

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 100520670-005

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:	City Architecture Office Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Moray	Building Name:	
Last Name: *	Royles	Building Number:	4
Telephone Number: *	01313371578	Address 1 (Street): *	Caledonian Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH11 2AS
Email Address: *	moray@cityarc.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="Nazmi"/>	Building Number:	<input type="text" value="351"/>
Last Name: *	<input type="text" value="Okan"/>	Address 1 (Street): *	<input type="text" value="Lanark Road"/>
Company/Organisation	<input type="text" value="1st Class Chauffeuring Scotland Ltd"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH14 5RS"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="Single storey property includes front drive"/>
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Northing	<input type="text" value="671075"/>	Easting	<input type="text" value="324885"/>
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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)

Change of Use from workshop/office to dwelling inc. formation of 1st floor accommodation at 20 (3a) Woodburn Terrace
Edinburgh EH10 4SS

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.

Planning decision was not provided within the determination deadline. Please refer to the attached supporting doct, 2116
Planning Appeal Statement01

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)

2116 planning application form submitted 2116 doct issue sheet01A 2116 Planning Statement v1.1 2116 LOC01 Location plan 2116 EX01 Existing GFL & roof plans 2116 EX02 Existing West & South elevations 2116 EX03 Existing East elev & sections A, B 2116 PL01B proposed GFL & roof plans 2116 PL02A proposed West & South elevations 2116 PL03A proposed East elev & sections A, B 2116 Planning Appeal Statement

Application Details

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

22/00210/FUL

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

19/01/2022

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 *

Further written submissions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To give the appellant an opportunity to respond to any statement that may be provided by CEC of reasons for intended refusal

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To give the Local Review Body the opportunity to see the site and to demonstrate the adherence of the proposals to relevant LDP policies

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 Moray Royles

Declaration Date: 08/07/2022

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

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Thank you for completing this application form:

ONLINE REFERENCE 100520670-001

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

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

Change existing workshop & office to a two storey dwelling

Is this a temporary permission? * Yes No

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

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	City Architecture Office Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Moray	Building Name:	<input type="text"/>
Last Name: *	Royles	Building Number:	4
Telephone Number: *	01313371578	Address 1 (Street): *	Caledonian Place
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Edinburgh
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	EH11 2AS
Email Address: *	moray@cityarc.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Nazmi	Building Number:	351
Last Name: *	Okan	Address 1 (Street): *	Lanark Road
Company/Organisation	1st Class Chauffeuring Scotland Ltd	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Edinburgh
Extension Number:	<input type="text"/>	Country: *	UK
Mobile Number:	<input type="text"/>	Postcode: *	EH14 5RS
Fax Number:	<input type="text"/>		
Email Address: *	nazmiokan@gmail.com		

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Single storey property includes front drive

Northing

671075

Easting

324885

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

68.80

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Current use is workshop & office. Previously approved planning application (19/0544/FUL) included for a change of use to residential.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

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

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

The dwelling will use the existing on-street communal bins adjacent at nr.18 & 22: 'haystack' bins for general waste & recycling bins = Packaging, Food waste & Glass.

Residential Units Including Conversion

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

Yes No

How many units do you propose in total? *

1

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

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Moray Royles

On behalf of: 1st Class Chauffeuring Scotland Ltd

Date: 19/01/2022

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

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

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Moray Royles

Declaration Date: 19/01/2022

Payment Details

Online payment: 6425946191056414804226;

Payment date: 19/01/2022 12:17:00

Created: 19/01/2022 12:17

2116 Planning Appeal Statement01

CEC Planning
Business Centre G.2, Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

7 July 2022

FAO: Local Review Body

Dear Sir/Madam,

App. Ref: 22/00210/FUL

The application submitted comprised comprehensive information in drawings and a planning design statement (& revisions, addressing queries raised by CEC). It clearly demonstrates the application adheres to all the relevant LDP policies and guidance. It should therefore be determined with a recommendation for approval.

The proposals preserve and enhance the character and appearance of the conservation area (Env 6). The development design is small in scale and has a positive impact on the existing setting (Des 4). The materials are high quality & in keeping. The design is well considered and appropriate for the location. There is no loss of amenity, privacy or overshadowing. It is not a new-build development, it is for the conversion and extension of an existing property and furthermore, there is an existing current approval ref.19/05044/FUL for change of use to residential at the site.

The agent has persistently reached out to engage with CEC Planning to establish and address any matters of concern, however there has been limited feedback. CEC's stated reason is an ongoing heavy case workload.

This is wholly unsatisfactory, given the nature & scale of the proposal and the agent's willingness to engage. CEC only recently advised it intended refusal on grounds of Env 6 & Des 4, without expanding on any reasons for either. However, the submitted proposals address in detail, satisfactory adherence to these policies.

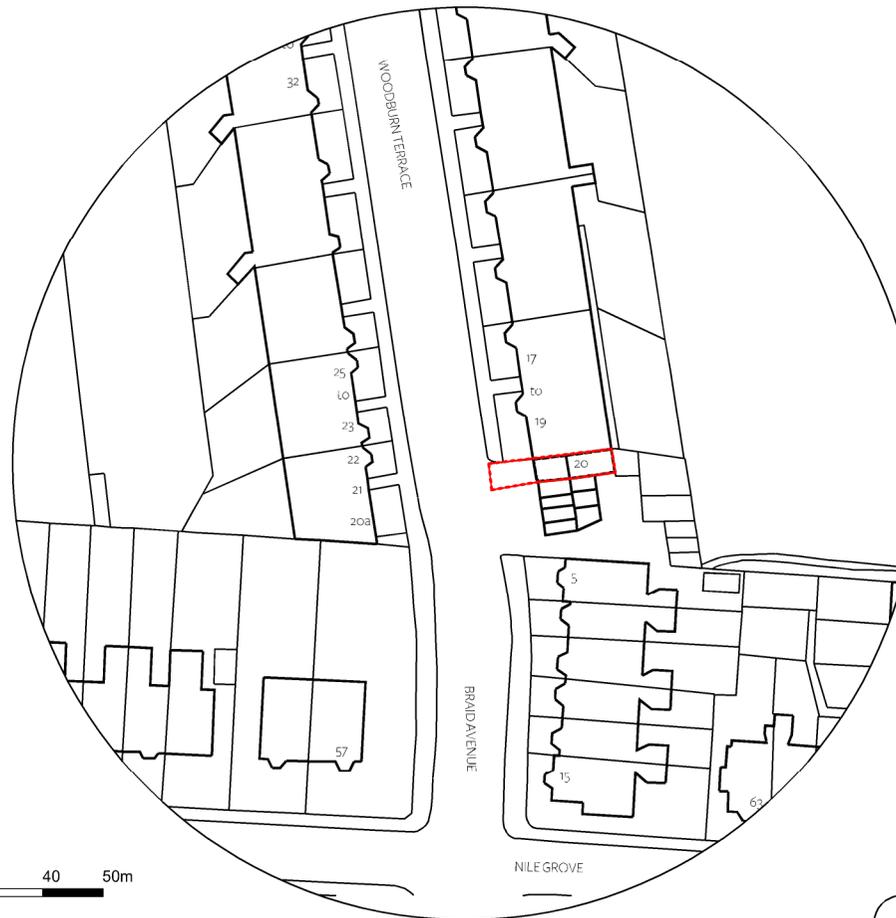
CEC has not provided a decision despite having an additional 13 weeks to assess the proposals. CEC confirmed the original target decision date was 25.03.22. The applicant agreed twice to CEC requests to extend the decision date by 5 weeks, to 29.04.22, then a further extension of 9 weeks to 4.07.22, to allow further time to assess the proposals.

This latest decision deadline has also not been met.

Yours faithfully,

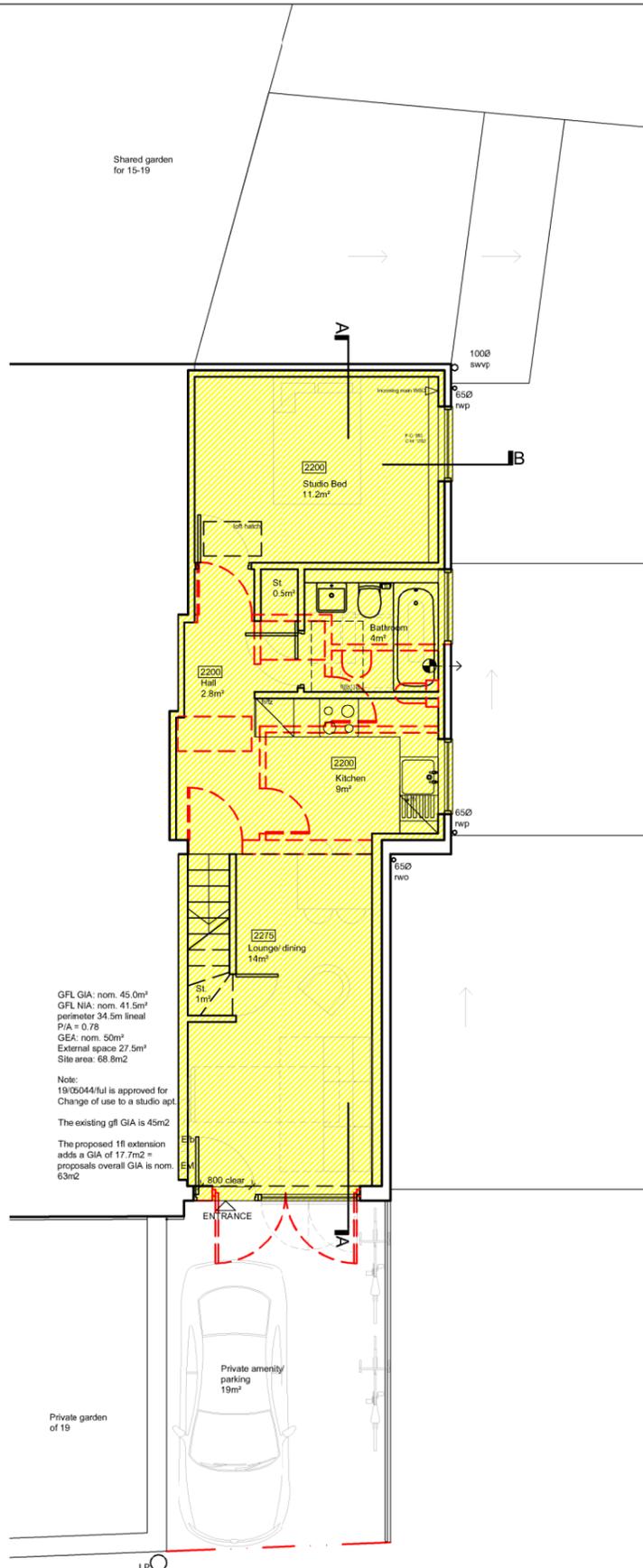


for City Architecture Office
cc. CL



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SCALE BAR - 1:1250

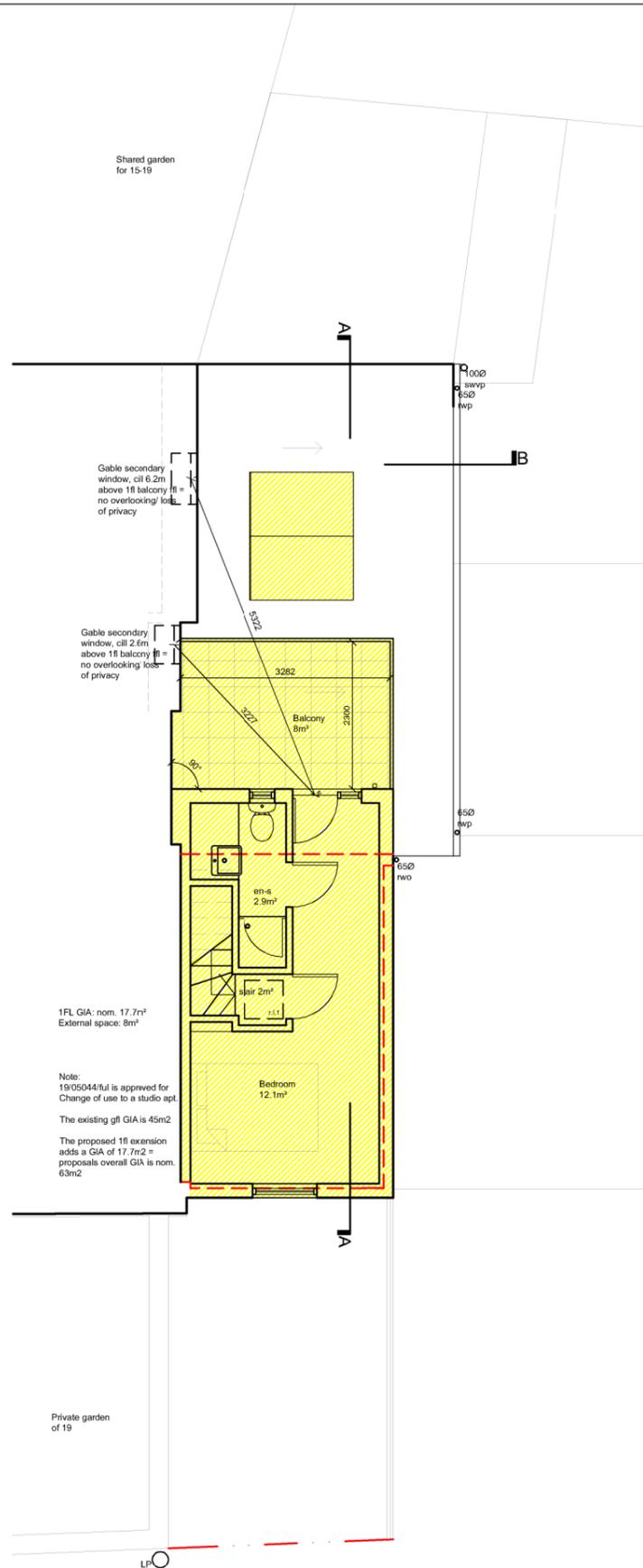




Proposed Ground Floor Plan

GFL GIA: nom. 45.0m²
 GFL NIA: nom. 41.5m²
 perimeter 34.5m lineal
 P/A = 0.78
 GEA: nom. 50m²
 External space 27.5m²
 Site area: 68.8m²

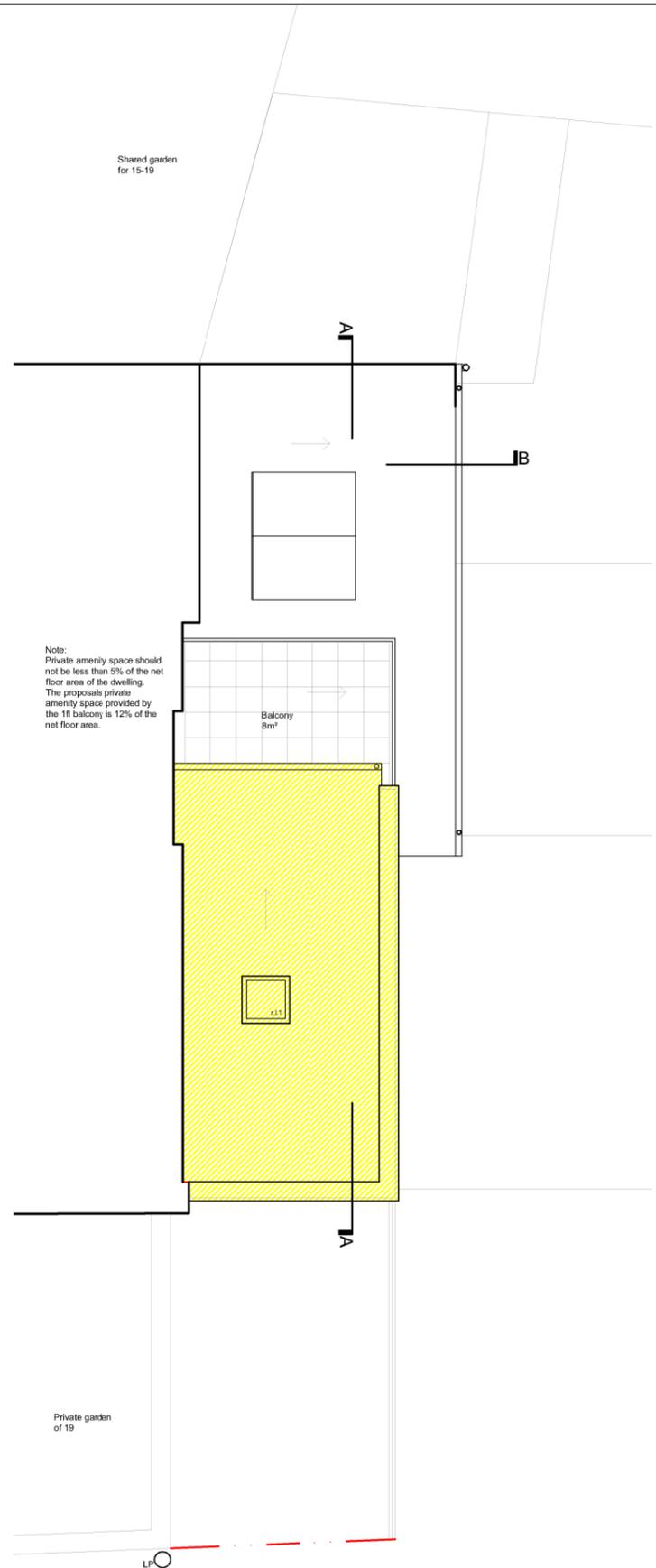
Note:
 19/06044/ful is approved for
 Change of use to a studio apt
 The existing gfl GIA is 45m²
 The proposed 1fl extension
 adds a GIA of 17.7m² =
 proposals overall GIA is nom.
 63m²



Proposed First Floor Plan

1FL GIA: nom. 17.7m²
 External space: 8m²

Note:
 19/06044/ful is approved for
 Change of use to a studio apt
 The existing gfl GIA is 45m²
 The proposed 1fl extension
 adds a GIA of 17.7m² =
 proposals overall GIA is nom.
 63m²



Proposed Roof Plan

Note:
 Private amenity space should
 not be less than 5% of the net
 floor area of the dwelling.
 The proposed private
 amenity space provided by
 the 1fl balcony is 12% of the
 net floor area.

Rev	Date	Reason for issue	By	Chk
B	22.04.22	Dims & notes added	trs	mr
A	27.01.22	Yellow hatch added	trs	mr



Do not scale drawings. Dimensions govern.
 All dimensions to be checked on site before proceeding with the work.
 City Architecture Office shall be notified in writing of any discrepancies.

**City
 Architecture
 Office**
 4 Caledonian Place
 Edinburgh EH11 2AS
 T +44 (0)131 337 1578
 F +44 (0)131 337 2015

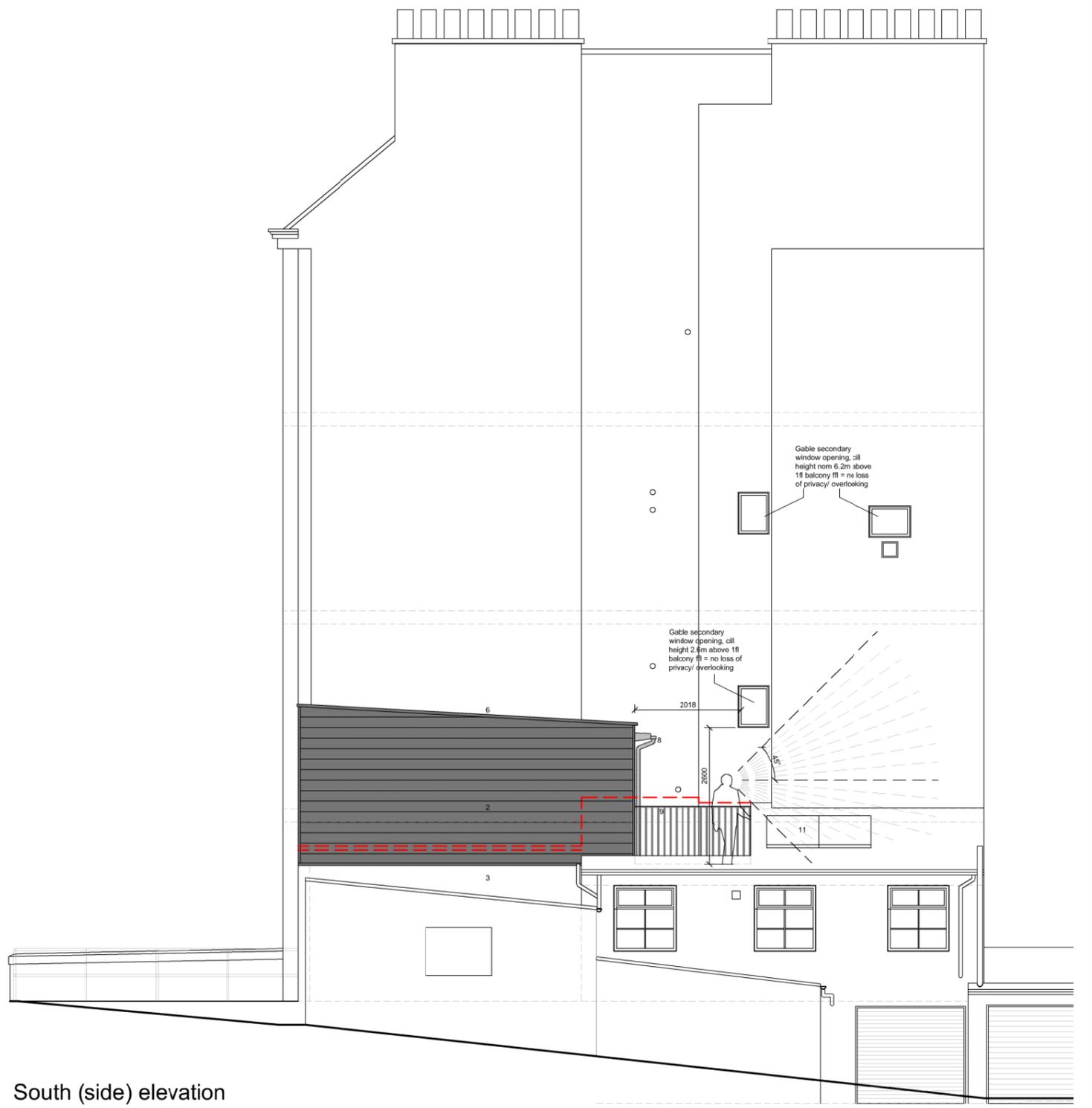
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 info@cityarc.co.uk
 www.cityarc.co.uk

Client:	1st Class Chauffeuring Scotland Ltd
Project:	20/3 Woodburn Terr, EH4 4SS Proposed extension
Drawing:	Proposed Floor & Roof Plans
Scale:	1:100 @ A3
Purpose of Issue:	PLANNING
Drawn by:	ciao
Drawing No:	2116 PL01 B



West (Front) elevation

- Key:
- 1. Smooth white render
 - 2. VMZinc overlapping panels
 - 3. Aluminium frame glazing & terrace door
 - 4. Timber front access door
 - 5. Vertical timber louvre panel
 - 6. VMZinc parapet cap
 - 7. Single ply membrane roof
 - 8. Aluminium rainwater goods
 - 9. Galvanized steel balustrade
 - 10. Fixed rooflight
 - 11. 2x PV solar panels
 - 12. obscure glazing



South (side) elevation

Rev	Date	Reason for issue	By	Chk
A	22.04.22	Dims & notes for 2ndry gable windows added	MR	mr

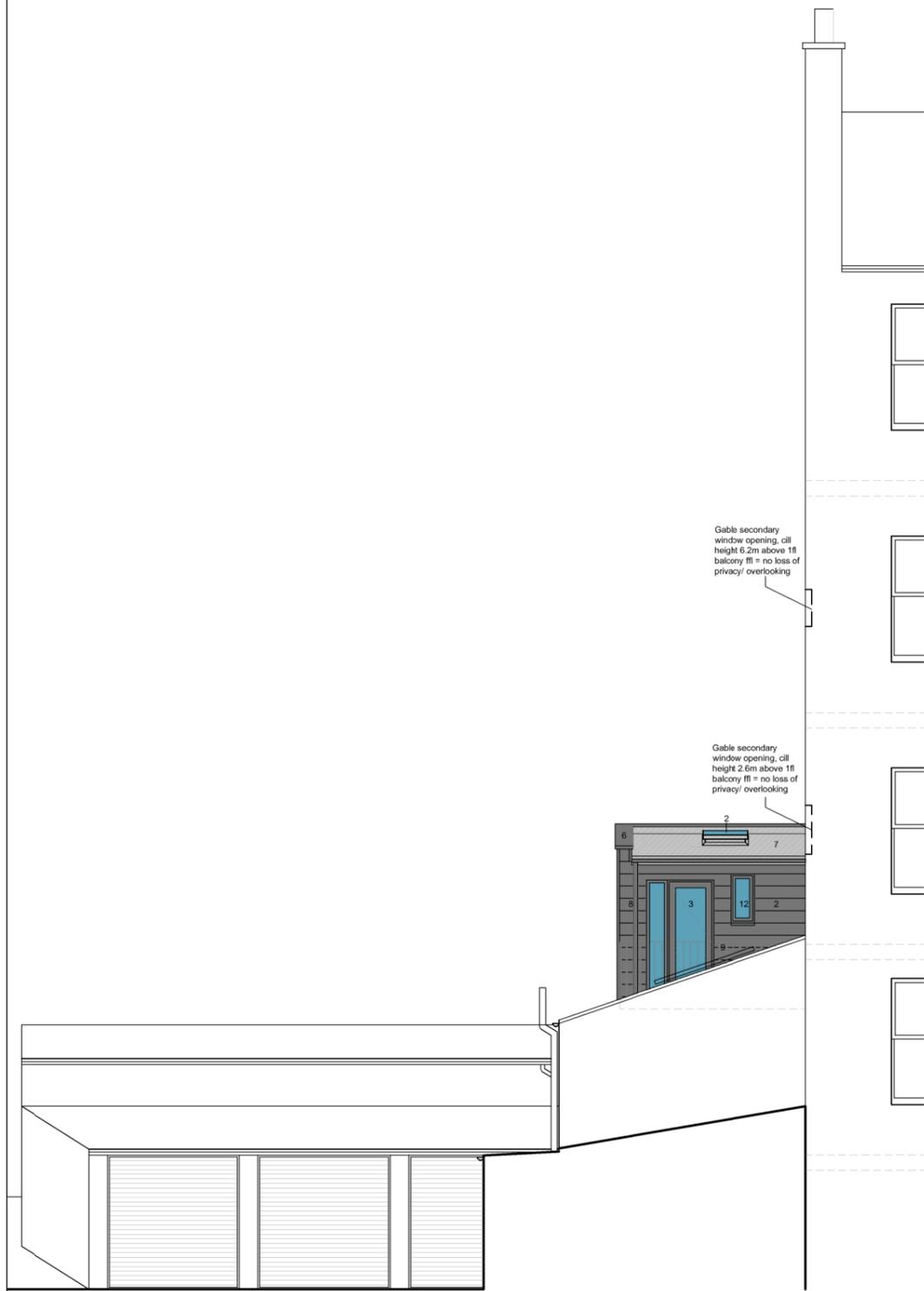


Do not scale drawings. Dimensions govern.
 All dimensions to be checked on site before proceeding with the work.
 City Architecture Office shall be notified in writing of any discrepancies.

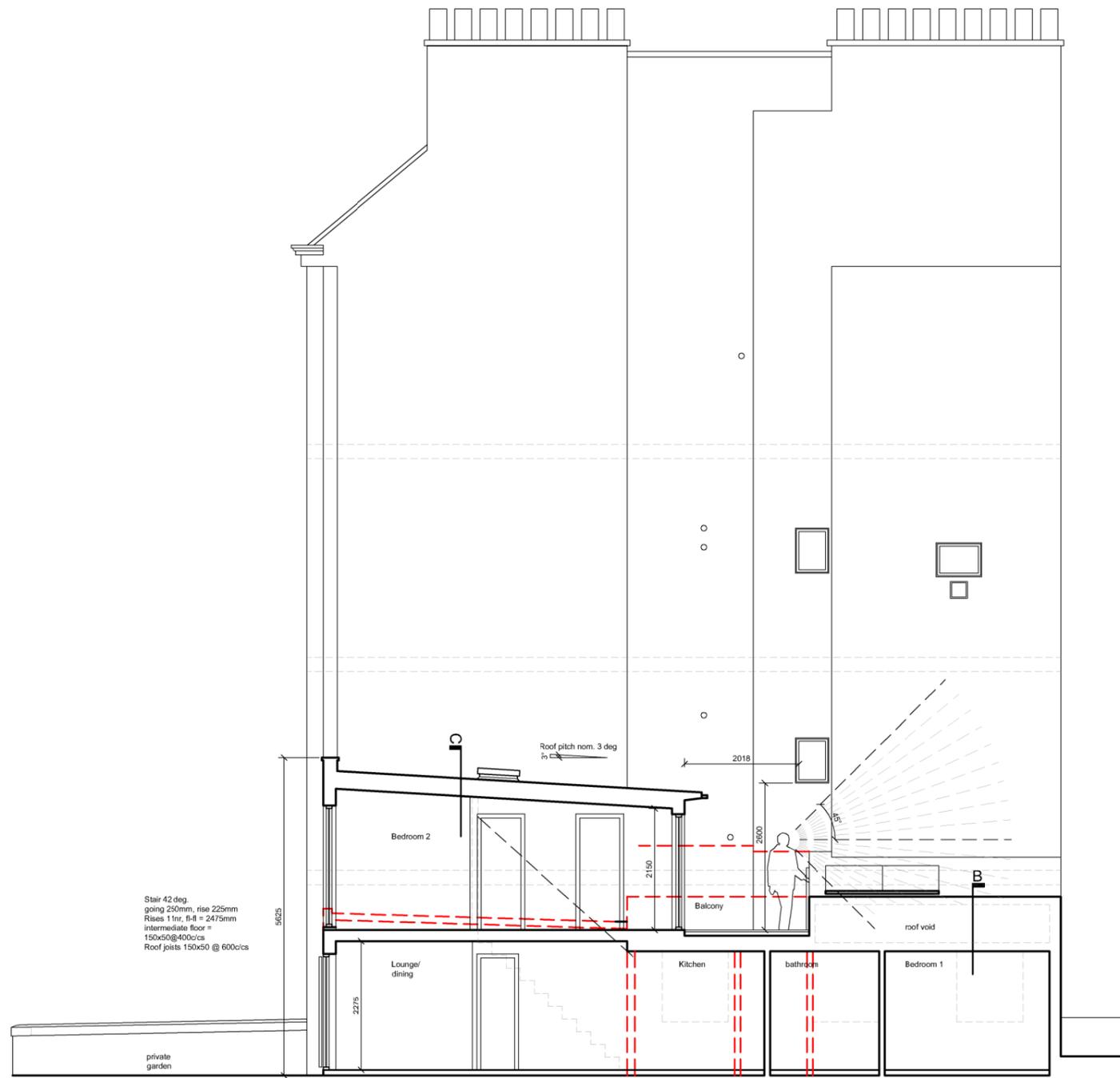
City Architecture Office
 4 Caledonian Place
 Edinburgh EH11 2AS
 T +44 (0)131 337 1578
 F +44 (0)131 337 2015

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 www.cityarc.co.uk

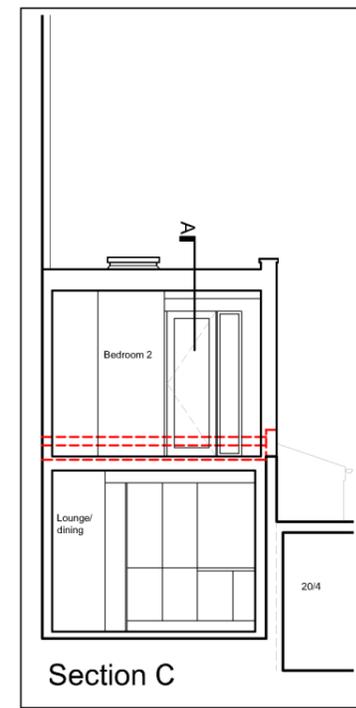
Client: 1st Class Chauffeuring Scotland Ltd
Project: 20/3 Woodburn Terr, EH10 4SS
 Proposed extension
Drawing: Proposed Elevations West, South
Scale: 1:100 @ A3
Purpose of Issue: PLANNING
Drawn by: ciao
Drawing No: 2101 PL02 A



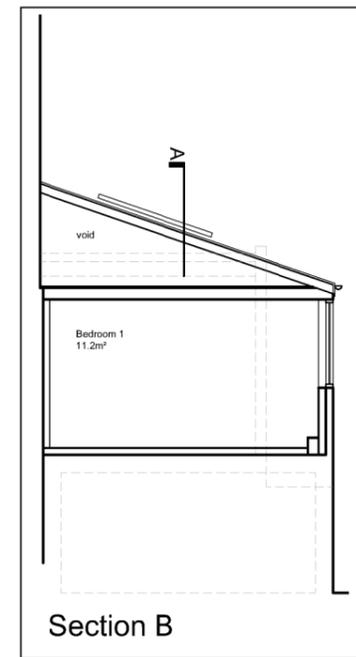
East (rear) elevation



Section A

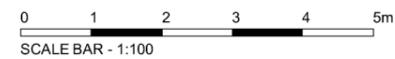


Section C



Section B

- Key:
1. Smooth white render
 2. VMZinc overlapping panels
 3. Aluminium frame glazing & terrace door
 4. Timber front access door
 5. Vertical timber louvre panel
 6. VMZinc parapet cap
 7. Single ply membrane roof
 8. Aluminium rainwater goods
 9. Galvanized steel balustrade
 10. Fixed rooflight
 11. 2x PV solar panels
 12. obscure glazing



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Client: 1st Class Chauffeuring Scotland Ltd
Project: 20/3 Woodburn Terr, EH10 4SS
 Proposed extension
Drawing: Proposed
 E. Elev & sections A, B & C
Scale: 1:100 @ A3
Drawn by: ciao
Purpose of Issue: PLANNING
Drawing No: 2116 PL03 A

info@cityarc.co.uk
www.cityarc.co.uk

Do not scale drawings. Dimensions govern.
 All dimensions to be checked on site before proceeding with the work.
 City Architecture Office shall be notified in writing of any discrepancies.

Rev	Date	Reason for issue	By	Chk
A	22.04.22	Dims & notes for 2ndry gable windows added	MR	mr

City Architecture Office

Proposed change of use & extension: 20 (3a) Woodburn Terrace,
Edinburgh, EH10 4SS



Planning Statement

Version 1.1 Date: 31 March 2022

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- 1.0 Background information
- 2.0 Context overview
 - 2.1 Local character appraisal & precedent
- 3.0 Proposals
- 4.0 Views of proposals
- 5.0 Proposed materials palette
- 6.0 Summary

1.0 Background info



Location: n.t.s

Application address:
20 (3a) Woodburn Terrace, Edinburgh
EH10 4SS

Applicant name:
Mr. N. Okan, 1st Class Chauffeuring
Scotland Ltd

Ownership:
The property is owned by the applicant.

Architect:
City Architecture Office Ltd.

Existing Use:
The property is currently used as an
office & workshop. Change of Use to
residential approval is already granted.

Proposed Use:
Class 9 Housing.

Pre-application ref: N/A

Constraints: The property is within the
Morningside Conservation Area.

Description of proposal:
Extend the property to create a 1fl
containing an en-suite bedroom and
balcony, forming a two bedroom
dwelling. This is in keeping with the
recent approval ref. 19/05044/FUL for
change of use to residential.

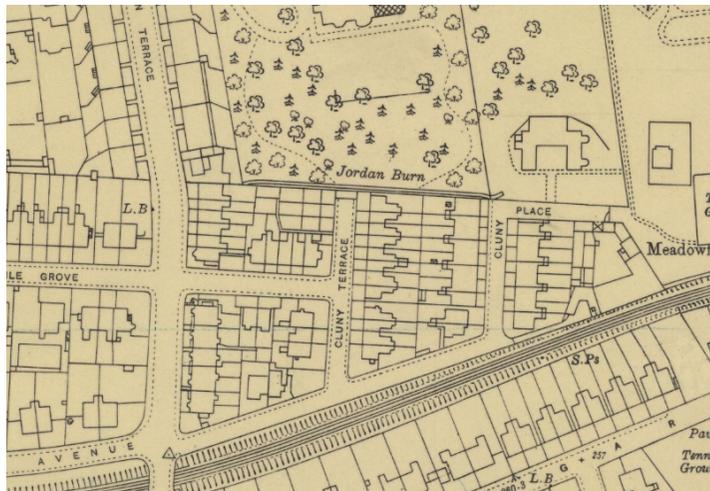
2.0 Context overview



Woodburn Terrace looking North



Woodburn Terrace looking South



1894 map



1932 map

20 (3a) Woodburn Terrace is a single storey former workshop & office. It abutts the south gable end of a four storey tenement. The front half has a flat roof and the rear portion is a monopitch off the gable. To the south are lock-up garages that are set down in height. The location is an established residential area.

The total plot area is 69.5m². The building GEA = 50.5m² The proposals maintain the existing GEA at gfl.

The current property appears to date from the early half of the 20th century.

The existing building construction is wetdash render over brick. The pitched & flats roofs are felted. Existing windows are double glazed white pvc.

The proposed extension is above the flat roofed front half and part of the pitched roof area. The existing car parking space is retained. The outward opening workshop doors, flat roof and part of the piched rood will be removed.

2.1 Local character appraisal & precedent



9a Canaan Lane- Zinc 1fl cladding



23 Cluny Terr- zinc, glass, timber



26 Nile Grove- slate clad box



36 Canaan Lane 2 storey abuts tenement



Canaan Lane School - Corten steel clad



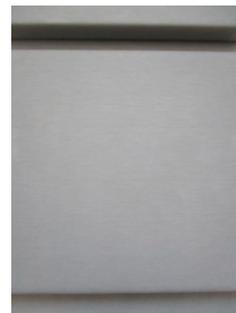
10 Jordan Lane house



36-42 Newbattle Terr, zinc projecting bays



38 Canaan Lane 2 storey abuts tenement



Zinc cladding horizontal banding



View north up Braid Ave to Woodburn Terr



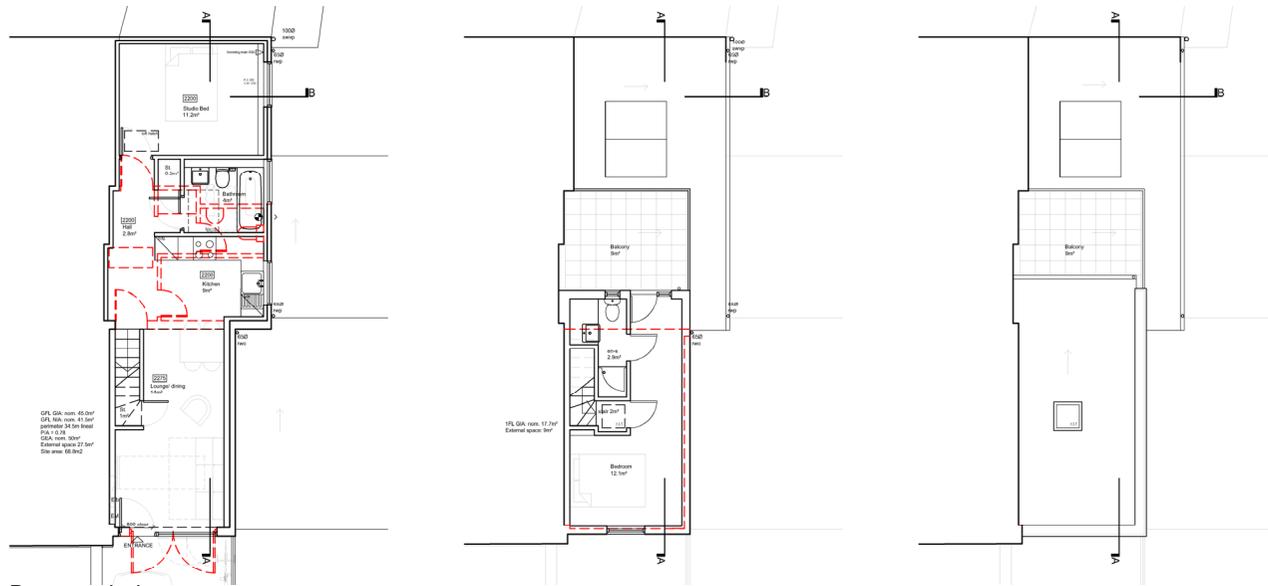
Woodburn Terr site

The Morningside CACA 2001 refers to Woodburn Terrace at the north end of the conservation area. It is described on p.7, "In this small area there is a small eclectic mix of buildings and periods, ranging over vernacular single storey buildings, to Georgian detached buildings and Victorian tenements."

Examples of the eclectic mix of buildings in close proximity to the proposal site are: Canaan Lane nr.9a (zinc 1fl), New Primary School (Corten clad), nr.36 (2 storey painted brick abutting 4 storey tenement), nr.38 (2 storey house abuts tenement). Under construction- 18/01506/FUL. 26 Nile Grove/ Braid Ave (2 storey slate box abuts gable). 10 Jordan Lane (new cubic house in timber, stone). 36-42 Newbattle Terr (modern zinc projecting bays at 1fl). 23 Cluny Terr/ Ave zinc, glass, timber extension.

The overall design & materials are consistent with the surrounding area, as is the scale & form of the proposals that replace a poorer quality property.

3.0 Proposals



Proposed plans nts



Proposed front (W) Elevation nts



Proposed gable (S) Elevation nts

The proposals create a dual aspect upper floor level with a private inset balcony to the east, within the pitched roof area.

The form of the extension is cubic. The design presents an attractive frontage to compliment the terrace and transition to the garages. It is clad in horizontal zinc panelling which echos the ashlar banding of the tenement facade; the choice of material and positioning are compatible with the character of the existing buildings. There is no unreasonable loss of privacy or natural light to neighbouring properties nor is it detrimental to neighbourhood amenity and character.

The approval for conversion to housing is established & private amenity space (27m²) is provided. Car and cycle parking is compliant for the location- Zone O3A = 1 car space (existing), 2nr cycle spaces.

There is no impact on the existing off-street vehicle parking provided. S2 residents permit & visitor parking is on-street.

4.0 Views of proposals



Elevated view of frontage



Front elevation



View looking North



Elevated view of rear

5.0 Proposed materials palette



VMZinc interlocking panels



Silicone smooth white render



single ply to monopitch roof



Metal RW goods



Vertical timber louvre panel



Grey finish to windows/ door



concrete pavers to external amenity



Steel balustrade

Materials:

The materials chosen are high quality & in keeping with the surrounding buildings. They are robust and durable with a long lifespan to minimise maintenance. All materials and products to be used are carefully detailed and readily maintained. There is easy access for routine maintenance.

There is an emphasis towards natural finishes with a neutral colour palette to harmonise with the existing setting.

Sustainability:

The envelope of the extension significantly improves the energy efficiency of the dwelling, reducing heat loss. This is achieved with high performance double glazing and insulation.

Large windows ensure good levels of natural light, ventilation and passive solar gain. There is space for a 1m² photovoltaic array on the 1st floor roof.

The overall design & materials are consistent with the surrounding area, as is the scale & form of the proposals that replace a poorer quality property.

6.0 Summary



Internal floor area:

The proposed extension increases the internal dwelling area by 17m². The overall internal area adheres to Edinburgh Design guidance.

Waste management:

The dwelling will use the existing on-street communal bins adjacent at nr.18 & 22: 'haystack' bins for general waste & recycling bins = Packaging, Food waste & Glass.

Summary:

A satisfactory residential environment is demonstrably achieved: Privacy between neighbouring properties is maintained; there is no loss of daylight or overshadowing; connectivity between internal and external private amenity space is improved. The proposals sympathetically extend the approved proposal for residential use of the property & respect the established surrounding scale and context.

The design adopts a modern idiom and is clad with horizontal zinc banding to link to the adjacent stonework character. The grey zinc colour will reflect the slate roofs of the adjacent properties. Zinc is used as a cladding and roofing material within the wider area including recent approvals nearby.