

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 100428226-003

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:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Marc"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Meharry"/>	Building Number:	<input type="text" value="22"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Address 1 (Street): *	<input type="text" value="Prestongrange Terrace"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Prestonpans"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="EH32 9DG"/>
Email Address: *	<input type="text" value="REDACTED"/>		

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="STEVEN"/>	Building Number:	<input type="text" value="28"/>
Last Name: *	<input type="text" value="GOURLEY"/>	Address 1 (Street): *	<input type="text" value="LANARK ROAD WEST"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="CURRIE"/>
Telephone Number: *	<input type="text" value="██████████"/>	Town/City: *	<input type="text" value="EDINBURGH"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="SCOTLAND"/>
Mobile Number:	<input type="text" value="██████████"/>	Postcode: *	<input type="text" value="EH14 5JY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="██"/>		

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="28 LANARK ROAD WEST"/>
Address 2:	<input type="text" value="EDINBURGH"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="CURRIE"/>
Post Code:	<input type="text" value="EH14 5JY"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="668256"/>	Easting	<input type="text" value="319160"/>
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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)

Proposed new dormers with terrace, and entrance vestibule

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 enclosed appeal statement.

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)

Enclosed is Notice of Review Appeal Statement .

Application Details

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

22/02038/FUL

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

14/04/2022

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

04/08/2022

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

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 Marc Meharry

Declaration Date: 26/10/2022

Notice of Review - Appeal Statement

25.10.22

28 Lanark Road West Edinburgh Currie EH14 5JY.

The Planning application for the above proposals, ref 22/02038/FUL, was refused by City of Edinburgh Council on the 4TH August 2022 for the following reasons:

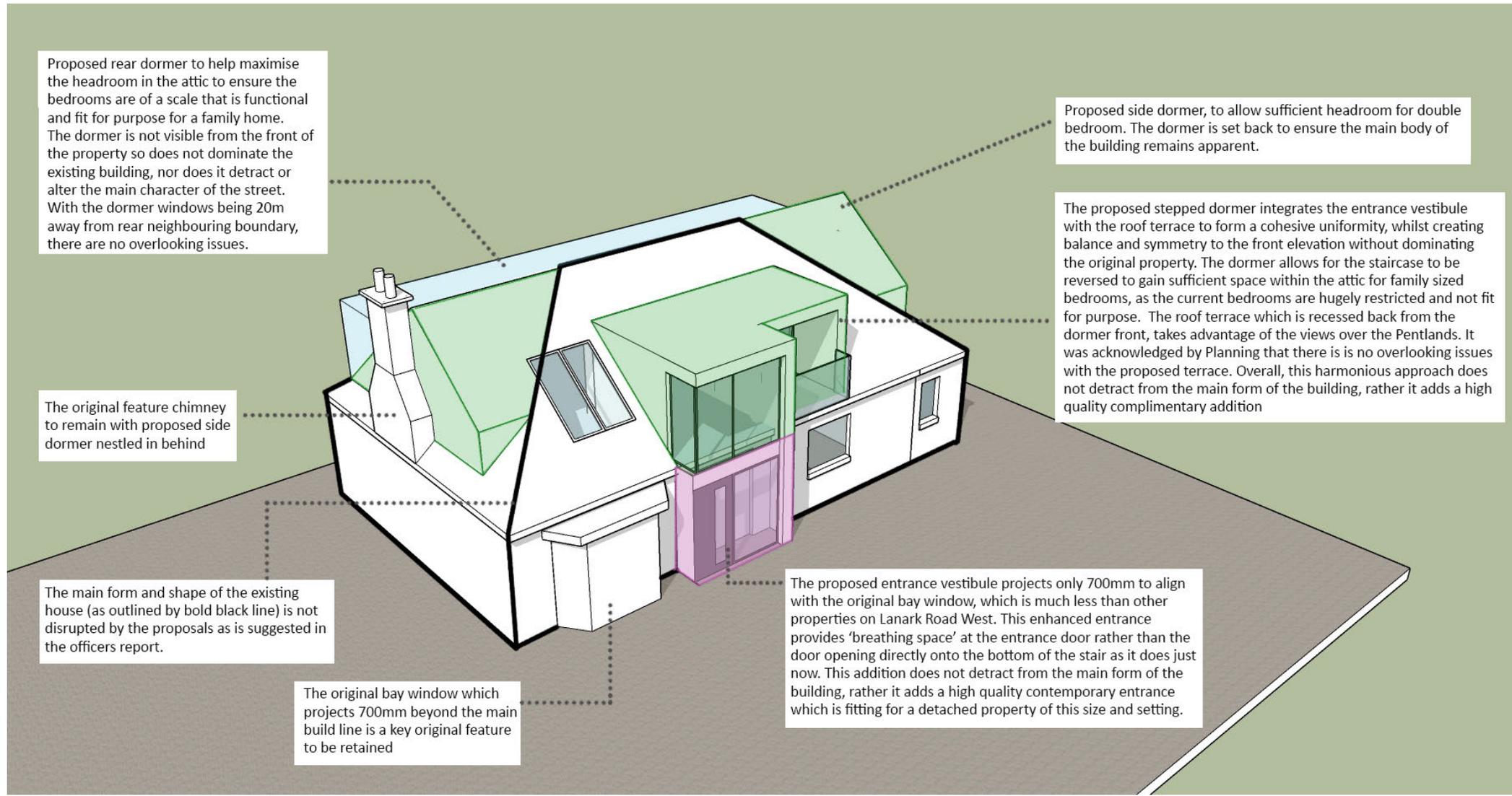
Reasons for Refusal:-

- 1) The proposed extension is contrary to Edinburgh Local Development Plan Policy Des 12 on extensions and alterations as its scale, form and position would appear incongruous in this context and adversely impact on the character and appearance of the existing building and neighbourhood character.*

Planning History

This application is the second application submitted to CEC following previous refusal which was upheld by the LRB in December 2021.

SCHEMATIC 3D MODEL OF PROPOSALS



ANALYSIS OF THE PROPOSALS

Proposed Entrance Vestibule

The proposal is to form a new entrance vestibule by extending only 700mm into the front garden to align with the original lounge bay window.

Planning Officer's comments for refusing:

The proposal seeks to introduce an extension to the front which would alter the principal elevation and in turn have a detrimental impact on the well-established building line on the street, albeit this is smaller than the previous scheme. This is contrary to LDP Policy Des 12 and the non-statutory Guidance for Householders.

From the previous scheme the depth of the entrance vestibule has been reduced to project only 700mm outwards which aligns with the original bay window. We feel the proposals are sympathetic to the established street building line by projecting far less than other projections on the existing properties along Lanark Road West, which are in the form of front porches, hipped projections, dormers to the front and side. Examples of this are shown below. Therefore the entrance vestibule does not have a detrimental impact on the well-established building line of the street, nor does it undermine the original form of the hipped roof property.



The non-statutory Guidance for Householders states;

'Bungalow extensions should be designed in a way that retains the character of the original property and is subservient in appearance.

Extensions must not imbalance the principal elevation of the property'.

The proposals maintain the form and character of the original property but proposes to complement and enhance the overall aesthetics with symmetrical enhancements which balance the front elevation.

Proposed Roof Form

By maintaining the hipped roof, we feel the proposals respect the existing roof form to ensure the original bungalow remains as the main body of the building, and whilst the proposed side extension shifts the hip line, the hipped form remains abundantly clear. This is demonstrated with the schematic 3D model on page.2

The proposed stepped front dormer which integrates with the entrance vestibule to provide a cohesive uniformity, are of a scale and form that is a common theme on other properties along the stretch of Lanark Road West. The same is said for the proposed side dormers with the west facing dormer being nestled in behind the original chimney. We therefore feel that dormer proposals are in keeping and do not negatively impact on the street character as is suggested by the Planning officer.

Whilst the rear dormer has been maximised to ensure the attic bedrooms are appropriate size suitable for a detached family home, it is not visible from the street therefore cannot possibly have an adverse impact on the street character.

Contextual Analysis

It was acknowledged by the Planning officer of the original application and by the LRB, that the character and build form does vary along the street, and this particular property happens to be situated directly at the pivot point between the two varied vistas. To the East there are much varied house typologies, and to the West it's a more structured form of hipped roof properties. It could be argued that if the proposals for this property were hugely significant, that it would still not overall adversely impact on the street character as the property would simply be more in keeping with the properties to East than the properties to the West. Nonetheless, the reduced proposals are sympathetic to the street character of the hipped roof to the West, but I think it's important that it is still considered where this property is situated, right in the middle between two very different street characters.

No Planning Engagement

Following the refusal of the first application which was upheld by the LRB, we requested a discussion with the Planning department to see what they would feel is acceptable to try and ensure this second application was satisfactory to everyone. Unfortunately, we were told that this is not an option, see email below.

RE: 21/03239/FUL 28 Lanark Road West



Nicola Orr <Nicola.Orr@edinburgh.gov.uk>

To Marc Meharry

[Reply](#) [Reply All](#) [Forward](#)

Tue 15/02/2022 15:56

You forwarded this message on 18/02/2022 09:48.

Hi Marc

Technically we don't provide pre-application advice for householders. Our working practice is to provide advice when an application is withdrawn but not when we went through the refusal process and the work that requires in the report and the LRB process. The discussions we had before the application was refused would still stand and the advice I gave you then.

Regards

Nicola

From: Marc Meharry [REDACTED]
Sent: 11 January 2022 16:36
To: Nicola Orr <Nicola.Orr@edinburgh.gov.uk>
Subject: RE: 21/03239/FUL 28 Lanark Road West

Hi Nicola

Hope you are well.

With regards to the above and the recent LRB decision to uphold decision notice, I have discussed the options with the applicants and they wondered if it would be possible to have a quick pre-application discussion with yourself to see what you think could be acceptable? I would in advance of any meeting share some ideas for discussion.

If this sounds okay, I could send out a teams invite.

Kind Regards

Furthermore, it was suggested in the Planning Officers report that *'the applicant was unwilling was drawn to the aforementioned concerns but was unwilling to alter the proposed scheme'*

This was not the case. An email, extract below, was received from the Planning officer 10 weeks after the application was submitted, advising that the proposals could not be supported, and that the application should be withdrawn.

This was the only dialogue with the Planning department, and it did not suggest that there was an option to discuss the scheme to come to a collective resolution, something which would have been welcomed.

22/02038/FUL - Lanark Road West



Annmaree Marwick <Annmaree.Marwick@edinburgh.gov.uk>

To Marc Meharry

You replied to this message on 11/07/2022 08:58.

Reply Reply All Forward

Mon 27/06/2022 10:55

Hi Marc,

With regards to the above planning application, unfortunately I can not support the proposal in its current form. I believe the property can be extended, however any extensions would need to be sympathetic to the bungalow style on the house. The elements of the current proposal which I can not support:

- The large box dormer on the rear, this should be reduced in size and should not alter the roof form dramatically;
- The two storey element on the front should be removed and again any extension here should respect the bungalow style of the property.

At this stage I would advise to withdraw the application and resubmit a revised scheme on the basis of the above.

Kind regards

Annmaree

Conclusion

In summary we feel that the house is currently not suitable for an enlarging family like ours, and we don't want to have to move as we love this property. We would rather alter our home sympathetically, so it becomes fit for purpose and is sustainable long term for the growth of our family, which is something this property truly deserves.

The proposals do not extend beyond the established build line so we can't understand why this is a consideration. The proposals extent only 700mm to align with the original bay window, which is far less than other properties on the street.

We agree that the existing street character of Lanark Road West should be maintained, but we feel that this reduced scheme does not detract from that as the additions are sympathetic scale, form and design to allow the original bungalow to remain the 'primary' building.

There is additional frustration when other applications are approved such as 236 Milton Road East which does not give an impression of being sympathetic to the original roof form or the street building line and has gained a dominant appearance on the street which is outwith the street character which is predominately hipped roof bungalows. Both key points which we believe our scheme has been respectful to, creating balanced, architecturally attractive enhancements whilst not dominating the original property or character of the street and surrounding area.

We hope that the LRB will share our opinion and overturn the Planning departments decision.

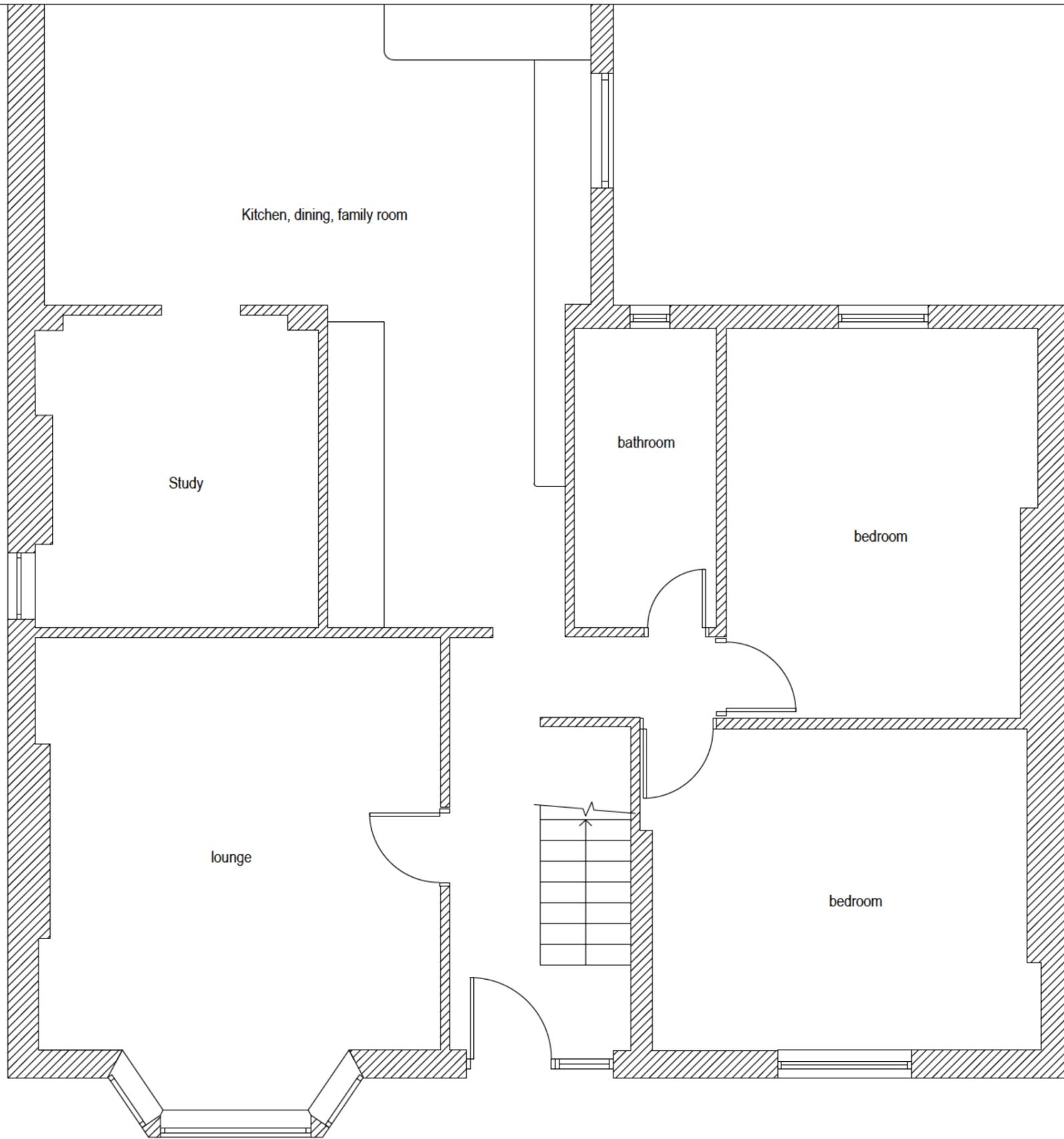
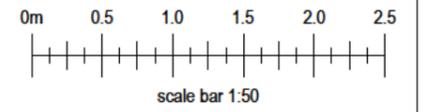
Photograph from Milton Road East:

238 Milton Rd E
Edinburgh, Scotland
Google
Street View - Aug 2022

A 2020 Planning Application granted to replace the hipped roof with a mansard style roof which does not reflect any other of the established roof forms and would appear out of character with the street.

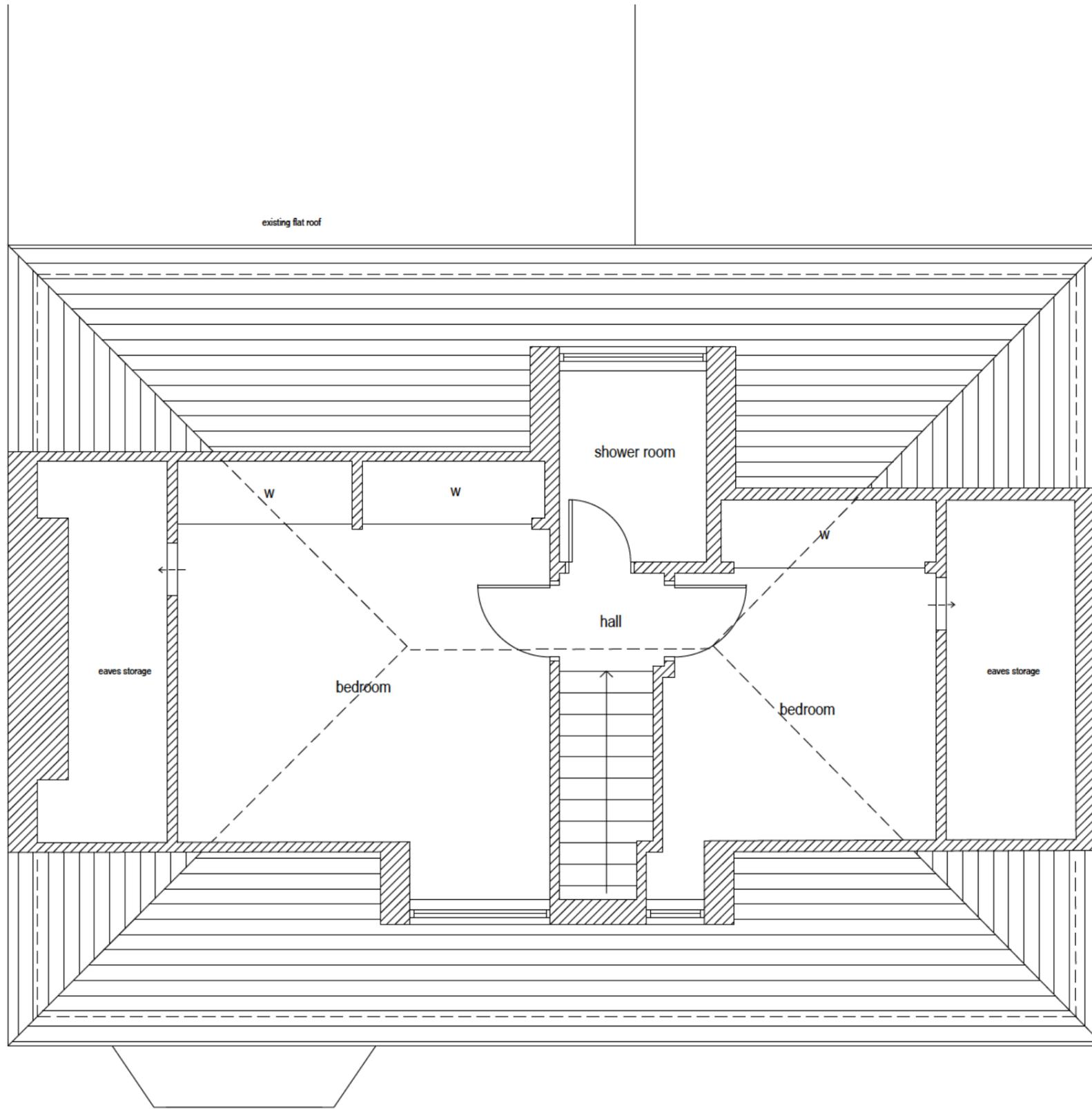


End



Existing Ground Floor Plan
1:50

Rev	Date	Remarks
Project 28 Lanark Road West, Edinburgh Extension and internal alterations		
Client Steven and Carol Gourlay		
Drawing Existing Ground Floor Plan		
Drawing No 199-02	Scale 1:50 Date June 21	Rev /



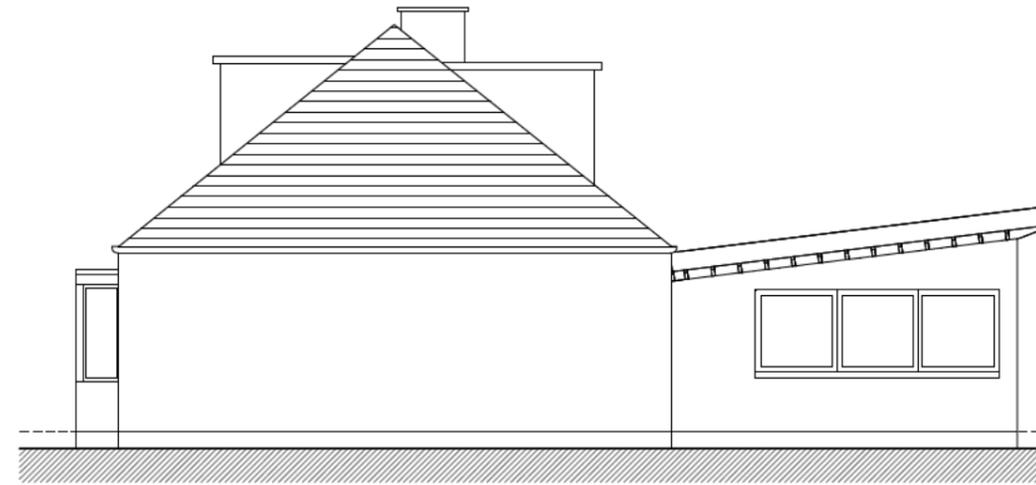
Existing First Floor Plan
 1:50

Rev	Date	Remarks
Project 28 Lanark Road West, Edinburgh Extension and internal alterations		
Client Steven and Carol Gourlay		
Drawing Existing First Floor Plan		
Drawing No 199-03	Scale 1:50 Date June 21	Rev /



Front Elevation (South/ East)

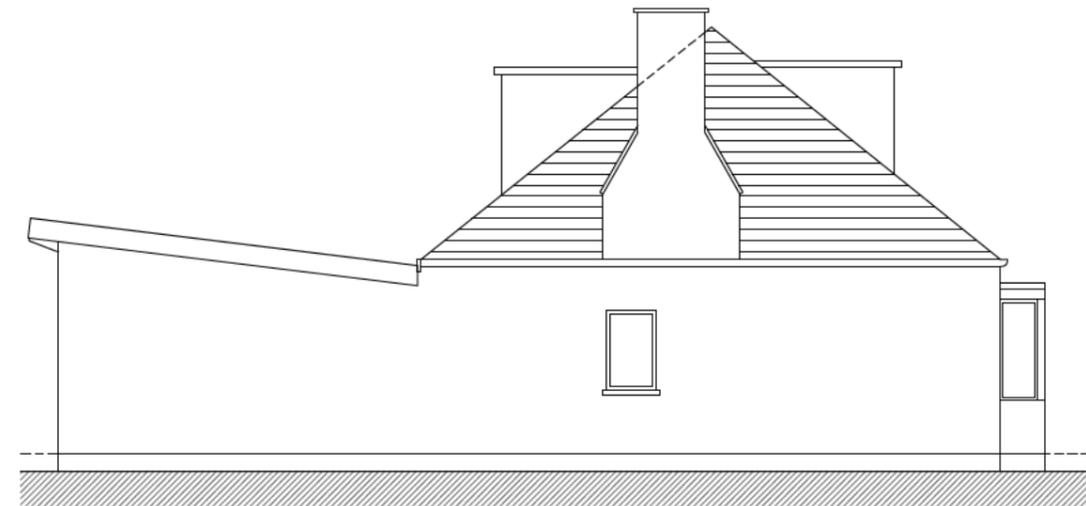
Existing Elevations
1: 100



Side Elevation (North/ East)



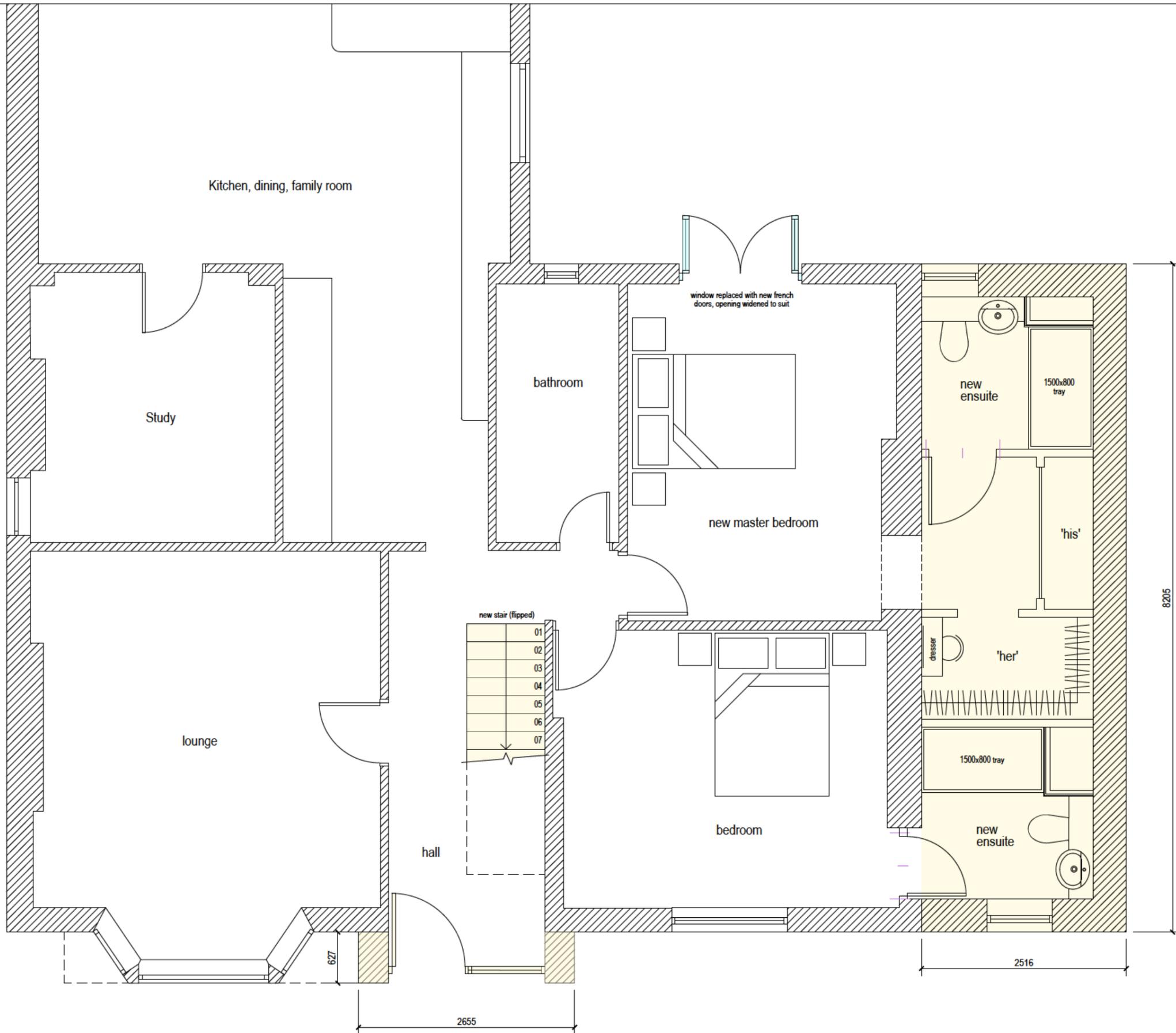
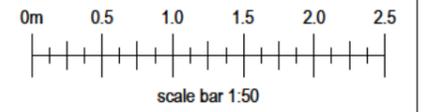
Rear Elevation (North/ West)



Side Elevation (South/ West)

Rev	Date	Remarks

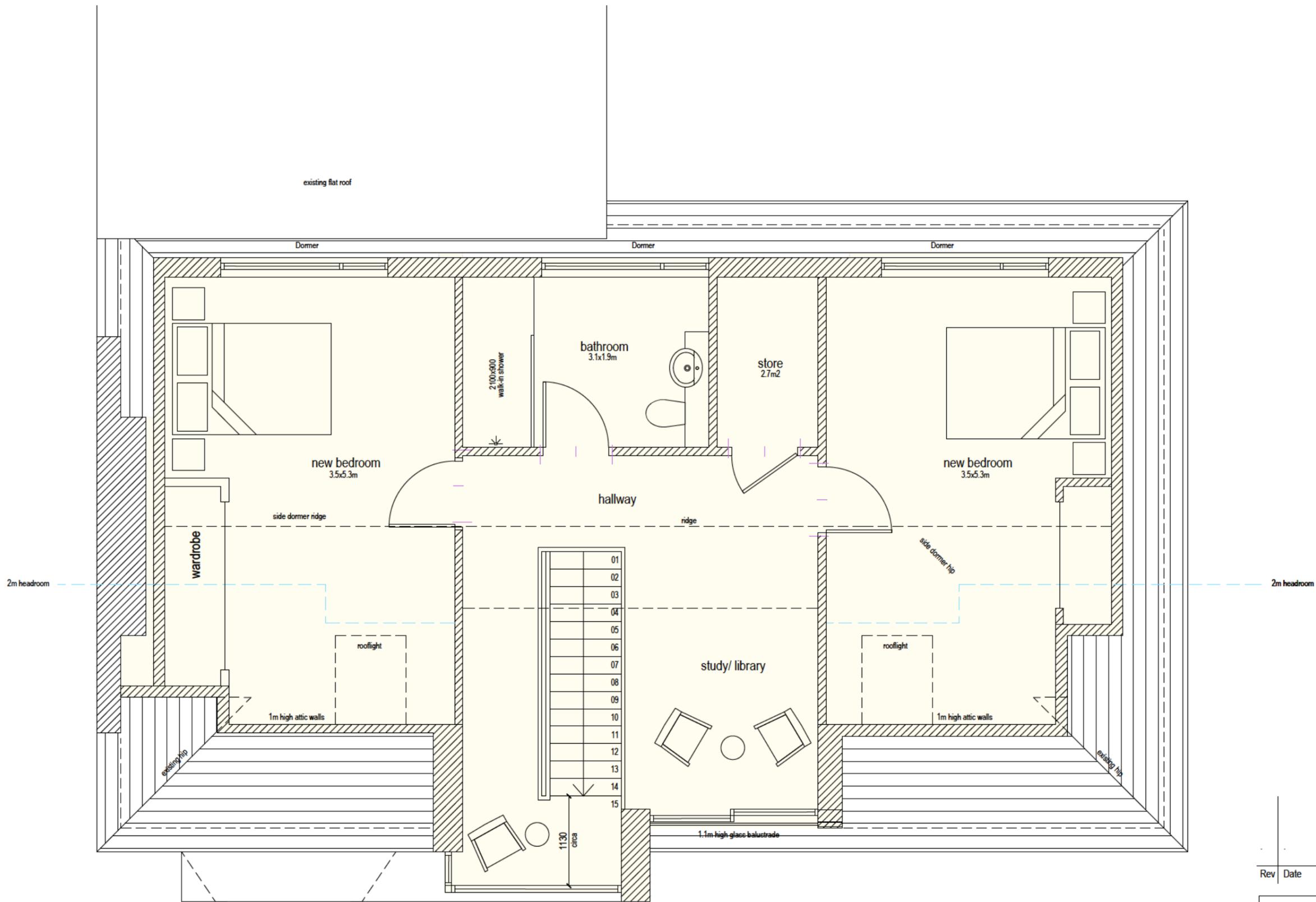
Project 28 Lanark Road West, Edinburgh Extension and internal alterations	
Client Steven and Carol Gourlay	
Drawing Existing Elevations	
Drawing No 199-06	Scale 1:100 Date June 21
Rev /	



Rev	Date	Remarks

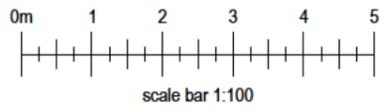
Project 28 Lanark Road West, Edinburgh Extension and internal alterations		
Client Steven and Carol Gourlay		
Drawing Proposed Ground Floor Plan		
Drawing No 199.1-04	Scale 1:50 Date June 21	Rev /

Proposed Ground Floor Plan
1:50



Proposed First Floor Plan
 1:50

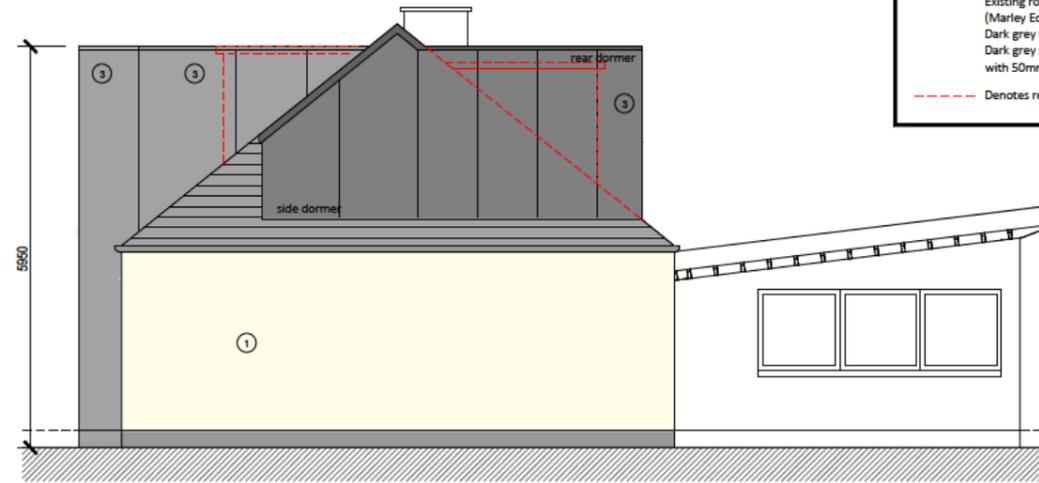
Rev	Date	Remarks
Project 28 Lanark Road West, Edinburgh Extension and internal alterations		
Client Steven and Carol Gourlay		
Drawing Proposed First Floor Plan		
Drawing No 199.1-05		Scale 1:50 Date Dec 21
		Rev /



- Materials List:**
- ① Smooth white render to match existing gable and existing rear extension
 - ② Cedar t&g horizontal cladding clear uv stain to preserve original colour
 - ③ Proprietary powder coated metal cladding panels
 - ④ Glass balustrade with cedar handrail
- General:
Existing roof re-tiled dark grey concrete 'slate' tiles (Marley Edgemere).
Dark grey upvc windows and doors.
Dark grey single ply flat roof membrane to dormer with 50mm aluminium perimeter trim.
- - - Denotes removals.



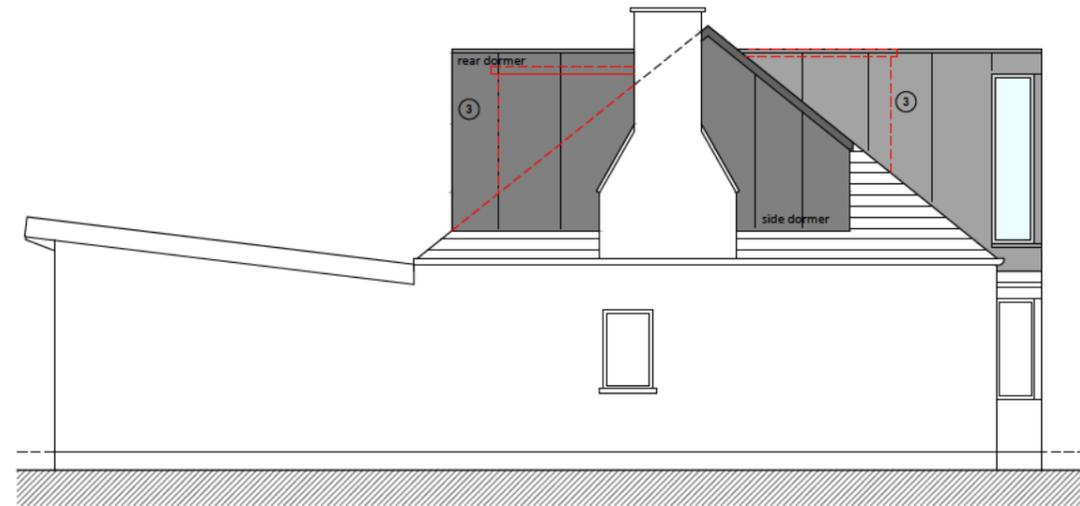
Front Elevation (South/ East)



Side Elevation (North/ East)



Rear Elevation (North/ West)



Side Elevation (South/ West)

Rev	Date	Remarks

Project 28 Lanark Road West, Edinburgh Extension and internal alterations	
Client Steven and Carol Gourlay	
Drawing Proposed Elevations	
Drawing No 199.1-07	Scale 1:100 Date June 21
Rev /	