

ZONE Architects Ltd  
211 Granton Road  
Edinburgh  
EH5 1HD

Mr Ian And Mrs Dorothy Godden.  
22 Ravelston Dykes Road  
Edinburgh  
EH4 3PB

**Decision date: 21 January 2022**

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

New porch extension to rear elevation of house.  
At 22 Ravelston Dykes Road Edinburgh EH4 3PB

**Application No:** 21/05936/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 9 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 the Local Development Plan Policy Env 4 in respect of Listed Buildings - Alterations and Extensions, as the proposed would have a detrimental impact on the architectural merits of the host property.

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:

The proposal does not have special regard to the desirability of preserving the character of the building, contrary to Env 4 and section 59 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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 Conor MacGreevy directly at [conor.macgreevy@edinburgh.gov.uk](mailto:conor.macgreevy@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.

# Report of Handling

**Application for Planning Permission**  
**22 Ravelston Dykes Road, Edinburgh, EH4 3PB**

**Proposal: New porch extension to rear elevation of house.**

**Item – Local Delegated Decision**  
**Application Number – 21/05936/FUL**  
**Ward – B05 - Inverleith**

## **Recommendation**

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

## **Summary**

The proposal does not have special regard to the desirability of preserving the character of the building, contrary to Env 4 and section 59 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

## **SECTION A – Application Background**

### **Site Description**

Two-storey with attic detached dwellinghouse and Category C listed building (2021).

### **Description Of The Proposal**

The applications proposes the erection of a porch to the rear elevation.

### **Relevant Site History**

21/03589/FUL

Demolish existing outshot to rear and build new extensions to west and north, garden landscaping (as amended)

Granted

29 September 2021

21/03590/LBC

Demolish existing outshot to rear and build new extensions to west and north, garden landscaping (as amended)

Granted

29 September 2021

### **Consultation Engagement**

No Consultations.

### **Publicity and Public Engagement**

**Date of Neighbour Notification:** 15 November 2021

**Date of Advertisement:** Not Applicable

**Date of Site Notice:** Not Applicable

**Number of Contributors:** 0

## **Section B - Assessment**

### **Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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?

### **Assessment**

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

- a) the principle of the proposal is acceptable;
- b) the proposals will have an adverse impact on the character of the listed building and scale, form and design;
- c) the proposal will result in an unreasonable loss of neighbouring amenity;
- d) any impacts on equalities and human rights are acceptable;
- e) other material considerations;
- f) any comments received are addressed.

### a) Principle

The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.

LDP Policy Des 1 (Design Quality and Context), states that planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area.

LDP Policy Des 12 (Alterations and Extensions) of the adopted Edinburgh Local Development Plan states that planning permission will be granted for alterations and extensions to existing buildings which 'in their design and form, choice of materials and positioning are compatible with the character of the existing building and will not be detrimental to neighbourhood amenity and character'.

The principle of a single storey extension to a listed building would normally be acceptable in nature. However, taking into consideration the context on site and the collective impact in this instance, it would be unacceptable.

### b) Impact on the Listed Building & Scale, Form and Design

LDP Policy Env 4 (Listed Buildings - Alterations & Extensions) states that proposals to alter a listed building will be permitted where those alterations are justified; will not result unnecessary damage to historic structures or result in a diminution of the buildings interest; and any additions would be in keeping with other parts of the building.

The proposed fully glazed single storey extension would have a relatively simple design and would clearly be read as a modern intervention. However, despite its lightweight appearance, this addition including the recent works (See site history) would have a cumulative impact that would reduce the visual capacity of that elevation by virtue of it creating an infilling effect. This would have a detrimental impact on the architectural merits of the host property and how that elevation is read.

The proposal is contrary to ELDP Policy Env 4, the relevant guidance and Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

### c) Residential Amenity

LDP Policy Des 5 (Development Design - Amenity) states that planning permission will be granted where it is demonstrated that the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook.

LDP Policy Des 12 (Alterations and Extensions) of the adopted Edinburgh Local Development Plan states that planning permission will be granted for alterations and extensions to existing buildings which 'in their design and form, choice of materials and

positioning are compatible with the character of the existing building and will not be detrimental to neighbourhood amenity and character'.

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, loss of daylight or sunlight. No impacts were identified.

The proposal complies with Local Development Plan Policies Des 05, Des 12 and the non-statutory Guidance for Householders.

#### d) Equalities and human rights

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

#### e) Other material considerations

##### SPP Sustainable Development

Scottish Planning Policy presumption in favour of sustainable development is a significant material consideration due to the development plan being over 5 years old. The application complies with relevant principles in SPP. This would be contrary to SPP Principle 3.

##### Emerging Policy Context

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

City Plan 2030 - While the proposed City Plan is 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.

#### f) Public Comments

No comments have been received.

## **Section C - Conditions/Reasons/Informatives**

The recommendation is subject to the following;

### **Reasons**

1. The proposal is contrary to the Local Development Plan Policy Env 4 in respect of Listed Buildings - Alterations and Extensions, as the proposed would have a detrimental impact on the architectural merits of the host property.

## **Background Reading/External References**

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

**Further Information** - [Local Development Plan](#)

**Date Registered: 9 November 2021**

## **Drawing Numbers/Scheme**

01-07

Scheme 1

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

Contact: Conor MacGreevy, Planning Officer  
E-mail: [conor.macgreevy@edinburgh.gov.uk](mailto:conor.macgreevy@edinburgh.gov.uk)

Appendix 1

**Consultations**

No consultations undertaken.