

ADDITIONAL COMMENTS ON REFUSAL DOCUMENT ;

“Alterations along the other rear elevations nearby have been designed with due consideration” along the rear of Fountainhall road (area clearly directly related to application site) there are a considerable number of dormer alterations on existing roofs which have no uniformity and in most cases these have not been designed “ with due consideration for the context of the area “ as alluded to specifically in the refusal. No. 30 in particular is excessive and clearly it dominates the rear elevation of the property, there are other similar dormers within the same group of properties. So much for “detrimental impact “ as also referenced in the refusal

“The proposed dormer creates significant tension with the Householder Development Guide” here the key word is GUIDE! On previous occasions as an Architect I have raised the issue of the planning departments intransigence in respect of the guidance being used as hard and fast rules, they are not, they must of their nature be flexible and open to reasoned questioning. Unfortunately this attitude was borne out by an email of 16th February 2021 from Planning at an early stage discussion on these proposals which stated “ it is unlikely that the Planning Authority would be in a position to support any further development on the roofscape “ To say the least a restrictive attitude to both my client and any reasonable development on the property.

In respect to the car park which is referenced in the refusal, this and the adjacent office development (which are in the conservation area) were developed with out any regard to my client`s and his neighbours privacy, a recent approval for a roof terrace has been approved which further compromises the overall property at 57/63 Blenheim Place. Where is the sense in such decisions?

Finally in respect of the proposal it should be noted that the materials proposed are all in keeping with the existing building and are retained within the extremes of the existing dormer, thereby minimising the overall massing of the proposals.

Martin Calder Dip ARCH (Abdn)