

# Report of Handling

**Application for Variation of Consent  
27 Greenbank Drive, Edinburgh, EH10 5RE**

**Proposal: Non Material Variation - We are installing a garden room, built of SIPs panels with cedar wood cladding. The company we originally contracted to manufacture and install the building can no longer do it, so we have gone to a new company to get it done. The building will be installed in exactly the same location and of the same material in the same style. It will have approximately the same dimensions other than the width. The new company was not able to install a covered verandah so it will be less wide. The change in dimensions are: Height of old building 2920cm (flat), new 3000cm (front) and 2702cm (back). Width with covered verandah old 10500cm, new 7700cm. Depth old 4500cm, new 4700cm.**

**Item – Delegated Decision  
Application Number – 22/03899/VARY  
Ward – 00 - No Ward Number**

## **Recommendation**

It is recommended that this application be **VARIED** subject to the details below.

## **Summary**

The proposals are non-material in nature and do not require the benefit of a new planning permission.

## **SECTION A – Application Background**

### Description of Proposal

The application refers to a non-material variation for ref 22/03899/FUL. The original application referred to the in part retrospect removal of trees, re-grading garden ground addition of an ancillary building and changes to the boundary treatment.

The variation seeks to alter the design of the ancillary building and reduce the overall scale of the building.

## Relevant Site History

22/03899/FUL  
27 Greenbank Drive  
Edinburgh  
EH10 5RE

Building a single-storey pod in the back garden with levelling the adjoining ground, remove the existing shed and the existing garden arrangement.

Granted

1 December 2022

## Other Relevant Site History

### Consultation Engagement

No consultations.

### Publicity and Public Engagement

**Date of Neighbour Notification:** Not Applicable

**Date of Advertisement:** Not Applicable

**Date of Site Notice:** Not Applicable

**Number of Contributors:** 0

## Section B - Assessment

### Determining Issues

Are the proposed changes material? If so, a new planning application is required.

### Assessment

To address these determining issues, it needs to be considered whether:

The proposal represents a minor alteration to the original scheme and will have no adverse impact with regards to the design of the scheme and the amenity of neighbouring properties. There will not be a detrimental impact on the character of the surrounding area as a result of the alterations to the scheme. The proposed variation is therefore non-material and is acceptable.

## Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

## **Informatives**

1. Conditions, directions and informatives of the planning permission to which this request for variation relates remain and are not altered by this decision.

2. The planning permission hereby approved shall be commenced no later than the expiration of three years from the date of the original planning permission reference 22/03899/FUL dated 1 December 2022

## **Background Reading/External References**

To view details of the application go to the [Planning Portal](#)

**Further Information - [Local Development Plan](#)**

**Date Registered: 8 February 2024**

## **Drawing Numbers/Scheme**

01A - 03A

Variation 1

**David Givan**  
**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

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Appendix 1

## **Consultations**

No consultations undertaken.

## Appendix 2

### **Application Certification Record**

#### **Case Officer**

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Delegated Decision, decision-making route.

Case Officer: Blair Burnett

Date: 12 February 2024

#### **Authorising Officer**

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): James Allanson

Date: 12 February 2024