

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 100612167-001

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.

## 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="Graham"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Hall"/>	Building Number:	<input type="text" value="5"/>
Telephone Number: *	<input type="text" value="07730345691"/>	Address 1 (Street): *	<input type="text" value="5"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Piersfield Place"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="EH8 7BP"/>
Email Address: *	<input type="text" value="grahamhall@blueyonder.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="Jason"/>	Building Number:	<input type="text" value="27"/>
Last Name: *	<input type="text" value="Singh"/>	Address 1 (Street): *	<input type="text" value="Southfield Square"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="██████████"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text" value="██████████"/>	Postcode: *	<input type="text" value="EH15 1QS"/>
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="27 SOUTHFIELD SQUARE"/>
Address 2:	<input type="text" value="DURHAM"/>
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="EH15 1QS"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="672907"/>	Easting	<input type="text" value="329768"/>
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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)

Remove bungalow roof entirely, extend rear of property + provide mansard roof (55- degree pitch) to accommodate 4 bedrooms + bathroom. Enlarge existing extension, with new roof (at existing level) and new lowered floor. All finishes to match existing, including reuse of existing slates

## 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.

The proposed roof design has been deemed detrimental to, and uncharacteristic of, the area. I would like the Local Review Body to review the roof design, taking into consideration the many examples of similar roof forms in the immediate area (photographic examples provided). Some of these are original designed mansards but many are modified bungalow designs having recently received Planning Consent.

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)

The new information has been provided to show the proposed mansard roof form is indeed characteristic of the local area. It was not submitted because it was assumed the Planning Officer would have been aware of the variety of structures in the locale, and the prevalence of mansard roof forms dotted amongst the bungalow styles. Reference is also made to the rear facing dormer regarding neighbour loss of privacy. This was not raised in the previous application 22/00423/FUL, a with similar dormer.

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)

Application Drawings: Ex01-Ex06 & Ex08, and Pr01-Pr04, & Pr07, Pr08. Supporting Documents: Site Plan showing location of pertinent roof forms. Photographic document showing mansard roofs in the immediate local area. Agent statement.

## Application Details

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

22/05076/FUL

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

07/10/2022

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

22/12/2022

## 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 Graham Hall

Declaration Date: 13/01/2023

**AGENT'S STATEMENT:** Mr G Hall

PLANNING APPLICATION: 27 SOUTHFIELD SQUARE, EDINBURGH, EH15 1QS  
APPLICATION NO: 22/ 05076/ FUL

### **Application and Refusal**

An application for Planning Permission, at the above address, was registered on 7<sup>th</sup> October 2022. The outcome of "Mixed Decision" was decided by Local Delegated Decision on the 22<sup>nd</sup> December 2022. The planning officer who assessed the application was Weronika Myslowiecka.

The proposed extension to the rear has been approved, but the proposed work relating to the roof work to the existing bungalow was refused.

Reason for the refusal is stated as:

"The design, form and position of the proposal would fail to respect the established form of the existing property which would be harmful to its character and appearance. It would be an incompatible and incongruous addition on the street scene detrimental to the existing neighbourhood character. The proposal is therefore contrary to Edinburgh Local Development Plan policy Des 12 (Alterations and Extensions)"

"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 building and will affect the neighbourhood character"

In essence, the officers assessment is that the proposed roof works will be detrimental to the existing building and the surrounding area. My argument would be that if this was the case, why are there so many mansard roofed bungalows in the area, and also, why have a number of mansard roofed bungalows (and others) recently gained planning approval in the area? There are many bungalows in the immediate area with the mansard roof form proposed, and they are not detrimental to the character of the area. If in doubt, I would recommend a site visit to this locality.

Indeed many of the mansards are original to the estate as built, so it was considered at the time diversity in this way was required to avoid a massive estate of bungalow "boxes"

In light of the above, I would dispute the planning officer's assessment/ decision, and request the application go before the Local Review Body. In addition to the architectural layouts, I submit further written and photographic evidence to demonstrate that the proposed development will not have a detrimental impact upon the character and appearance of the area.

### **Comments**

The following are my comments to the planning officer's assessment:  
(please read the following with reference to photographs contained within document entitled "Photographic Evidence of Mansard Roofs in the Mountcastle/Duddingston Area Local to Application Site" and the "Location Plan Locale")

Roof Design:

The planning officer has stated that Mansard roofed bungalows are " not compatible with the character of the existing building and will affect the neighbourhood character"

Please refer to above document where I have demonstrated that there are many established mansard roofed bungalows in the immediate area. One actually being at the other end of the side of the square where my clients property is situated.

The proposed roof design is no different to well established roof forms, so surely cannot affect detrimentally the fundamental and customary characteristic of the area?

I further refute the suggestion that the proposal would be “an incompatible and incongruous addition on the street scene detrimental to the existing neighbourhood character”, and provide photos of other mansard roofed bungalows, in the immediate area, that are successfully integrated between standard hipped roofed bungalows.

Please refer to photos:

23/24 -	28 Southfield Loan
7/8 -	53 Milton Road West
9/10 -	57 Milton Road West
17/18 -	56 Mountcastle Drive South
15/16 -	46 Milton Road West
22 -	17 Duddingston View

Further, the following photos are of bungalows in the immediate area and prove that mansard roof design can be very successful and compatible with a typical Scottish bungalow.

I would consider that rather than being detrimental to the locale, the mansard roof form adds to and improves the diversity and character of the area.

Please refer to photos:

11	Duddingston Rise
4 -	9 Duddingston Square West
Not on plan -	39 Durham Terrace
2/3 -	56 Durham Avenue
1 -	3 Mountcastle Drive South
19/20 -	54 Mountcastle Drive South
21 -	22 Durham Square
12/14 -	66 Mountcastle Drive South

The officer has also stated that “the scale, design and position of the rear dormer would result in an unreasonable loss of privacy for neighbouring properties”

I note the dormer complies with the 9m boundary requirement outlined in the council's Non-Statutory Guidance for Householders.

#### Rear Extension:

The officer has no issues with the proposal, and it has been approved.

#### Views from Southfield Square, site of Applicants Property:

Please refer to the following photos to emphasise the fact that there are a number of roof forms within sight of Southfield Square/Southfield Loan. Some of these have a mansard roof form, and some have gable end roofs. There are various roof forms which further demonstrates that the proposed roof design will not be detrimental or uncharacteristic of the street/ area:

- A (view towards applicants house and Arthur's Seat)
- B (view to Southfield Loan)
- C (view to Milton Road West)
- D (view to Milton Road West)
- E (view along Southfield Loan)

Approved applications in the immediate area:

Ref 12/ 04246/ Ful 28 Southfield Loan (Please refer to photo: 23/24) Similar to my client's proposal, single storey extension to rear with new mansard roof. Consent was granted on appeal, the Local Review Body noting "there now existed a variety of roof styles and extensions in the streets surrounding the property, these alterations having become prevalent over some period of time" and "overall, they considered the development to be acceptable and without compromise to the appearance and character of the house.

Note this is the property closest to that of the applicant.

Ref: 08/ 01138/ Ful 66 Mountcastle Drive South (Please refer to photo: 12/14)

I have read the report, as signed off by Alan Henderson, and can see absolutely no reason why my client's application would not be successful as it should be assessed under the same criteria. Please note that the scale of work for this application was far more substantial than that my client proposes.

Ref: 09/ 02209/ Ful 56 Milton Road West. (Please refer to photo: 25)

The development was to put an entire new level onto the existing house. It is situated between two hipped roof bungalows. Difficult to understand how can this be viewed as being characteristic of the area.

Ref: 07/ 02209/ Ful 38 Mountcastle Drive South (Please refer to photo: 5/6). The development is a flat roof vertically timber lined box. Again, difficult to understand how can this viewed as being characteristic of the area?

Ref: 04/ 00422/ Ful 59 Milton Road West. (3 Duddingston Rise Please refer to photo: 11) The development was to build an entire new mansard roofed house in the rear of the property. Online history of this is somewhat chequered, but granted on appeal.

Ref: 11/ 03219/ FUL 17 Duddingston View

This application was initially refused. The client then asked for it to be reviewed by the Local Review Body, and it was overturned.

Noting the above applications which have been approved, I again find it difficult to understand the reasoning why this proposal is deemed uncharacteristic of the area, and detrimental to the street scene. This seems to be the basis of the refusal, as stated by the planning officer. Yet the approved applications at 56 Milton Road West, and 38 Mountcastle Drive South must surely be seen as totally uncharacteristic of the entire area.

## **Conclusion**

As an experienced architectural advisor, I have worked for many years in this and similar areas of Edinburgh. It became clear to my client that the traditional solution of dormer conversion of the traditional bungalow type was insufficient for the needs of his growing family.

It is not unreasonable to consider these house types too small for modern family living, with requirements for multiple bathrooms, home offices, and high end kitchens. The mansard roof allows for significant additional first floor space.

The fact that mansard roofs form a small, but significant (and increasing) proportion of the developments in the area, I considered refusal of consent very unlikely. The materials I propose are all traditional and matching those existing and in the locality.

I humbly request the Local Review Body look at the information I have provided, and see the proposal demonstrates good design, and that mansard roof bungalows are very much characteristic of the Duddingston/ Mountcastle area. I suggest the case for approval on the evidence provided, is strong and reasoned and look to the Local Review Body to approve the application.

G Hall  
(Agent for Mr J Singh)  
January 2023

Application for Review of  
Refused Local Authority Planning Consent Decision for  
27 Southfield Square, Edinburgh.  
Application Ref. 22/05076/FUL

Photographic Evidence of Mansard Roofs in  
Mountcastle/Duddingston Area Local to Application Site

January 2023



1 - 3 Mountcastle Drive South



2 - 56 Durham Avenue



3 - 56 Durham Avenue



4 - 9 Duddingston Square West



5 - 38 Mountcastle Drive South



6 - 38 Mountcastle Drive South



7 - 53 Milton Road West



8 - 53 Milton Road West



9 - 57 Milton Road West



10 - 57 Milton Road West



11 - Duddingston Rise



12 - 66 Mountcastle Drive South



13 - 66 Mountcastle Drive South



14 - 66 Mountcastle Drive South



15 - 46 Milton Road West



16 - 46 Milton Road West



17 - 56 Mountcastle Drive South



18 - 56 Mountcastle Drive South



19 - 54 Mountcastle Drive South



20 - 54 Mountcastle Drive South



21 - 22 Durham Square



22 - 17 Duddingston View



23 - 28 Southfield Loan



24 - 28 Southfield Loan



Not on plan - 39 Durham Terrace



25 - 56 Milton Road West



A - Southfield Square, view to Arthur's Seat. Note mansard in background.

Applicant property on corner at left hand side



B - Southfield Square, view to Southfield Loan. Note mansard in background.



C - Southfield Square, view to Milton Road. Note mansard in background.



D - Southfield Square, view to Milton Road. Note mansard in background.



E - View along Southfield Loan. Note mansard in background.













