

From: Jill Walker
To: Local Review Body;
Subject: Fwd: 15/00083/REVREF - 66 Hillhouse Road, Edinburgh
Date: 29 July 2015 10:36:24

Dear Sir/Madam

Thank you for alerting us to the notice of review on this planning permission.

We previously logged a comment against the build of the first floor extension to the garage as we had worries about how that will affect our light in our back garden and our privacy.

We presumed this would stop the garage extension from being built. Although planning permission has been rejected, it was on the grounds of the extension not being aesthetically in keeping with the house of area.

We would like to note that a two storey building so near to our small bungalow would indeed not be in keeping with the style of the street and we would request that the rejection be upheld.

Most houses in this street have garages which are all single storey. If this extension to add another floor is granted it will look totally out of character and will not only affect the look of 66 Hillhouse Road, but also our property at 64 Hillhouse Road.

We hope that you will take this in to account.

Many thanks

Jill & Graham Walker

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Jill Walker

Tel: 07974 112734

Blackhall School Parent Staff Association (PSA) is a registered charity no: SC045714

Local Review Body Support Team
City of Edinburgh Planning Local Review Body
Waverley Court – Business Unit G2
4 East Market Street
Edinburgh
EH8 8BG

28 July 2015

Dear Sir/Madam,

Your Ref: 15/00083/REVREF

We were pleased to receive notification of the council's decision to refuse planning permission for the proposed garage extension at number 66 Hillhouse Road (reference 15/01834/FUL) and have subsequently been surprised and disappointed by the evidence cited in Mr Hardie's letter requesting a review of this decision.

He contests, on behalf of his clients, Mr Leslie's judgement that *"The proposed garage extension is contrary to policy Des 11 'Alterations and Extensions' and the council's guidelines as the scale of this building will detract from the character and appearance of the main house and it will have an adverse impact on this neighbourhood character and appearance"*, suggesting that this is *"a purely subjective opinion"*. Mr Hardie provides a variety of photographs to support his claim that *"in this instance the Planning Officer is surely mistaken."* However, we would like to suggest that his evidence is not as compelling as Mr Hardie asserts and that some of his comments and photographs are disingenuous to say the least.

Firstly, Mr Hardie states, quite correctly, that his client's property is *"fronted by mature trees and the garage is to the rear of the house and is set back some 37m from the road edge."* However, his deduction that *"consequently the proposed garage is unlikely to be even seen from the passing traffic and will not be easily visible to passers-by"* seems highly questionable: his photographic evidence that *"this is the reality"* seems in fact to rely on some carefully selective positioning for the taking of the photograph in order to create this impression.

In contrast, the photographs below were taken standing at the bus stop directly opposite the property in question and show that even the existing single storey, flat roofed garage is clearly visible from the road. It therefore seems impossible to give credence to Mr Hardie's suggestion that a two storey building of the scale proposed would *"not be easily visible"* from the road.



Photos 01 and 02 – 66 Hillhouse Road (taken from bus stop opposite property)

Furthermore, the fact that the property is directly opposite a bus stop surely means that the proposed extension would be visible to a higher than typical volume of both stationary pedestrians and bus passengers and that a responsibility therefore exists to ensure that any changes made are unequivocally in keeping with the character of the surrounding area.

Mr Hardie proceeds to contest the very notion of a *“neighbourhood character”*, observing that *“within a couple of hundred metres of (his) client’s property are houses of varying shapes and sizes”* and in the construction of which *“no particular materials palette can be seen to outweigh any other”*. This is a reasonable observation, although it could equally well be noted that not a single property in the surrounding area appears to feature timber clad walls of the sort proposed for the garage extension at 66 Hillhouse Road, again highlighting a manner in which the proposed extension would be out of keeping with the character and appearance of the neighbourhood.

Mr Hardie further disputes the judgement that the proposed two storey garage extension will not be *“in keeping with the scale of buildings within the curtilage of neighbouring properties”*, a statement preceded in Mr Leslie’s report by the observation that the *“proposed garage extension will exceed the eaves heights of neighbouring properties on this side of the street”*. Mr Hardie suggests that the concept of *“neighbouring properties”* should be extended to include not just numbers 64 and 68 Hillhouse Road, but also those houses on the opposite side of Hillhouse Road and indeed a specific pair of houses on Corblehill Road. He provides copious photographic evidence of properties in this broader neighbourhood area which feature eaves heights *“little different in height from that of (his) client’s proposal”*.

Whilst his observations are indisputably true of the properties he cites in support of his argument, what he refuses to acknowledge is that these observations relate to neighbouring houses and that the *"buildings within the curtilage"* of every one of his cited examples consist of single storey constructions, significantly subordinate in scale to their respective main houses.

Admittedly, there is some minor variation (number 68 Hillhouse Road has a single storey garage with a pitched roof and number 107 Hillhouse Road features a garage conversion, which adjoins the garage to the main house and features a pitched roof), but the overwhelming nature of the garages in Mr Hardie's broadened range of neighbouring properties is of single storey, flat-roof buildings, exactly along the lines of the existing garage at 66 Hillhouse Road.

In support of this revised impression of the character and appearance of the neighbourhood, we include photographs of the same properties photographed by Mr Hardie, but which in this instance clearly show the scale of the buildings within the curtilage of these properties, rather than simply the eaves and gable heights of the houses (and which provide the correct house numbers for the various properties).



Photos 03 & 04 – 68 (single storey, pitched roof garage) & 64 Hillhouse Road (single storey, flat roof garage)



Photo 05 – 103 & 105 Hillhouse Road (both garages of single storey, flat roof construction)

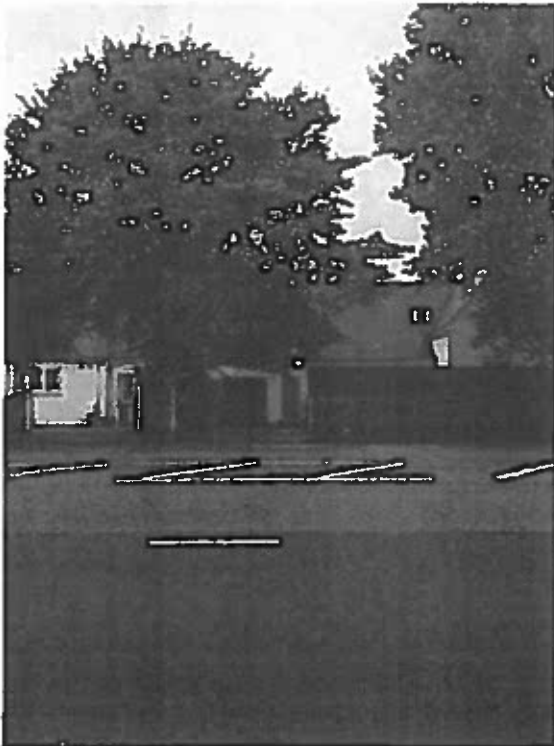


Photo 06 – 107 (pitched roof garage conversion adjoining house) & 109 (single-storey flat roof garage adjoining house) Hillhouse Road



Photo 07 – 111 Hillhouse Road, showing bus stop opposite 66 Hillhouse Road (single storey, flat roof garage)



Photos 08 and 09 – 5 & 7 Corbiehill Road (both with single storey, flat roof garage)

We hope that this further evidence serves to reinforce the validity of the original decision to refuse the planning request for the garage extension at 66 Hillhouse Road, by showing that the proposed extension would clearly *“not be in keeping with*

the scale of buildings within the curtilage of neighbouring properties”, would be clearly visible to both pedestrian and vehicular traffic on Hillhouse Road and would “detract from (and)...have an adverse impact on this neighbourhood character and appearance”.

Yours faithfully,

Mrs Jennifer and Mr Mark Cutress

Melanie Vowles

From: Nancy Jamieson on behalf of Local Review Body
Sent: 29 July 2015 10:37
To: Melanie Vowles
Subject: FW: 15/00083/REVREF - 66 Hillhouse Road, Edinburgh

Another further representation

Nancy Jamieson | Service Delivery Team Manager | Planning and Building Standards | Services for Communities | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 529 3916 | nancy.jamieson@edinburgh.gov.uk | www.edinburgh.gov.uk

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