

Notice of Review: 23 Larkfield Drive, Dalkeith

Determination Report

Report by Chief Officer Place

1 Purpose of Report

- 1.1 The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for the erection of a dormer extension at 23 Larkfield Drive, Dalkeith.

2 Background

- 2.1 Planning application 21/00542/DPP for the erection of a dormer extension at 23 Larkfield Drive, Dalkeith was refused planning permission on 24 August 2021; a copy of the decision is attached to this report.

- 2.2 The review has progressed through the following stages:

- 1 Submission of Notice of Review by the applicant.
- 2 The Registration and Acknowledgement of the Notice of Review.
- 3 Carrying out Notification and Consultation.

3 Supporting Documents

- 3.1 Attached to this report are the following documents:

- A site location plan (Appendix A);
- A copy of the notice of review form and supporting statement (Appendix B). Any duplication of information is not attached;
- A copy of the case officer's report (Appendix C);
- A copy of the decision notice, excluding the standard advisory notes, issued on 24 August 2021 (Appendix D); and
- A copy of the key plans/drawings (Appendix E).

- 3.2 The full planning application case file and the development plan policies referred to in the case officer's report can be viewed online via www.midlothian.gov.uk

4 Procedures

- 4.1 In accordance with procedures agreed by the LRB, the LRB by agreement of the Chair:

- Have determined to consider a visual presentation of the site and undertaking a site visit (elected members not attending the site visit can still participate in the determination of the review); and
 - Have determined to progress the review by way of written submissions.
- 4.2 The case officer's report identified that there were no consultations required and no representations received.
- 4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:
- Identify any provisions of the development plan which are relevant to the decision;
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
 - Consider whether or not the proposal accords with the development plan;
 - Identify and consider relevant material considerations for and against the proposal;
 - Assess whether these considerations warrant a departure from the development plan; and
 - State the reason/s for the decision and state any conditions required if planning permission is granted.
- 4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.
- 4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported to the next LRB for noting.
- 4.6 A copy of the LRB decision will be placed on the planning authority's planning register and made available for inspection online.

5 Conditions

- 5.1 In accordance with the procedures agreed by the LRB at its meeting of 13 June 2017, and without prejudice to the determination of the review, the following conditions have been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.
1. Details of the material and colour finish of the window frames on the dormer shall be submitted to the planning authority and the windows shall not be installed until these details have been approved in writing by the planning authority.

Reason: *To safeguard the character of the application property and the visual amenity of the surrounding area.*

6 Recommendations

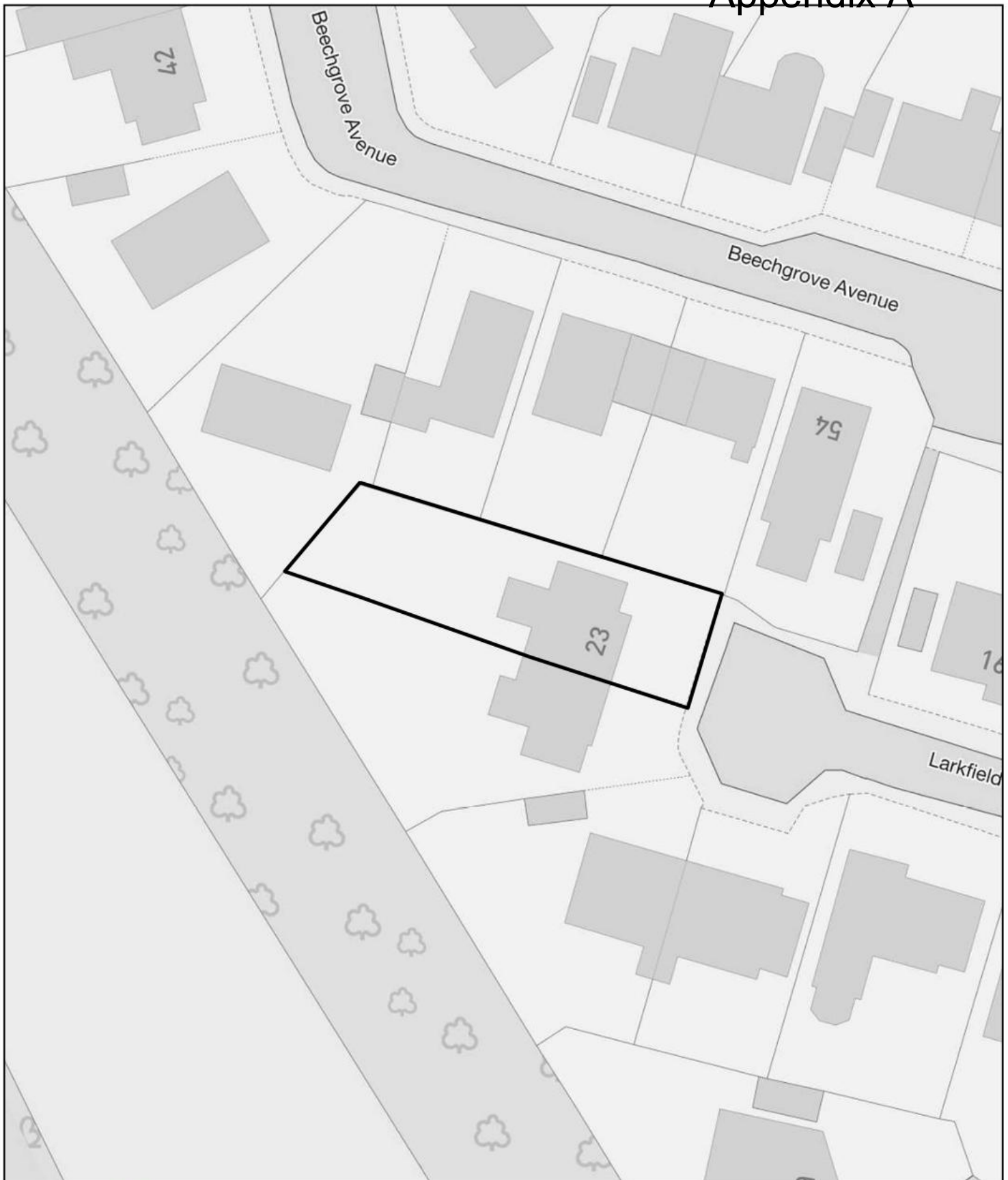
- 6.1 It is recommended that the LRB:
- a) determine the review; and
 - b) the planning advisor draft and issue the decision of the LRB through the Chair

Peter Arnsdorf
Planning, Sustainable Growth and Investment Manager

Date: 19 November 2021
Report Contact: Ingrid Forteath, Planning Officer
Ingrid.Forteath@midlothian.gov.uk

Background Papers: Planning application 21/00542/DPP available for inspection online.

Appendix A



**Planning Service
Place Directorate**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Formation of dormer at 23 Larkfield Drive, Dalkeith, EH22 3HN

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File No: 21/00542/DPP

Scale: 1:500





Fairfield House 8 Lothian Road Dalkeith EH22 3ZN Tel: 0131 271 3302 Fax: 0131 271 3537 Email: planning-applications@midlothian.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100436183-005

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="ARKIPLAN LTD"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="SEAN"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="ELDER"/>	Building Number:	<input type="text" value="28"/>
Telephone Number: *	<input type="text" value="01506 500169"/>	Address 1 (Street): *	<input type="text" value="GRAHAMSDYKE PLACE"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="BO'NESS"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
		Postcode: *	<input type="text" value="EH51 9QZ"/>
Email Address: *	<input type="text" value="seanelder@blueyonder.co.uk"/>		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Ms"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="R"/>	Building Number: <input type="text" value="23"/>
Last Name: *	<input type="text" value="LEWIS"/>	Address 1 (Street): * <input type="text" value="LARKFIELD DRIVE"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text" value="ESKBANK"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: * <input type="text" value="DALKEITH"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="EH22 3HN"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="REDACTED"/>	

Site Address Details

Planning Authority:	<input type="text" value="Midlothian Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="23 LARKFIELD DRIVE"/>
Address 2:	<input type="text" value="ESKBANK"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="DALKEITH"/>
Post Code:	<input type="text" value="EH22 3HN"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="666311"/>	Easting	<input type="text" value="331925"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

FORMATION OF DORMER TO REAR OF DWELLING HOUSE

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

WE ARE SEEKING A REVIEW AS WE FEEL THAT THE PROPOSED DORMER IS NOT OUT OF PROPORTION TO THE SIZE OF ROOF AND IS POSITIONED AT THE REAR SO IS NOT VISIBLE FROM THE MAIN ROAD. THERE HAS ALSO BEEN NO OBJECTIONS FROM NEIGHBOURS. THERE ARE OTHER DORMERS OF THIS PROPORTION IN NEARBY PROPERTIES

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

COPY OF REFUSAL ,STATEMENT FROM APPLICANT , PHOTOS OF REAR OF PROPERTY , EXAMPLE PHOTOS OF NEARBY DORMERS

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/00542/DPP

What date was the application submitted to the planning authority? *

26/06/2021

What date was the decision issued by the planning authority? *

24/08/2021

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr SEAN ELDER

Declaration Date: 25/10/2021

Submission from Home Owners in Relation to Planning Appeal

Address: 23 Larkfield Drive
Eskbank
Dalkeith
EH22 3 HN

Submission from owners: Craig Biddick
Rebecca Lewis

28 September 2021

I write in relation to the rejection of our plans to form a dormer on the rear facing roof plane at 23 Larkfield Drive.

Although the design and size of the dormer falls outside Midlothian's current planning standard and outside the permitted development regulations of the Scottish Government we feel that the planners have made a subjective and simplistic evaluation based purely on: the current planning rule and without considering the unique nature of the properties siting and the impact the reduction on dormer length would have on the interior design of the new bedroom. I note that the height of the dormer is within regulations and should not form part of any argument against planning permission.

The house is at the end of a cul de sac and has a large backyard that then opens out onto Cortleferry Park. Any view at the rear of the property is not directly overlooking any house and the size of the dormer was a deliberate design to allow an unencumbered view of the beautiful trees and park area the roof plane faces. I note that none of the surrounding home owners have raised any objection to the plan.

The planner has complained that the large dormer side view will be obtrusive to the houses that view it but the current side view of the unattached side of the house is currently plain wall with a small window. As per our plans the side of the Dormer will not be plain but will be tiled in keeping with the existing roof and the surrounding houses and would actually add another different texture and projection to the existing side view. I also note that it is also balanced by the existing projection of the built kitchen extension on the ground floor.

The planners feel that the dormer will be too dominant and will not be in keeping with the surrounding houses. Most of the semi-detached houses in this 1960 development area have not put in dormers but used velux windows. However, I would argue that the formation of a larger dormer in these striking and large semi-detached homes is a satisfactory architectural formation. It would balance the other large windows on the first and ground floor. The smaller length of dormer suggested would be too small in relation to the large roof plane

height and length (7.5m) and cause a visual imbalance and be an architecturally poor decision.

As stated the total plane is very long at 7.5m and can easily take a 5 metre length dormer, incorporating two windows and the height at 0.8 m below the roof line is entirely legal.

The other key factor in an acceptable design is the nature of the finish. Planning have said that they might be willing to accept the length of the dormer if we were willing to look at a more contemporary design – and they enclosed photos of same. This to me clearly contradicts two of their original concerns 1. That the dormer is too long and obtrusive – how would a contemporary design overcome this as the size would be the same and 2. That the finish would not be in keeping with the other homes in the area – *how would a contemporary design fulfil this request?* There are other bungalows with second story dormers that have a similar tile design to that we have proposed and which will look like a natural extension of the roof – limiting it looking harsh and obtrusive against the original roof.

Another strong reason for our appeal is the fact a reduction in the size of the dormer would cause a reduction in storage and our ability to add a small office area for home working. When we moved to Midlothian with our three children we decided we wanted to live in the community we work in and therefore searched for a satisfactory property that had the potential to be internally modernised and extended as the family grew up. We have redecorated the house, refurbishing the family bathroom and kitchen and removed a wall to enlarge the living area. This has been done by local businesses as will the loft conversion. The home currently has 3 bedrooms and our youngest has had to share our bedroom since birth. This has not always been easy and now she is nearly 5 yrs. old we want to create a space for her and a liveable space for ourselves that maximises the potential of the loft space through use of a dormer window. Maximal space is required to allow for a bedroom, an ensuite a flexible home office space and ensure adequate storage for a family of 5.

If we have to reduce the size of the dormer we will need to put in a bathroom velux and push the ensuite back further in the room seriously compromising the space we so urgently require. We don't want to sacrifice the office space in view of the new modern ways of working which the Council actually promotes.

In view of the arguments raised within this submission relating to the dormer's size and design and the impact on our need for family space, I would respectfully ask the appeal panel to reconsider the rejection of our planning request and grant permission to proceed on the basis of our original planning submission

Craig Biddick























MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 21/00542/dpp

Site Address: 23 Larkfield Drive, Dalkeith

Site Description:

The application property comprises a semi-detached two story dwellienghouse and its associated garden located within a residential area. The house is finished externally in drydash render with a brick feature panel at the front, with white upvc framed windows and brown contoured concrete roof tiles. There is a flat roof garage at the side of the house and a single storey flat roof extension at the rear of the house.

Proposed Development:

Formation of dormer

Proposed Development Details:

It is proposed to convert the attic space to habitable accommodation and to form a 5.2m wide and 2.5m high flat roof dormer at the rear of the house. The dormer is to be finished externally in plain roof tiles. The material and colour of the window frames on the dormer have not been specified.

Two rooflights are proposed at the front of the house along with roof vents. These works constitute permitted development in terms of class 2B of the Town and Country (General Permitted Development) (Scotland) Order 1992 not requiring planning permission from the Council.

Background (Previous Applications, Supporting Documents, Development Briefs):

History sheet checked.

Consultations:

None required.

Representations:

None received.

Relevant Planning Policies:

The relevant policy of the **Midlothian Local Development Plan 2017** is;

DEV2 – Protecting amenity within the built-up area - seeks to protect the character and amenity of the built-up area.

It is noted that policy DP6 House Extensions, from the now superseded 2008 Midlothian Local Plan, set out design guidance for new extensions requiring that they are well designed in order to maintain or enhance the appearance of the house and

the locality. The policy guidelines contained in DP6 also relate to size of extensions, materials, impact on neighbours and remaining garden area. It also states that front porches to detached or semi-detached houses are usually acceptable provided they project less than two metres out from the front of the house. It also allowed for novel architectural solutions. Policy DP6 also provides specific guidance with respect to dormer extensions. In particular, dormers should not extend, other than to a limited extent beyond the glazed area, i.e. they should be dormer windows rather than box dormers, and should not occupy a predominant proportion of the existing roof area. The guidance set out within this policy has been successfully applied to development proposals throughout Midlothian and will be reflected within the Council's Supplementary Guidance on Quality of Place which is currently being drafted.

SPG - Dormer Extensions - This was prepared in part due to a growing concern regarding the increasing size of dormers and the impact of large box dormer extensions on the character of the original building and on the visual amenity of the surrounding area.

Planning Issues:

The main planning issue to be considered is whether or not the proposal complies with the development plan policies and, if not, whether there are any material planning considerations which would otherwise justify approval.

At 5.2m wide and 2.5m high the proposed dormer would occupy a large proportion of the roof area and appear as a very bulky overly dominant feature at roof level exacerbated by the area of solid wall. The large box-like design is out of keeping and unsympathetic to and would detract from the conventional pitched roof form of the original building.

The dormer does not relate satisfactorily to the design of the original building and would have a detrimental effect on the visual amenity of the surrounding residential environment.

E-mail sent to agent expressing concern regarding the size and design of the dormer and suggesting alternative options. Agent has responded requesting that the current scheme be considered stating that the size is required to achieve the internal floor area required by the client and to accommodate a large window for daylight and for his clients to be able to see their children in the back garden. He also states that there is a substantial portion of the roof remaining to either side of the dormer. He also states that the dormer is virtually out of sight from the road and that he does not think it is out of keeping and has observed many dormers in the area of a similar design and no objections have been received from neighbours. The agent has not provided any examples of the similar dormers to which he refers. No similar dormers are immediately evident as viewed from the back garden of the application property and there is no record of any similar dormers having been granted planning permission in Larkfield Drive or the immediately surrounding streets at Walker Crescent or Beechgrove Avenue in the last 10 years. The width of the dormer occupies 78% of the width of the roof of the house with only a small area of the original roof visible to either side and with hardly any roof visible below and above the dormer. The comments made by the agent do not justify approval of the proposed dormer contrary to development plan policy.

The dormer will not result in significant additional overlooking of neighbouring properties. It will not be overbearing to or have a significant impact on sunlight to the adjoining property at no. 21. Any impact on the amenity of properties to the north side of the application site at Beechgrove Avenue will not be significant as compared to that arising from what could ordinarily be erected as permitted development.

Recommendation:

Refuse planning permission

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Appendix D

Reg. No. 21/00542/DPP

ARKIPLAN LTD
28 Grahamsdyke Place
BO'NESS
EH51 9QZ

Midlothian Council, as Planning Authority, having considered the application by Ms R Lewis, 23 Larkfield Drive, Dalkeith, EH22 3HN, which was registered on 29 June 2021 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Formation of dormer at 23 Larkfield Drive, Dalkeith, EH22 3HN

in accordance with the application and the following documents/drawings:

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	1:1250	28.06.2021
Elevations, Floor Plan And Cross Section	RLCB-001 1:1250 1:500 1:100	28.06.2021
Proposed Floor Plan	RLCB-002 1:50	28.06.2021
Proposed Floor Plan	RLCB-003 1:50	28.06.2021
Proposed Elevations	RLCB-004 1:100	28.06.2021
Proposed Cross Section	RLCB-005 1:50	28.06.2021

The reasons for the Council's decision are set out below:

1. *The proposed dormer extension, on account of its size, would appear overly bulky and would be an unduly dominant feature at roof level.*
2. *The design of the dormer is unsympathetic to, and would detract from, the form of the roof of the existing building, and would detract from the character and appearance of the property and the visual amenity of the surrounding area.*
3. *For the above reasons the proposal is contrary to policy DEV2 of the adopted Midlothian Local Development Plan 2017 which seeks to protect the character and amenity of the built-up area.*

Dated 24 / 8 / 2021



.....

Duncan Robertson

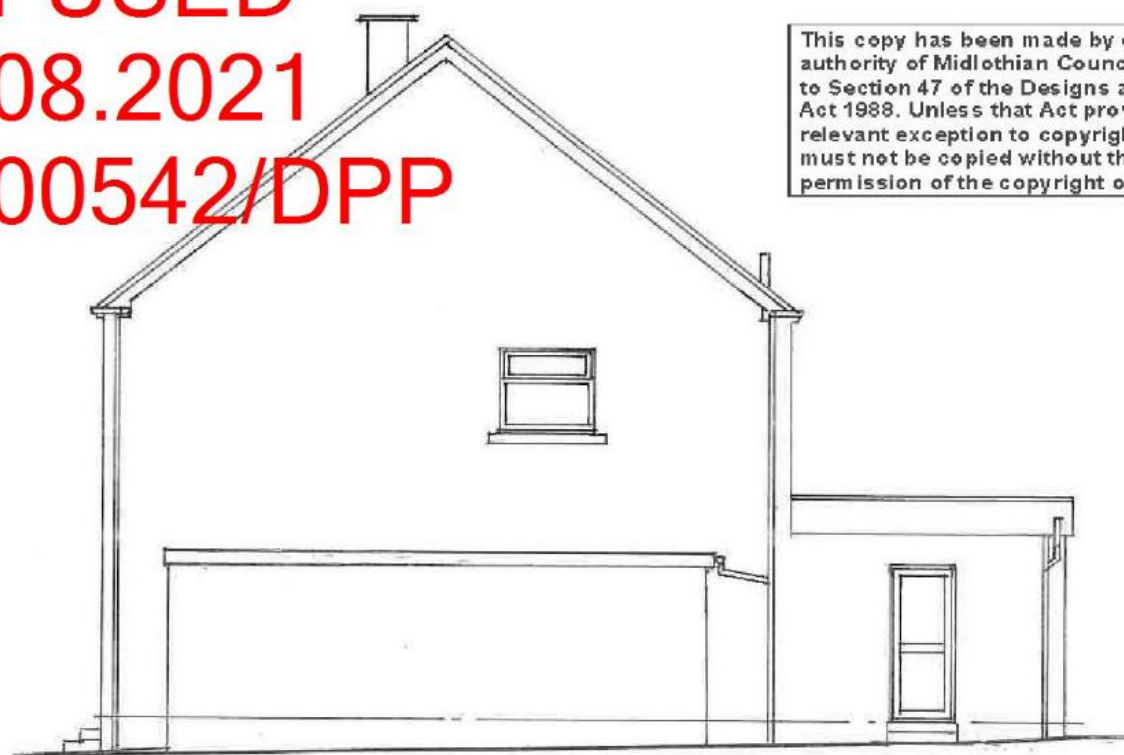
Lead Officer – Local Developments Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN

REFUSED
24.08.2021
21/00542/DPP

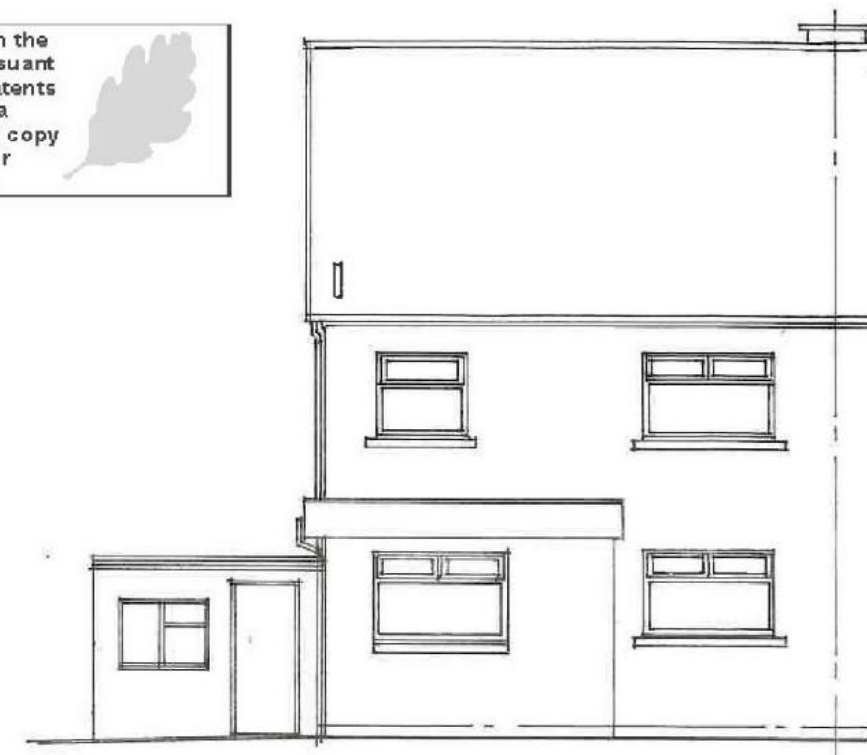
This copy has been made by or with the authority of Midlothian Council pursuant to Section 47 of the Designs and Patents Act 1988. Unless that Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.



EXISTING FRONT ELEVATION



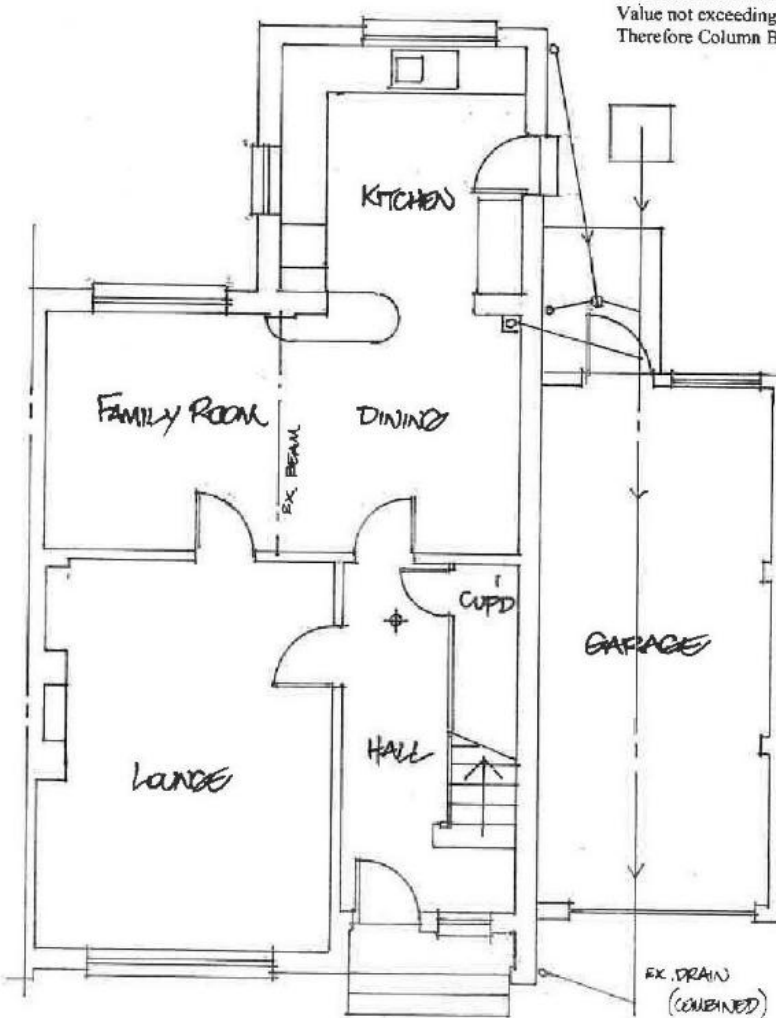
EXISTING GABLE ELEVATION



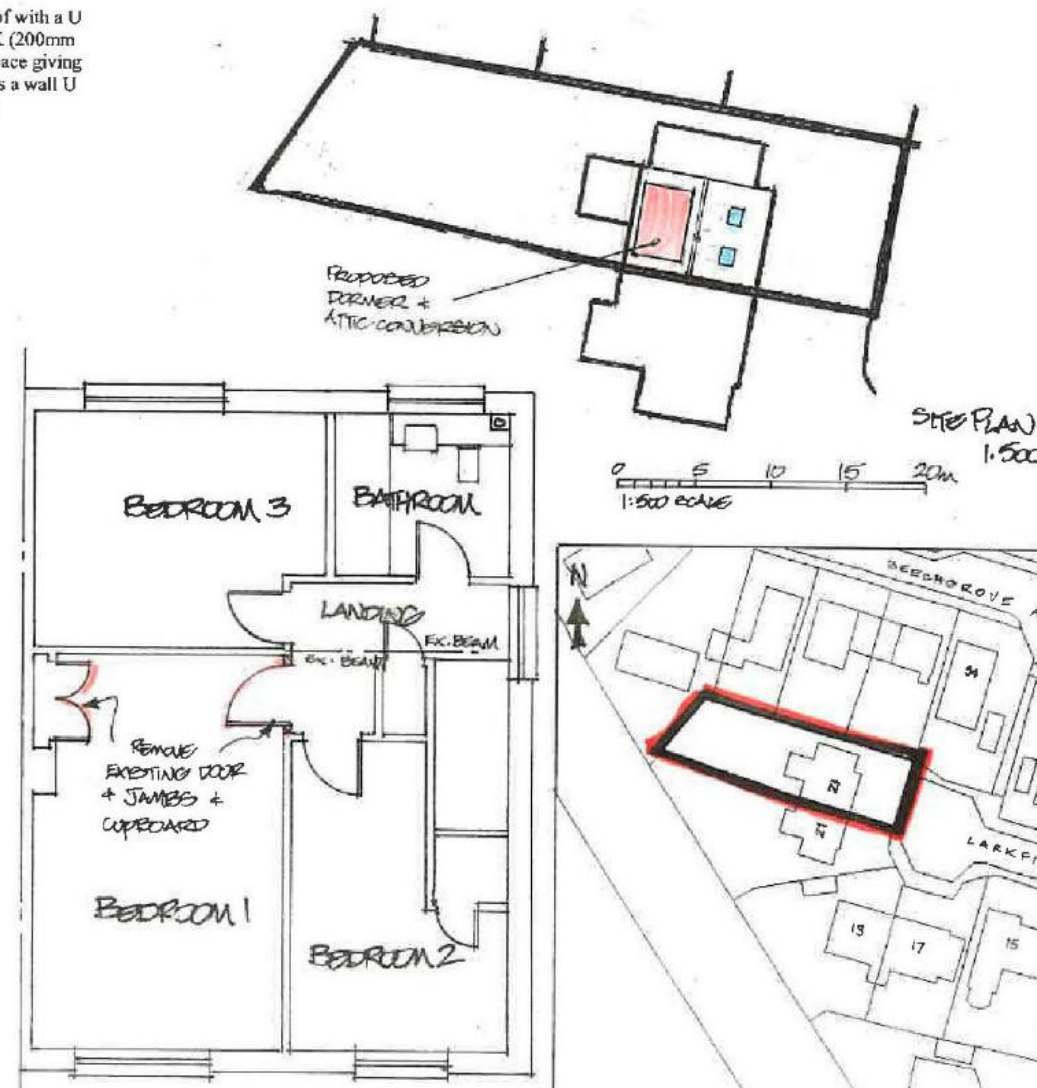
EXISTING REAR ELEVATION

0 1 2 3 4m
 1:100 SCALE

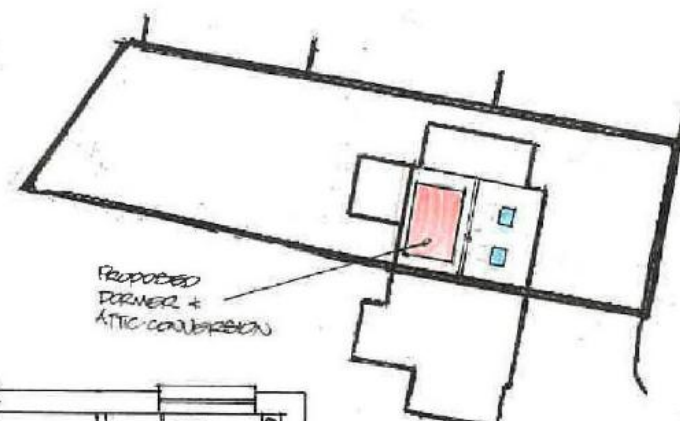
Note: existing property has a roof with a U Value not exceeding 0.25W/m²K (200mm mineral wool insulation to loft space giving U Value of 0.24W/m²K) and has a wall U Value not exceeding 0.7W/m²K. Therefore Column B applies.



EXISTING GROUND FLOOR PLAN



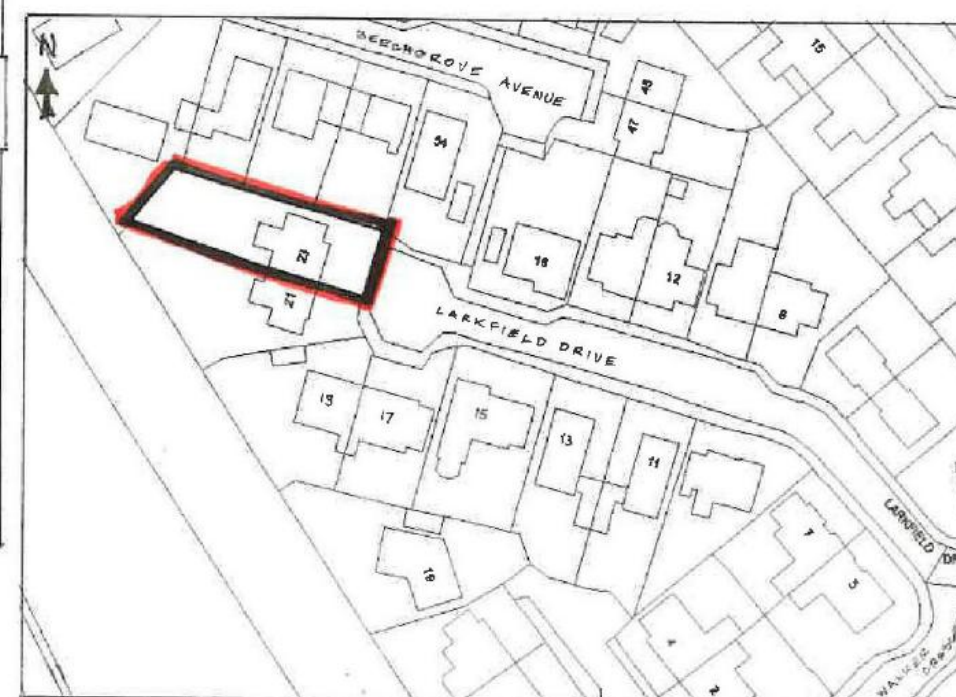
EXISTING 1st FLOOR PLAN



PROPOSED
 PORCH +
 ATTIC CONVERSION

SITE PLAN
 1:500

0 5 10 15 20m
 1:500 SCALE



LOCATION PLAN 1:1250

GENERAL

All work to be in accordance with the current Building Standards (Scotland) Regulations. All electrical work to be to current I.E.E. Regulations and BS7671 2008. All new works, products & processes are to be in accordance with the relevant British Standards & manufacturers guidance. All drainage to be to BS EN 752-3:1997, BS EN 752-4 & BS EN 1610:1998 and to the entire satisfaction of the Local Authority. Drains to be pressure tested in accordance with BS EN 1610:1998 & witnessed by Building Standards Surveyor. All sizes must be checked and verified on site prior to ordering materials and commencing works by building contractor.

NOTE: DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER DRAWING NO 1202184/STR-01

CLIENT: MS R LEWIS + MRC BIDDICK

23 LARKFIELD DRIVE
 DALKEITH

POSTCODE: EH22 3HN

TELEPHONE: 0131 667 3700

PROJECT SPECIFICATION:

PROPOSED CONVERSION OF ATTIC INTO BEDROOM + ENSUITE

SCALE: 1:100, 1:500 DATE: APRIL 2020

CONTRACT NO: RLCB-001



28 Grahamsdyke Place, Bo'ness, West Lothian, EH51 9QZ
 Tel/Fax: 01506 500169
 E-mail: seanelder@blueyonder.co.uk

REFUSED
24.08.2021
21/00542/DPP

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2 NO VELUX SKOD
 ROOF LIGHTS (1140X1178)

UNIVERSAL TILE VENTS OR
 EQUAL APPROVED
 INSTALLED AT 800mm/c
 TO VENT LOWER ROOF.
 EACH TILE GIVES
 1500mm² VENTILATION.

EXTRACT
 OUTLET

EX. BOILER
 FLUE

68mm DIA
 UPVC RNDP

PLAIN ROOF TILES (COLOUR
 TO MATCH EXISTING ROOF)
 BY REDLAND OR EQUAL
 TO DORMER FRONT & SIDES

4 NO UNIVERSAL TILE VENTS OR
 EQUAL APPROVED TO VENT ROOF.

CODE 5
 LEAD FLASHINGS

68mm DIA UPVC
 RNDP

PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

WHITE UPVC
 FACIAS

8.3m

PROPOSED SIDE ELEVATION

DORMER
 ROOF

2 NO VELUX
 SKOD
 ROOF LIGHTS.

UNIVERSAL
 ROOF TILE VENT
 @ 800mm/c.

ROOF PLAN

CLIENT: MR R LEWIS & MRS C BIDDICK
 23 LARKFIELD DRIVE
 DALKETH
 POSTCODE: EH22 3HN
 TELEPHONE:
 PROJECT SPECIFICATION:
 PROPOSED CONVERSION OF ATTIC
 INTO BEDROOM & ENSUITE
 SCALE: 1:100 DATE: APRIL 2020
 CONTRACT NO: RLCB-004



28 Grahamsdyke Place, Bo'ness, West Lothian, EH51 9QZ
 Tel/Fax: 01506 500169
 E-mail: scanelder@blueyonder.co.uk

0 1 2 3 4m
 1:100 SCALE

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REFUSED
24.08.2021
21/00542/DPP

All electrical installations to be designed, constructed, installed and tested in accordance with the recommendations of BS 7671: 2008.

All electrical sockets/switches installed on boundary wall are to be fitted with intumescent Fire & Acoustic Internal Socket Box Insert by Astroflame or equal approved. Wall at boundary to have 2 layers 15mm Soundbloc plasterboard with staggered joints and skim coat plaster internal finish.

Barrier to upper landing to be at 1100mm above floor. Barrier to be capable of resisting loads calculated in accordance with BS6399:Part 1:1996.

Note: all new internal doors to have a minimum clear opening width of 775mm measured between face of door and opposite jamb stop.

WATER SUPPLY FLOW RATES

New W.C.'s to be provided with water efficient fittings:
 Dual Flush W.C. cisterns to have an average flush of not more than 4.5 litres.
 Single Flush W.C. cisterns to have a flush volume of not more than 4.5 litres.
 Wash hand basin to have a tap flow rate of not more than 6 litres per minute.

NOTE: All electrical installations to be certified by an approved electrician or electrical contractor.

NOTE: All drainage to be in accordance with BS EN 12056:Pt 2:2000.

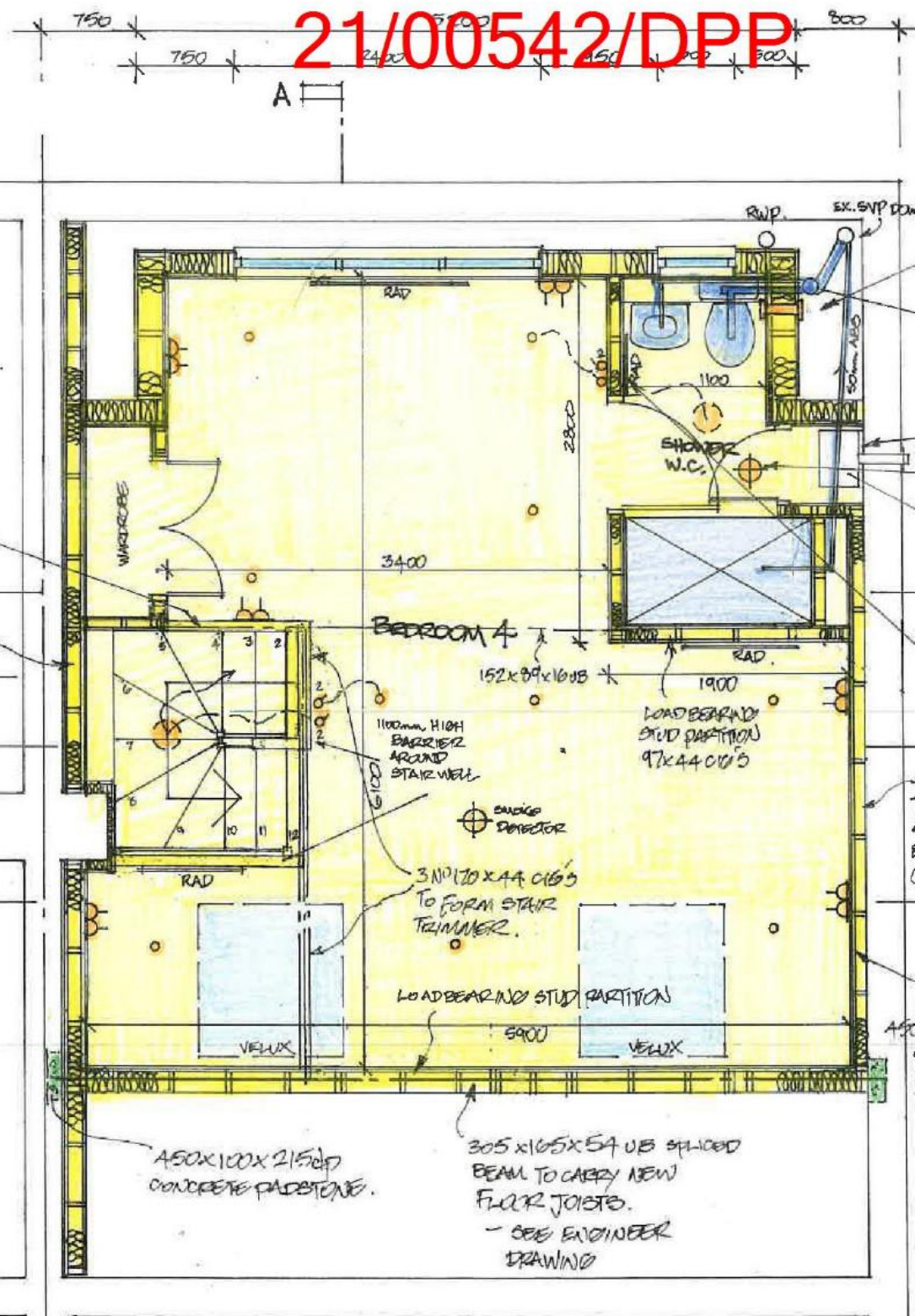
NOTE: New smoke/heat alarms to be mains operated, inter-linked and have battery back up.

Smoke/fire/heat detection to be in accordance with BS EN 14604:2005 & BS 5446: Part 2:2003. Installation to be broadly in line with recommendations of BS5839:Pt6: 2004 Grade D.

NOTE

Existing structure/walls to be suitably supported until new lintels/beams are firmly bedded in place.

All structural work to be in accordance with the Structural Engineers specifications & instructions.



Shower room: low voltage mechanical extract fan giving intermittent extraction rate of 15 litres a second. New Extract Fan to be fitted with isolator switch. Fan to be ducted out through dormer side and ducted horizontally to outside air through existing roof. Junctions through dormer to be suitably sealed against water ingress.

Note: new cupboard to be formed around re-sited boiler. Cupboard to be adequately ventilated in accordance with the requirements of the boiler manufacturer. Carbon monoxide detector to be installed near cupboard - see note.

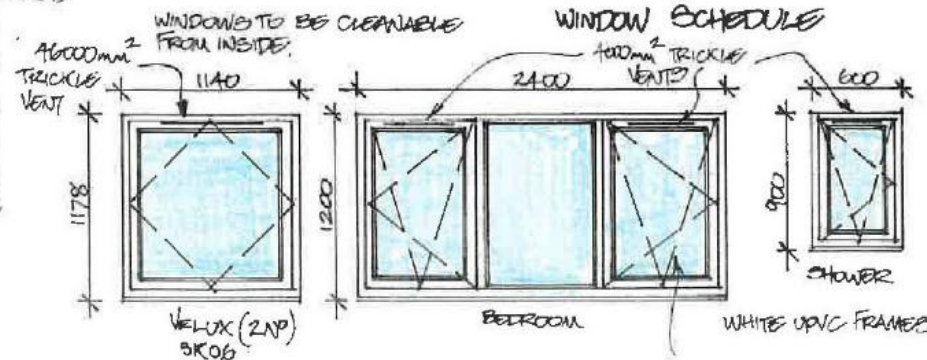
PARTITIONS (NON-LOADBEARING)
 Partition/ comprising 75x45 timber studs @ 600mm centres max., with 75mm glasswool insulation between studs. 2 layers 15mm plasterboard (min density 10kg/m²) to both sides to provide sound insulation between rooms. Joints to be taped and filled. Partitions around bath or shower are to be made impervious to the passage of moisture.

EXISTING WALL

Existing wall to be insulated by fixing 125x50 timber studs @ 600mm centres to wall face, inserting Kingspan Kooltherm K12 insulation + 25mm air space in between studs, vapour barrier to stud face, 12.5mm plasterboard with 3mm plasterskim coat finish. U value 0.22W/m²K.

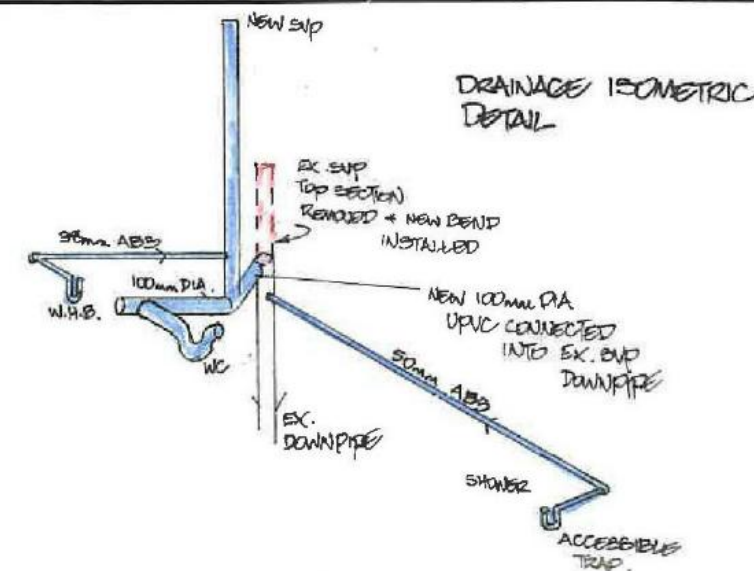
Floor area of new room = 34.4 m²
 Ventilation required = 1.14m²
 Ventilation achieved = 3.56m²

Area of openings/ glazing permitted (25% of new floor area - 34.4) = 8.6m²
 Total Area of glazing proposed = 6.1m²

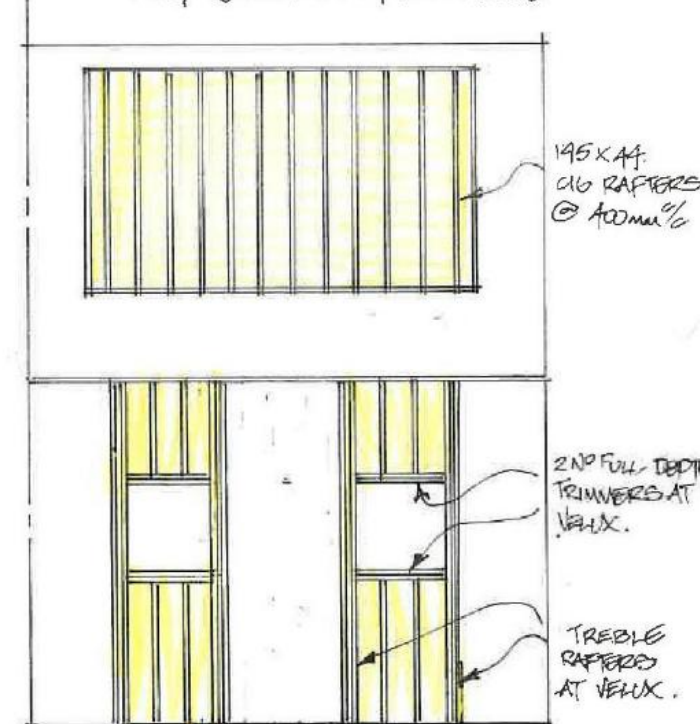


ESCAPE WINDOW

Escape window in new room to have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. The bottom of the openable area to be not more than 1100mm above floor level.



ROOF JOIST + RAFTER PLAN



CLIENT: **MR R LEWIS + MRS C BIDDICK**

23 LARKFIELD DRIVE
DALGETH
EH22 3HN

POSTCODE:

TELEPHONE:

PROJECT SPECIFICATION:

PROPOSED CONVERSION OF ATTIC INTO BEDROOM + BATH SUITE

SCALE: 1/50, 1/100 DATE: **APRIL 2020**

CONTRACT NO: **RLCB-003**

ARKIPLAN LTD

28 Grahamsdyke Place, Bo'ness, West Lothian, EH51 9QZ
 Tel/Fax: 01506 500169
 E-mail: seanelder@blueyonder.co.uk

0 1m 2m
 1:50 SCALE

NOTE: New Carbon Monoxide Detector in room to be installed to BS EN 50291-1:2010 (powered by a battery designed to operate for the working life of the Detector) or a hard wired mains operated Carbon Monoxide Detector installed to BS EN 50291-1:2010 (Type A) fitted with a sensor failure warning device. Unless otherwise indicated by the manufacturer, carbon monoxide detectors should be either ceiling mounted and positioned at least 300mm from any wall, or wall mounted and positioned at least 150mm below the ceiling and higher than any door or window in the room. Detector to be sited within 1-3 metres of boiler.

REFUSED
24.08.2021
21/00542/DPP

DOORS
All existing doors as indicated have to be replaced with 30 minutes fire resistant self closing fire doors fitted with intumescent strips and smoke seals.

Existing Roof to be insulated at coombs with min clear 50mm air space + 1 layer 100mm Kingspan TP10 insulation between rafters.(existing rafters will require to be fitted with 20mm timber bender to underside face) 52.5mm Kingspan Kooltherm K18 insulated plasterboard to underside of rafters. U Value 0.18 W/m2K

Insulation to horizontal ceiling ,2 layers 70mm Kingspan Thermapitch TP10, vapour barrier,12.5mm plasterboard ceiling finish with joints taped & filled. U Value 0.15W/m2K.

oombs with min clear 50mm air
 P10 insulation between
 to be fitted with 20mm timber
 Kingspan Kooltherm K18
 of rafters, U Value 0.18
 layers 70mm Kingspan
 12.5mm plasterboard ceiling
 Value 0.15W/m2K.

97x44 C16 TIMBER
 COLLAR NAILED TO
 RAFTERS

3 NO
 305x105x54
 UB SPACED
 TOGETHER

2000
 2000
 800

2000

BEDROOM 1

BEDROOM 3

1
 2
 3
 4
 5
 6

Bedroom 3

Bathroom

Bedroom 1

Bedroom 2

Landing

Stairs

Structural and Construction Notes:

- EXISTING MASONRY LOAD BEARING WALL
- SCFD (Structural Concrete Floor Slab)
- UP (Upstairs)
- DOWN (Downstairs)
- 175mm CLEAR.
- 1050
- 2 NO 170X44 CUBES TO FORM STAIR TRIMMER
- TIMBER STUD PARTITIONS EXCEPT BEDROOM 3 WALL.
- SMOKE DETECTOR
- S.D. (Smoke Detector)
- EX. BEAM
- UPBOARD

Hand-drawn floor plan of the ground floor of a house. The plan includes the following rooms and features:

- KITCHEN**: Located at the top right, containing a **HEAT DETECTOR**.
- DINING**: Located to the right of the Family Room, containing a **SCFD** (Smoke Control Fire Door) and a **CUPBOARD**.
- FAMILY ROOM**: Located in the upper left, containing an **S.D.** (Smoke Detector).
- LOUNGE**: A large room on the left side, containing an **S.D.** (Smoke Detector).
- HALL**: Located on the right side, containing an **S.D.** (Smoke Detector) and a staircase.
- SCFD** (Smoke Control Fire Door): Located between the Lounge and Dining areas.

The plan is labeled **GROUND FLOOR PLAN** at the bottom.

23 LARKFIELD DRIVE
DARTMOUTH
MA 01922-3411

TELEPHONE:

PROJECT SPECIFICATION:

PROPOSED CONVERSION OF ATTIC
INTO BEDROOM + EN SUITE

SCALE: 1.57

DATE: APRIL 2020

CONTRACT NO: R1-CB-1002

ARKIPLAN LTD

28 Grahamsdyke Place, Boness, West Lothian, EH51 9QZ

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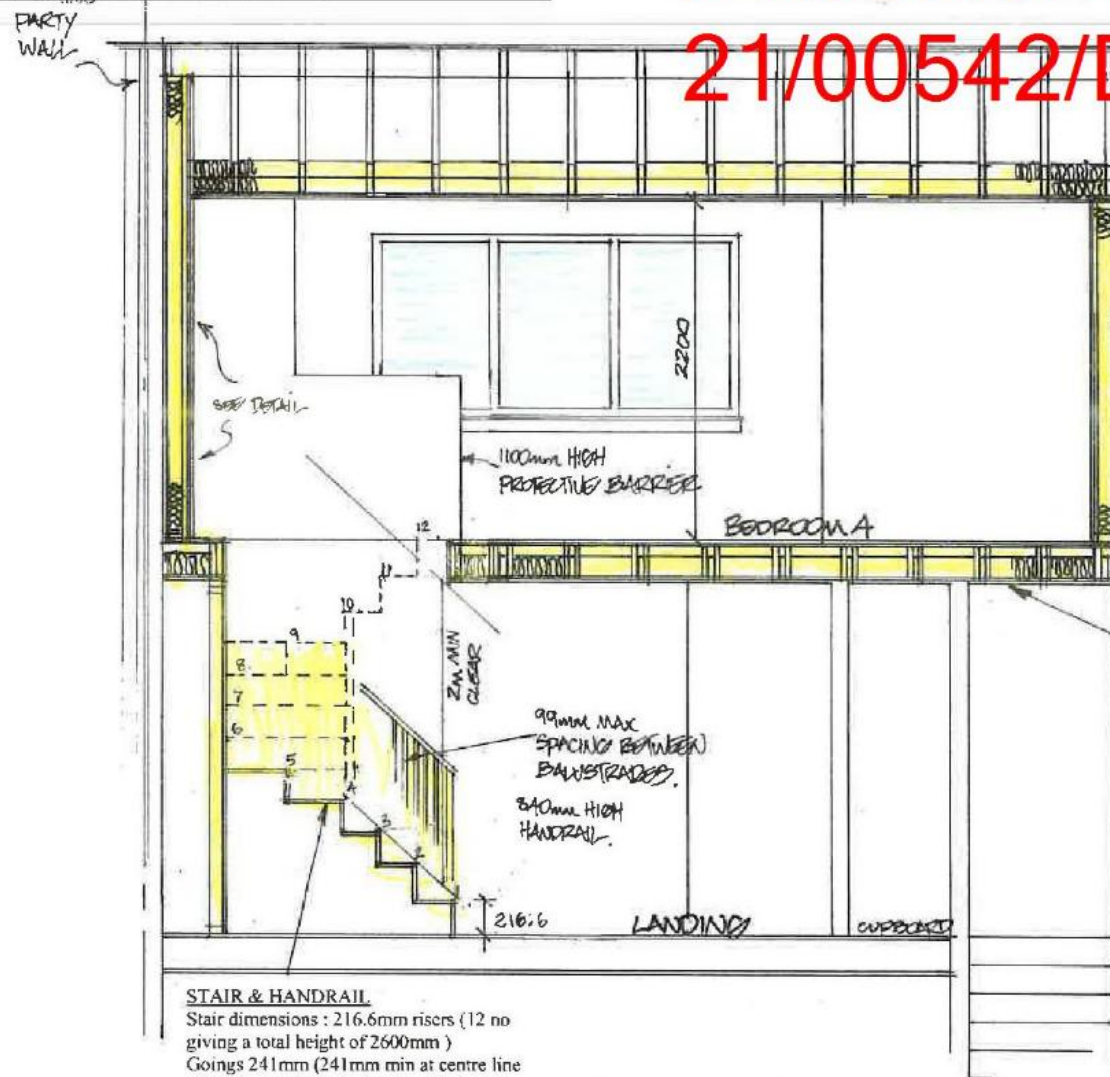
PROPOSED FIRST FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

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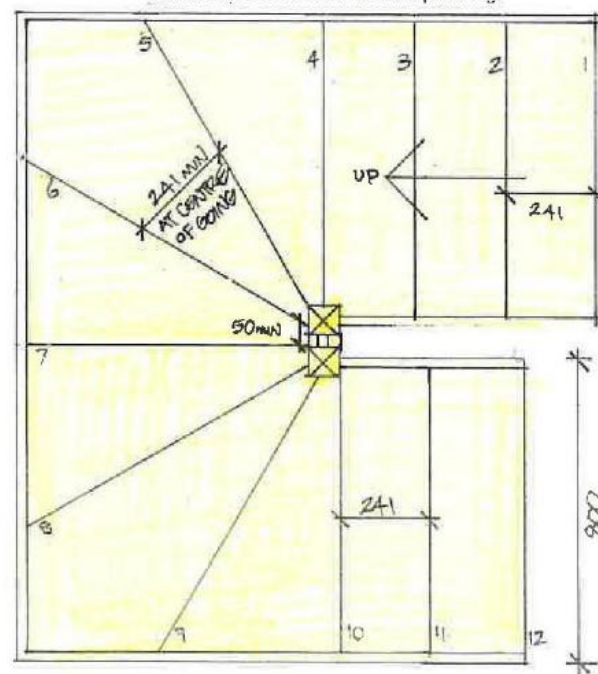
REFUSED
24.08.2021
21/00542/DPP

SECTION 'C-C'



STAIR & HANDRAIL

Stair dimensions : 216.6mm risers (12 no giving a total height of 2600mm)
Goings 241mm (241mm min at centre line of winders) Stair pitch to be 42 degrees maximum. Stair to be manufactured by specialist.
Handrail to stair to be at a height of 840mm above stair stringer line.
A minimum 2m headroom clearance to be maintained over full stair and at top landing.



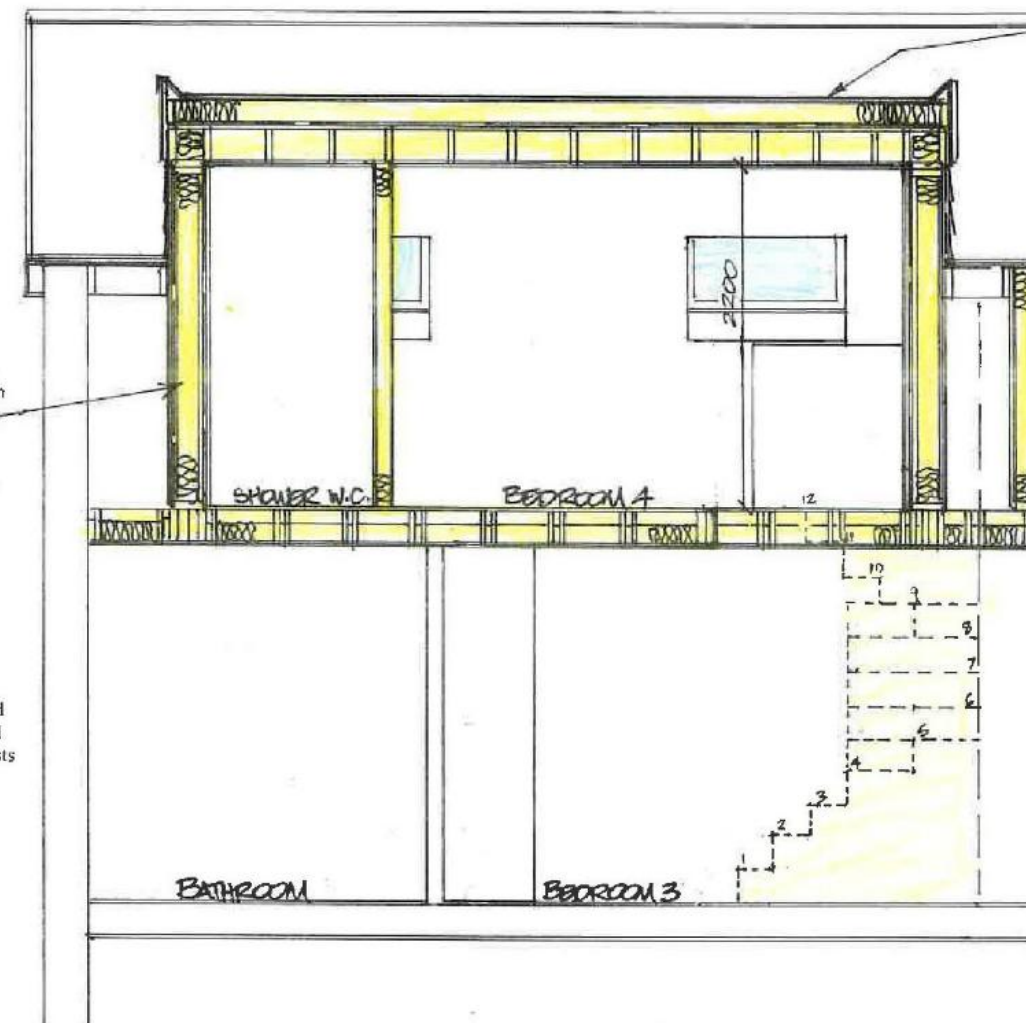
STAIR DETAIL

DORMER FRONT & SIDES

Plain tiles (colour to match existing roof tiles) fully nailed onto breather membrane on 12mm plywood sarking on 145x44 c16 timber studs @ 450mm centres, with 120mm Kingspan insulation + 30mm air space between studs, vapour barrier to stud face, 1 layer of 12.5mm plasterboard finish (2 layers if within 1m of boundary). All joints to be taped and filled or walls to be fully plastered.

ATTIC FLOOR

18mm chipboard flooring on 170x44 c16 timber joists fixed along both sides of existing 135x50 ceiling ties @ 450mm centres with min 100mm layer absorbent glasswool quilt (min density 10kg/m3) laid between joists. 2 layers 15mm plasterboard (min density 10kg/m2) to underside of joists with joints taped & filled.



DORMER ROOF

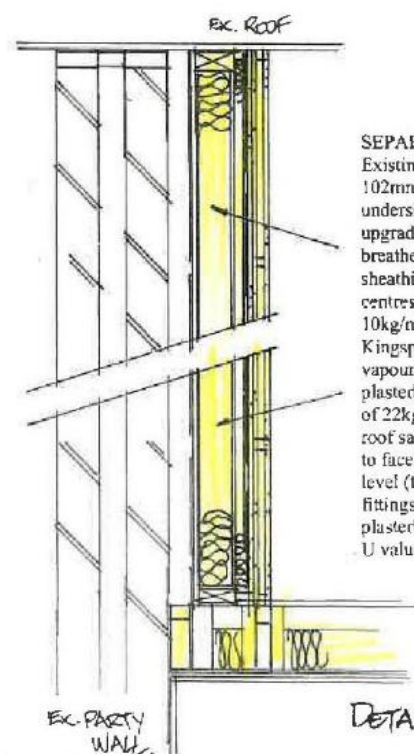
Firestone Rubbergard EPDM fire retardant single layer waterproof roofing membrane bonded on to 110mm Kingspan TR21 Thermarof insulation (provide 200mm glasswool around perimeter of roof void as shown) U Value 0.18 W/m2K, on felt vapour barrier on 18mm plywood deck on 100-0mmx45 timber fittings on 145 x44mm c16 timber roof joists @ 400mm centres, vapour barrier to ceiling side of joists, 2 layers 12.5mm plasterboard ceiling finish with joints taped and filled.

NOTE

Every service, fitting or piece of equipment provided so as to serve a purpose of the Regulations should be designed, installed and commissioned in such a way as to fulfil these purposes.
All junctions at frames, service mounting boxes and ducts, floors, ceilings are to adequately sealed to prevent air infiltration.

NOTE

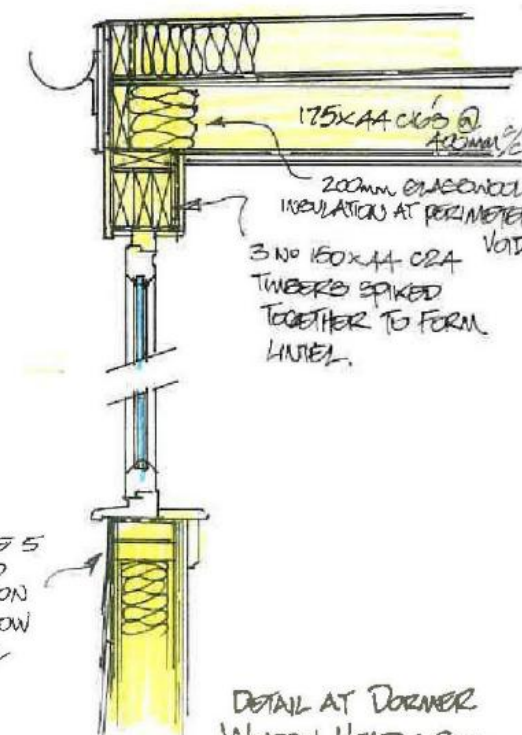
No new works are to impair the sound/fire resistance of an existing sound/fire resistant element. Any disturbed sound/fire resistant elements are to be made good in a manner that is in compliance with the required performance for that element.



SEPARATING WALL AT LOFT

Existing separating wall comprises of 102mm common brick cavity wall to underside of roof ridge sarking. Wall to be upgraded by providing 50mm cavity, breather membrane on 12mm plywood sheathing on 100x50 timber studs @ 600mm centres, 100mm glasswool (min density 10kg/m3) placed between studs, 40mm Kingspan TW55 insulation to stud face, vapour barrier, 2 layers 12.5mm plasterboard (giving a combined total mass of 22kg/m2) to be taken up to underside of roof sarking. Provide 20x25 timber battens to face of plasterboard from floor to ceiling level (to provide a service duct for electrical fittings) and 1 final layer of 12.5mm plasterboard with skim coat plaster. U value 0.22 W/m2K.

DETAIL AT PARTY WALL



DETAIL AT DORMER WINDOW HEAD & SILL

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23 LARKFIELD DRIVE
DALKEITH
EH22 3HN
POSTCODE:
TELEPHONE:
PROJECT SPECIFICATION:
PROPOSED CONVERSION OF ATTIC INTO BEDROOM + BATHROOM
SCALE: 1/50 (1/20) DATE: APRIL 2020
CONTRACT NO: RLCB-005



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