

The City of Edinburgh Planning Local Review Body (Panel 1)

10.00 am, Wednesday 29 March 2017

Present: Councillors Gardner, Lunn (substituting for Councillor Cardownie), Mowat, and Ritchie.

1. Convener

Councillor Mowat was appointed as Convener.

2. Planning Local Review Body Procedure

Decision

To note the outline procedure for consideration of reviews.

(Reference – Local Review Body Procedure, submitted.)

3. Request for Review – 24 Carfrae Road, Edinburgh

Details were provided of a request for a review for the refusal of planning permission for proposals for the formation of front and side dormer windows to dwelling house at 24 Carfrae Road, Edinburgh (as amended). Application No. (16/04768/FUL).

The request was considered by the City of Edinburgh Planning Local Review Body (LRB) at a meeting on Wednesday 29 March 2017.

Assessment

At the meeting on 29 March 2017, the LRB had been provided with copies of the notice of review submitted by the Morrison Partnership on behalf of Dr and Mrs Borthwick, including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling submitted by the Head of Planning and Transport.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were numbered 01, 02, 03A, Scheme 2, being the drawings shown under the application reference number 16/04768/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it and agreed to determine the review using the information circulated.

The LRB in their further deliberations on the matter considered the following:

- 1) The development plan, including the relevant policies of the Edinburgh City Local Plan
Policy Des 12 (Alterations and Extensions)
- 2) Non-Statutory Guidelines on 'Guidance for Householders'.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

There was some discussion by members of the panel about the colouring and materials of the dormer windows. However, the LRB, having taken this into consideration, did not agree with the assessment of the case officer's report. The LRB was of the opinion that the proposal complied with development plan policy because it was of innovative design and the proposed side dormer would not be a bulky or incongruous addition to the roofscape and it would not be detrimental to the character of the building and of the neighbourhood. For this reason, it was not contrary to DES 12 of the Local Development Plan.

It therefore overturned the decision of the Head of Planning and Transport.

Decision

To not uphold the decision by the Head of Planning and Transport and to grant planning permission, for proposals for the formation of front and side dormer windows to dwelling house (as amended), at 24 Carfrae Road, Edinburgh subject to the following informatives:

Informatives

1. The development hereby permitted should be commenced no later than the expiration of three years from the date of this consent.
2. No development should take place on the site until a 'Notice of Initiation of Development' had been submitted to the Council stating the intended date on which the development was to commence. Failure to do so constituted a breach of planning control under section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development must be given in writing to the Council.

Reference – Decision Notice and Report of Handling and Notice of Review, submitted)

4. Request for Review – 36 The Glebe, Kirkliston

Details were provided of the request for a review for the refusal of planning permission for proposals to build a two storey extension to the side of the existing house, single storey extension to the front and new driveway at 35 The Glebe, Kirkliston. Application No. 16/04926.

The request was considered by the City of Edinburgh Planning Local Review Body (LRB) at a meeting on Wednesday 29 March 2017.

Assessment

At the meeting on 29 March 2017, the LRB had been provided with copies of the notice of review submitted by Mr Kenneth Gibson including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling submitted by the Head of Planning and Transport.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were numbered 01-04, being the drawings shown under the application reference number 16/04926FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it and agreed to determine the review using the information circulated.

The LRB in their further deliberations on the matter considered the following:

- 1) The development plan, including the relevant policies of the Edinburgh City Local Plan
Policy Des 12 (Alterations and Extensions)
- 2) Non-Statutory Guidelines on 'Guidance for Householders'.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

Consideration was given to additional information regarding the driveway and there was discussion about parking space, the character of the area and issues of privacy. Additionally, there were some concerns about the construction work being disruptive to the life of the community and the lack of subservience to the building. However, the LRB, having taken all the above matters into consideration, did not agree with the assessment of the case officer's report. The LRB was of the opinion that the proposal was not contrary to the Local Development Plan Policy Des 12, and the non-statutory Guidance for Householders, in respect of Alterations and extensions, as the side

extension was of acceptable scale and design, and was not detrimental to the character and appearance of the house and surrounding area.

It therefore overturned the decision of the Head of Planning and Transport.

Decision

To not uphold the decision by the Head of Planning and Transport and to grant planning permission to build a two storey extension to the side of the existing house, single storey extension to the front and new driveway at 35 The Glebe, Kirkliston, subject to the following informatives:

Informatives

1. The development hereby permitted should be commenced no later than the expiration of three years from the date of this consent.
2. No development should take place on the site until a 'Notice of Initiation of Development' had been submitted to the Council stating the intended date on which the development was to commence. Failure to do so constituted a breach of planning control under section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development must be given in writing to the Council.

(Reference – Decision Notice, Report of Handling and Notice of Review, submitted.)