

LOCAL REVIEW BODY

20<sup>th</sup> December 2023

Application No: 23/00664/P

**7 Queen's Drive, Pencaitland EH34 5AW**

Applicant's Supporting Information



Statement setting out matters to be taken into account in determining the review of application  
23/00664/P  
7 Queens Drive, Pencaitland

14<sup>th</sup> September 2023

The proposed dormer is situated to the rear of the property and would not be readily fully visible from the street except partially when viewed down the driveway. The dormer would thus not be a dominant feature given its position on the rear roof slope facing a rear private garden.

As the dormer is situated to the rear of the property it would not be harmful to the character and appearance of the house or surroundings. The existing character of the house would be maintained, remaining as a single storey cottage when viewed in the context of the street and therefore well integrated into its surroundings. The formation of the full width dormer to the rear would provide much needed additional bedroom space to allow a family with children to inhabit the property.

It is proposed to form a raised ridge flashing of 150mm which will allow headroom within the dormer and hence the provision of additional habitable space. This flashing would be finished in lead and dressed over the existing ridge tile. When viewed from the street this would not be alien but rather appear as a traditional replacement ridge roll flashing.

In conclusion, the subject of the application is not within a conservation area nor is it a listed building. We have demonstrated above that the proposals, although fully developed over the rear roof slope, would not be viewed as harmfully dominant, intrusive or incongruous when viewed from the street, but rather maintain the single storey cottage streetscape. The full extent of the box dormer can only be comprehended when viewed from the rear private garden.

The additional headroom needed at first floor level can be obtained by the adaptation of a traditional lead ridge roll detail which is not an alien feature. The existing chimney provides a natural break between the adjoining property's ridge line and that proposed against which the new flashing will abut.

Mark Anderson RIAS RIBA, architects limited

14<sup>th</sup> September 2023

Photomontage  
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Proposed view from Queens Drive towards development