

Les McCaskey.
Architectural Design Services
38B High Street
East Linton
EH40 3AB

Mr McCormick.
15 Crewe Grove
Edinburgh
EH5 2JS

Decision date: 23 May 2024

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Proposed attic conversion incorporating dormer windows to front, rear and side elevations (as amended).

At 15 Crewe Grove Edinburgh EH5 2JS

Application No: 24/01472/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 26 March 2024, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal is contrary to NPF 4 policy 16 g) (Quality Homes) as the side dormer will have a detrimental impact on the character of the home and area as its large size and position will appear an inappropriate addition that is out of keeping with the established hipped roof form of the property.
2. The proposal is contrary to LDP policy Des 12 (Alterations and Extensions) as the large form and position of the side dormer will appear an incompatible addition

failing to respect the established hipped roof form of the existing building detrimental to its character and the neighbourhood.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-04, 05 A, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal is contrary to the Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions) and NPF 4 policy 16 g) (Quality Homes).

The scale, form and position of the side dormer will fail to respect the established form of the existing property resulting in an incompatible addition that will be harmful to its character and appearance and that of the surrounding area.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Lewis McWilliam directly at lewis.mcwilliam@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

**Application for Planning Permission
15 Crewe Grove, Edinburgh, EH5 2JS**

Proposal: Proposed attic conversion incorporating dormer windows to front, rear and side elevations (as amended).

**Item – Local Delegated Decision
Application Number – 24/01472/FUL
Ward – B04 - Forth**

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

The proposal is contrary to the Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions) and NPF 4 policy 16 g) (Quality Homes).

The scale, form and position of the side dormer will fail to respect the established form of the existing property resulting in an incompatible addition that will be harmful to its character and appearance and that of the surrounding area.

SECTION A – Application Background

Site Description

An upper floor flatted property located on the west side of Crewe Grove. The area is primarily residential in character.

Description Of The Proposal

Front, side and rear dormers.

Supporting Information

Supporting statement

Revised Scheme

Proposed elevation plan revised to show side dormer on front and rear elevations

Relevant Site History

No relevant site history.

Other Relevant Site History

None.

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 27 March 2024

Date of Advertisement: Not Applicable

Date of Site Notice: Not Applicable

Number of Contributors: 0

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies

supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF4 Policy 1
- NPF4 Policy 16g
- LDP Design policies Des 12

The non-statutory Guidance for Householders is a material consideration that is relevant when considering NPF4 policies 1 and 16g, and LDP policy Des 12.

Global climate and nature crisis

Policy 1 of NPF4 prioritises the climate and nature crisis in all decisions. It has been applied together with other policies in NPF4 and the overall intended outcome of NPF4. The proposal will have a neutral impact on sustainability and the environment. On balance, the proposed development does not conflict with the intended outcomes of NPF4 and thus, complies with NPF4 Policy 1.

Scale, form, design and neighbourhood character

NPF 4 policy 16 g) states householder development proposals will be supported that do not have a detrimental impact on the character of the home and area in terms of size, design and materials.

LDP policy Des 12 (alterations and extensions) states that permission will be granted for alterations and extensions that in design, form, material and position are compatible with the character of the existing building and will not be detrimental to the neighbourhood character.

In regard to design, the Guidance for Householders states that dormers should not dominate the form of the roof. They should not come to the edges of the roof and should have visible expanses on all four sides. On rear elevations, larger dormers not publicly or readily visible may be acceptable where this fits in with the character of the building and area. Similarly, side dormers will be acceptable where it fits in well with the areas character.

The site is a semi-detached flatted property which has a hipped roof consistent in form to the adjoining property. The whole building is symmetrical in its design as viewed from the street. This uniformity is a positive characteristic of these property types that are commonplace in the surrounding area.

The side dormer through its outward projection and pitched form with no set down from the roof ridge will substantially change the original form of the property's roofscape. Whilst its materials will match the existing, it is unacceptable in this location as it will disrupt the symmetrical hipped roof form. As viewed from the street, it will appear an incompatible addition that fails to respect the original uniform character of the whole building.

It is recognised there are some side dormers in the area. However, these appear to have been constructed in advance of the current LDP, are generally smaller in scale and limited in number. In this regard, they do not set precedence for assessment of this planning application. Moreover, the symmetrical hipped roof form of buildings still forms an important part of the areas character. The change will result in a visually prominent addition that will fail to respect the established form of these property types. It is therefore an incompatible addition that will be detrimental to the existing neighbourhood character.

Whilst the front dormer exceeds the guidance width of one-third it will retain visible expanse on all four sides and appear a proportionate addition. As it will be positioned on the front elevation, it will not have the same impact on the hipped roof form of the whole building. Similarly, the rear dormer will be large and visible from the street. However, it will be of a proportionate width to the overall roof and its position set in approximately 5 m from the buildings side will limit its level of prominence from the street. In this respect, it will not impact negatively on the areas character. These aspects of the scheme are therefore acceptable in isolation.

However, the side dormer will fail to respect the established form of the existing property which will be harmful to its character and appearance. It will be an incompatible addition that will be visible on the street scene detrimental to the existing neighbourhood character. The proposal is therefore contrary overall to LDP policy Des 12 (Alterations and Extensions) and NPF 4 policy 16g i).

Neighbouring Amenity

With respect to privacy, overlooking, physical impact, overshadowing and loss of daylight or sunlight, the proposals have been assessed against requirements set out in the non-statutory 'Guidance for Householders'. The proposals will not result in any unreasonable loss to neighbouring amenity.

The proposal complies with NPF 4 policy 16g)iii) and LDP Policy Des 12b) and c).

Conclusion in relation to the Development Plan

Overall, the proposal is contrary to the Edinburgh Local Development Plan Policy Des 12 - Alterations and Extensions and NPF 4 policy 16 g).

The scale, form and position of the proposal will fail to respect the established form of the existing property and will be harmful to its character and appearance. It will be an incompatible and incongruous addition on the street scene detrimental to the existing neighbourhood character.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

On 5 April 2024 the Planning and Environmental Appeals Division published its report into the examination of the Proposed City Plan 2030 and supporting documents in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. The

Council is currently considering the recommendations and modifications required to the Proposed City Plan 2030. It is the intention that the modifications will be considered by the Council before the end of June 2024. At this time in the context of the consideration of this particular application limited weight can be given to the relevant policies of City Plan 2030 until the proposed modifications have been fully considered.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

No comments have been received.

Conclusion in relation to identified material considerations

The proposals do not raise any issues in relation to other material considerations identified.

Overall conclusion

The proposal is contrary to the Edinburgh Local Development Plan Policy Des 12 - Alterations and Extensions and NPF 4 policy 16 g) - Quality Homes.

The scale, form and position of the side dormer will fail to respect the established form of the existing property resulting in an incompatible addition that will be harmful to its character and appearance and that of the surrounding area.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The proposal is contrary to NPF 4 policy 16 g) (Quality Homes) as the side dormer will have a detrimental impact on the character of the home and area as its large size and position will appear an inappropriate addition that is out of keeping with the established hipped roof form of the property.
2. The proposal is contrary to LDP policy Des 12 (Alterations and Extensions) as the large form and position of the side dormer will appear an incompatible addition failing to respect the established hipped roof form of the existing building detrimental to its character and the neighbourhood.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 26 March 2024

Drawing Numbers/Scheme

01-04, 05 A

Scheme 2

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lewis McWilliam, Planning Officer
E-mail: lewis.mcwilliam@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Appendix 2

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: Lewis McWilliam

Date: 21 May 2024

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Emma Fitzgerald

Date: 22 May 2024