

28 March 2024

Clerk to the Local Review Body  
Committee Team  
Communications + Democratic Services  
John Muir House  
Haddington  
EH41 3HA

sent by e-mail

Dear Sirs,

**Planning Application Ref: 23/01237/P | 44 Gardiner Road**

Further to the recent refusal of the above noted Planning Application on 04.03.24, we write confirming our wish to submit an appeal to this decision based on the following grounds:

1. The reasons given for refusal are completely different from the concerns raised with us during the process of the Planning Application. In fact, it is fair to say that the reasons for refusal had never been mentioned to us at all, otherwise we would have made attempts to liaise further and try to reach an acceptable compromise.

The reason given for refusal was that *'the proposed extension would have a footprint that would be disproportionately large compared to the footprint of the Applicant's house and to neighbouring houses in Gardiner Road.'* However, all through the Application process the concern raised and consequent reason for refusal from the Planning Dept. was noted as *'the single storey extension to the rear and side of the house would fail to provide sufficient private garden ground and amenity space to ensure that future or current occupants of the house would enjoy sufficient privacy and amenity.'*

Through subsequent correspondence where we tried to quantify the extent/percentage of the ex. rear garden space compared to the proposed and ask for advice/guidance as to what percentage the Planning Dept. might find acceptable, no such advice or guidance was offered, and we were told to simply offer up revised proposals for review. As you will appreciate, without a clear steer it is very difficult to focus any such alternative proposals around and it simply results in a stabbing in the dark exercise which had no chance of appearing favourable whatsoever. We finally received a response which said that they would be *'unable to give a specific number or measurable target as to how much garden ground should remain. The reason for this is because a specific number may technically provide more garden space but it may not necessarily be useable garden space . . . they could suggest a further 10% of rear garden remain but that could be tucked away in the corner and would not practically add to the rear garden space.'* We thought we were finally beginning to get somewhere and asked specifically whether 10% would actually be acceptable if it was indeed 'useable', the response was that the 10% was merely an example and they did not want to give a measurable target, and that it would be up to us to amend the proposals to show the additional garden space and that they would then review. We duly provided the amended drawings showing a further 10% of 'useable' garden space remaining and received the response thereto advised;

*'the amended drawings would not be acceptable and only results in a marginal increase of the area of rear ground remaining.'*

Not once during the Application process were we ever advised that there was an issue with the size of the footprint and its comparison with neighbouring houses. In fact, due to their focus on the rear garden space we understood that they were happy with the proposals to the front of the site?

2. Notwithstanding the above, we believe that the actual reasoning provided for refusal is flawed and inconsistent with approvals of similar but more significant + onerous developments within the nearby area.

Please see attached pictures of such nearby, more onerous, yet approved development. Not only do these generally represent larger developments overall but we would argue a more significant and detrimental effect on the neighbouring properties and context also, particularly from the increased mass of the development visible on the front elevation – none of which appearing subservient, in keeping with or complementary to the existing house.

3. We believe the Local Development Plan has been interpreted incorrectly, certainly from the concerns raised during the Planning Application process.

We provided the Case Officer and their Team with our reasoning for this, which at the time was mainly concerned with the rear garden space of course. We asked if they could highlight for us where in the LDP (or guidance elsewhere) that it mentioned *'ensuring that the future occupants of the house would enjoy sufficient privacy and amenity'*? We also asked for clarification on the suggestion that the proposals were *'an overdevelopment of the site contrary to Policy DP5 of the adopted LDP 2018'*, as our reading of the policy text led us to understand that it related to the 'existing house' and not to the 'site' as such, and certainly not to the rear of the site in isolation. Were we to understand that the reason for their concerns and suggested refusal was that the extension was *'not of a size, form, proportion and scale appropriate to the existing house, or not subservient to or in keeping with or complementary to the existing house'*, to quote from the policy text. No such clarification was offered, in fact no response was given until an email arrived advising that the Application would be proceeding to refusal unless amended drawings were received or the Application was withdrawn.

The reason we asked specifically about the above was that only in the guidance to 7.19 does it mention *'the amount of accommodation relative to the plot size'*, however it goes on to note – *'including the area of garden ground remaining'*, and does not make the distinction of front or rear garden ground or amenity space. We had hoped that following site meetings, contextual photographs and considerable correspondence that we would show the majority of the 'amenity' and indeed 'private' amenity at that, was contained in, and would continue to be contained in, the front and side gardens (due to the unique site format with a small/constrained overlooked rear and private large open front), and that the proposals sought to simply make the available rear garden space more private, accessible, useable and therefore more of an amenity that it currently was.

4. We believe that greater cognisance/weighting should have been given to the unique size, shape and orientation of the application site, as well as to the specific circumstances of the Application.

During the Planning process we were concerned that our discussions with the Case Officer on site were not being fully understood by the Planning Team (who had not visited the site) as each time the discussions went positively and our points taken on board but then a subsequent email came through saying that it had been discussed at the Team Meeting and the original concerns stood – so, we then sought to give further explanation and reasoning via email and asked that this be passed to and discussed with 'the Team'.

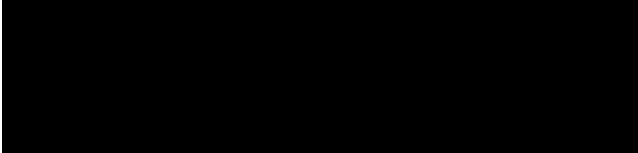
1. *Due to being a corner plot, the rear garden is at the narrow end of the plot boundary and naturally limited in area, however it is considered preferential to have any development to the rear of the property to minimise the impact on the existing building and surrounding context as well as their current enjoyment of the private front garden aspect.*
2. *The Applicants use the (private) screened and landscaped front garden to enjoy the sun and the outdoors and do not use the back garden for this. There is additional screening offered by the high hedgerow to the front border and additional plated screening would be easily accommodated within the current proposals if this was thought to be of benefit.*
3. *The plot is quite large when the front and back garden are considered together as a whole, and this is how we would like you to consider the proposals when weighed against the LDP's guidance on 'proportion to existing'. The guidance in the LDP (DP 7 is fairly vague and grey, presumably on purpose to allow discretion to individual authorities/cases.*
4. *The rear garden courtyard is currently never utilised and remains fairly inaccessible. The current proposals seek to change this by allowing greater flow/integration with the existing building and by introducing a very private indoor/outdoor connection into the design, particularly with regard to the kitchen and dining room spaces at the back of the house. It is precisely because of the fully integrated design and the reasonably minimum space standards used that it is impossible to revise the overall dimensions of the proposals without significant knock or an effective full re-design.*
5. *There is a certain point at which the reduction of dimensions of any proposed extension makes the removal of the existing ill-performing/lean-to extension unviable as there is not much benefit? In fact, the proposed rear extension to the house is not much larger than the existing lean-to extension, however it is designed to be built to current standards as a minimum.*
6. *The proposals have above current-regulation levels of energy saving insulation and micro-generation and will improve the energy efficiency of the whole property.*
7. *The remaining courtyard space shown in the proposals are similar to that of neighbouring properties in terms of 'proportion'.*
8. *To have the same modestly increased level of accommodation (as the proposals currently show) in a 2 storey extension to preserve the rear garden space would have a much greater impact on the existing building and context, proportionally speaking.*
9. *Both Applicants are now retired and have mobility issues, Mr Bradford has an added visual impairment. The one level living (and hobby space) proposal will not only greatly increase their enjoyment of their property and avoid them having to move, it also allows them to live on one level in later life with the inclusion of a sun-room/living-dining area and an accessible wc, not to mention entertaining some of their many visiting grandchildren. The 'domestic' workshop space at the back of the proposed garage space will be fully insulated and constructed to habitable standards in order for it to be easily converted into bedroom and caring accommodation when the times comes.*
10. *Above all, the Applicants are well aware of the slightly reduced rear external space left over in the current proposals. This has been the result of considerable interrogation of the options available and they have settled on the current proposed design as being the most appropriate for their own current needs whilst future-proofing the property for them in their later life (they have lived there for almost 40 years) and without adversely affecting their existing building, its context or any of*

*their neighbours. In fact, despite the reduction in size of the rear outdoor area, they consider this to be an increase as it will at least be 'useable space' where currently there is none.*

Unfortunately, we were advised that the points above were 'discussed and assessed', but that the lack of remaining rear garden space was still an overriding factor to refuse the application.

I trust that the foregoing has been of assistance in providing some background and context to the basis of this Appeal and I look forward to being able to answer any questions you may have and to provide additional information.

Yours faithfully,



**chrishodessarchitect**  
bschons | diparch | msc | arb | riba | rias

Mr + Mrs Bradford  
44 Gardiner Road, Prestonpans  
East Lothian, EH32 9QE  
27<sup>th</sup> March 2024

Councillors,

**Re: Planning Application 23/01237/P**

**Address: 44 Gardiner Road, Prestonpans, East Lothian, EH32 9QE**

I would like to explain our thinking and our hopes in respect to the application in front of you today.

My wife Mandy and I have lived in this house for 35 years.

We have raised our family in it and during my working life, it worked well as our family home. Both my wife and I worked, including long spells of me working away.

Now that our family has grown up and they now have family of their own, that hard work has paid off and both my wife and I have retired.

We now spend far more time here and made the decision to modify the house to suit our needs more.

We have historically carried out work on the house with a view to having to never move.

The sustainable heating systems were fitted to help keep costs down in our retired years and the work laid out in front of you now is aimed purely at making the house more suitable to us now.

The garage / sunroom / workshop area allows me to work on my motorcycles and bicycles and also creates somewhere for me to play guitar.

The expansion of the rear house area creates a day space inside the kitchen area which allows vast amounts of light into what is a dark area of the house, currently underused.

We thought out this plan with our architect and hoped it would be seen as a great improvement to the house and were quite amazed when it was refused for what felt like arbitrary reasons.

We hope, with Chris Rhodes representation today answering all your questions, that you will see things as we do and allow us to continue living here in a house far more suited to our needs and greatly improved and invested in.

Please accept my thanks for your consideration of this matter.

Yours sincerely,

Mark Bradford & Mandy Bradford

# OFFICER REPORT

**23rd February 2024**

App No. **23/01237/P**

Application registered on **3rd November 2023**

Target Date **2nd January 2024**

Proposal	<b>Extension to house</b>	SDELL	N
		CDEL	N
Location	<b>44 Gardiner Road Prestonpans EH32 9QE</b>	Bad Neighbour Development	N

APPLICANT: **Mr Mark Bradford**

Is this application to be approved as a departure from structure/local plan? N

**c/o Chris Rhodes Architect  
Per Chris Rhodes  
1 Lauderside Studio  
Lauder Place  
East Linton  
EH40 3DB**

DECISION TYPE:

**Application Refused**

## PLANNING ASSESSMENT

The property to which this application relates to is a two storey, semi-detached house with associated garden ground. The property is located within a predominantly residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018.

The property is bounded to the north by the public road of Hawthorn Road and to the east, south and west by neighbouring residential properties.

Planning permission is sought for the addition of a single storey, flat roof extension which would attach to both the side (northeast) and rear(southeast) elevations of the house.

The extension is comprised of two component parts. The component that would attach to the rear (south east) elevation of the house would provide additional living accommodation for the house, and the other component which would attach to the side (north east) elevation of the house would be used as a garage and workshop space for the applicant. The two component parts would share a flat roof but would be separated internally by an internal wall.

The proposed rear component of the extension would extend along the full length of the rear

(south east) elevation of the house; project out some 2.7 metres and would measure some 3.4 metres in height at its tallest point. The rear (south east) elevation of this component part of the extension would feature fully glazed sliding doors and the roof would feature three roof windows.

The proposed garage/workshop component of the extension would extend along the side (north east) elevation of the house some 6.2 metres and would project out some 5.6 metres at its furthest point to the eastern boundary of the applicant's garden. The extension would extend some 14.0 metres along the eastern boundary to attach to the existing outbuilding located at the southern boundary of the applicant's garden. The front (north west) elevation would feature four glazed openings, the side (south west) elevation would contain fully glazed sliding doors and the roof would feature three roof windows.

The proposed extension would be finished predominantly in off white, roughcast render and larch timber vertical cladding. The roof of the proposed extension would be comprised of a single ply rubber roofing membrane, coloured dark grey.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the adopted National Planning Framework 4 (NPF4) and the adopted East Lothian Local Development Plan 2018.

Policies 14 (Design, Quality and Place) and 16 (Quality Homes) of NPF4 and Policy DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan are relevant to the determination of this application.

No public letters of objection have been received in relation to this application.

This application is for an extension to be used for domestic purposes, in part as residential accommodation and in part as a workshop/garage for the applicant. It is of a size and scale that could be used for business or commercial purposes. Therefore, if planning permission were to be granted for the extension, then to safeguard the residential character of the area a condition could reasonably be imposed that would ensure that the extension should only be used for purposes incidental to the residential use and enjoyment of the residential property that is 44 Gardiner Road and shall at no time be used for any business, trade or other commercial use. Subject to the imposition of that planning control the predominantly residential character of the area would be safeguarded.

In assessing whether or not a proposed new development would result in harmful overlooking and therefore loss of privacy to existing neighbouring residential properties it is practice of the Council, as Planning Authority to apply the general rule of a 9 metres separation distance between the windows of a proposed new development and the garden boundaries of neighbouring residential properties and an 18 metres separation distance between directly facing windows of the proposed new development and the windows of existing neighbouring residential properties.

In relation to the above, the glazed openings to be formed in the front (north west) elevation of the extension would look over the applicant's driveway and beyond to the public road of

Hawthorn Road. Therefore, the glazed openings within the north elevation would not allow for any overlooking of any neighbouring properties.

The glazed openings to be formed in both the rear (south east) elevation and the side (south west) elevations would both look onto the applicant's rear garden and beyond to a tall boundary fence and as such would not allow for harmful overlooking of any neighbouring properties.

There are no proposals to form windows or other glazed openings within the side (north east) elevation of the proposed extension. Windows or other glazed openings could be formed within this elevation wall at a later date with permitted development rights and thus without the need for planning permission. If formed within this elevation, the glazed openings would look directly on to the garden ground of the neighbouring residential property to the east and would allow for harmful overlooking. Therefore, in order to protect the privacy and amenity of the neighbouring residential property to the east it would be prudent to remove the permitted development rights for the side (east) elevation wall of the proposed extension. This can reasonably be achieved by attaching any condition to any grant of planning permission.

Due to their height above floor level, the proposed roof windows within the extension would not allow for harmful overlooking of any neighbouring properties.

Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice by P.J. Littlefair gives guidance on the impact of a proposed development on the daylight and sunlight received by neighbouring properties.

Application of the sunlight test demonstrates that there would be a gradual increase in overshadowing of the front and rear garden on 2 Hawthorn Road between the hours of 12:00 and 16:00. Therefore, in accordance with the Guide, the shadow cast would not be for such an extent or such a length of time to harmfully impact on the amenity of the neighbouring residential properties through overshadowing of the rear garden.

Owing to its size, form and positioning the garden room does not give rise to a harmful loss of daylight to any neighbouring residential properties.

On those matters of amenity, the proposed extension would not be contrary to Policy DP5 of the adopted East Lothian Local Development Plan 2018.

Notwithstanding all of the above the proposed extension must be assessed against national, strategic and local planning policy relating to the design of new extensions and assess whether its architectural form, size, scale and positioning is appropriate for its attachment to the house.

Policy 14 of NPF4 states that development proposals that are poorly designed, detrimental to the amenity of the surrounding area will not be supported.

Policy 16 of NPF4 states that householder development proposals will be supported where they do not have a detrimental impact on the character or environmental quality of the surrounding area in terms of size, design and materials and do not have a detrimental effect on neighbouring properties in terms of physical impact, overshadowing or overlooking.

Policy DP5 states that an extension must be of size, form, proportion and scale appropriate to the existing house, and must be subservient to and either in keeping with or complementary to



the existing house; The preamble to Policy DP5 also states that the amount of accommodation must be relative to plot size, including the area of garden ground remaining.

Policy 16 of NPF4 states that householder development will be supported where they do not have a detrimental impact on the character of the house in terms of size, design and materials.

The applicant's house occupies a generously sized corner plot at the junction of Hawthorn Road with Gardiner Road. It has a front garden area, which in part is used for the parking of vehicles, a large side garden with a smaller rear garden.

The proposed extension would largely fill the garden area to the side (northeast) elevation of the house and would also extend along the northeast boundary and into the rear garden. The combined footprint of both components of the proposed extension together with the existing outbuilding that is located in the rear garden would result in the loss of the majority of the side and rear gardens of the house and they would no longer be available for use as amenity space, for the occupants of the house. Moreover, the proposed extension would have a footprint that would be disproportionately large compared to the footprint of the applicant's house and to neighbouring houses in Gardiner Road. Consequently the proposed extension would not be of a size or scale that would be appropriate to or in keeping with the existing house and instead would be an overdevelopment of the house. This would have a detrimental impact on the character and environmental quality of the home and surrounding area contrary to Policies 14 and 16 of NPF4 and Policy DP5 of the adopted East Lothian Local Development Plan 2018.

In conclusion, the proposed extension is not considered to be in accordance with the provisions of the stated relevant Development Plan policies and there are no material considerations which outweigh the proposal's discordance with the Development Plan.

#### REASON FOR REFUSAL:

- 1 The proposed extension would have a footprint that would be disproportionately large compared to the footprint of the applicant's house and to neighbouring houses in Gardiner Road. Consequently the proposed extension would not be of a size or scale that would be appropriate to or in keeping with the existing house and instead would be an overdevelopment of the house. This would have a detrimental impact on the character and environmental quality of the home and surrounding area contrary to Policies 14 and 16 of NPF4 and Policy DP5 of the adopted East Lothian Local Development Plan 2018.

#### LETTERS FROM

23rd February 2024

**App No. 23/01237/P**

**EAST LoTHIAN COUNCIL  
DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
TOWN AND COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013**

**Mr Mark Bradford  
c/o Chris Rhodes Architect  
Per Chris Rhodes  
1 Lauderside Studio  
Lauder Place  
East Linton  
EH40 3DB**

**APPLICANT: Mr Mark Bradford**

With reference to your application registered on 3rd November 2023 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

**Extension to house  
at  
44 Gardiner Road  
Prestonpans  
EH32 9QE**

East Lothian Council as the Planning Authority in exercise of their powers under the above-mentioned Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for the said development.

The reasons for the Council's refusal of planning permission are:-

- 1 The proposed extension would have a footprint that would be disproportionately large compared to the footprint of the applicant's house and to neighbouring houses in Gardiner Road. Consequently the proposed extension would not be of a size or scale that would be appropriate to or in keeping with the existing house and instead would be an overdevelopment of the house. This would have a detrimental impact on the character and

environmental quality of the home and surrounding area contrary to Policies 14 and 16 of NPF4 and Policy DP5 of the adopted East Lothian Local Development Plan 2018.

The report on this application is attached to this Decision Notice and its terms shall be deemed to be incorporated in full in this Decision Notice.

Details of the following are given in the application report:

- the terms on which the Planning Authority based this decision;
- details of any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997.

The plans to which this decision relate are as follows:

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date Received</u>
2023-086-001	-	18.10.2023
2023-086-002	A	03.11.2023
2023-086-020	A	03.11.2023
2023-086-021	A	03.11.2023
2023-086-022	A	03.11.2023
2023-086-010	C	20.02.2024
2023-086-011	C	20.02.2024

**4th March 2024**

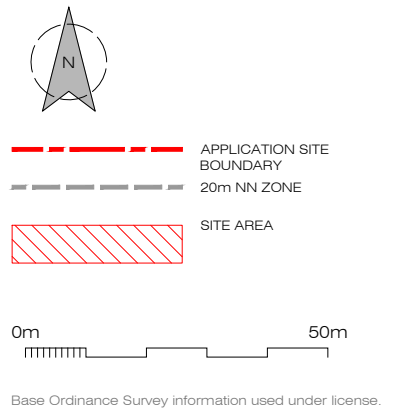


Keith Dingwall  
Service Manager - Planning

## NOTES

If the applicant is aggrieved by the decision to refuse permission for the proposed development, 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 from the date of this notice. The notice of review should be addressed to the Clerk to the Local Review Body, Committee Team, Communications and Democratic Services, John Muir House, Haddington, East Lothian EH41 3HA.

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 the 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 in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.



Rev: Description: Date:

[chris@chrihodesarchitect.com](mailto:chris@chrihodesarchitect.com)  
[www.chrihodesarchitect.com](http://www.chrihodesarchitect.com)  
 6 | eh40 3dj | 07967 802329

**chrishodesarchitect**

**PLANNING**

Project:  
 44 GARDINER ROAD,  
 PRESTON PANS, EAST LOTHIAN  
 EH32 9QE

Client:  
 MR + MRS BRADFORD

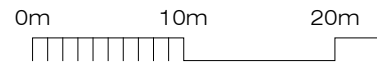
Drawing:  
 LOCATION PLAN

Drawing No. Scale: Date: Drawn:  
 2023-086-001 1:1250 @ A3 AUG '23 CR



--- APPLICATION SITE BOUNDARY  
 --- 20m NN ZONE

AREA OF PROPOSED WORKS



Base Ordinance Survey information used under license.

A ADDITIONAL HATCHING IN RESPONSE 30.10.23 TO PLANNING TECHNICIAN QUERIES.

Rev: Description: Date:

chris@chrishodesarchitect.com  
 www.chrishodesarchitect.com  
 6 | eh40 3dj | 07967 802329

**chrishodesarchitect**

**PLANNING**

Project:  
 44 GARDINER ROAD,  
 PRESTON PANS, EAST LOTHIAN  
 EH32 9QE

Client:  
 MR + MRS BRADFORD

Drawing:  
 SITE PLAN

Drawing No. Scale: Date: Drawn:  
 2023-086-002A 1:500 @ A3 AUG '23 CR

# DESIGN STATEMENT | 44 Gardiner Road, Prestonpans.

## THE SITE:

The property is an existing 2 storey semi-detached villa with an enclosed front and rear garden with driveway to the side. There is a small rear lean-to extension to the rear of the property. Both the main building and extension are of masonry construction with natural tile roofing and upvc windows and doors. The main access is from the side/gable of the property.

The Site is located on a corner (triangular) plot in a well established neighbourhood with a mature hedgerow boundary to the front along with the entrance gates and to the side there is half-height brick wall (near the front) with a high timber fence (near the back) on both sides of the triangular rear garden area. There are a couple of substantial timber shed/outbuildings to the side with a substantial masonry outbuilding structure to the rear apex of the triangular plot.

The front garden has been landscaped and is concealed behind the high front hedgerow and side fence while the rear garden terrace is private with high outbuildings and fence all round. The neighbouring rear extension walling forms part of the rear garden boundary.

## DESIGN PROPOSALS:

It is proposed to remove the existing rear lean-to extension along with the timber outbuildings to the side, to allow the creation of a single side/rear extension. The new extension will link up with the masonry outbuilding to the rear to form a long garage/workshop/storage area on the boundary side and the existing building will be extended and opened up to the rear to form a new utility room and shower/wc area with a re-configured kitchen/dining and sun-room area.

The existing main entrance will be relocated into the new extension along with a new cloaks area and will be protected from the elements by an overhanging roof. There will also be an overhanging roof to the rear/courtyard area which will provide protection for the new sliding/folding door openings.

The contrasting axes of the side and front boundary will be expressed and joined by the new garage and entrance areas, which will in turn be enclosed by an overhanging roof which continues on a perpendicular axis to the side boundary to allow a larger covered area at the entrance where the axes meet.

The roof form of the extension will slope in a mono-pitch from a low eaves height at the boundary to a flat roof level set by the existing soldier course to the front elevation and will be reinforced by the expressed overhanging roof which will meet the existing building with a similar depth.

A new shower/wc is also contained within these proposals at ground floor level, a facility sorely lacking from many existing/established dwellings.

## MATERIALS:

The proposed new roof covering will be a dark-grey single ply rubber membrane with matching profiled decor strips, a ppc hidden gutter and edge flashings and with dark-grey framed openable rooflights for ventilation.

The main boundary walling (skin) shall be self-coloured, off-white wet-dash render (to match existing), for both the half height boundary wall to the front and the full height boundary wall of the proposed new extension. This will continue for the edge and soffit of the front and rear overhangs. The recessed front entrance elevation and rear courtyard elevations shall be vertically clad with treated natural timber (scottish larch), board over board (flesh).

The proposed entrance door, garage door and folding/sliding doors will all be composite/timber units painted in a dark-grey to match that of the roof covering.

There will be a high level of insulation within the envelope of the proposals and there will also be a high level of natural light in all areas, assisted by well insulated rooflights. The existing stove, back boiler and storage cylinder will allow underfloor heating to be easily incorporated into the proposals. Large glazed openings are located to maximise solar gain from the South whilst the openings to the North have been kept to a minimum.

## SUMMARY:

These proposals simply seek to allow a rational approach to creating additional usable space at the side and rear of the existing building. Rather than a two storey gable addition as is commonly seen, the proposals strike/maintain a low level and therefore have a limited impact on the existing building and by virtue of its recessed and stepped back nature and muted palette has a minimal impact on the neighbourhood.

They also serve to consolidate the various outbuilding structures and boundary treatments that currently exist, to provide a homogeneous new form which ties everything together and allows the function and flow of the existing dwelling to be better tailored to the needs of the Applicants which will in turn allow them to remain in the neighbourhood where they have seen their family grow up and have many good friends and neighbours.



A REVISED TEXT. 06.11.23  
Rev: Description: Date:

chrisrhodesarchitect.com  
www.chrisrhodesarchitect.com  
6 | eh40 3dj | 07967 802329

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chrisrhodesarchitect

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PLANNING

Project:  
44 GARDINER ROAD,  
PRESTONPANS, EAST LOTHIAN  
EH32 9EQ

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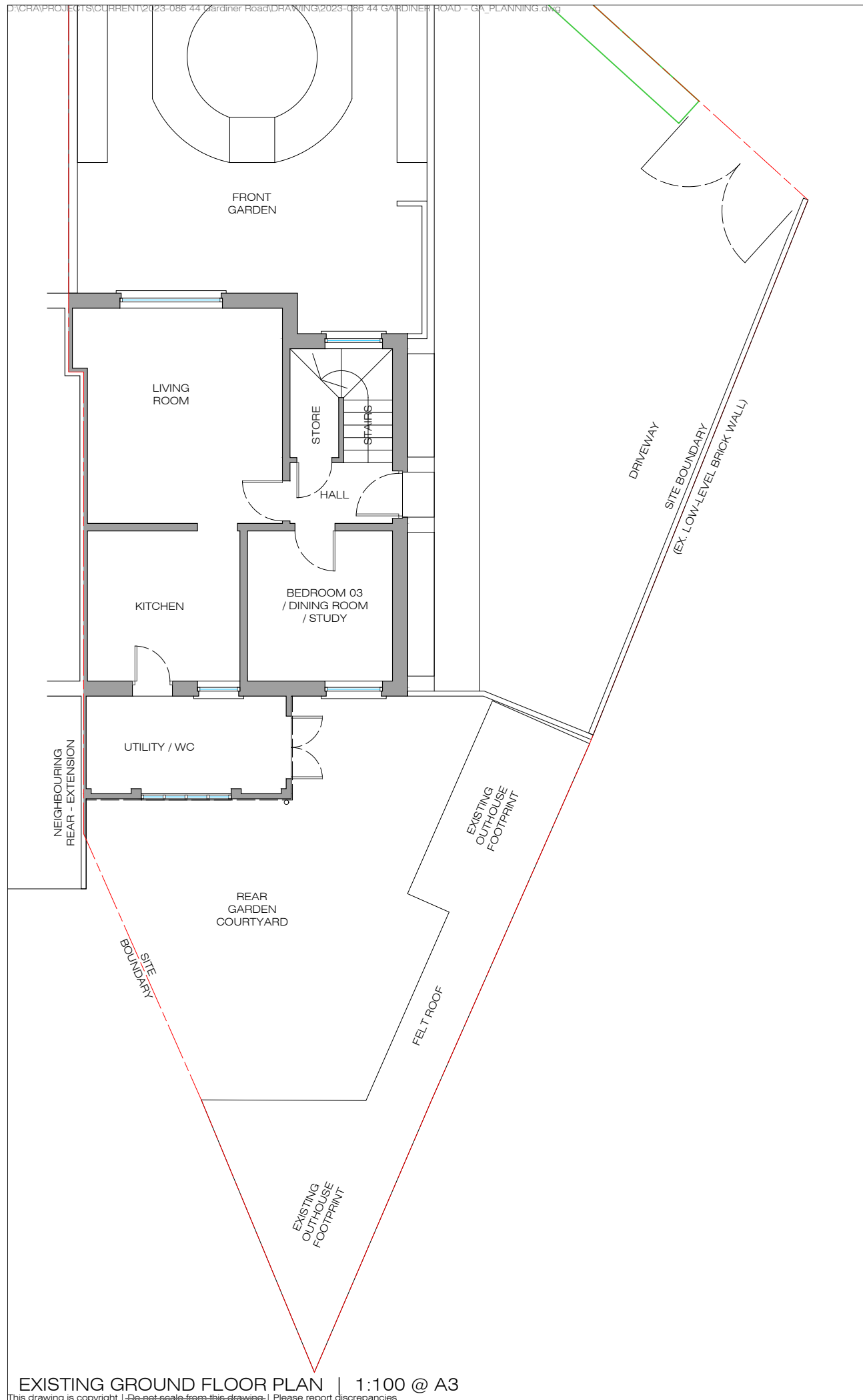
Client:  
MR + MRS BRADFORD

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Drawing:  
DESIGN STATEMENT

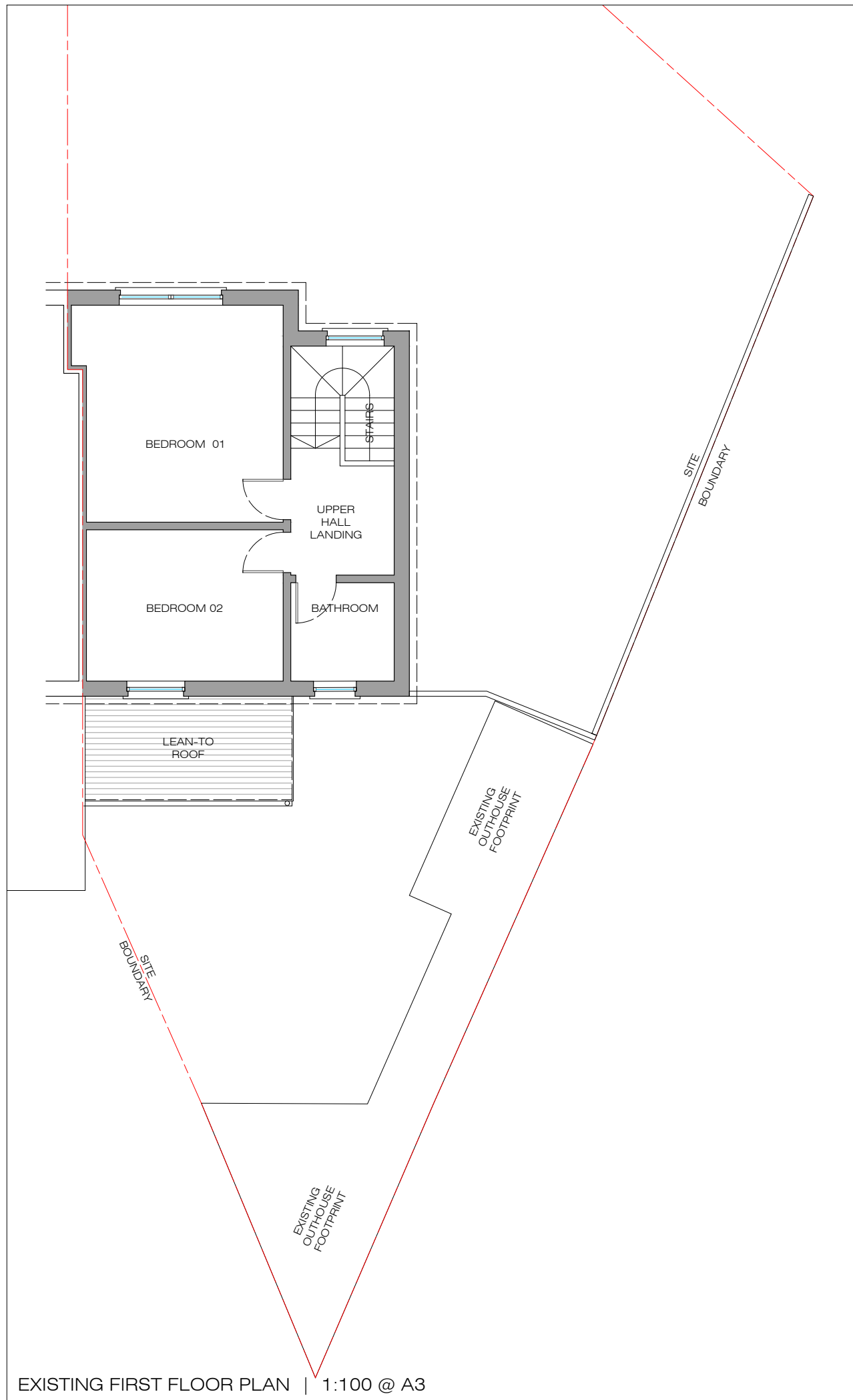
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Drawing No. Scale: Date: Drawn:  
2023-086-003A NTS @ A3 AUG '23 CR



EXISTING GROUND FLOOR PLAN | 1:100 @ A3

This drawing is copyright | Do not scale from this drawing | Please report discrepancies  
 (PLEASE NOTE : SCALING PERMITTED FOR ELC PLANNING DEPARTMENT PURPOSES ONLY)



EXISTING FIRST FLOOR PLAN | 1:100 @ A3

0m 1m 2m 3m 4m

- EXISTING BUILDING
- PROPOSED REMOVALS/DEMOLITIONS
- AREA OF PROPOSED NEW WORKS

B ADDITIONAL NOTES IN RESPONSE TO 30.10.23  
 PLANNING TECHNICIAN QUERIES.  
 A FIRST FLOOR LAYOUT ADDED. 27.09.23  
 Rev: Description: Date:

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PLANNING

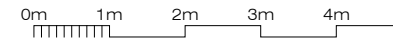
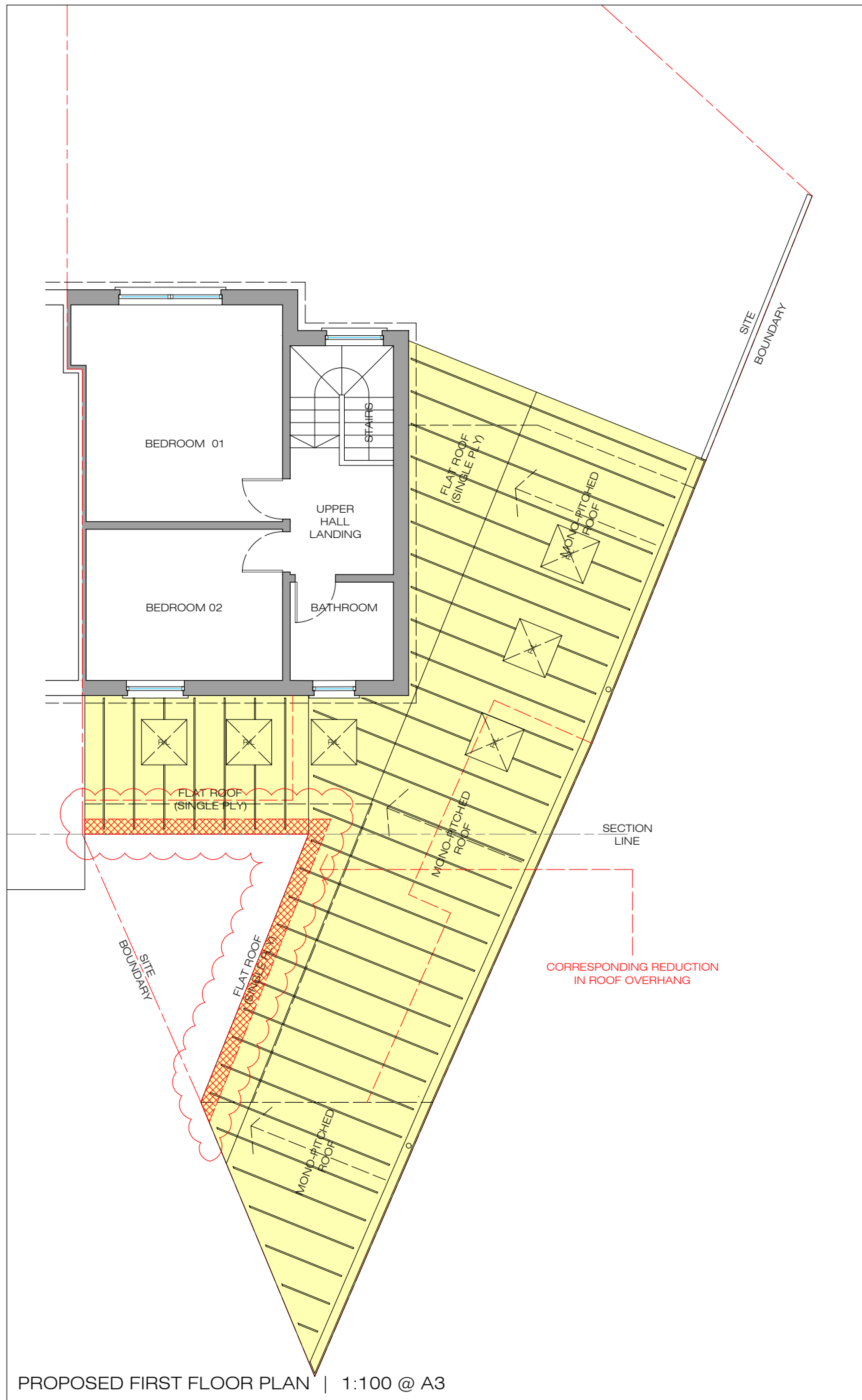
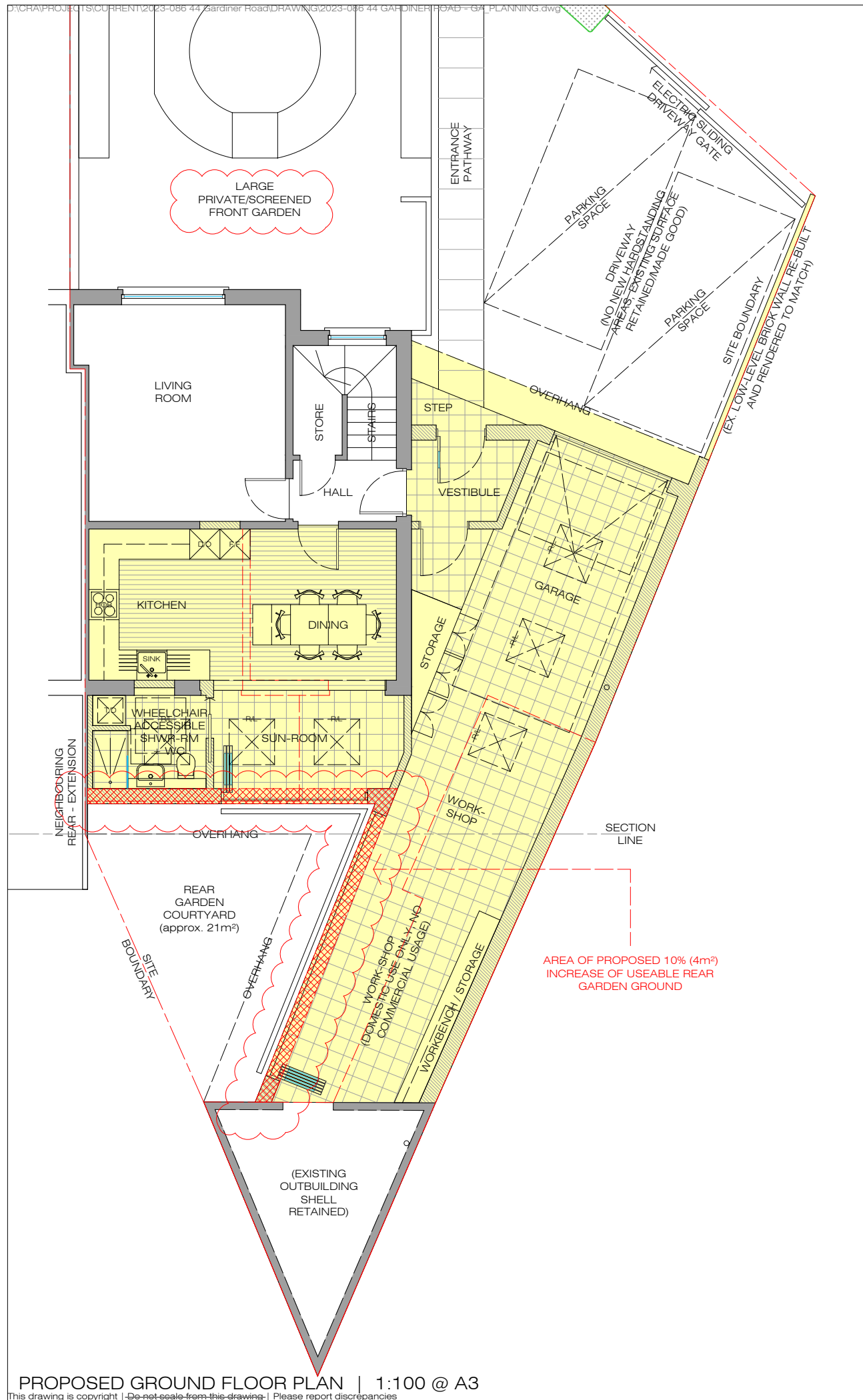
Project:  
 44 GARDINER ROAD,  
 PRESTONPANS, EAST LOTHIAN  
 EH32 9QE

Client:  
 MR + MRS BRADFORD

Drawing:  
 EXISTING FLOOR PLANS

Drawing No. Scale: Date: Drawn:  
 2023-086-010B 1:100 @ A3 AUG '23 CR





- EXISTING BUILDING
- PROPOSED REMOVALS/DEMOLITIONS
- AREA OF PROPOSED NEW WORKS

- D PROPOSED INCREASE IN USEABLE REAR GARDEN AREA SHOWN. 22.02.23
- C NOTES ADDED FOR CLARIFICATION + REVISED OUTBUILDING FOOTPRINTS. 15.02.23
- B ADDITIONAL NOTES IN RESPONSE TO PLANNING TECHNICIAN QUERIES. 30.10.23
- A ADDITIONAL ROOFLIGHTS SHOWN TO NEW GARAGE + EX STAIRS. 27.09.23

Rev: Description: Date:

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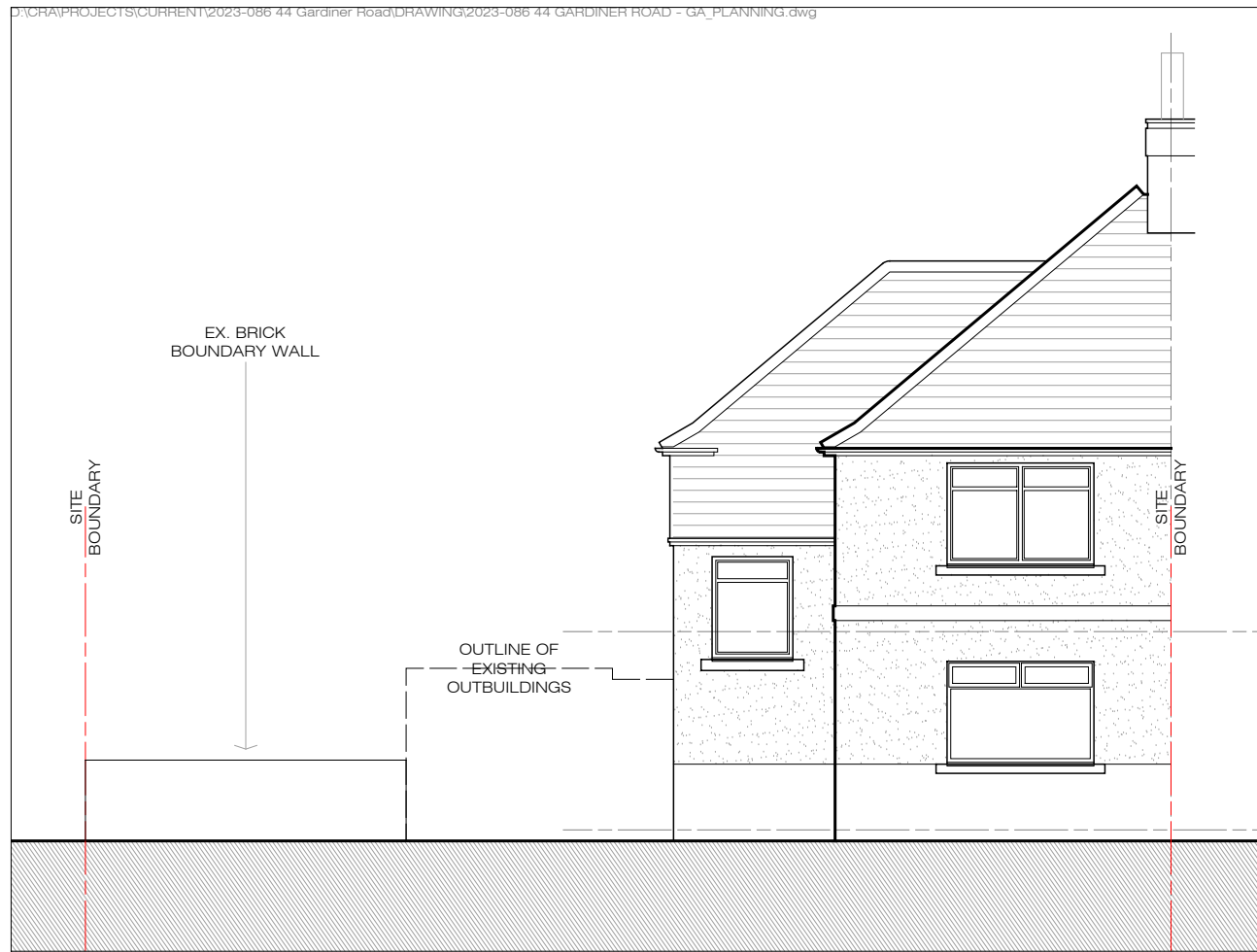
PLANNING

Project:  
 44 GARDINER ROAD,  
 PRESTON PANS, EAST LoTHIAN  
 EH32 9QE

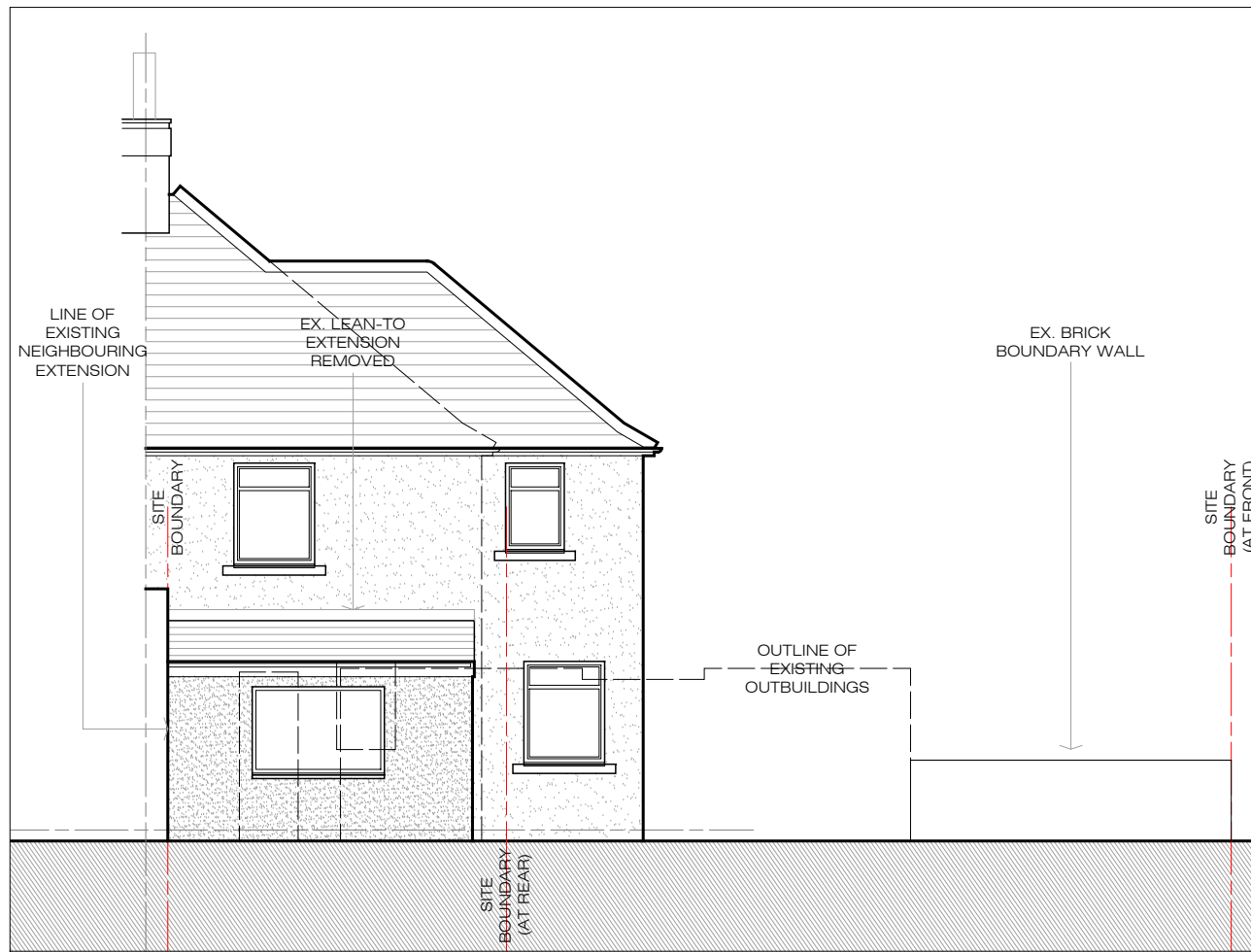
Client:  
 MR + MRS BRADFORD

Drawing:  
 PROPOSED FLOOR PLANS

Drawing No. Scale: Date: Drawn:  
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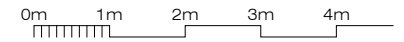
EXISTING FRONT ELEVATION | 1:100 @ A3



EXISTING REAR ELEVATION | 1:100 @ A3



EXISTING SIDE/GABLE ELEVATION | 1:100 @ A3



- EXISTING BUILDING
- PROPOSED REMOVALS/DEMOLITIONS
- AREA OF PROPOSED NEW WORKS

EXISTING MATERIALS:

- MAIN PITCHED ROOF:  
Grey natural slate with grey clay ridge and hip tiles.  
Colour: dark grey.
- LEAN-TO EXTENSION ROOF:  
Grey natural slate.  
Colour: dark grey.
- MAIN HOUSE WALLING:  
Painted, off white, roughcast render.  
Colour: off-white.
- FEATURE BANDING:  
Painted, off white, smooth render base + soldier course to front elevation.  
Colour: off-white.
- LEAN-TO EXTENSION WALLING:  
Painted, off white, roughcast render.  
Colour: off-white.
- WINDOWS:  
Brown upvc frames.  
Colour: dark brown.
- DOORS:  
Brown upvc frames.  
Colour: dark brown.

A ADDITIONAL NOTES IN RESPONSE TO 30.10.23 PLANNING TECHNICIAN QUERIES.

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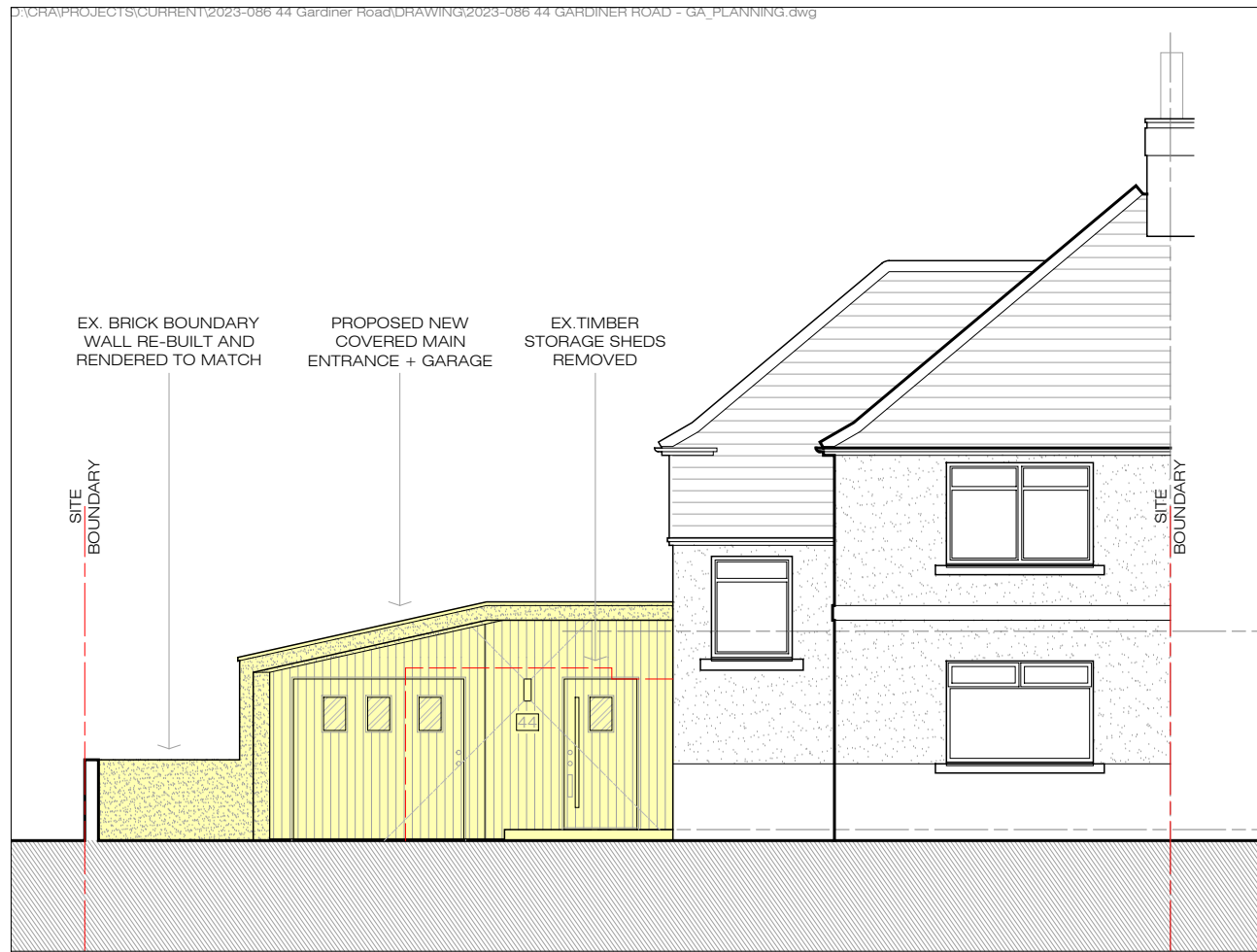
PLANNING

Project:  
44 GARDINER ROAD,  
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EH32 9QE

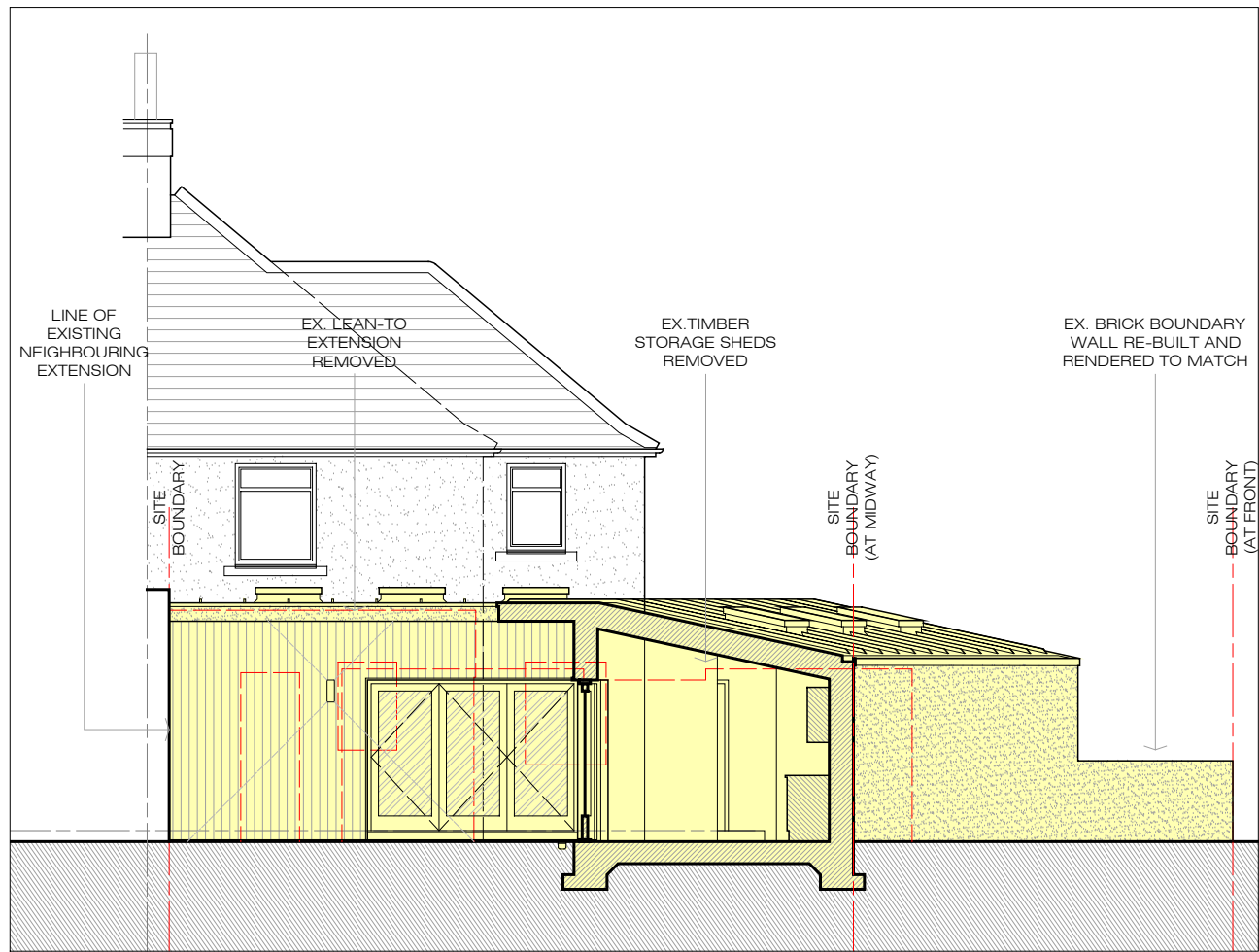
Client:  
MR + MRS BRADFORD

Drawing:  
EXISTING ELEVATIONS

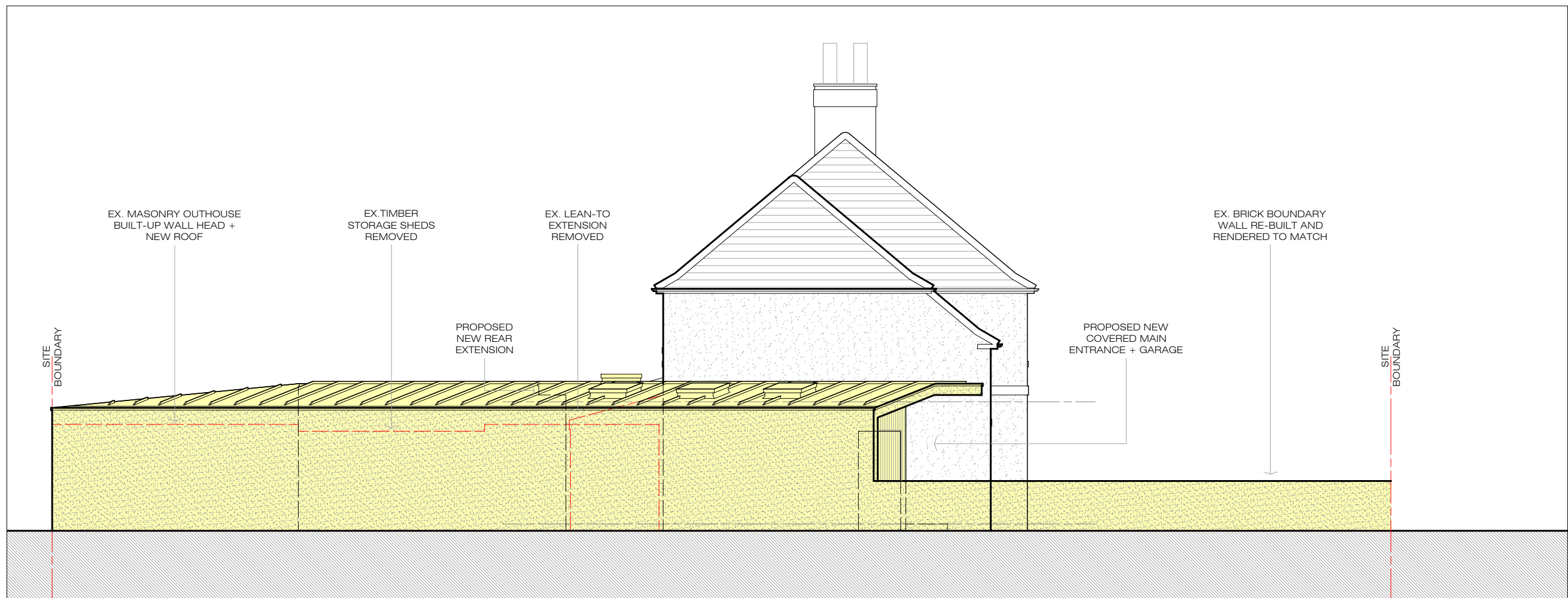
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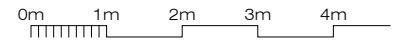
PROPOSED FRONT ELEVATION | 1:100 @ A3



PROPOSED REAR ELEVATION (PART SECTION) | 1:100 @ A3



PROPOSED SIDE/GABLE ELEVATION | 1:100 @ A3



- EXISTING BUILDING
- PROPOSED REMOVALS/DEMOLITIONS
- AREA OF PROPOSED NEW WORKS

PROPOSED MATERIALS:

- FLAT + MONO-PITCHED ROOFING:**  
Dark grey coloured single ply rubber roofing membrane with standing seam decor strips.  
Colour; dark grey.
- BOUNDARY WALLING:**  
Through coloured, off white, roughcast render, with ppc alu flashings to RAL match roof covering colour.  
Colour; off-white.
- ROOF OVERHANG + SOFFIT:**  
Through coloured, off white, roughcast render, with ppc alu flashings to RAL match roof covering colour.  
Colour; off-white.
- COURTYARD WALLING:**  
Treated scottish larch vertical (board over board) timber cladding.  
Colour; natural timber/larch.
- RECESSED MAIN FRONTAGE:**  
Treated scottish larch vertical (board over board) timber cladding.  
Colour; natural timber/larch.
- ROOFLIGHTS:**  
Dark grey framed, double glazed, insulated, opening rooflights.  
Colour; dark grey.
- FOLDING SLIDING DOORS:**  
Dark grey painted, composite, double glazed, sliding/folding door units.  
Colour; dark grey.
- ENTRANCE DOOR:**  
Dark grey painted, timber faced (larch to match), double glazed vision panel, main entrance door.  
Colour; natural timber/larch.
- GARAGE DOOR:**  
Timber faced (larch to match), double glazed vision panels, garage door.  
Colour; natural timber/larch.

A ADDITIONAL NOTES IN RESPONSE TO 30.10.23 PLANNING TECHNICIAN QUERIES.

Rev: Description: Date:

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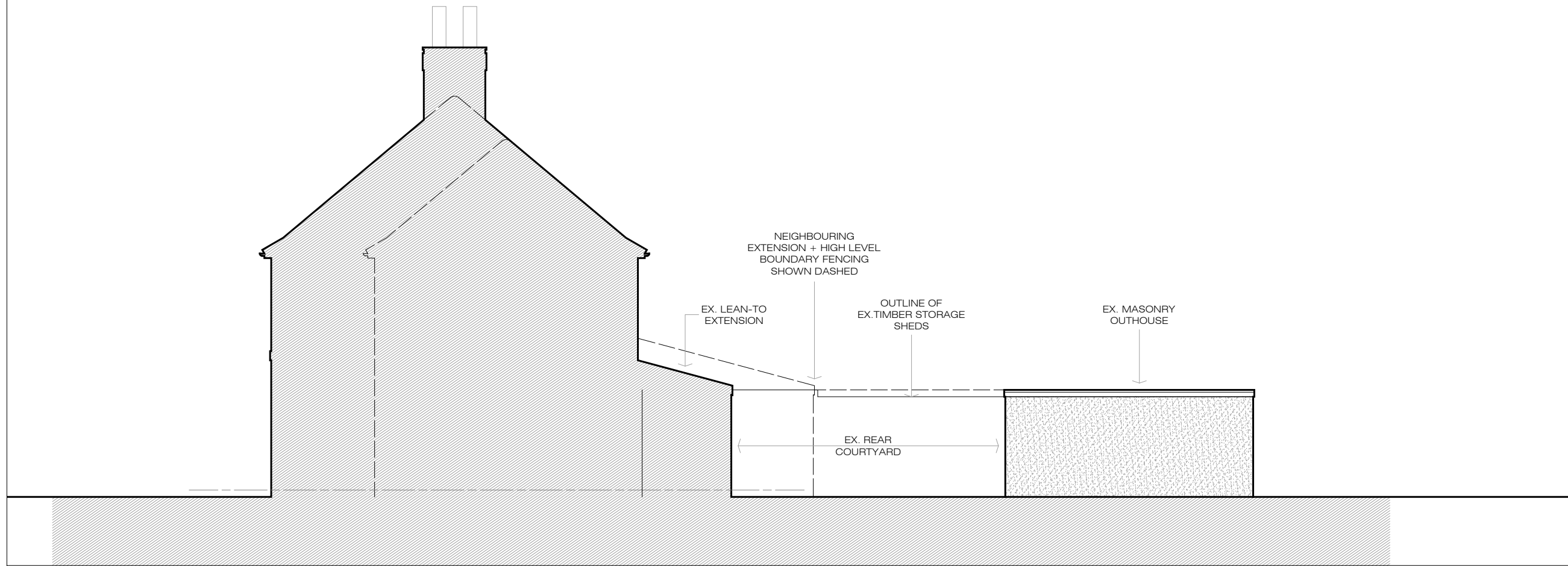
**PLANNING**

Project:  
44 GARDINER ROAD,  
PRESTON PANS, EAST LOTHIAN  
EH32 9QE

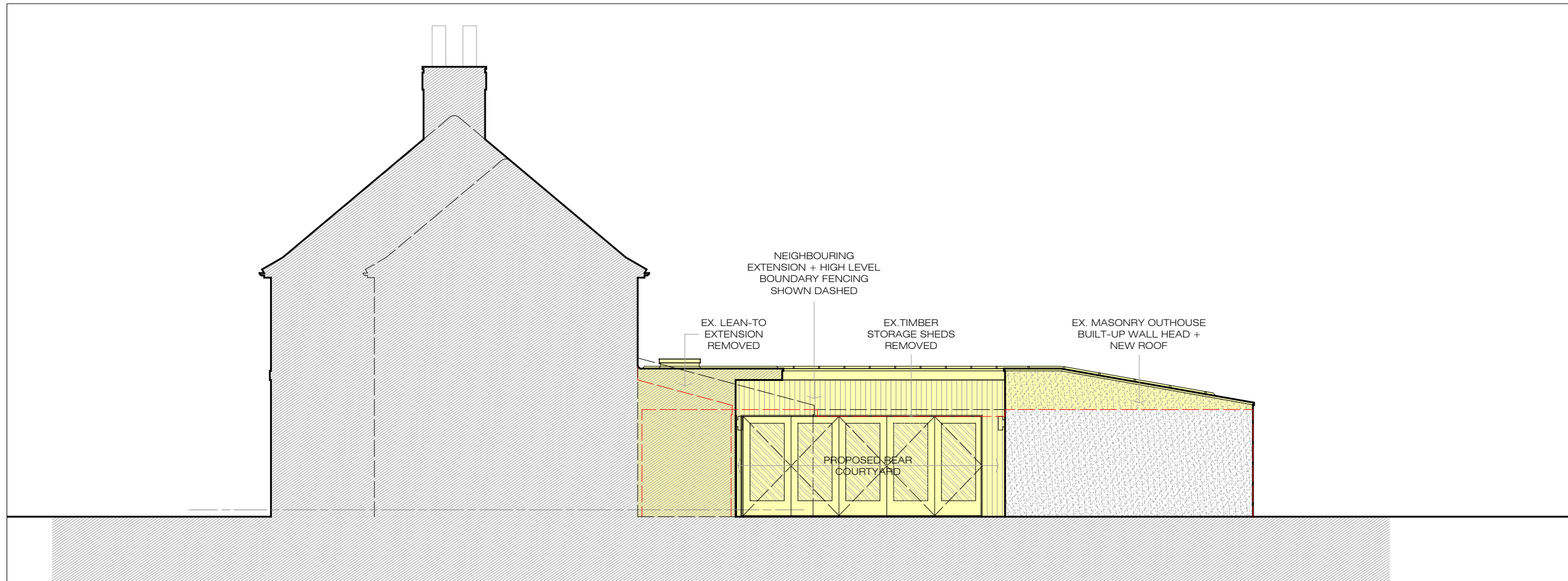
Client:  
MR + MRS BRADFORD

Drawing:  
PROPOSED ELEVATIONS

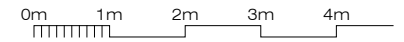
Drawing No. Scale: Date: Drawn:  
2023-086-021A 1:100 @ A3 AUG '23 CR



EXISTING COURTYARD ELEVATION | 1:100 @ A3



PROPOSED COURTYARD ELEVATION | 1:100 @ A3



- EXISTING BUILDING
- PROPOSED REMOVALS/DEMOLITIONS
- AREA OF PROPOSED NEW WORKS

PROPOSED MATERIALS:

- FLAT + MONO-PITCHED ROOFING:**  
Dark grey coloured single ply rubber roofing membrane with standing seam decor strips.  
Colour; dark grey.
- BOUNDARY WALLING:**  
Through coloured, off white, roughcast render, with ppc alu flashings to RAL match roof covering colour.  
Colour; off-white.
- ROOF OVERHANG + SOFFIT:**  
Through coloured, off white, roughcast render, with ppc alu flashings to RAL match roof covering colour.  
Colour; off-white.
- COURTYARD WALLING:**  
Treated scottish larch vertical (board over board) timber cladding.  
Colour; natural timber/larch.
- RECESSED MAIN FRONTAGE:**  
Treated scottish larch vertical (board over board) timber cladding.  
Colour; natural timber/larch.
- ROOFLIGHTS:**  
Dark grey framed, double glazed, insulated, opening rooflights.  
Colour; dark grey.
- FOLDING SLIDING DOORS:**  
Dark grey painted, composite, double glazed, sliding/folding door units.  
Colour; dark grey.
- ENTRANCE DOOR:**  
Dark grey painted, timber faced (larch to match), double glazed vision panel, main entrance door.  
Colour; natural timber/larch.
- GARAGE DOOR:**  
Timber faced (larch to match), double glazed vision panels, garage door.  
Colour; natural timber/larch.

A ADDITIONAL NOTES IN RESPONSE TO 03.11.23 PLANNING TECHNICIAN QUERIES.

Rev: Description: Date:

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PLANNING

Project:  
44 GARDINER ROAD,  
PRESTONPANS, EAST LOTHIAN  
EH32 9QE

Client:  
MR + MRS BRADFORD

Drawing:  
ADDITIONAL EXISTING + PROPOSED ELEVATIONS  
Drawing No. Scale: Date: Drawn:  
2023-086-022\_rev.#00 @ A3 AUG '23 CR















