

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 100669957-001

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

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="11"/>
Last Name: *	<input type="text" value="Seymour"/>	Address 1 (Street): *	<input type="text" value="Mentone Avenue"/>
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="EH15 1JE"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

11 MENTONE AVENUE

Address 2:

PORTOBELLO WEST

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH15 1JE

Please identify/describe the location of the site or sites

Northing

673982

Easting

330560

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 alterations to form driveway with wall mounted car charging point. Application No: 23/05135/FUL

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.

See attached letter of appeal in the supporting documents section.

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)

Diagnosis of medical condition added to appeal letter - was recently diagnosed and not known at the time.

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)

- letter of appeal

Application Details

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

23/05135/FUL

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

27/09/2023

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

01/02/2024

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 Jason Seymour

Declaration Date: 29/04/2024

City of Edinburgh Planning Local Review Body,
G.2, Waverley Court,
4 East Market Street,
Edinburgh,
EH8 8BG.

Dear Planning Officer,

I am writing to formally appeal the decision to refuse the application for the installation of a driveway and an electric vehicle (EV) charging point at my property located at 11 Mentone Avenue, Edinburgh, EH15 1JE, within the conservation area of Portobello.

Balancing Conservation with Contemporary Needs:

Preserving the historical character of conservation areas is a responsibility we take seriously and respect deeply. However, the vitality of these areas also depends on their ability to evolve and meet the needs of modern residents. Our proposal is designed to integrate essential modern amenities without compromising the aesthetic and historical essence of the area.

By introducing a driveway and EV charging infrastructure, we are not merely adding modern conveniences; we are thoughtfully enhancing accessibility and sustainability within the conservation context. This development is planned with a deep understanding of the historical significance and architectural character of the area, ensuring that the addition is unobtrusive and harmonious with the existing environment.

The introduction of these features is essential not only for improving the quality of life for residents but also for ensuring that the area remains functional and relevant. This approach supports the preservation of the area's character by demonstrating that historical environments can adapt to contemporary demands without losing their essence.

This balanced integration highlights our commitment to maintaining the historical integrity while proactively addressing the growing needs for sustainability and accessibility in urban planning. Our proposal represents a progressive step forward, marrying heritage preservation with the imperatives of modern living, ensuring that the conservation area continues to thrive as a dynamic, liveable community.

Sustainability and Environmental Responsibility:

Our proposal for a driveway and electric vehicle (EV) charger aligns directly with Edinburgh's environmental initiatives and the strategic commitments under the National Planning Framework 4. Edinburgh's 2030 Climate Strategy aims to make the city carbon

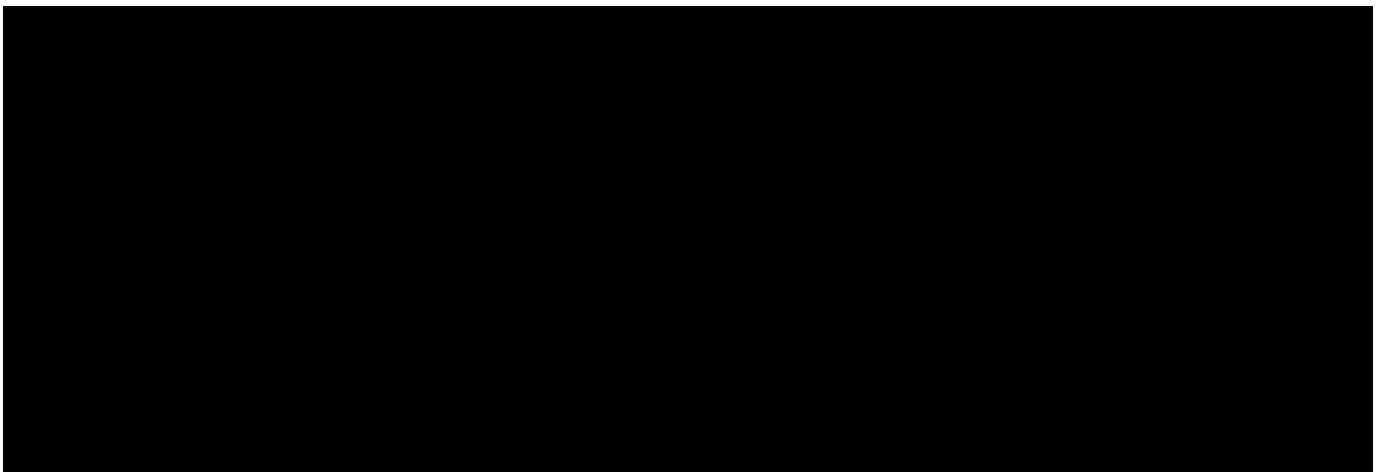
neutral by 2030, with sustainable transportation options playing a key role in reducing greenhouse gas emissions compared to traditional combustion engines.

The installation of a EV charger at our property supports this initiative by providing essential infrastructure that enhances the viability and appeal of EV ownership for individual residents. This is particularly significant given that the nearest public charging point, located 0.7 miles away, is frequently out of use or vandalised, making reliable access to charging facilities a challenge for local EV owners.

Additionally, this proposal aligns with the Scottish Government's updated Climate Change Plan, which commits significant investments in EV infrastructure across Scotland. By aligning with these policies, our project contributes to reducing local emissions and complements Edinburgh's integrated transport and mobility strategy, which prioritises sustainable urban transport systems and active travel.

Incorporating a EV charging point within the conservation area represents a proactive approach to adapting the historical district to meet modern environmental standards. This ensures that the area remains sustainable and adaptable, supporting the city's transition towards a low-carbon economy while preserving its unique historical character.

By sensitively integrating these modern environmental facilities, we demonstrate a commitment not only to preserving the past but also to ensuring that our heritage areas continue to thrive and contribute positively to the city's environmental targets. Our proposal illustrates a key principle: responsible urban development can enhance historical conservation through innovative, sustainable solutions.



Other Approved Applications:

The application for a driveway in the front garden within a conservation area in Edinburgh is consistent with numerous approved applications of a similar nature in the city. Our proposal aligns with established planning guidelines and respects the historical character of the conservation area. Moreover, it takes into account the evolving priorities in urban planning, particularly in promoting sustainable transportation. By incorporating an electric vehicle (EV) charging point within the driveway, we contribute to the city's commitment to reducing carbon emissions and embracing eco-friendly mobility options. Our application is

grounded in a responsible, forward-thinking approach that respects heritage while fostering sustainability.

I would draw your attention to the following properties -

- 19A/B Bath street - Property has a 2 vehicle drive way.
- 44 Bath street - 1 Vehicle drive way.
- Brighton place - Multiple drive ways.

I would add that on Mentone Avenue number 10 have a hard standing which has been used as a drive way. They have recently applied to amend their hard standing which from my understanding has been passed. (Not updated on planning page yet) 24/00804/FUL.

There are also many more examples in the portobello conservation area of driveways.

Conclusion:

In light of these points, I believe the refusal of the application may overlook the broader objectives that guide our community's development — balancing historical preservation with essential modern needs. I am eager to work with the council to find a compromise that allows for the installation while respecting the area's character.

Thank you for considering this appeal. I look forward to the possibility of working together to find a suitable solution that aligns with both our community's heritage values and its future sustainability goals.

Yours sincerely,



Jason Seymour