

Appeal to Local Planning Review Body

Additional statement following 19 Polwarth Terrace objections

Application 21 Napier Road Edinburgh EH10 5AZ 21/04838/AMC

Application to approve matters as specified in condition 1 of planning permission in principle 19/02753/PPP

Objection from Neighbours

There have been only five comments with regards to the Appeal to Local Planning Review Body, a reduction from 34 to the last application. As stated in our original statement we have made substantial changes to take on board the residents' concerns which were in turn accepted by the planning officers and local residents. This has led to the fall in objections. To remind the Appeal committee, this latest design has been two years in development, several major redesigns and until a senior staff change, we were anticipating approval.

Two of the more detailed objections have been from the same household, our immediate neighbours in 19 Polwarth Terrace. They raised concerns that the proposed building would in future change to a different use. The church building will remain in the ownership of the Christian Community Trustees long term and we would not invest, unless we felt there was sufficient demand for the coming decades. With regards to the number of visits to the proposed new building, there will be limited additional usage and less residential accommodation than at present in the existing building.

The buildings relationship to the trees have been accepted by the council arboriculturist (by repositioning the building away from the root zone) and should alleviate any concerns regarding protecting the trees.

The comments regarding the finishes of the building ("looks cheap") is strange coming from neighbours who have received planning consent to clad part of their building in charred timber cladding, which can be clearly seen from Polwarth Terrace and is one of the cheaper ways to clad a building. We are providing traditional sash windows and stone clad exterior to mirror the area.

Finally, 19 Polwarth Terrace sits to the east of our site therefore will have only limited overshadowing to the roof of the garage, as per our overshadowing drawing, lodged with our original application and confirmed by the Planning officers.

We therefore again ask the Appeals Committee to overturn our refusal and grant permission for the proposal

Christian Community Edinburgh 05.09.2022