

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 100603694-002

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:	Graphite Studio Chartered Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Simon	Building Name:	
Last Name: *	Brims	Building Number:	7
Telephone Number: *	01315528837	Address 1 (Street): *	East Trinity Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	UK
		Postcode: *	EH5 3DZ
Email Address: *	mail@graphitestudio.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="Matthew"/>	Building Number:	<input type="text" value="22"/>
Last Name: *	<input type="text" value="Callis"/>	Address 1 (Street): *	<input type="text" value="Coillesdene Crescent"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Joppa"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH15 2JH"/>
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" value="22 COILLEDENE CRESCENT"/>
Address 2:	<input type="text" value="JOPPA"/>
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 2JH"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="673140"/>	Easting	<input type="text" value="331669"/>
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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)

Replace existing roof to form mansard, form storey-and-a-half extension to rear, build garden studio

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.

Separate statement submitted with Supporting Documents

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)

Planning Appeal 19.01.23 (supporting statement) Drawing Nos CLD (PL) 001, 002, 003 & 004 (original Planning application drawings uploaded again to online Portal)

Application Details

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

22/05269/FUL

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

18/10/2022

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

21/12/2022

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 Simon Brims

Declaration Date: 24/01/2023

**Domestic Roof Replacement
& Rear Extension
22 Coillesdene Crescent
Joppa EH15 2JH**

M Callis & S Champion

Planning Application Ref No 22/05269/FUL

PLANNING APPEAL

**Graphite Studio
Chartered Architects**
7/3 East Trinity Road
Edinburgh EH5 3DZ

Tel 0131 552 8837

First Issue 19.01.23

**22 Coillesdene Crescent
Joppa EH15 2JH**

Planning Application Ref No 22/05269/FUL

The key points being made in support of the proposed design for 22 Coillesdene Crescent are as follows :

- **There is not a single roof type on the estate**

There are many different examples of altered and extended roofs, dormers, mansards etc. in the area

- **The neighbours were very happy with the proposed design**

The clients visited the immediate neighbours at 20 Coillesdene Crescent to show them the design before lodging the Planning application as they will be the most affected by the alterations to the existing property. It is an improvement on the existing situation, which is currently a blank brown dry dashed wall. This wall will be replaced with white render, and the neighbours were satisfied with the improvements

- **There was only one objection to the Planning application**

The objection was from the Portobello Amenity Society. This is a local voluntary organisation and does not represent the views of the immediate neighbours of the proposed development who will be directly affected by it. None of the immediate neighbours raised any objections to the Planning application

- **The area has no Listed buildings and is not a Conservation Area**

It is not on a main arterial route into the city and the proposed alterations have little impact on the surrounding built environment

- **There are many examples throughout Edinburgh where a bungalow roof has been taken off completely and replaced with a mansard**

Graphite Studio Chartered Architects designed a very similar project in Glasgow Road and this was granted Planning Consent without any objections from the Planning Department in 2020

**22 Coillesdene Crescent
Joppa EH15 2JH**

Planning Application Ref No 22/05269/FUL

The new roof which is proposed for 22 Coillesdene Crescent would be only a little higher than the ridge of the original roof of the property, but it would not be nearly as high as the roof of many other properties in the area.

The new roof would have a steeper pitch than the original roof but, again, the pitch would only be a few degrees steeper than other properties nearby.

Walking around the immediate neighbourhood reveals that, while the original ground floor layouts may have been similar when built, there are almost as many roof designs as there are properties.

The Planning officer notes in the Report of Handling that the ridge heights in the area are generally 5.6m for hipped properties with approximately 30 degree roof pitches and generally 6m for hipped properties with approximately 35 degree roof pitches. The proposals for 22 Coillesdene Crescent will create a ridge height of approximately 6035mm measured on the street elevation and approximately 5715mm measured at the rear where the ground level is rising.

So, it is clear that the proposals will be no higher than most properties in the area according to the Planning officer's statement in the Report of Handling. However, we would suggest that the roof pitch for the higher style of properties is more than 35 degrees as can be seen in the photographs attached below. We dispute the Planning officer's statement that 35 degrees is a common roof pitch, and we also suggest that the ridge height of many properties in the area is much more than 6m.

The Planning officer suggests in the Report of Handling that the new mansard roof proposed for 22 Coillesdene Crescent would create a front elevation that is 'unbalanced'. This elevation and roofscape was carefully designed so that the roof is not so large that the building appears 'top heavy', so our aim was to create a balanced elevation. We would suggest this balance has been achieved, and photographs of built examples are enclosed below. We suggest that these properties are in no way 'unbalanced' and it is useful to see built examples of similar designs which have been realised in the past.

The existing property has mineral wool at ground floor ceiling level between the ceiling ties and no other form of roof insulation. The existing flat roofed extension to the rear, due to its age and construction method, will have only very limited insulation which is unlikely to be more than 25 or 50mm thick. All of this existing fabric will be replaced with the new roof which will have at least 200mm of insulation on the coombs and 180mm on the flat roof of the mansard, so the property will be much more energy efficient and make a much greater contribution to reducing carbon emissions. The photovoltaic solar panels on the roof will also make a significant reduction to energy use in the property.

Just a few of the many examples of extended and altered properties in the area are included below. They are all taken from the immediate area around the applicants' property, which includes Coillesdene Crescent, Drive, Avenue, Terrace, Gardens, Milton Road and Woodside Terrace.

25 Coillesdene Crescent



Diagonally opposite the applicant's property, and the roof is significantly higher and larger than what is proposed for 22 Coillesdene Crescent. The photograph above is the view from the garden of the applicants' property.

The roof pitch is much steeper than the existing roof of 22 Coillesdene Crescent, and is close to the pitch that is proposed for the mansard on the Planning application drawings.



The pitched roof slated dormers on the first floor and the pitched roofs over the bay windows on the ground floor increase the size and mass of the building. It is very visible from all sides as it is on a corner plot at the junction of Coillesdene Crescent and Coillesdene Drive.

23 Coillesdene Crescent



This property is in front of the applicants' property and across Coillesdene Drive from 25 Coillesdene Crescent referred to above.

The roof and first floor dormer are much taller and dominant than what is proposed for 22 Coillesdene Crescent. Like 25 Coillesdene Crescent, this property is very visible from all directions as it is on a corner plot.

The alterations proposed for 22 Coillesdene Crescent will have much less impact on the surrounding environment because the applicants' property is in the middle of a straight row of houses rather than being on a highly visible corner plot.

34 Coillesdene Avenue Planning Consent Ref Nos 04/03968/FUL & 17/05726/FUL



This property has a mansard extension to the main roof to the front and also a lower mansard roof over a later projecting extension to the rear. The first floor extends across the garage on one side.

This style of roof rebuild is significant evidence that the area does not have a single roof type or height. There is a wide variety of different roof types which are original, extended and altered in the past as well as recently. There is ample precedent for a variety of roof redesigns in the area which have received Planning Consent.



This property is very similar to what is being proposed for 22 Coillesdene Crescent and the second extension was added to 34 Coillesdene Avenue relatively recently, in 2017.

12 Woodside Terrace Planning Consent Ref No 15/04540/FUL



This property is in Woodside Terrace which is parallel to Coillesdene Crescent and is the second street when heading down the hill towards Joppa Road.

The altered and extended roof is very similar to the design for 22 Coillesdene Crescent when viewed from the street, having a mansard roof, two flat roofed dormers and the first floor extending across the two rooms of the original property and also across an additional bay on the left-hand side in an extension. Planning Consent was granted relatively recently, in January 2016.



The size, scale, massing, proportions and design are all very similar to the proposed alterations to 22 Coillesdene Crescent when viewed from the street. These dormers are higher and larger, so the dormers at 22 Coillesdene Crescent will be more compact and discrete.

12 Woodside Terrace (cont)



On reviewing the Planning drawings online, the property was extended by 4310mm to the rear and 4392mm to the side, and the new mansard roof extended over not only the existing property but also over the rear and side extensions.

This is a much bigger area of mansard roof than is proposed for 22 Coillesdene Crescent, and yet the scheme was granted Planning Consent in 2016.

The design for 22 Coillesdene Crescent has a similar appearance from the street but has a much smaller extension across part of the rear elevation, rather than moving the whole rear wall of the property out into the garden by more than 4.3m.

12 Woodside Terrace is in the middle of a row of properties, so it is a similar site and surroundings to 22 Coillesdene Crescent. Neither of these properties are on corner plots, so neither of them will have as much impact on neighbouring houses and views of the streetscape as some of the examples enclosed.

14 Coillesdene Gardens



This property has a very similar roofscape to what is proposed for 22 Coillesdene Crescent. The roof extends across the two ground floor rooms and entrance hall and over an additional room on the right-hand side, which is what is proposed for 22 Coillesdene Crescent.



The roof on this property is somewhat simple and unrelieved. The compact dormers which are proposed for 22 Coillesdene Crescent will add some visual interest on the streetscape.

223 Milton Road, Planning Consent Ref No 19/02715/FUL



The property has a high roof and very dominant dormer to the front. It is significantly higher than what is proposed for 22 Coillesdene Crescent and the roof pitch is similar.

The property was extended again with a further Planning Consent being granted recently, in July 2019, so there is a pattern of incremental development in the area. The fact that a roof was altered in the past has not meant there has been resistance from the Planning Department to further changes and development.

46 Coillesdene Avenue, Planning Consent Ref No 13/01204/FUL



The property has a roof which has been increased in height. It is much higher than what is proposed for 22 Coillesdene Crescent. The property is much more visible than 22 Coillesdene Crescent as it is on an open corner plot. The property has a somewhat 'unbalanced' appearance although it was granted Planning Consent.

9 Milton Drive



12 Coillesdene Drive



16 & 18 Coillesdene Drive



There are a large number of properties in the area which already have roofs which are much higher than what is proposed for 22 Coillesdene Crescent. They also have roof pitches which are much steeper than the existing roof at 22 Coillesdene Crescent. A small selection of these properties are enclosed above. 16 and 18 Coillesdene Drive are very close to 22 Coillesdene Crescent.

61 Glasgow Road Planning Consent Ref No 20/01916/FUL, Granted 25.06.20



Graphite Studio Chartered Architects were designers of this scheme which is almost identical to what is proposed for 22 Coillesdene Crescent and was granted Planning Consent in 2020 without any objections from the Planning Department. It is currently being constructed.

There are many examples of bungalows in Edinburgh that have been transformed - with this style of mansard roof design. There does not appear to be a clear reason why a mansard roof is acceptable in Glasgow Road but is controversial in Coillesdene Crescent. It could be argued that Glasgow Road should have more Planning protection as it is the main arterial route into the city from Glasgow and the airport, whereas Coillesdene Crescent is in a private 'back street' and not even on Joppa Road which, like Glasgow Road, is a main route into the city.

Graphite Studio
Chartered Architects
7/3 East Trinity Road
Edinburgh EH5 3DZ
0131 552 8837 / 07761 756 483
www.graphitestudio.co.uk
mail@graphitestudio.co.uk

Notes

- All dimensions to be verified on site.
Contractor not to deviate from the approved drawing without prior approval of the architect.
- OS Site Plan (Scale 1 : 1250) :



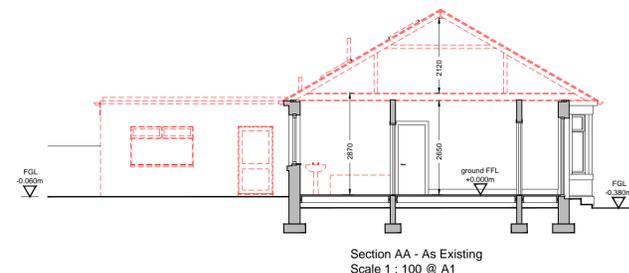
- Outline Material Schedule :

Extension & New Roof

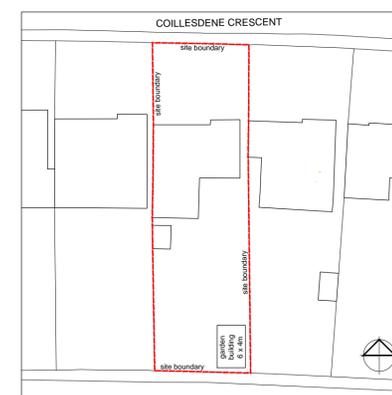
External walls : Smooth proprietary render, colour white, with sand cement base course, buff natural sandstone random rubble feature panels as indicated on elevations
 Doors & windows : Timber-framed, double glazed, colour RAL 7015 Slate Grey
 Pitched roof : Natural slate
 Flat roof : Single ply membrane layed to falls
 Flat rooflight : Proprietary flush rooflight by Glazing Vision or equal and approved
 Dormers : Single ply membrane layed to falls with zinc hafts with standing seams
 Rooflights : Proprietary rooflights by Velux or equal and approved
 Rainwater goods : Cast iron to match extg, colour grey

Garden Studio

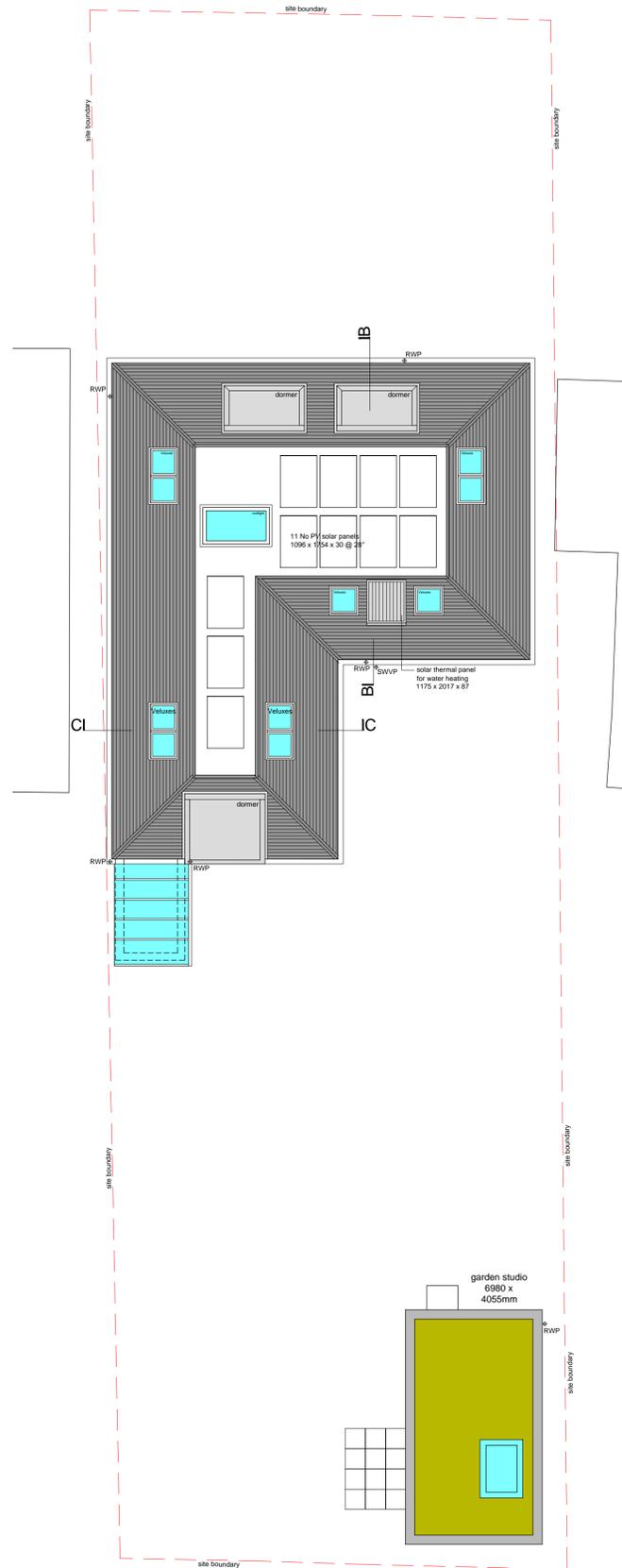
External walls : Untreated timber cladding, slate from extg roof reused for wall cladding to recess at entrance door
 Doors & windows : Timber-framed, double glazed, colour RAL 7015 Slate Grey
 Flat roof : Sedum roof concealed behind parapet
 Flat rooflight : Proprietary flush rooflight by Glazing Vision or equal and approved
 Rainwater goods : Cast iron to match extg, colour grey



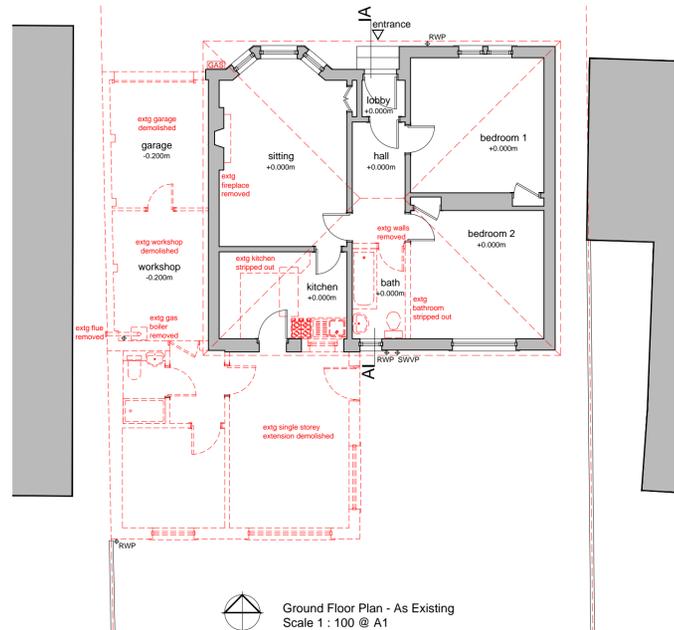
Section AA - As Existing
Scale 1 : 100 @ A1



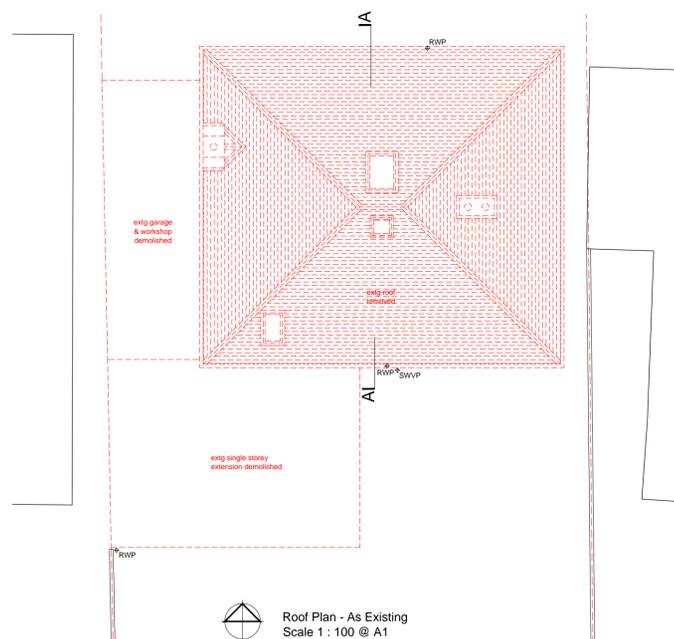
Site Plan
Scale 1 : 500 @ A1



Roof Plan - As Proposed
Scale 1 : 100 @ A1



Ground Floor Plan - As Existing
Scale 1 : 100 @ A1



Roof Plan - As Existing
Scale 1 : 100 @ A1

PLANNING

REVISIONS:

CLD (PL) 001

CLIENT:
M CALLIS & S CHAMPION

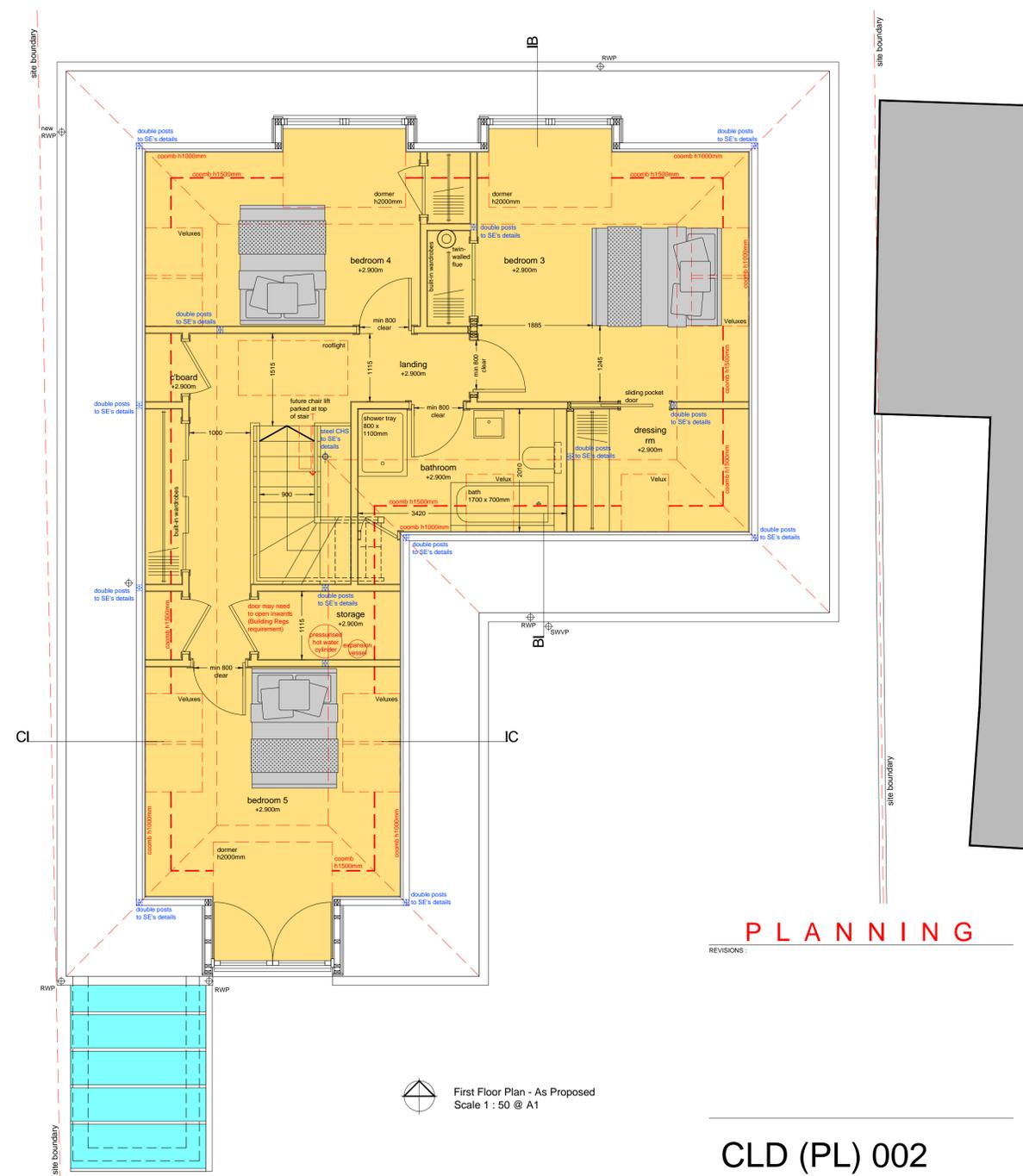
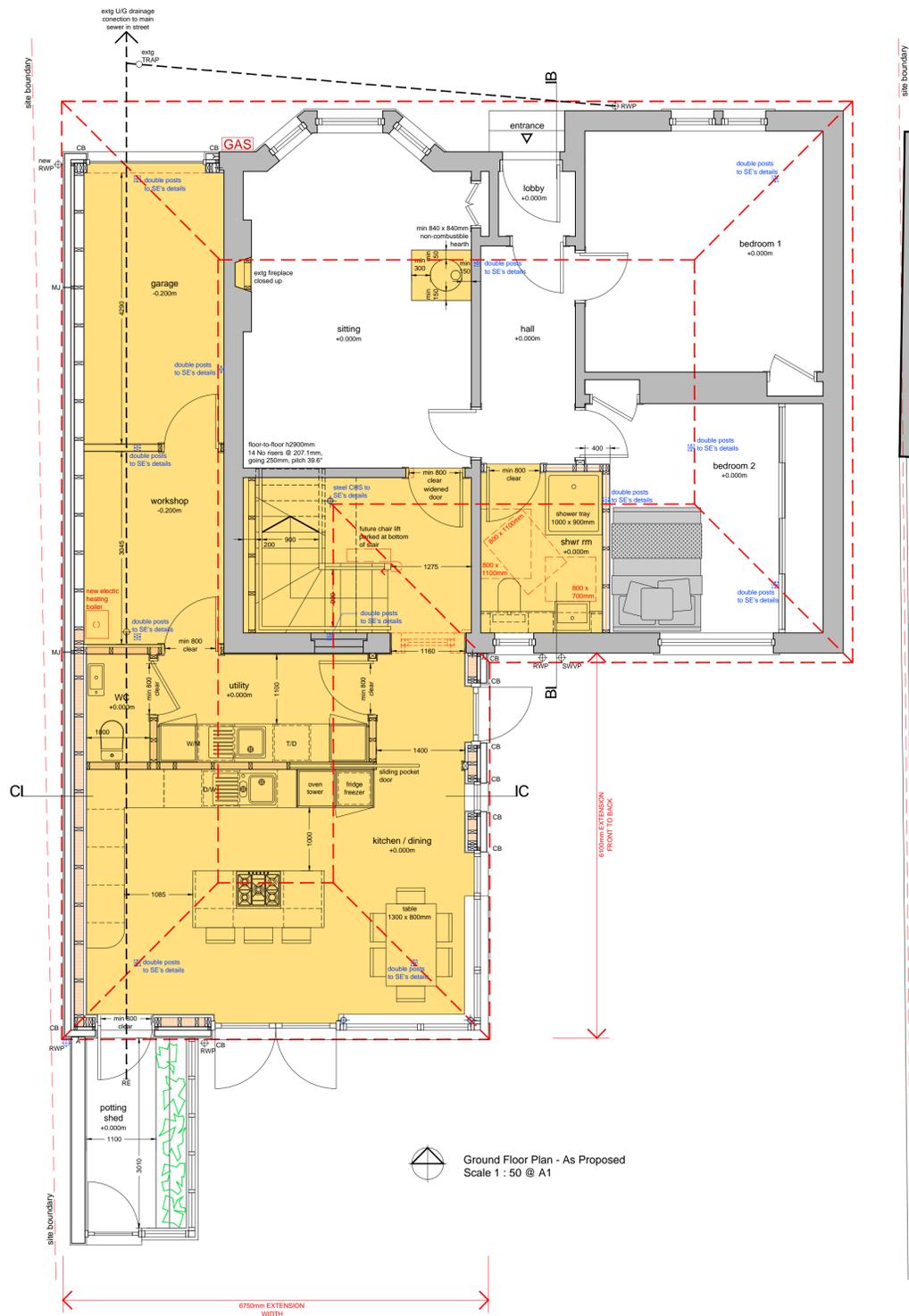
JOB TITLE:
DOMESTIC ROOF REPLACEMENT,
REAR EXTENSION & STUDIO
22 COLLESDENE CRESCENT
EDINBURGH

SCALE: 1 : 100 / 1 : 500 @ A1
 DRAWN BY: SB DATE: 28.09.22
 CHECKED: DATE:

DRAWING TITLE:
SITE, FLOOR & ROOF PLANS
SECTION AA
AS EXISTING / AS PROPOSED

Notes

1. All dimensions to be verified on site.
Contractor not to deviate from the approved drawing without prior approval of the architect.
2. All general notes as per Drg No CLD (PL) 001.



PLANNING

REVISIONS:

CLD (PL) 002

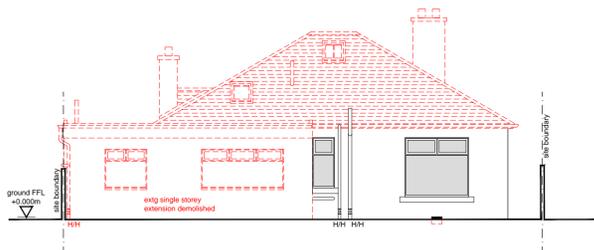
CLIENT:
M CALLIS & S CHAMPION

JOB TITLE:
DOMESTIC ROOF REPLACEMENT,
REAR EXTENSION & STUDIO
22 COILLEDENE CRESCENT
EDINBURGH

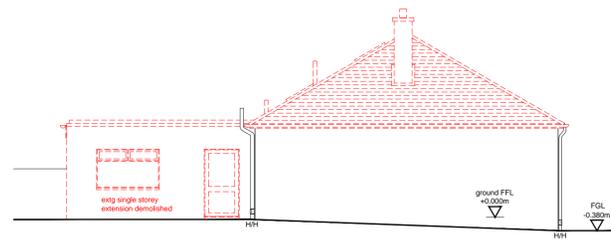
SCALE: 1 : 50 @ A1
DRAWN BY: SB DATE: 28.09.22
CHECKED: DATE:
DRAWING TITLE:
FLOOR PLANS
AS PROPOSED

Notes

- All dimensions to be verified on site.
Contractor not to deviate from the approved drawing without prior approval of the architect.
- All general notes as per Drg No CLD (PL) 001.



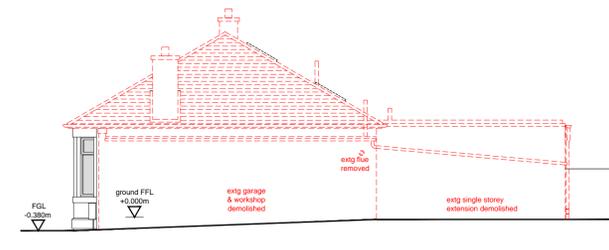
South Elevation - As Existing
Scale 1 : 100 @ A1



East Elevation - As Existing
Scale 1 : 100 @ A1



North Elevation - As Existing
Scale 1 : 100 @ A1



West Elevation - As Existing
Scale 1 : 100 @ A1



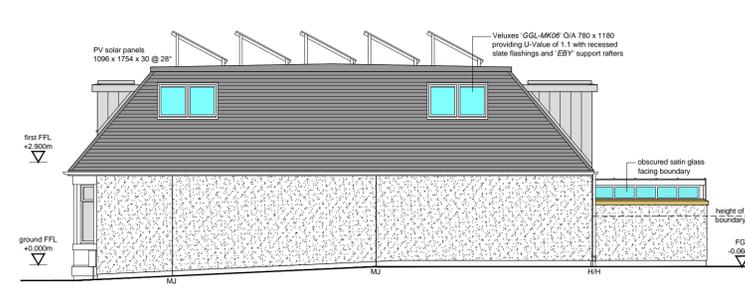
South Elevation - As Proposed
Scale 1 : 100 @ A1



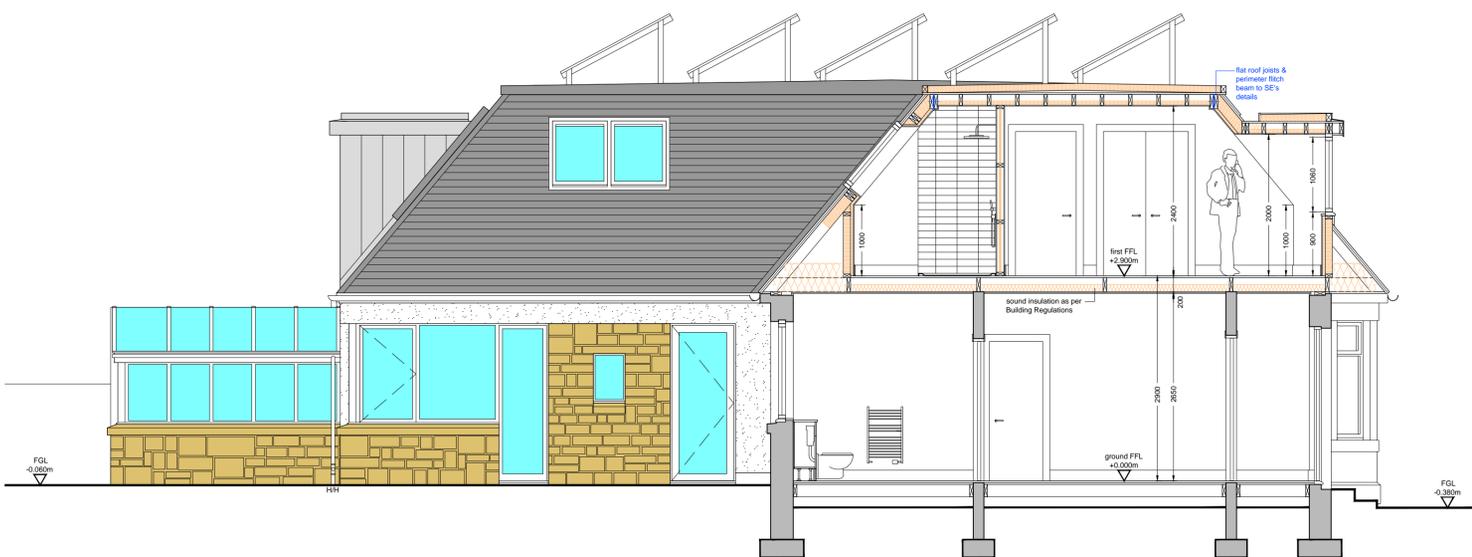
East Elevation - As Proposed
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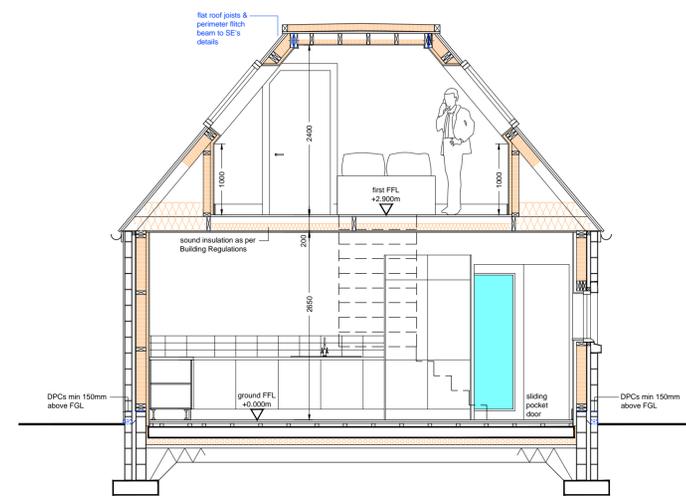
North Elevation - As Proposed
Scale 1 : 100 @ A1



West Elevation - As Proposed
Scale 1 : 100 @ A1



Section BB - As Proposed
Scale 1 : 50 @ A1



Section CC - As Proposed
Scale 1 : 50 @ A1

REVISIONS:

CLD (PL) 003

CLIENT:
M CALLIS & S CHAMPION

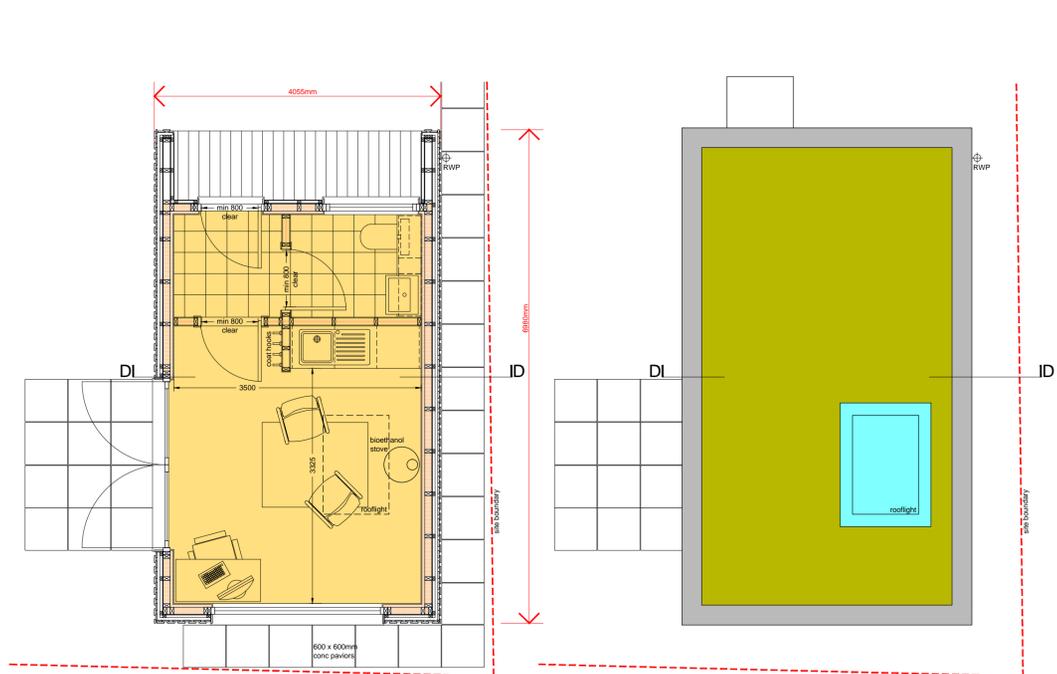
JOB TITLE:
DOMESTIC ROOF REPLACEMENT,
REAR EXTENSION & STUDIO
22 COILLEDSENE CRESCENT
EDINBURGH

SCALE: 1 : 100 / 1 : 50 @ A1
DRAWN BY: SB DATE: 28.09.22

CHECKED: DATE:
DRAWING TITLE:
ELEVATIONS & SECTIONS
AS EXISTING / AS PROPOSED

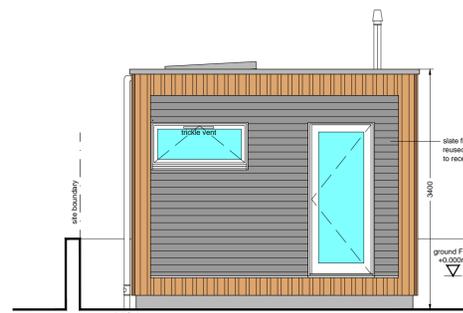
Notes

- All dimensions to be verified on site.
Contractor not to deviate from the approved drawing without prior approval of the architect.
- All general notes as per Drg No CLD (PL) 001.

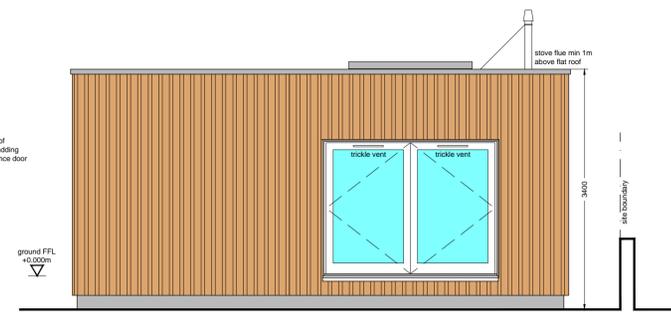


Ground Floor Plan - As Proposed
Scale 1 : 50 @ A1

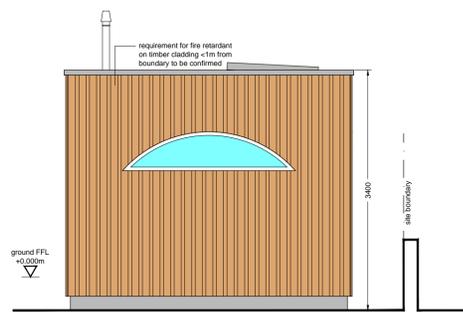
Roof Floor Plan - As Proposed
Scale 1 : 50 @ A1



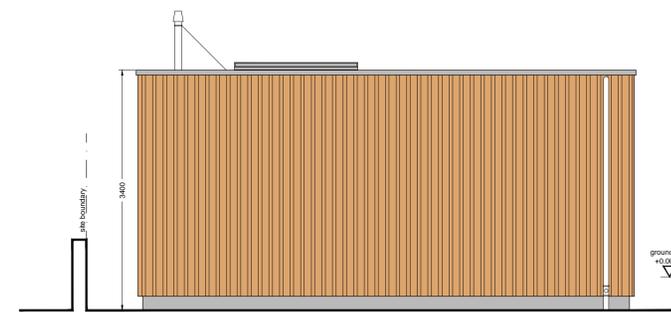
North Elevation - As Proposed
Scale 1 : 50 @ A1



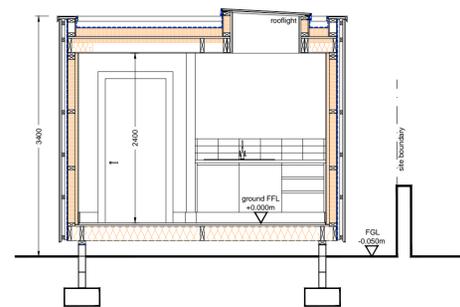
West Elevation - As Proposed
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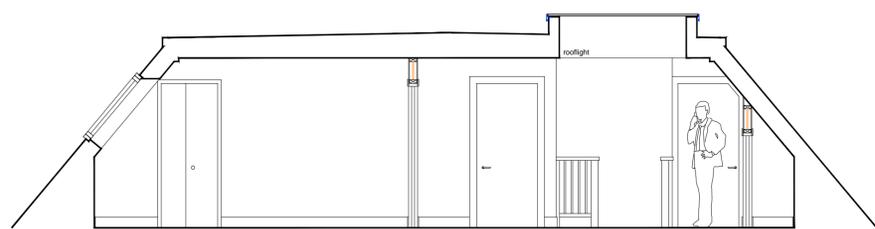
South Elevation - As Proposed
Scale 1 : 50 @ A1



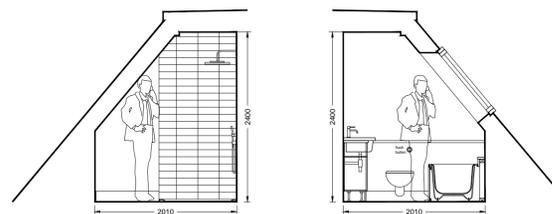
East Elevation - As Proposed
Scale 1 : 50 @ A1



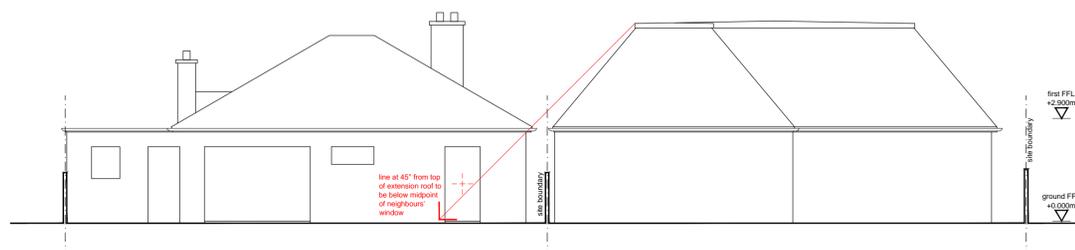
Section DD - As Proposed
Scale 1 : 50 @ A1



Bedroom 3 & Landing Section - As Proposed
Scale 1 : 50 @ A1



Bathroom Sections - As Proposed
Scale 1 : 50 @ A1



South Elevation - As Proposed
Scale 1 : 100 @ A1

REVISIONS:

CLD (PL) 004

CLIENT:
M CALLIS & S CHAMPION

JOB TITLE:
DOMESTIC ROOF REPLACEMENT,
REAR EXTENSION & STUDIO
22 COILLEDENE CRESCENT
EDINBURGH

SCALE: 1 : 50 / 1 : 100 @ A1
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