

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 100584225-003

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:	Architectural services		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Darren	Building Name:	
Last Name: *	Beresford	Building Number:	237
Telephone Number: *	07535015595	Address 1 (Street): *	Baldridgeburn
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Dunfermline
Fax Number:		Country: *	UK
		Postcode: *	KY12 9EG
Email Address: *	Andrew.bird@architecturalservicesscotland.com		

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="Ms"/>	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="Kate"/>	Building Number:	<input type="text" value="13"/>
Last Name: *	<input type="text" value="Hart"/>	Address 1 (Street): *	<input type="text" value="Farrer Grove"/>
Company/Organisation	<input type="text"/>	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="EH7 6SF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="Andrew.bird@architecturalservicescotland.com"/>		

## 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="13 FARRER GROVE"/>
Address 2:	<input type="text" value="CRAIGENTINNY"/>
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="EH7 6SF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="674105"/>	Easting	<input type="text" value="329491"/>
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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)

Loft conversion with dormer

## 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 see supporting document.

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)

13 Farrer Appeal document which contains photos of similar dormers in the surrounding area.

## Application Details

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

22/03718/FUL

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

22/07/2022

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

24/10/2022

## 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 Darren Beresford

Declaration Date: 24/01/2023

## **13 Farrer Grove – Information in Support of Planning Application**

The following houses are within the immediate neighbourhood or direct sight of my clients house with similar features we are looking to incorporate into our plan.



Above is 30 Farrer Terrace which is on the road directly adjacent to the clients. It overlooks several houses opposite it.



17 Farrer Terrace, in adjacent road to clients' property.

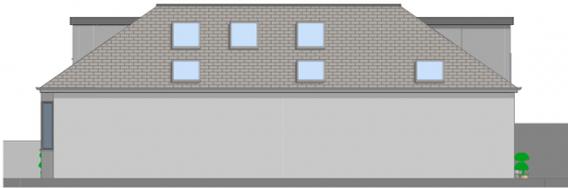
## 31 Farrer Terrace



*north east*



*north west*



*south east*



*south west*



*grey membrane flat roots  
slate grey concrete tile pitched roofs  
Velux rooflights  
dark grey UPVC windows & patio doors  
white rendered walls*

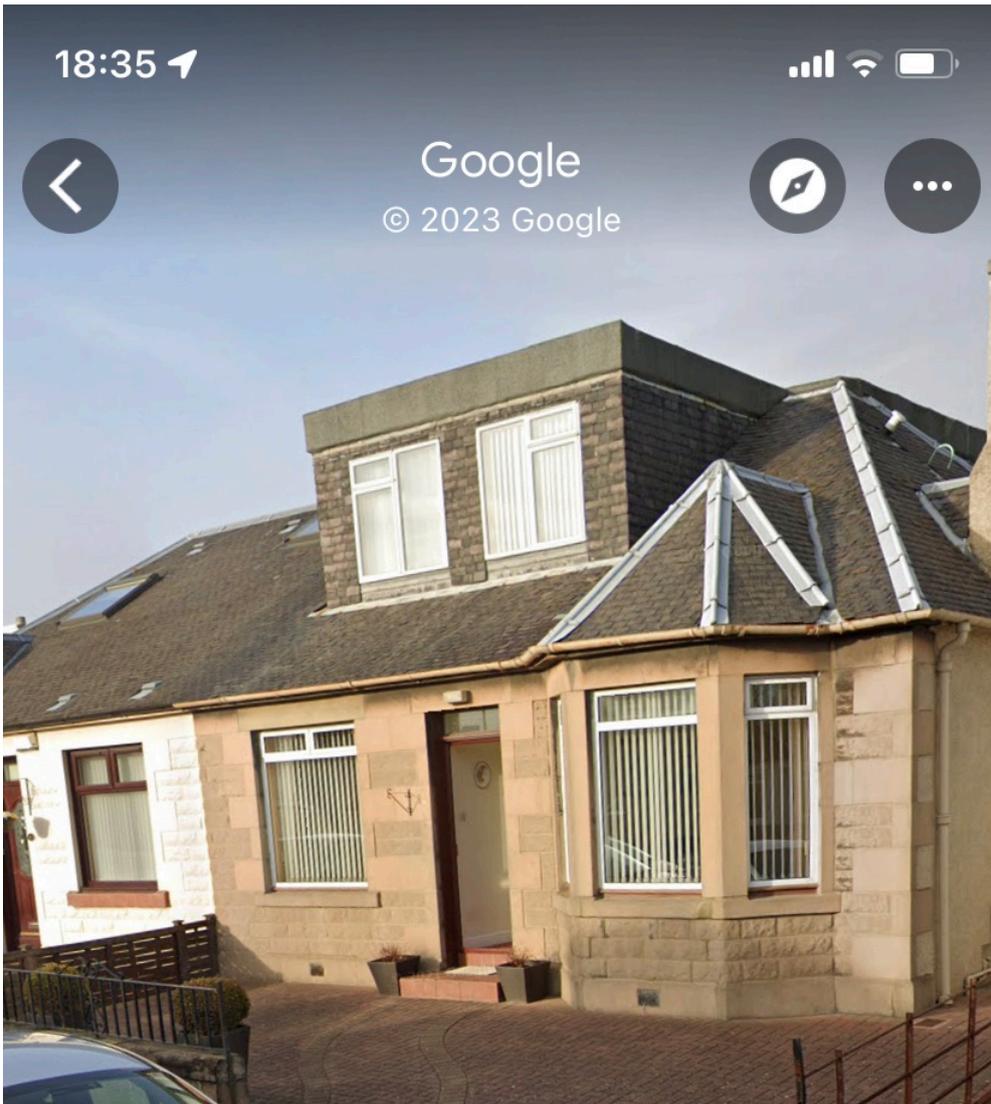
*alterations and extension to existing house*  
**31 FARRER TERRACE  
EDINBURGH, EH7 6SG**

**proposed elevations**

scale 1:100 April 2022 drg.P3  
Whitelaw Assoc 01968 660452

This is 31 Farrer Terrace, planning application 22/02016 which was granted 9/6/22. This was granted despite neighbours' concerns over the size of the dormer. The frontage features a large double dormer overlooking neighbours' gardens and property.

Our proposal will not impact any neighbours as it overlooks a pedestrian area, Fishwives causeway.

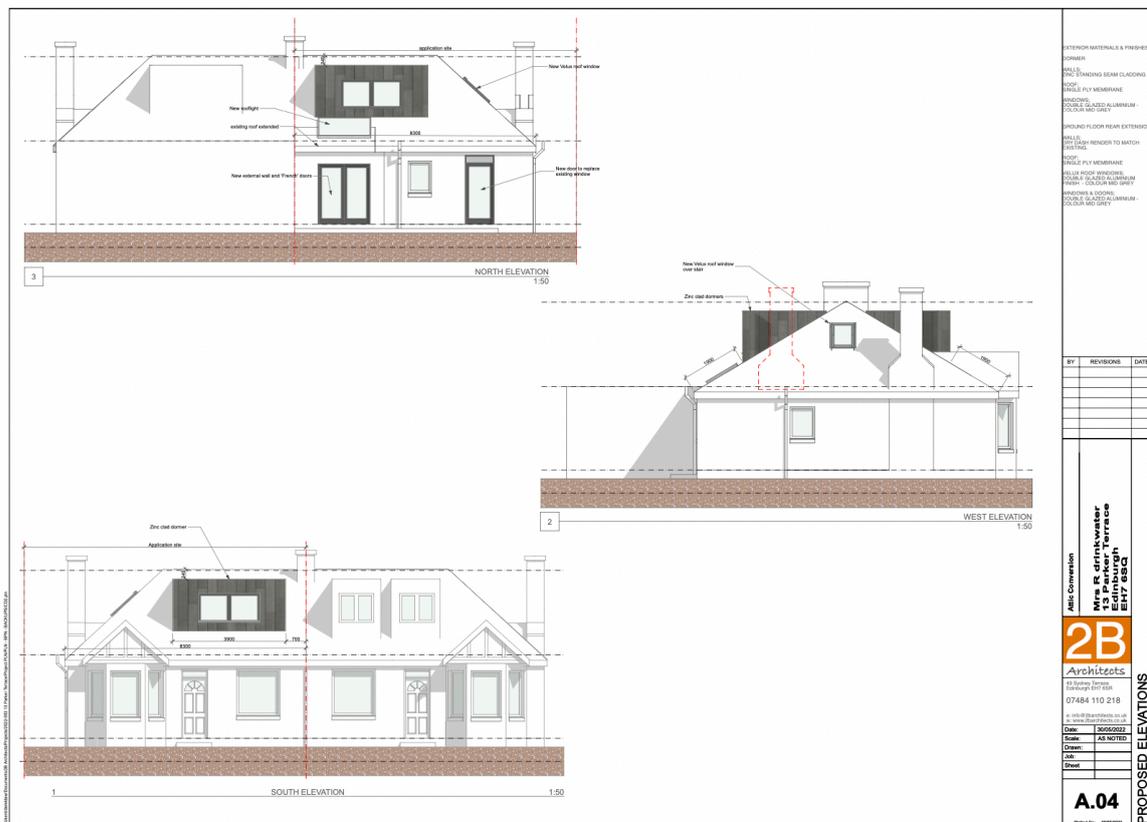


This is 3 Parker Terrace which is very near to the clients' property. As you can see it has a large dormer especially in proportion to the house



Above is 11 Parker Terrace which has a large double dormer which takes up nearly the whole roof and overlooks properties on the other side of the road.

# 13 Parker Terrace



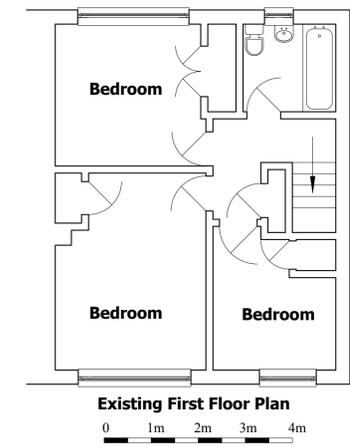
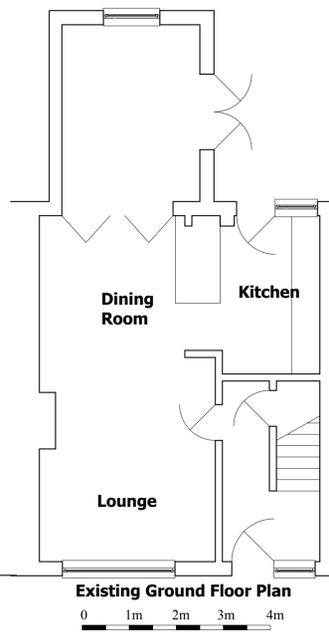
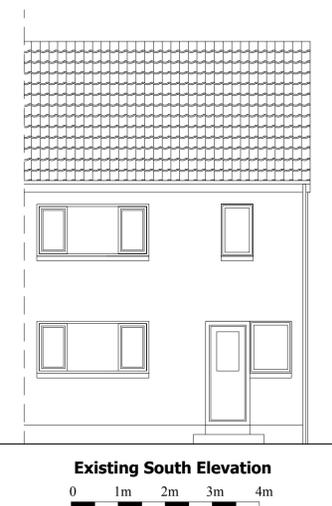
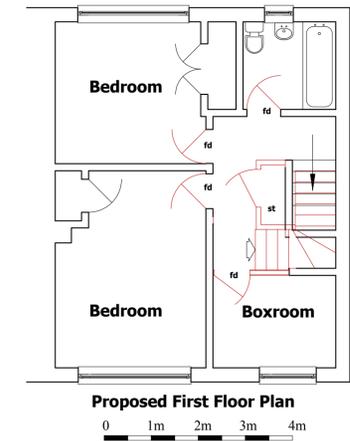
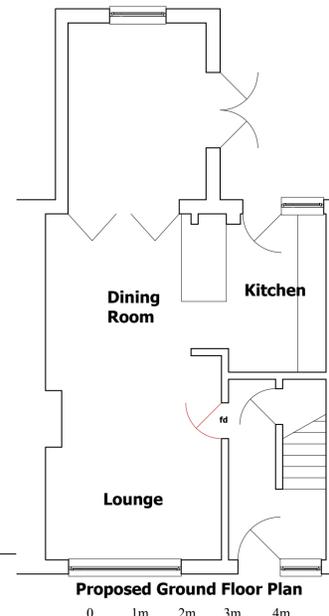
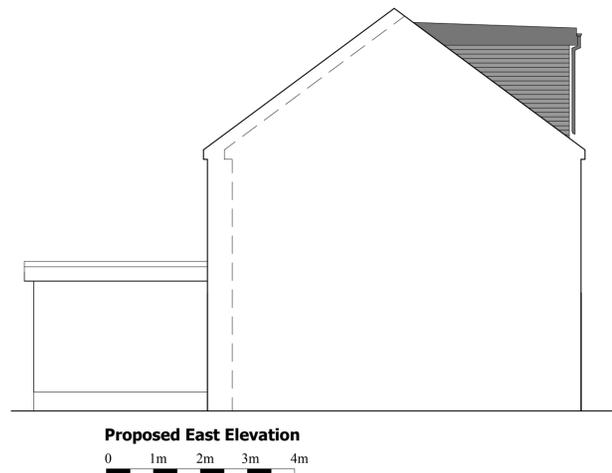
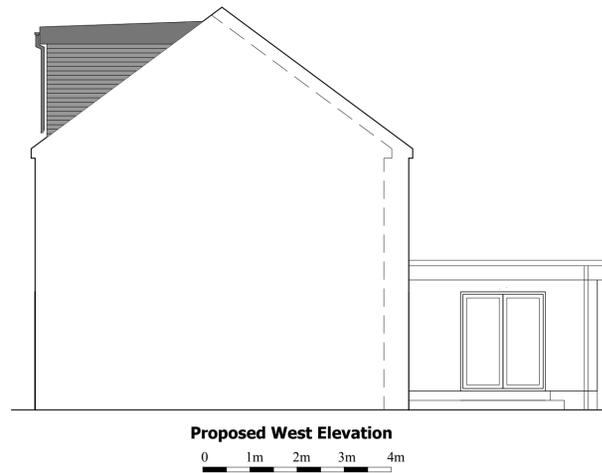
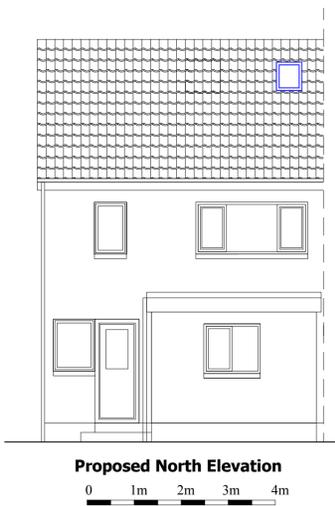
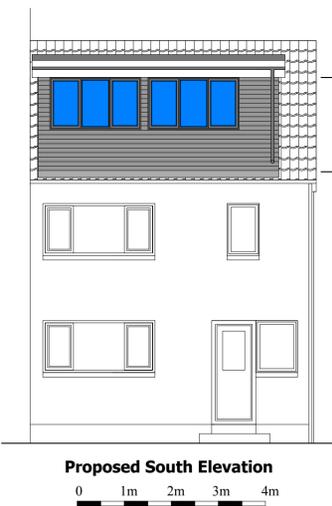
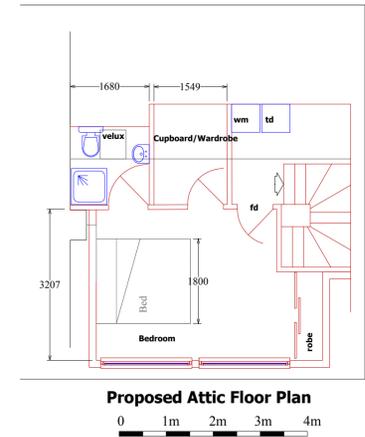
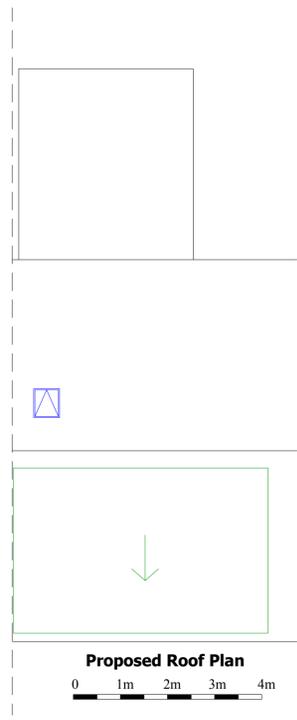
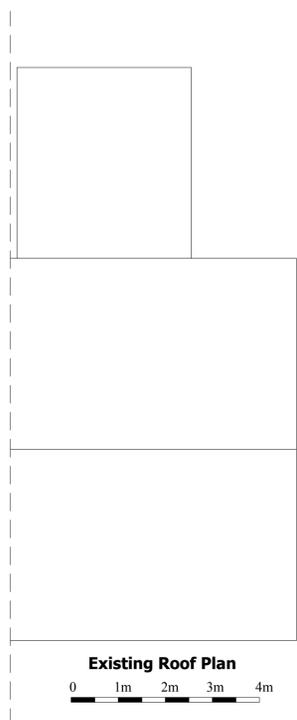
This is 13 Parker Terrace in the clients' neighbourhood. Application 22/02865/FUL approved 7/7/22. This recent application contains a dormer at the front which takes up the majority of the roof area and overlooks neighbours.

The proportion of the dormer was noted as a concern on our application, however this one was passed at a similar time to when ours was rejected.

Due to the above examples, we believe our application is not out of keeping with the area as there are many properties utilising dormers. We believe there are no grounds to say it is not compatible with the surrounding area or neighbourhood character.

Another concern was the size of the dormer but as shown in the examples above two applications have been passed in the last year where the dormer takes up the majority of the roof area, a higher proportion than the 50% stated in page 17 of "Guidelines for Householders".

Thank you for considering this appeal.



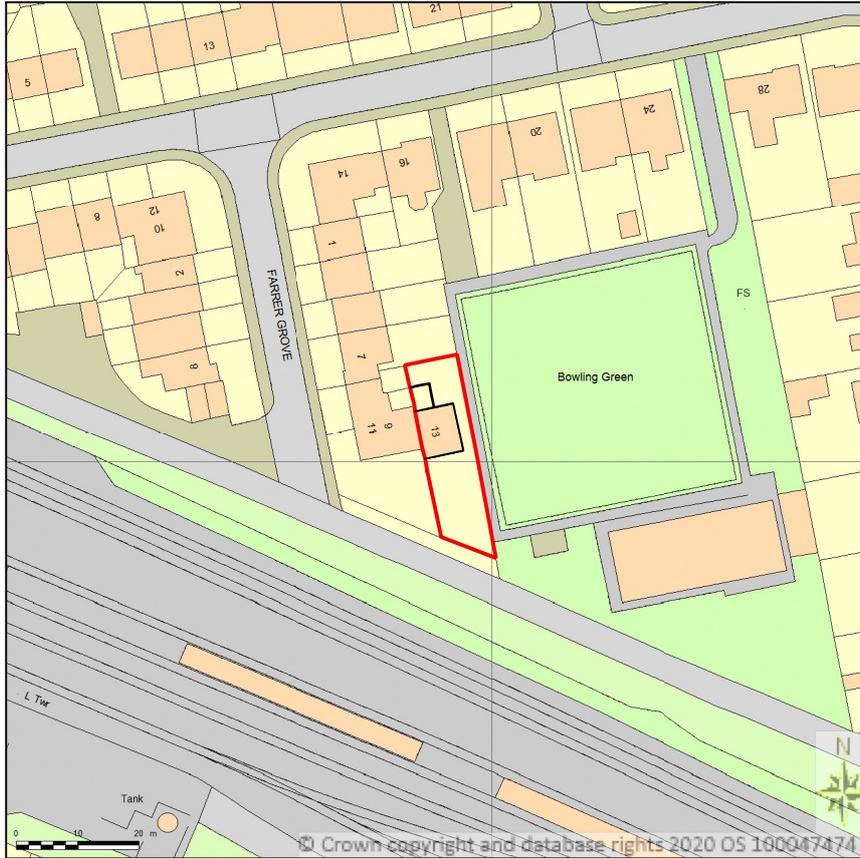
Velux to roof, 55x78 please see catalogue  
Grey cedarboard cladding to dormer  
Anthracite UPVC RWG and UPVC windows

**ARCHITECTURAL SERVICES**  
237 Baldridgeburn  
Dunfermline  
KY12 9EG  
T: 07535015595

Project name and address  
**Loft conversion**  
Kate and Stewart Hart  
13 Farrer Grove  
Edinburgh  
EH7 6SF

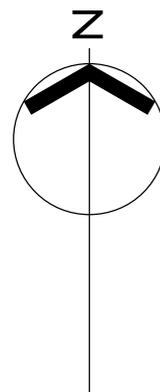
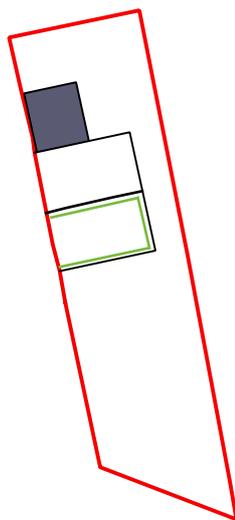
This drawing has been prepared to attain statutory  
Local Authority Consent. All sizes and existing  
structure to be confirmed on site prior to  
commencing work.  
W: www.ArchitecturalServicesScotland.com  
E: Info@ArchitecturalServicesScotland.com  
T: 07535015595

Project Dormer Loft Conversion	Sheet A1
Date 5th July 2022	<b>1</b>
Scale 1:75	



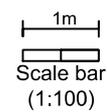
## Proposed Location Plan

Scale - 1:1250



## Proposed Site Plan

Scale - 1:500



Architectural Services 237 Baldrigeburn Dunfermline KY12 9EG		
CLIENT	Kate Hart	
LOCATION	13 Farrer Grove Edinburgh EH7 6SF	
CONTRACT		
Project Title	Dormer and Velux	
ISSUE	AMENDMENT	DATE
		13th July 22
Scale - 1:1250 @ A4		Drawing No.
		02