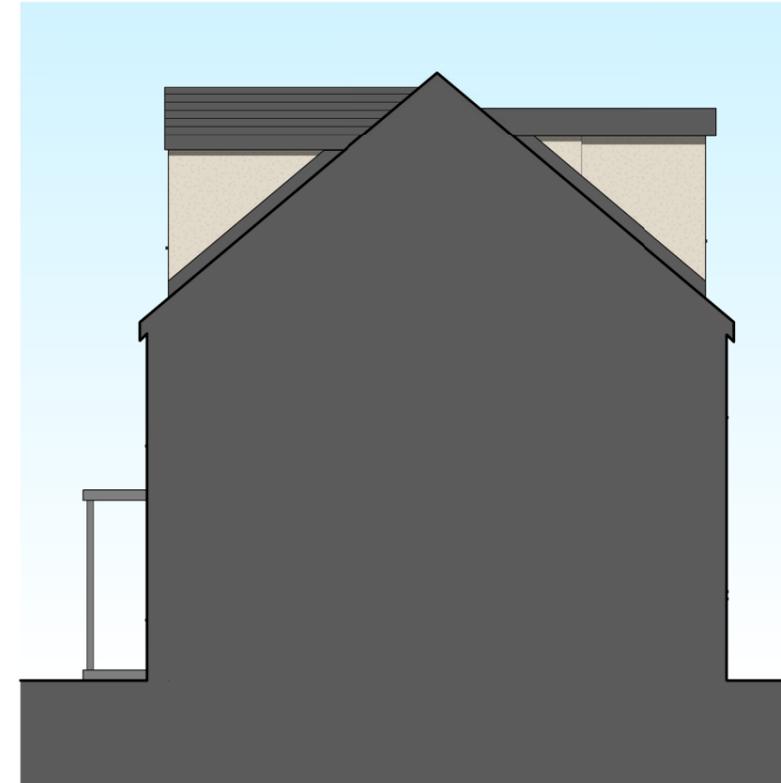
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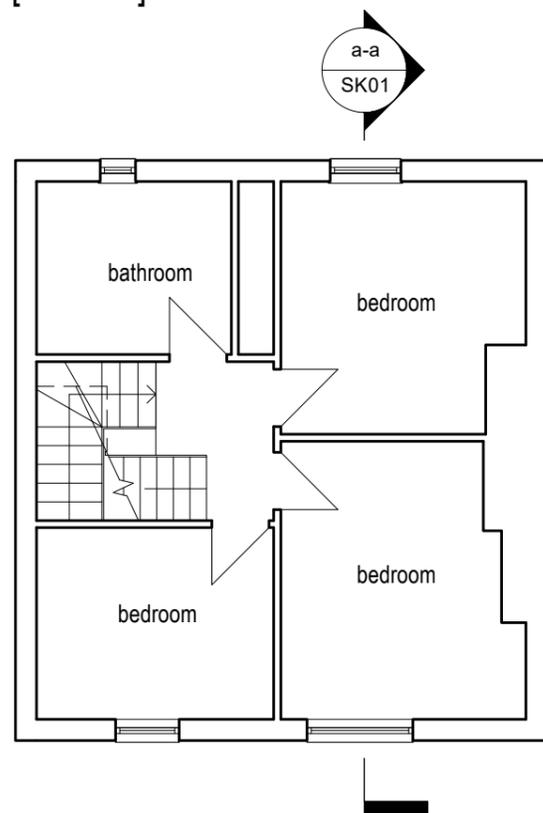
attic floor  
[ 1 : 100 ]



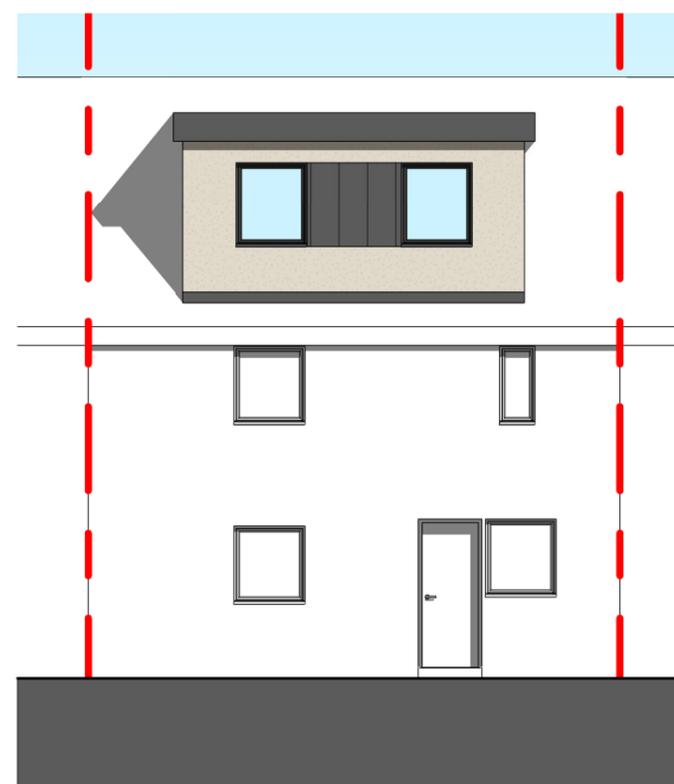
front elevation  
[ 1 : 100 ]



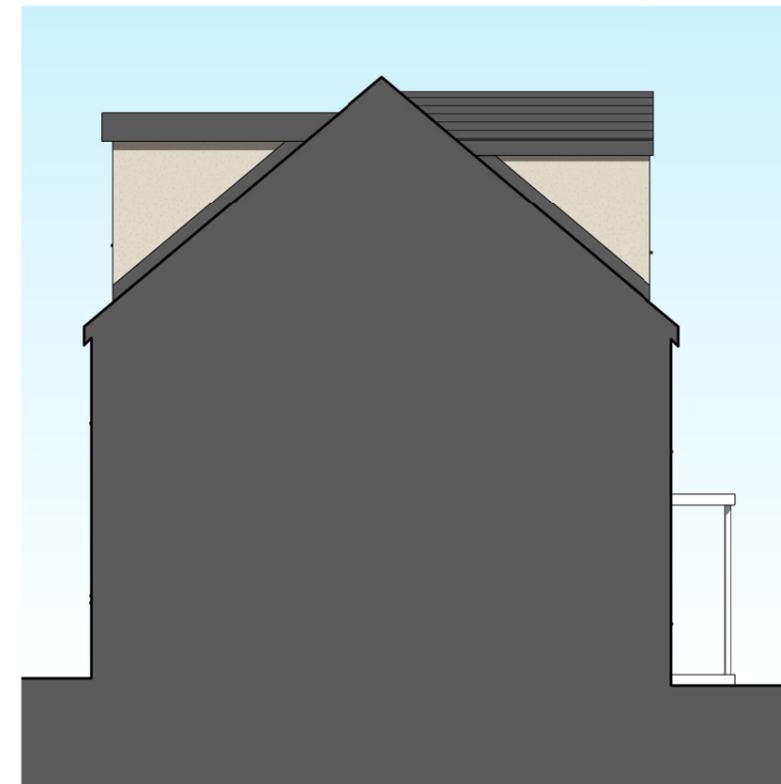
side elevation  
[ 1 : 100 ]



first floor  
[ 1 : 100 ]



rear elevation  
[ 1 : 100 ]



side elevation  
[ 1 : 100 ]



section a-a (first floor & attic floor)  
[ 1 : 100 ]

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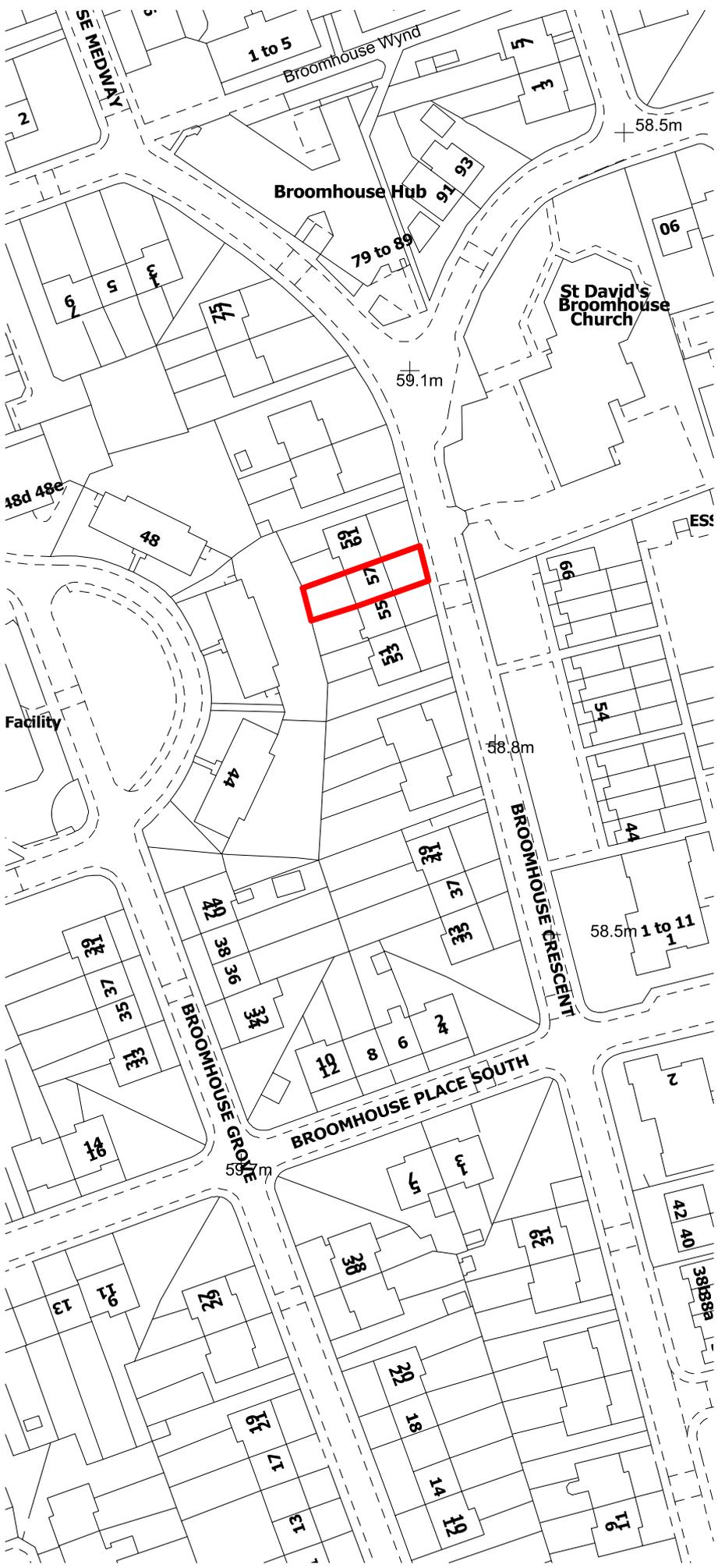
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project  
title  
status  
drawing  
scale  
ref.  
revisions  
notes



57 BROOMHOUSE CRESCENT  
EDINBURGH

LOCATION PLAN

PLANNING

21060 - P01

1 : 1250 [A4]

ref. SQB



SCALE 1:1250



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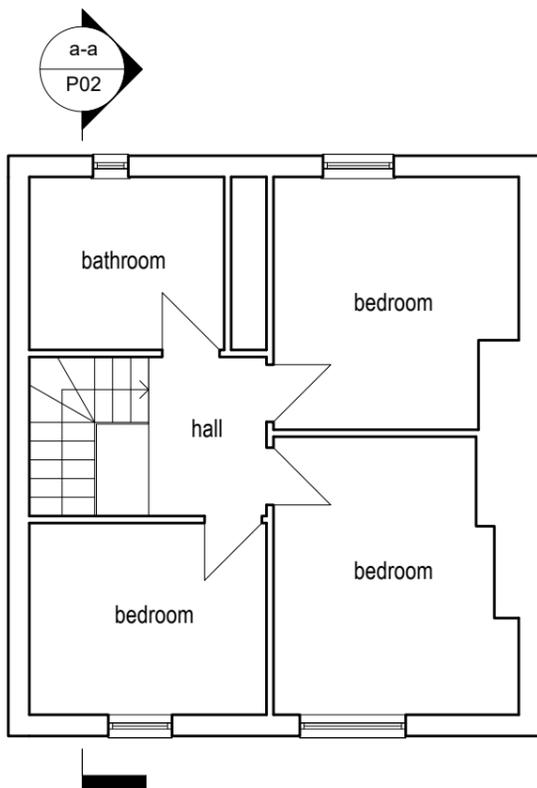
location plan  
[1 : 1250]

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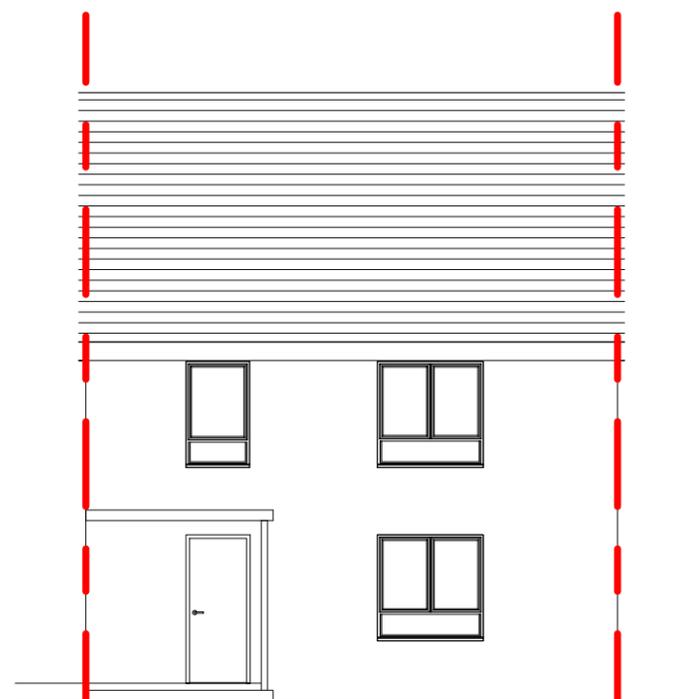
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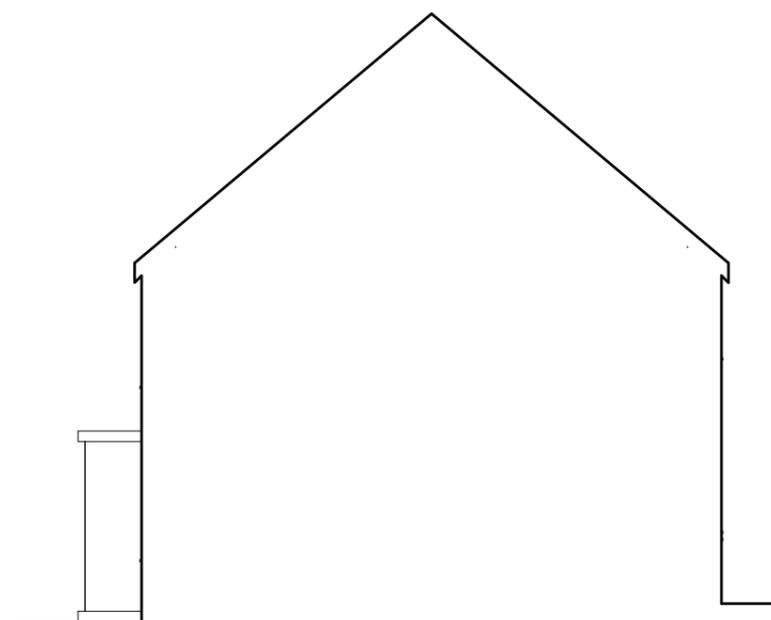
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title  
status  
drawing  
scale  
ref.  
revisions  
notes



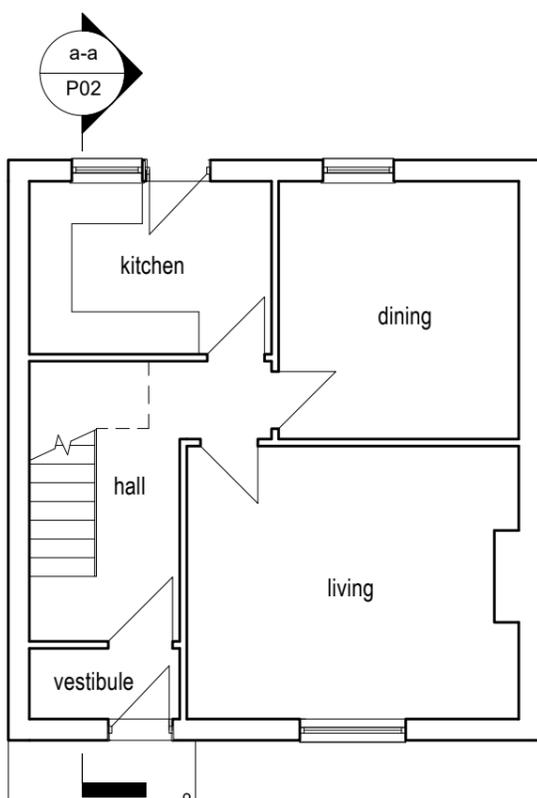
existing first floor  
[ 1 : 100 ]



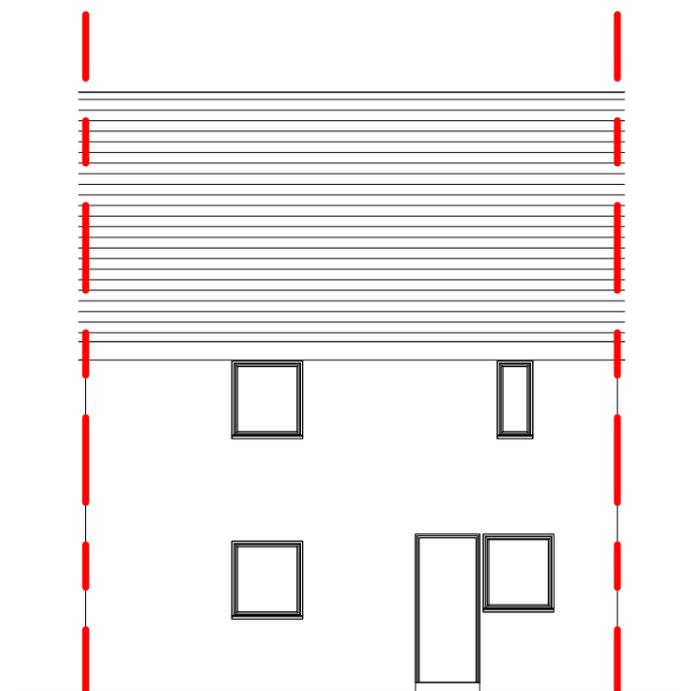
existing front elevation  
[ 1 : 100 ]



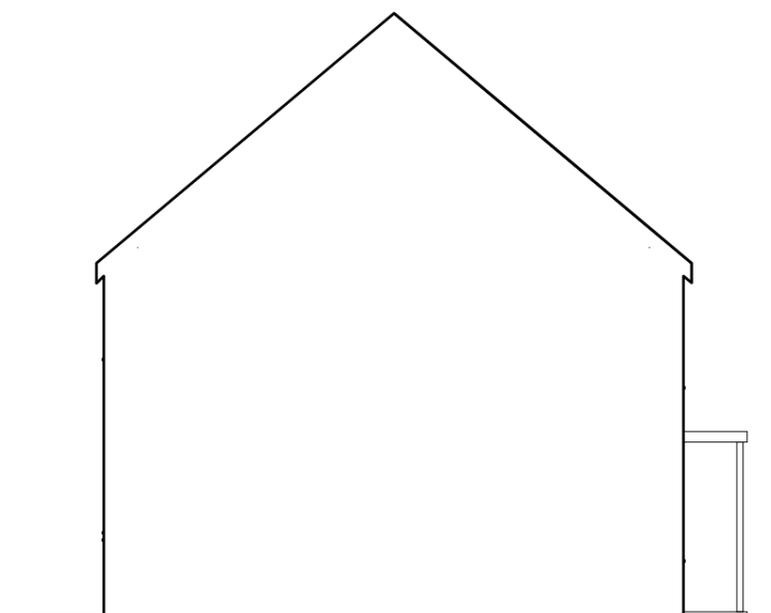
existing side elevation  
[ 1 : 100 ]



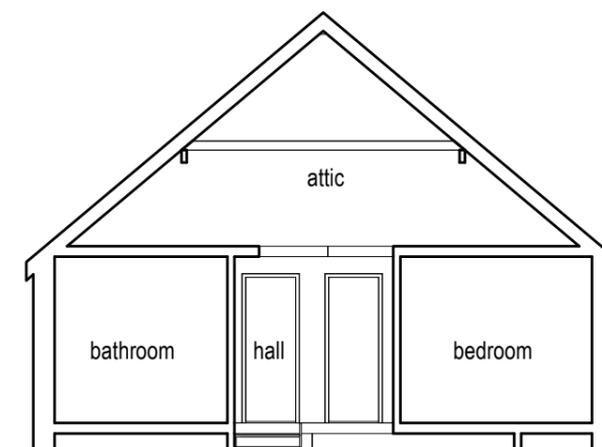
existing ground floor  
[ 1 : 100 ]



existing rear elevation  
[ 1 : 100 ]



existing side elevation  
[ 1 : 100 ]



existing section a-a (first floor & attic floor)

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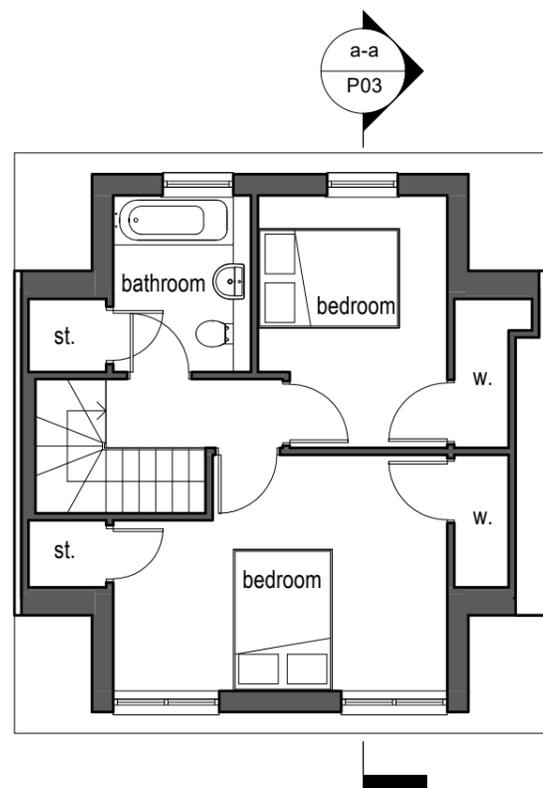
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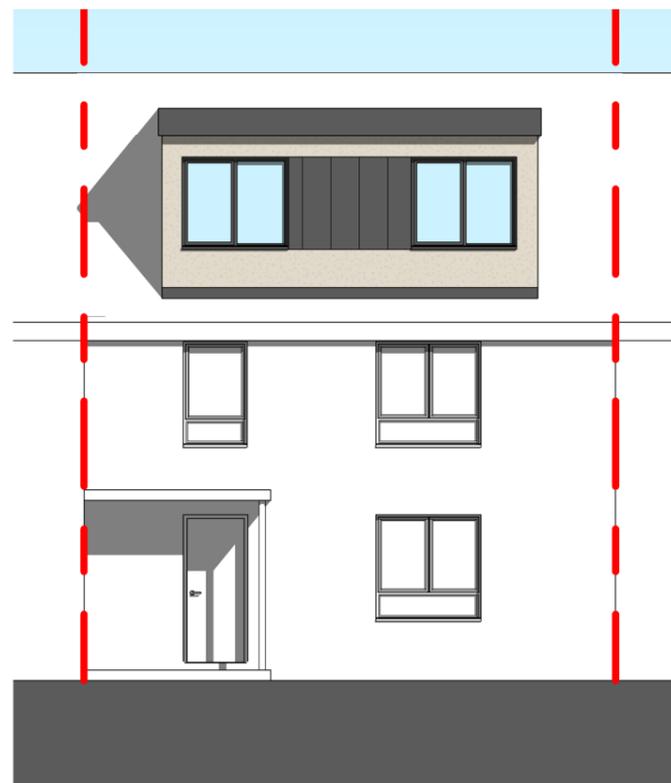
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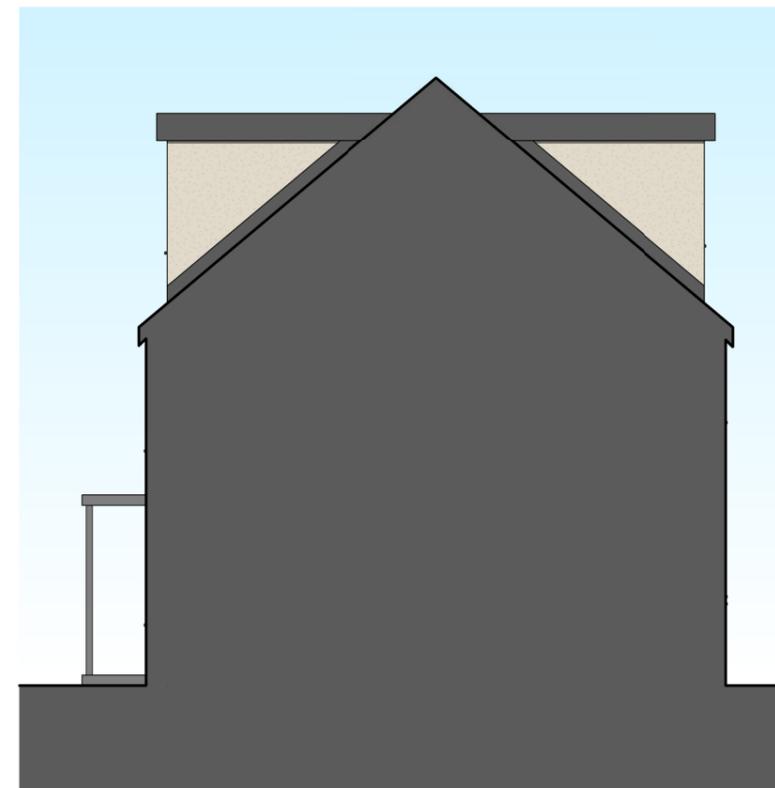




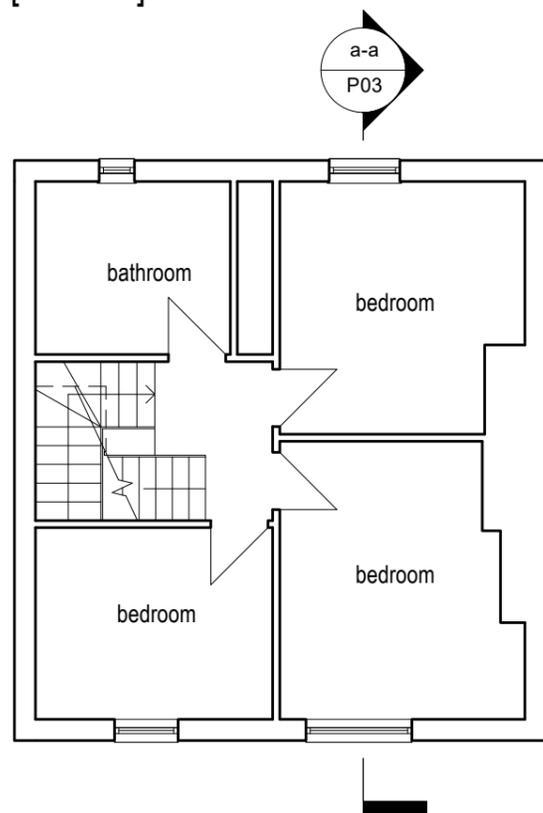
attic floor  
[ 1 : 100 ]



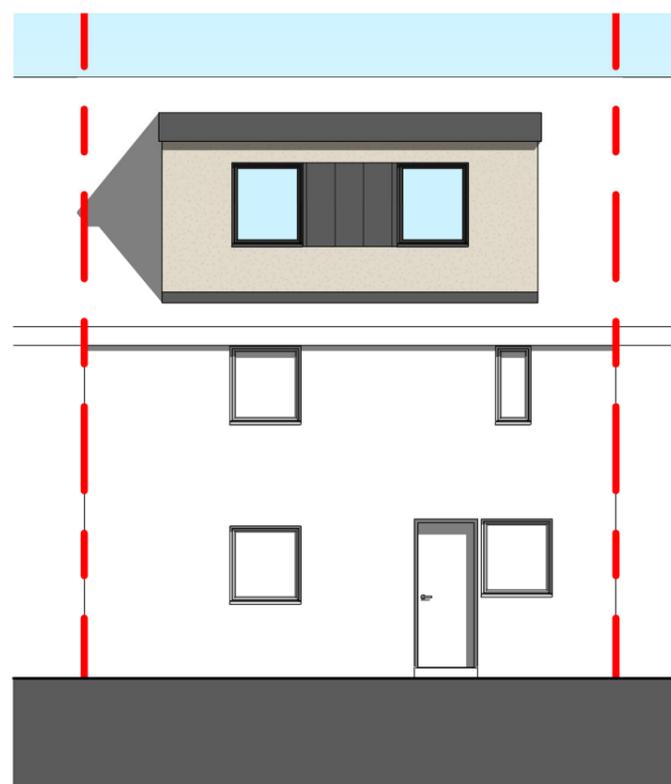
front elevation  
[ 1 : 100 ]



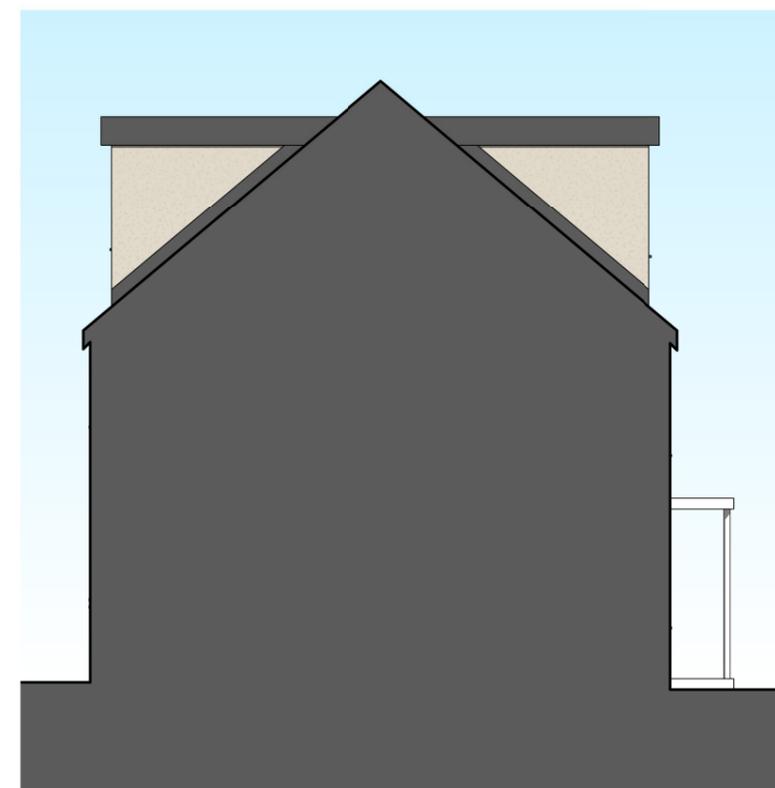
side elevation  
[ 1 : 100 ]



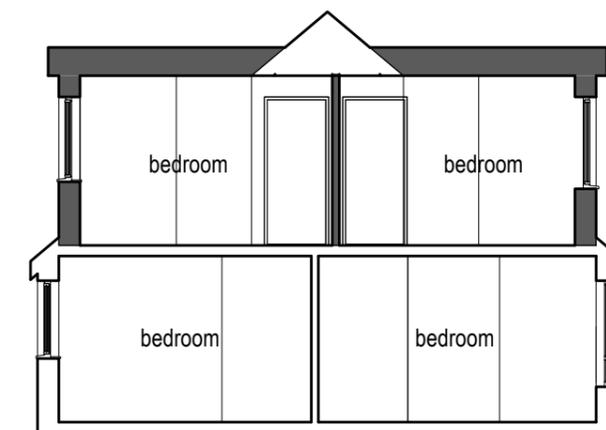
first floor  
[ 1 : 100 ]



rear elevation  
[ 1 : 100 ]



side elevation  
[ 1 : 100 ]



section a-a (first floor & attic floor)  
[ 1 : 100 ]

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