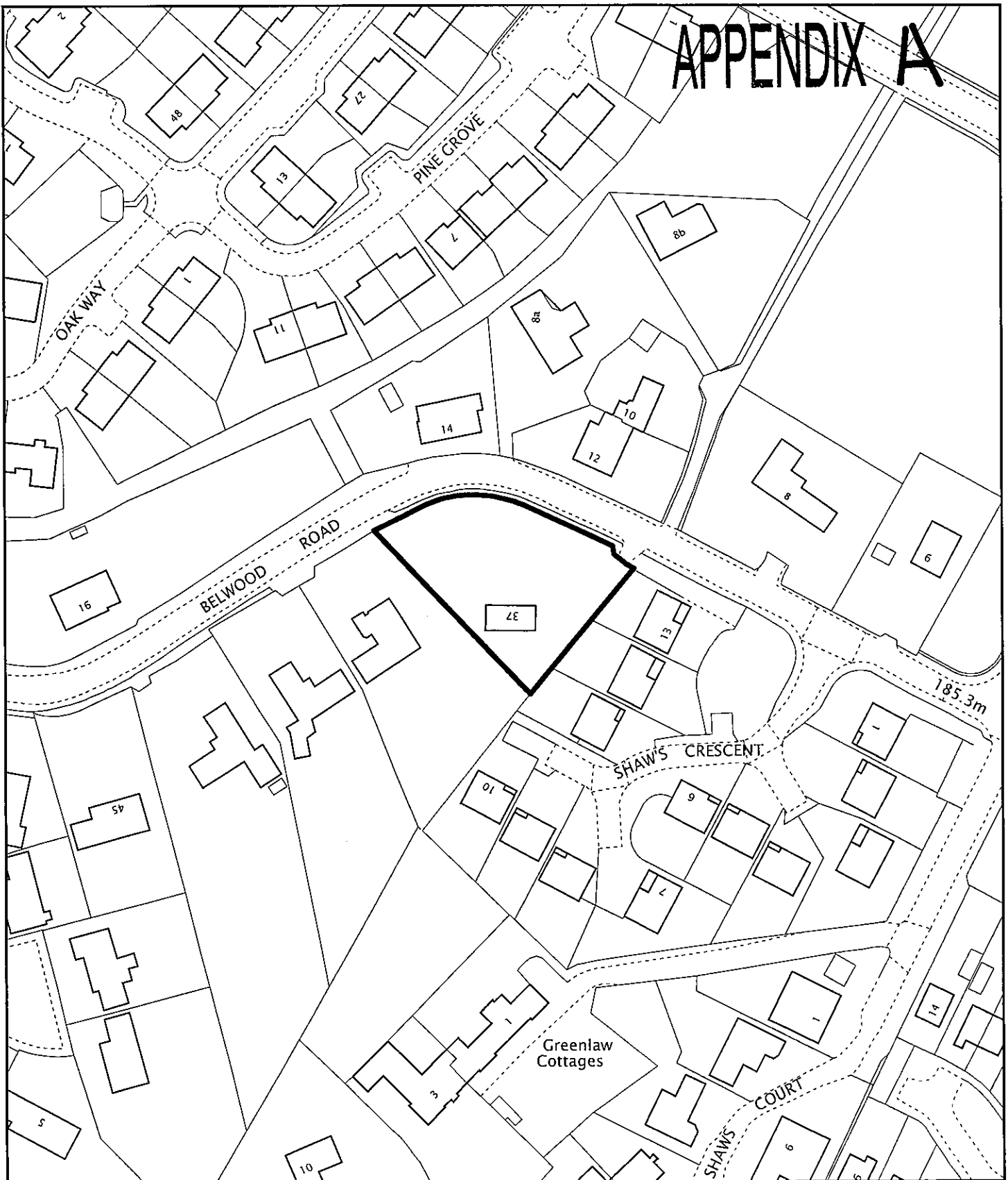


APPENDIX A



Midlothian

Corporate Resources

Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith EH22 3ZQ

Erection of one and a half storey extension to dwellinghouse at 37 Belwood Road Milton Bridge Penicuik.

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Midlothian Council Licence No. 100023416 (2012)

File No: 11/00143/DPP

Scale: 1:1,250



Midlothian

Fairfield House 8 Lothian Road Dalkeith EH22 3ZN

Tel: 0131 271 3302

Fax: 0131 271 3537

Email: planning-applications@midlothian.gov.uk

Planning Department

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

Thank you for completing this application form:

ONLINE REFERENCE 000040355-001

The online ref number 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

Applicant Details

Please enter Applicant details

Title: * Mr

Other Title:

First Name: * Alan

Last Name: * Mason

Company/Organisation:

Telephone Number: *

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

You must enter a Building Name or Number, or both:*

Building Name:

Building Number: 2

Address 1 (Street): * livesey terrace

Address 2:

Town/City: * Penicuik

Country: * UK

Postcode: * EH26 0NA

Site Address Details

Full postal address of the site (including postcode where available):

Address 1:

37 BELWOOD ROAD

Address 5:

Address 2:

MILTON BRIDGE

Town/City/Settlement:

PENICUIK

Address 3:

Post Code:

EH26 0QN

Address 4:

Please identify/describe the location of the site or sites.

Northing

662285

Easting

324425

Description of the Proposal

Please provide a description of the 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)

Erection of one and a half storey extension to 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) – 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 of 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.

Refer to separate document

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

☐ Yes ☒ No

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)

Feasibility study sketches. The original planning application drawings. The revised planning application drawings. Design statement.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

12/00143/DPP

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

09/03/12

Has a decision been made by the planning authority? *

☒ Yes ☐ No

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

08/05/12

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be conducted by a combination of procedures.

Please select a further procedure *

Inspection of the land subject of the appeal. (Further details below are not required)

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? * (Max 500 characters)

To allow the review panel to view the application site and setting.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? * (Max 500 characters)

To allow the applicant and advisor to present their case.

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 Alan Mason

Declaration Date: 13/05/2012

Submission Date: 13/05/2012

Ref 12/00143/DPP - 37 Belwood Road, Penicuik

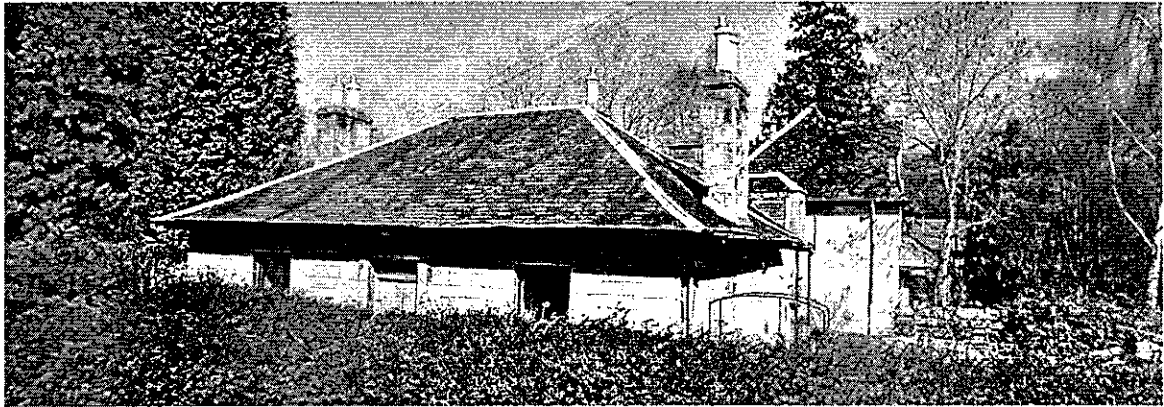
We hereby request a review of the delegated decision, for the following reasons.

The variety of house types and styles surrounding and opposite to the application site, results in a unique character setting, best viewed by way of a site inspection. Every building type surrounding the application site has a different character, therefore assessing the application as being out of character is incongruous – refer to Existing Built Environment section of the Design Statement, for details of the surrounding properties.

The different house styles provide a great deal of variety in roof form and particularly, varying ridge heights. 37 Belwood Road has the lowest ridge height on the south side of Belwood Road.



Photos of the South side of Belwood Road



Photos of the North side of Belwood Road

The backdrop of the taller Shaw's Crescent (Persimmon) houses on the side of the application site where the storey and a half extension is proposed creates in our view the opportunity to have a taller ridge height without materially affecting the setting or character of the area. Nos. 11, 12 and 13 Shaw's Crescent present their rear elevations to the application site. These houses were approved by Midlothian Council in 2000 and have the highest ridge height in the area.



Proposed front elevation with Shaw's Crescent (Persimmon) houses behind

The principle matters that have lead to the application refusal are the proposed ridge and eaves heights. In preparing the design we have mitigated the height issue as far as possible. The increase of 825mm (2'8½") is a modest increase and continues the stepping nature of the original building ridge, the first extension ridge and on to the even higher Persimmon houses ridge height behind the site. We also find it unreasonable for a direct comparison to be made between the original ridge height and the proposed extension ridge height, where these are separated by over 8.3m and are perpendicular to one another. Overall the balance of composition of the overall elevation is maintained and enhances the appearance of the house and locality.

The consistency of materials and style applied to the original extension has been successful in that the 1991 extension is indistinguishable from the original. The proposed extension is to have a similar palette of materials which should have a similar result.



RP20 states that the proposal must respect the scale, form and density of its surroundings and we fully believe that the design achieves this requirement.

The property is so individual that it cannot be considered in comparison to others situated in housing developments where there are multiple numbers of the same or similarly styled properties, where a non subservient proposal would look out of place.

In support of the application, we would refer to the reasoning and conclusions detailed in the Design Statement, fully re-stated below, as follows:

Planning Policy:

Midlothian Local Plan policies RP20- Development within the built-up area and DP6- House Extensions are both applicable to this proposal.

RP20 states 'infill development respects the scale, form and density of its surroundings and enhances rather than detracts from the character and amenity of existing residential areas'.

DP6 states 'While increasing the accommodation of a house, extensions can also add to their architectural interest'...'Extensions that reflect the style of the original are most likely to be

successful'...and...'Extensions to existing houses must be well designed and must maintain or enhance the appearance of the house or locality'.

These policies require that extensions must be well designed in order to maintain or enhance the appearance of the house and locality, and that in providing additional space for the existing building there should be no material loss of amenity for adjoining houses. The policy guidelines also relate to the size of extensions, materials and remaining garden area.

The design of proposed extension has taken account of the following:-

a) The size of extension should be clearly subservient to the original property

The proposed extension replaces the large double garage and whilst the footprint of the extension is larger than the original, the extension does not constitute over development of the plot. Given the relationship of the original house being located at the rear of the site, any extension of the property would be close to the South / Southeast boundary. In designing the extension, the relationship of the rear corner of the original extension was assumed to be closest point to take the proposed extension and to limit this to being a corner of the extension, as opposed to being presented as a wall or gable end.

Given the accommodation requirements, the existing roofspace above the double garage was assessed during the feasibility stage, but found to be inadequate in height to form either one or two bedrooms. As 2 storeys were required and based on the character of the area, a deliberate attempt to limit the height of the extension was made, with modest floor to ceiling heights and the incorporation of coomb ceilings. Further mitigation has been applied to the design in the revised proposals – see conclusion section.

b) & c) Complementary external wall and roof materials

The proposed extension materials have been designed to match the existing.

d) Roof pitches to match existing

The proposed extension roof pitch is 45 degrees, to match the original extension roof.

e) Architectural detailing, scale and proportion should be similar to existing

The proposed extension attempts to provide a progressive step up in scale and proportion, whilst incorporating matching architectural style.

f) When extending in the same plane, especially if changes in external materials are to be used or if it is likely to be difficult to obtain a close match, a break or step from the main building should be pointed

The proposed extension uses materials where a close match should be easily achieved.

g) Extensions must not block, to a material extent, sunlight from reaching adjoining gardens

The location of the extension, being to the North / Northwest of Nos 12 and 13 Shaw's Crescent will not result in the loss, to a material effect, of any sunlight from reaching these adjoining gardens. The sun path analysis indicates that it would only be towards the later part of the evening during the summer months when the extension would overshadow the rear of these gardens and only the first few meters of the garden. Sun path analysis diagram included as drawing numbered (PL)017.

h) Extensions must not result in loss of privacy for the neighbouring property

The Persimmon properties were developed with 2 storeys which resulted in a loss of privacy for 37 Belwood Road (who similarly objected to their original Planning Application). The existing 2500mm high hedgerow (and boundary fence behind) provides adequate separation of the proposed

extension at ground floor level. The proposed Velux windows at first floor level will be formed to the proposed bathroom (obscured glass) and at high level in the hallway, where no view of the neighbouring properties is possible. This leaves the two proposed bedroom windows which have an oblique view of Nos 12 and 13 Shaw's Crescent.

i) An adequate garden area must remain after the house has been extended

The existing property sits on a large plot, with the extension replacing the existing double garage, there is little proportional space given over to the proposed extension.

j) Extensions which are two or more storeys high must incorporate a pitched roof unless the existing roof is flat

The proposed extension has pitched roofs.

Conclusion:

The design proposal has been reconsidered and the overall height reduced by 750mm, 500mm by forming the floor slab as a concrete slab on ground (as opposed to a raised timber joisted floor) and 250mm as a further reduction of the coomb height.

This height reduction produces a step in the ridge height of a similar size of that between the original house and the original extension and results in an overall ridge height of 6513mm, which is well below the adjacent ridge height of the Persimmon properties at 7450mm. The proposed ridge height will also be below the ridge height of 39 Belwood Road, given the higher setting of this property.

The contextual elevations indicating the extended 37 Belwood Road in its surroundings / character setting, have been included in the revised planning drawing set.

Revised planning application drawings numbered (PL)02A, 03A, 04A, 05A, 06A, 07A, 08A, 09A, 10A, 11A, 12A and 13A and new planning application drawings numbered (PL)015, 016 and 017, have been re-submitted in conjunction with this Design Statement.

Scottish Planning policy states; The planning system operates in the long term public interest. It does not exist to protect the interests of one person or business against the activities of another. In distinguishing between public and private interests, the basic question is whether the proposal would unacceptably affect the amenity and existing use of land and buildings which ought to be protected in the public interest, not whether owners or occupiers of neighbouring or other existing properties would experience financial or other loss from a particular development.

The unique style and setting of this property needs to be taken in to account in the assessment of this application and we trust that the design, as modified, can be considered in its context and granted to allow Mr and Mrs Mason to be able to move in to the enlarged property and provide the care required for Mrs Robertson.

The application received two letters of objection, both of which in the view of the Planning Officers Report, we're not material considerations necessitating refusal of the application.

In conclusion, we believe that the proposal satisfies the vast majority of Planning Policy, with the exception of DP6 a), and that the design in its mitigated form should have received Planning Permission.

Proposal Details

Proposal Name	notice of review
Proposal Description	Review of one half storey extension planning application.
Address	37 BELWOOD ROAD, MILTON BRIDGE, PENICUIK, EH26 0QN
Local Authority	Midlothian Council
Application Online Reference	000040355-001

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete
Payment Method	incomplete

Attachment Details

(FS)001	Attached	A3
(FS)002	Attached	A3
(FS)003	Attached	A3
(FS)004	Attached	A3
(FS)005	Attached	A3
(FS)006	Attached	A3
(FS)007	Attached	A3
(FS)008	Attached	A3
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(PL)002	Attached	A3
(PL)002A	Attached	A3
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(PL)009A	Attached	A3

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(PL)013A	Attached	A3
(PL)014	Attached	A3
(PL)015	Attached	A3
(PL)016	Attached	A3
(PL)017	Attached	A3
Design Statement	Attached	A4
Notice of Review	System	A4
Notice of Review	System	A4
Notice of review - Application	Attached	A4
scotapp	System	A4



37 BELWOOD ROAD, PENICUIK

APPLICATION FOR ONE AND A HALF STOREY EXTENSION Reference 12/00143/DPP

DESIGN STATEMENT – April 2012

Reason for the development:

The Applicants (Mr and Mrs Mason) are the Daughter and Son in Law of the current owner of the property (Mrs V Robertson), who intend to move in together, due to Mrs Robertson suffering from Alzheimer's disease.

It is intended that Mrs Robertson would live in the original section of the property (effectively a one bedroom bungalow) and the applicants Mr and Mrs Mason would move in to the original extension to the property dating from 1991, which requires to be further extended to accommodate Mr and Mrs Mason and their 4 children.

Background:

Original Planning Application submitted and validated by Midlothian Council on 09 March 2012 (drawings (PL)01 -14 inclusive available on the Midlothian Council Web Site).

Application finalised and submitted following a pre-application meeting with the Duty Planning officer (Vicky Famelton), held on 14 February 2012, where sketch drawings numbered (FS)01 – 08 inclusive were presented – Refer to Appendix 1 for details of the pre-application feasibility drawings.

In response to feedback the original Planning drawings have been revised, as detailed in the conclusion section of this Design Statement.

Feedback on the proposals:

Two objections to the proposals have been received, generally concerning loss of light and loss of privacy. In discussing these objections with the Planning Officer, the height of the proposed extension was raised as an issue.

Existing Built Environment:

The original property (including original extension) is quite unique in character for the area and is situated uncharacteristically deep within a large corner plot. The building is set low on the site, which generally inclines towards the West. The original extension added a large wing of accommodation with an attached double garage. The ridge line of the original extension sits approximately 600mm above the ridge line of the original property. The materials forming the walls and roof are typical of the area.

Similarly styled properties lie to the West of the property, these being 'L' shaped in plan located more centrally within their respective plots. No. 39 Belwood Road presents a side elevation with a single window and a pitched roof, with a gable towards the rear. The ridge height of this property is approximately 1000mm higher than the ridge line of the application site. The boundary is formed with a large hedgerow approximately 2500mm high.

To the South /Southeast of the application site lies the more modern properties developed by Persimmon Homes. These properties are formed as 2 storey properties, the upper storey being formed in the roof space. Nos 11, 12 and 13 lie directly behind the application site, No. 11 due South, No. 12 due Southeast and No. 13 due East. The depth of these properties results in a ridge height of approximately 7500mm, with a second lower ridge to the dormer features approximately 1300mm below the main ridge. These 'room over garage' type properties are formed with narrow passages between the properties, which results in a built up backdrop to the application site. The boundary is formed with a large hedgerow approximately 2800mm high.



To the North of the site lies property Nos 10, 12 and 14 Belwood Road, which are older stone buildings with pitched slate roofs. Nos 10 and 12 have varying ridge heights.

Planning Policy:

Midlothian Local Plan policies RP20- Development within the built-up area and DP6- House Extensions are both applicable to this proposal.

RP20 states 'infill development respects the scale, form and density of its surroundings and enhances rather than detracts from the character and amenity of existing residential areas'.

DP6 states 'While increasing the accommodation of a house, extensions can also add to their architectural interest'...'Extensions that reflect the style of the original are most likely to be successful'...and...'Extensions to existing houses must be well designed and must maintain or enhance the appearance of the house or locality'.

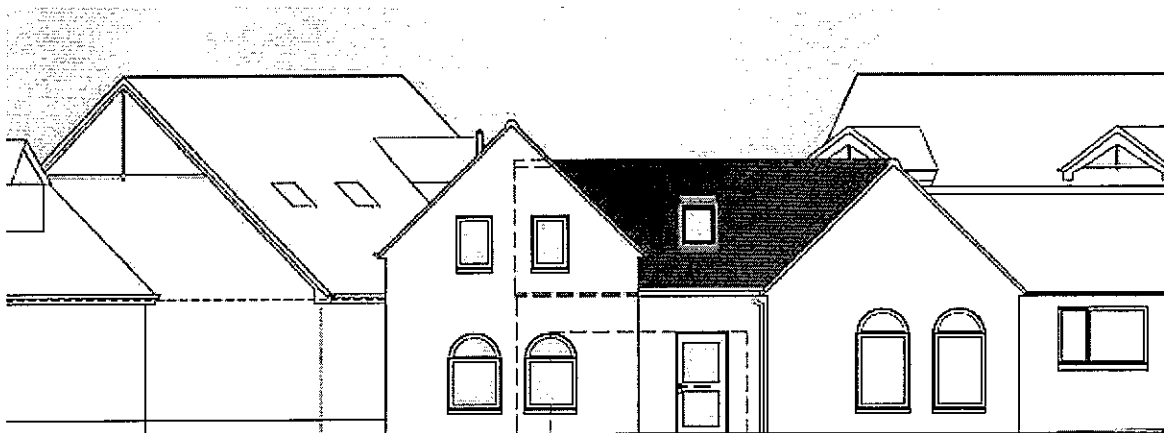
These policies require that extensions must be well designed in order to maintain or enhance the appearance of the house and locality, and that in providing additional space for the existing building there should be no material loss of amenity for adjoining houses. The policy guidelines also relate to the size of extensions, materials and remaining garden area.

The design of proposed extension has taken account of the following:-

a) The size of extension should be clearly subservient to the original property

The proposed extension replaces the large double garage and whilst the footprint of the extension is larger than the original, the extension does not constitute over development of the plot. Given the relationship of the original house being located at the rear of the site, any extension of the property would be close to the South / Southeast boundary. In designing the extension, the relationship of the rear corner of the original extension was assumed to be closest point to take the proposed extension and to limit this to being a corner of the extension, as opposed to being presented as a wall or gable end.

Given the accommodation requirements, the existing roofspace above the double garage was assessed during the feasibility stage, but found to be inadequate in height to form either one or two bedrooms. As 2 storeys were required and based on the character of the area, a deliberate attempt to limit the height of the extension was made, with modest floor to ceiling heights and the incorporation of coomb ceilings. Further mitigation has been applied to the design in the revised proposals – see conclusion section.



b) & c) Complementary external wall and roof materials

The proposed extension materials have been designed to match the existing.

d) Roof pitches to match existing

The proposed extension roof pitch is 45 degrees, to match the original extension roof.

e) Architectural detailing, scale and proportion should be similar to existing

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The proposed extension uses materials where a close match should be easily achieved.

g) Extensions must not block, to a material extent, sunlight from reaching adjoining gardens

The location of the extension, being to the North / Northwest of Nos 12 and 13 Shaw's Crescent will not result in the loss, to a material effect, of any sunlight from reaching these adjoining gardens. The sun path analysis indicates that it would only be towards the later part of the evening during the summer months when the extension would overshadow the rear of these gardens and only the first few meters of the garden. Sun path analysis diagram included as drawing numbered (PL)017.

h) Extensions must not result in loss of privacy for the neighbouring property

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Part elevation as viewed from Shaw's Crescent (hedgerow omitted for clarity)

i) An adequate garden area must remain after the house has been extended

The existing property sits on a large plot, with the extension replacing the existing double garage, there is little proportional space given over to the proposed extension.

j) Extensions which are two or more storeys high must incorporate a pitched roof unless the existing roof is flat

The proposed extension has pitched roofs.

Conclusion:

The design proposal has been reconsidered and the overall height reduced by 750mm, 500mm by forming the floor slab as a concrete slab on ground (as opposed to a raised timber joisted floor) and 250mm as a further reduction of the coomb height.

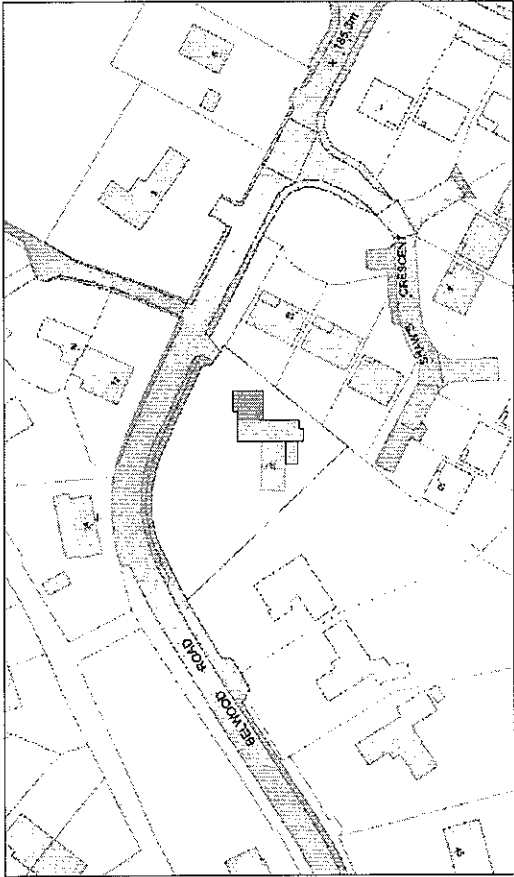
This height reduction produces a step in the ridge height of a similar size of that between the original house and the original extension and results in an overall ridge height of 6513mm, which is well below the adjacent ridge height of the Persimmon properties at 7450mm. The proposed ridge height will also be below the ridge height of 39 Belwood Road, given the higher setting of this property.

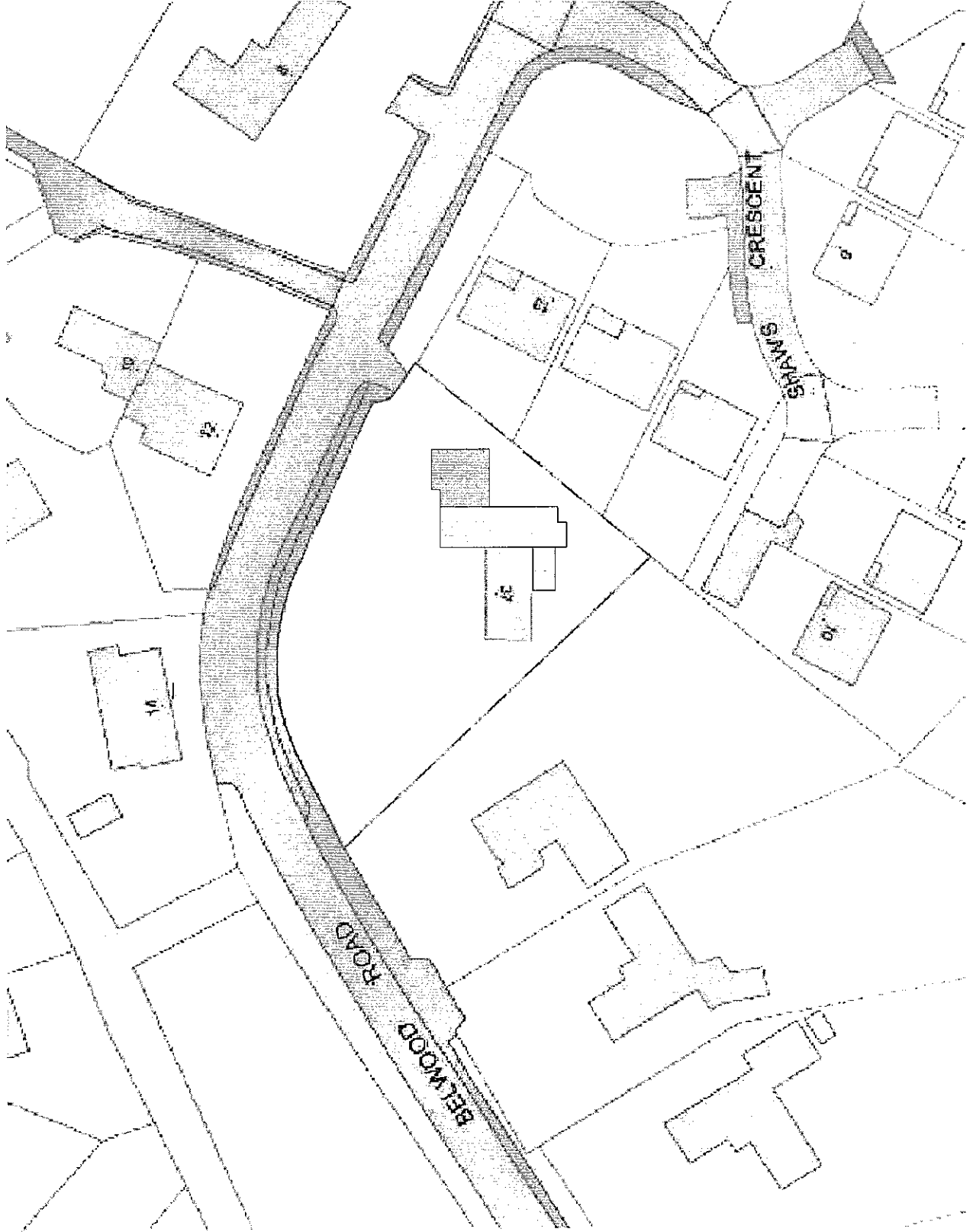
The contextual elevations indicating the extended 37 Belwood Road in its surroundings / character setting, have been included in the revised planning drawing set.

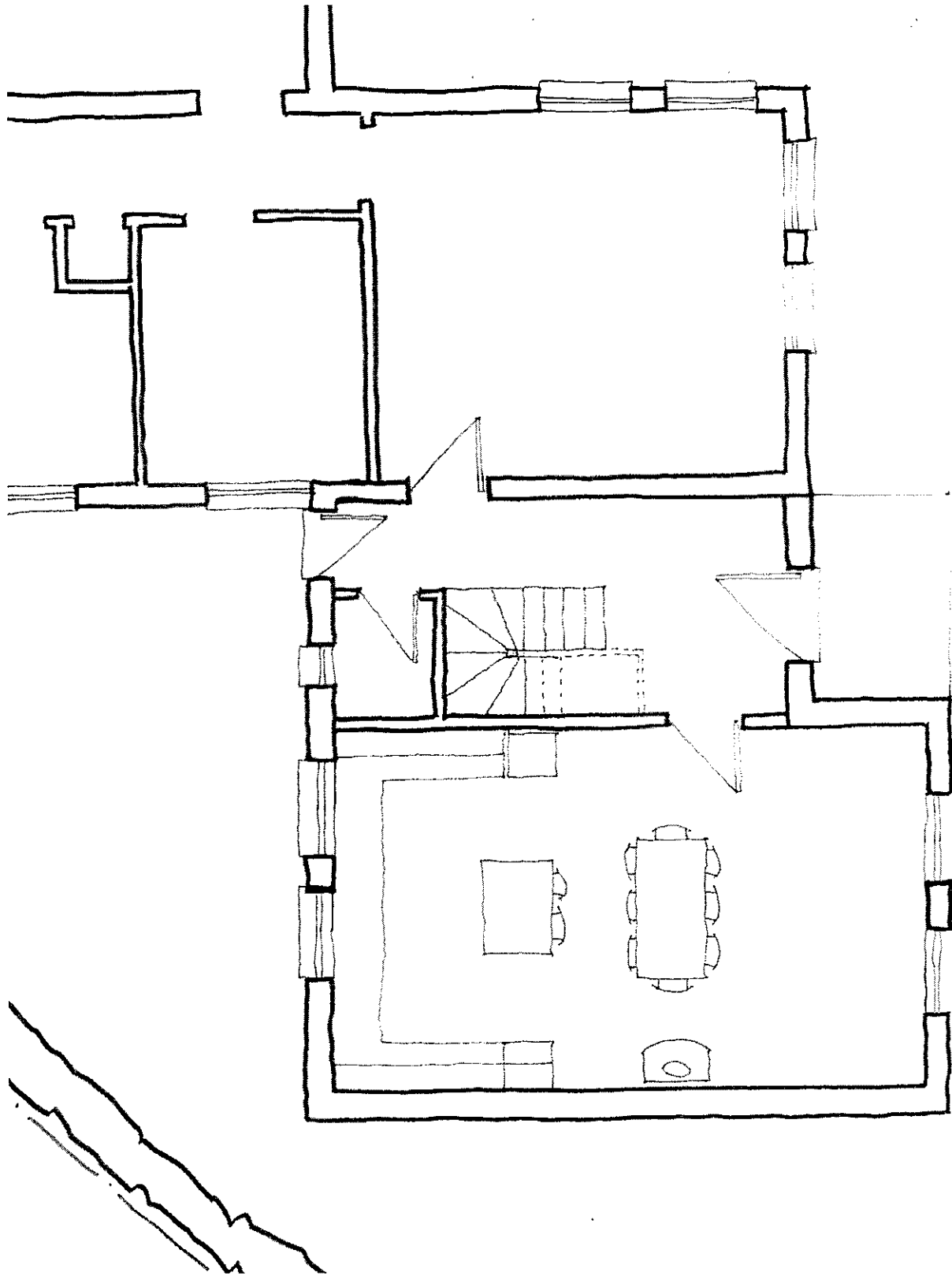
Revised planning application drawings numbered (PL)02A, 03A, 04A, 05A, 06A, 07A, 08A, 09A, 10A, 11A, 12A and 13A and new planning application drawings numbered (PL)015, 016 and 017, have been re-submitted in conjunction with this Design Statement.

Scottish Planning policy states; The planning system operates in the long term public interest. It does not exist to protect the interests of one person or business against the activities of another. In distinguishing between public and private interests, the basic question is whether the proposal would unacceptably affect the amenity and existing use of land and buildings which ought to be protected in the public interest, not whether owners or occupiers of neighbouring or other existing properties would experience financial or other loss from a particular development.

The unique style and setting of this property needs to be taken in to account in the assessment of this application and we trust that the design, as modified, can be considered in its context and granted to allow Mr and Mrs Mason to be able to move in to the enlarged property and provide the care required for Mrs Robertson.



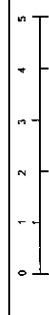




GROUND FLOOR PLAN

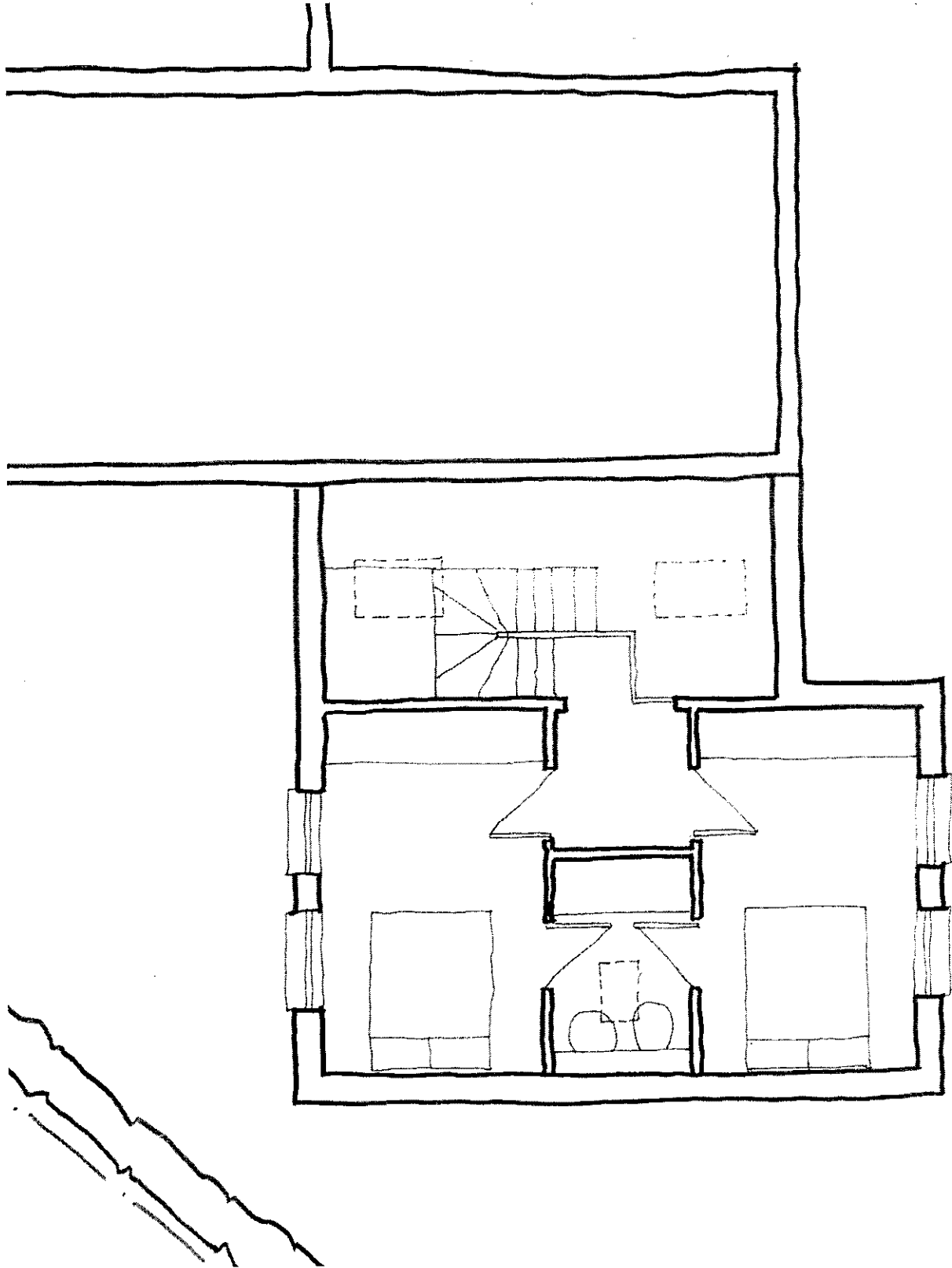
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SITE BOUNDARY (AREA = 0.1532 Hectares)

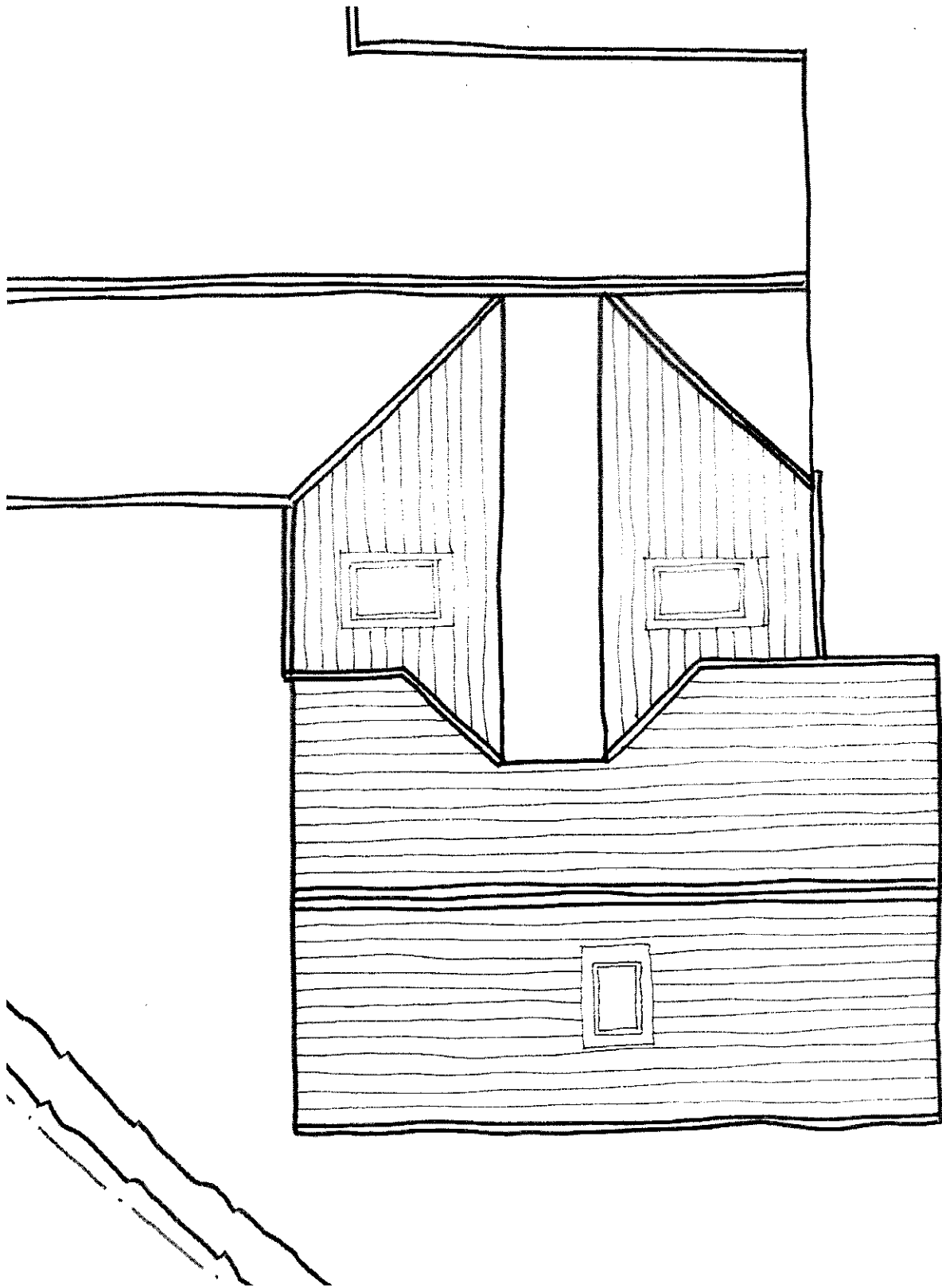


PROPOSED EXTENSION
FEBRUARY 2012
Mr & Mrs MASON
37 BELWOOD ROAD, PENICUIK





FIRST FLOOR PLAN

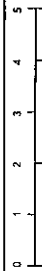


ROOF PLAN

(FS)005

1:50 @ A3

SITE BOUNDARY (AREA = 0.1522 Hectares)



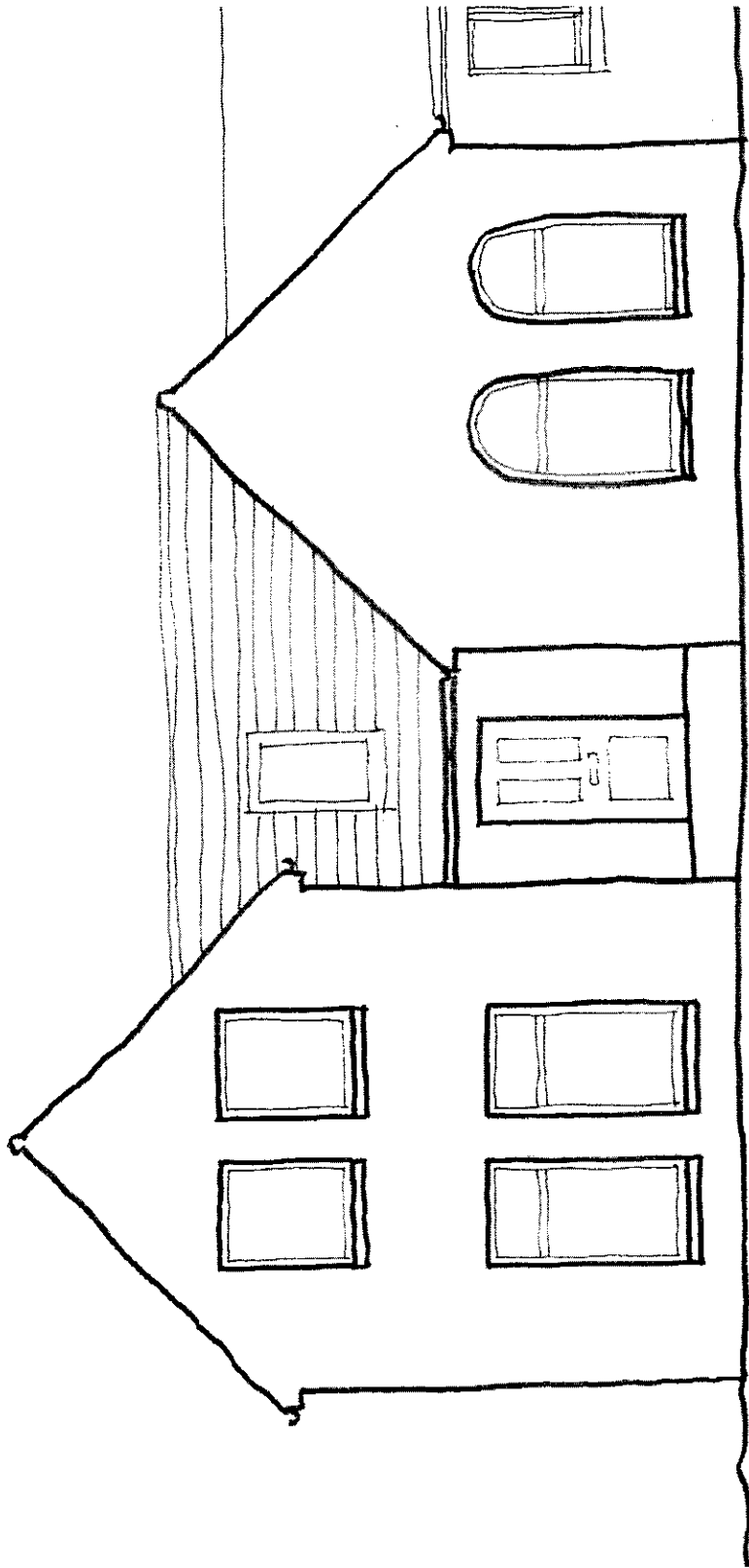
PROPOSED EXTENSION

FEBRUARY 2012

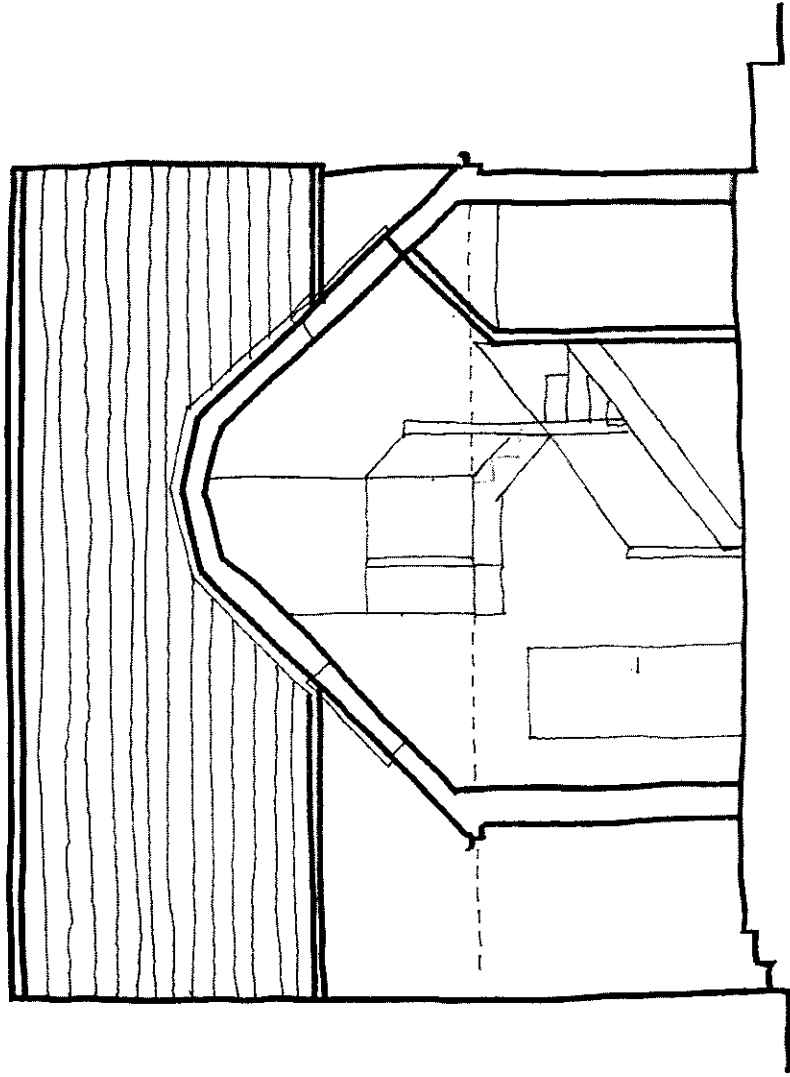
Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK





FRONT ELEVATION

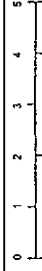


CROSS SECTION (THROUGH LINK)

(FS)007

1:50 @ A3

----- SITE BOUNDARY (AREA = 0.1532 Hectares)



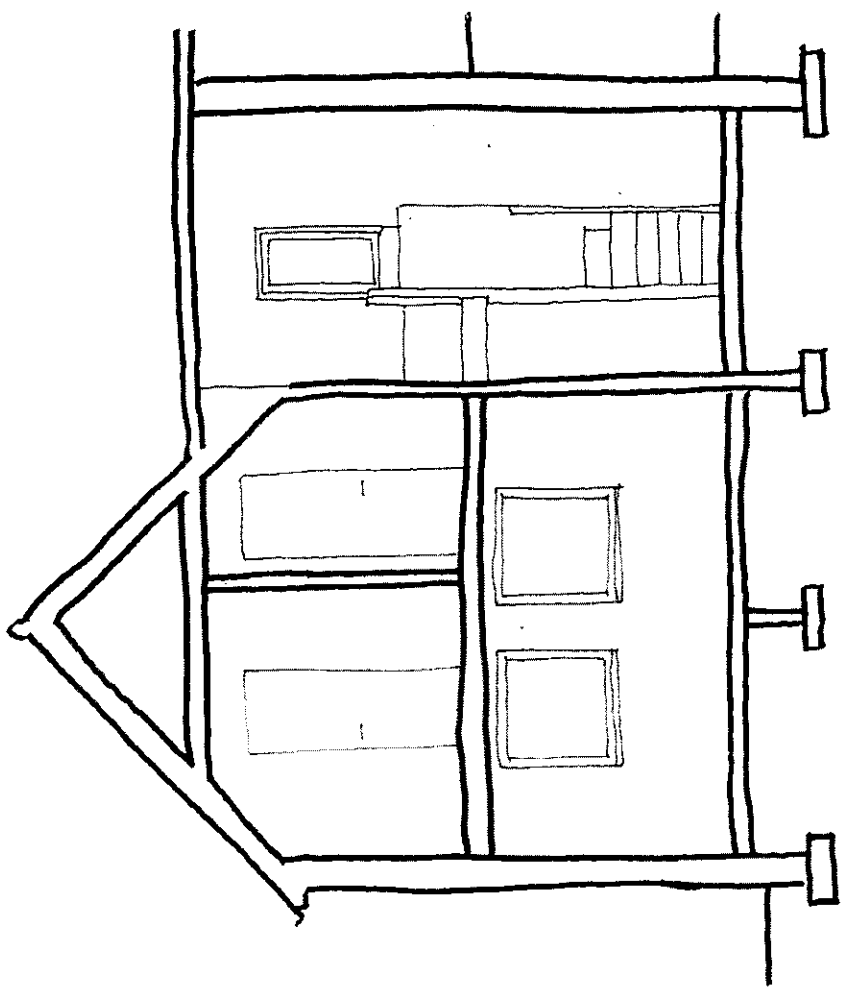
PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK





CROSS SECTION (THROUGH LINK)

(FS)008	1:50 @ A3
<p>----- SITE BOUNDARY (AREA = 0.1532 Hectares)</p> <p>0 1 2 3 4 5</p>	
<p>PROPOSED EXTENSION FEBRUARY 2012 Mr & Mrs MASON 37 BELWOOD ROAD, PENICUIK</p>	

(PL)002
1:500 @ A3

PROPOSED EXTENSION

DEMOTES DEMOLITION

SITE BOUNDARY (AREA = 0.1532 Hectares)

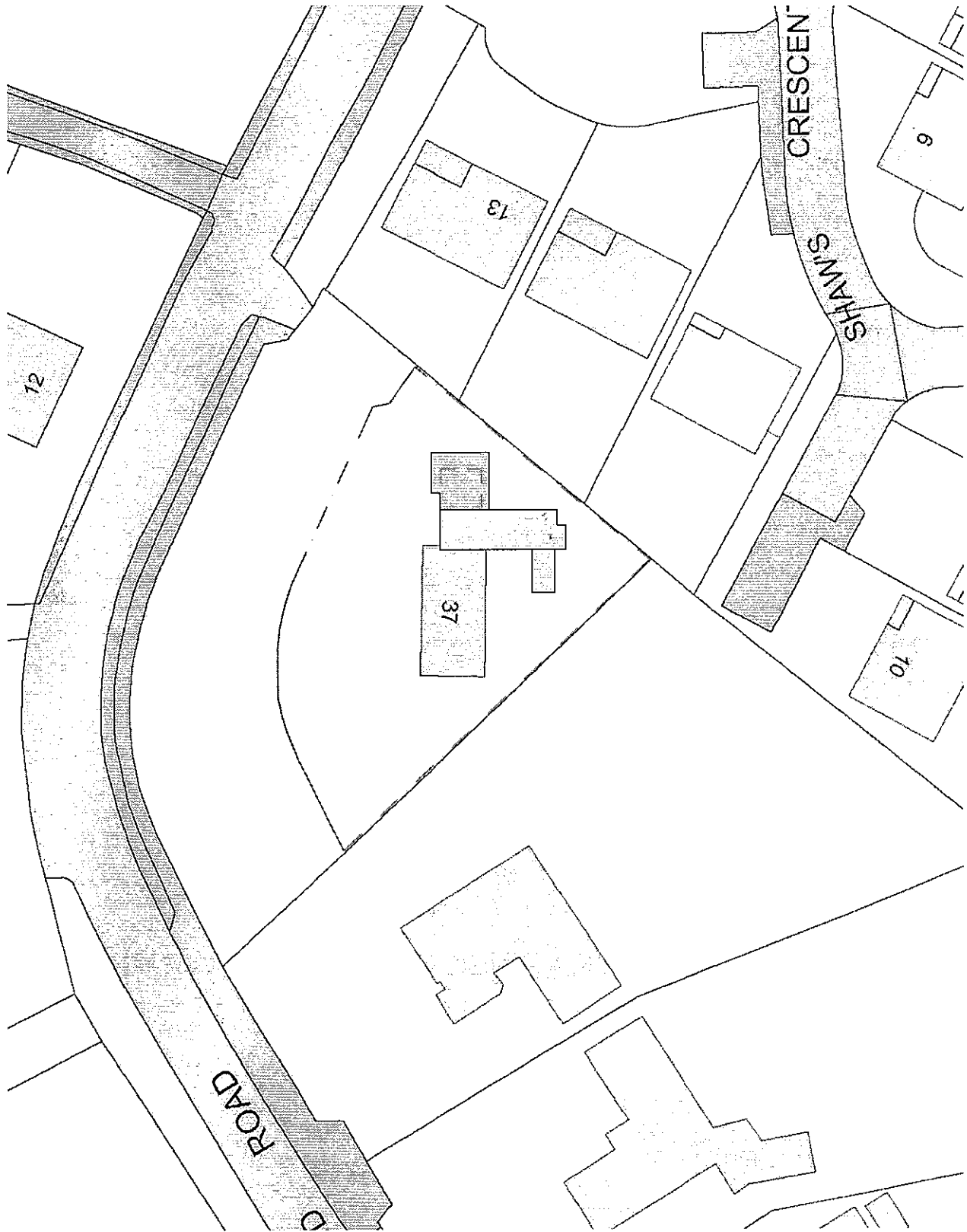
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PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK



SITE PLAN

(PL)003

1:100 @ A3

PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT
AREA 49.8M²

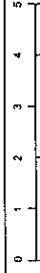
ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION.

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLAT ROOF: ALUMINIA SINGLE PLY MEMBRANE - COLOUR
WHITE
WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE
ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M28
(780 x 138MM) TO LINK
ROOFLIGHT: PROTECTED DOUBLE GLAZED VELUX TYPE F06
(1000 x 1400MM) TO LINK
ROOF BUTTER AND DRY RIDGE: COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

REMOVED

DEMOTES DEMOLITION - AREA 24.3M²

--- SITE BOUNDARY (AREA = 0.1532 Hectares)

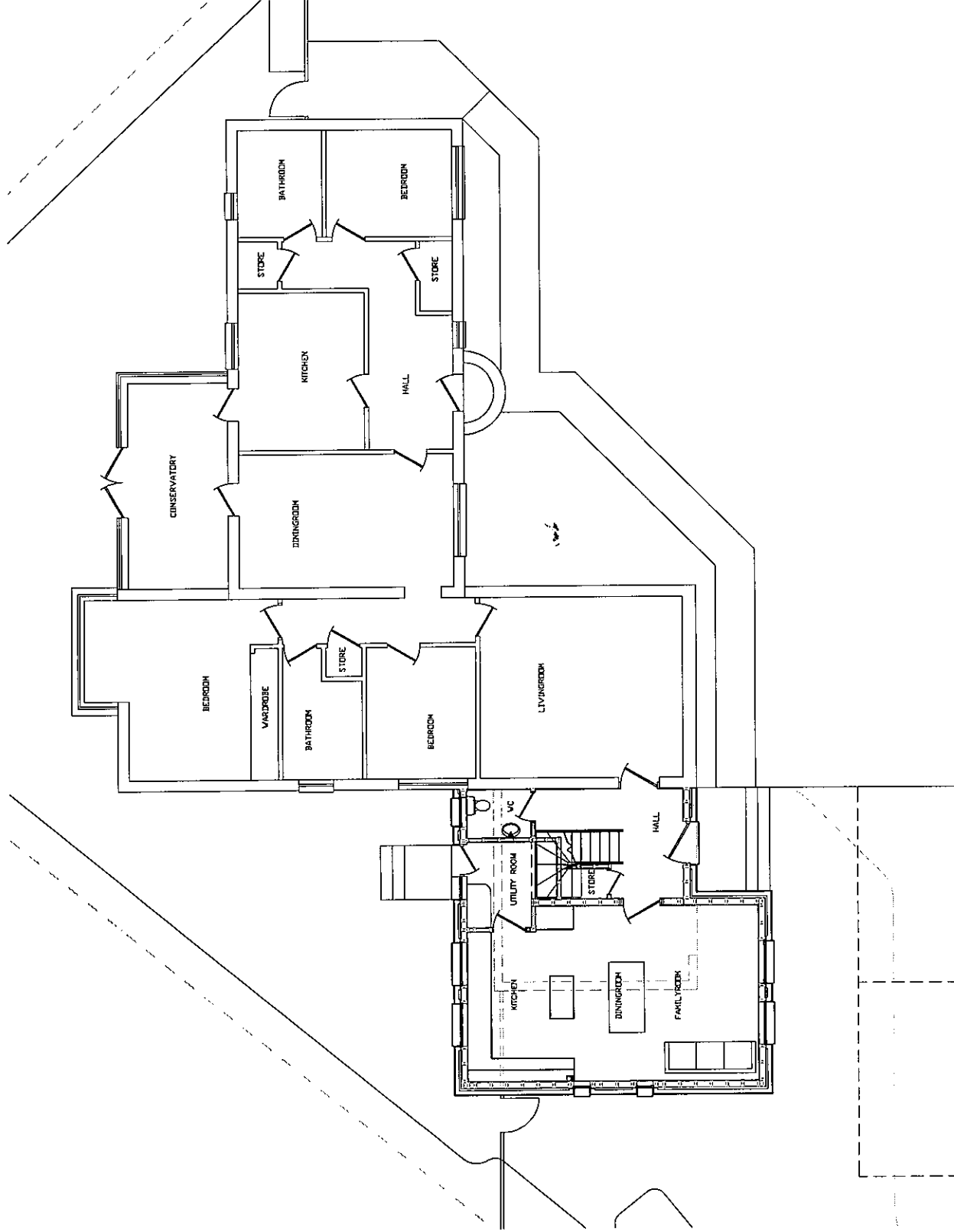


PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK



GROUND FLOOR PLAN - EXISTING AND PROPOSED

(PL)004 1:50 @ A3

PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT
AREA 49.2M²

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION.

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLOORING: ALMITRA SINGLE PLY MEMBRANE - COLOUR
DARK GREY
WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE
ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE A08
(780 X 118MM) TO LINK
ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE F05
(865 X 117MM) TO BATHROOM
ROOF GUTTER AND DOWN PIPES: COLOUR BROWN
ROOF DRY RIDGE AND DRY VERGE: COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

SUPERSEDED

DENOTES DEMOLITION - AREA 24.3M²

SITE BOUNDARY (AREA = 0.1532 Hectares)

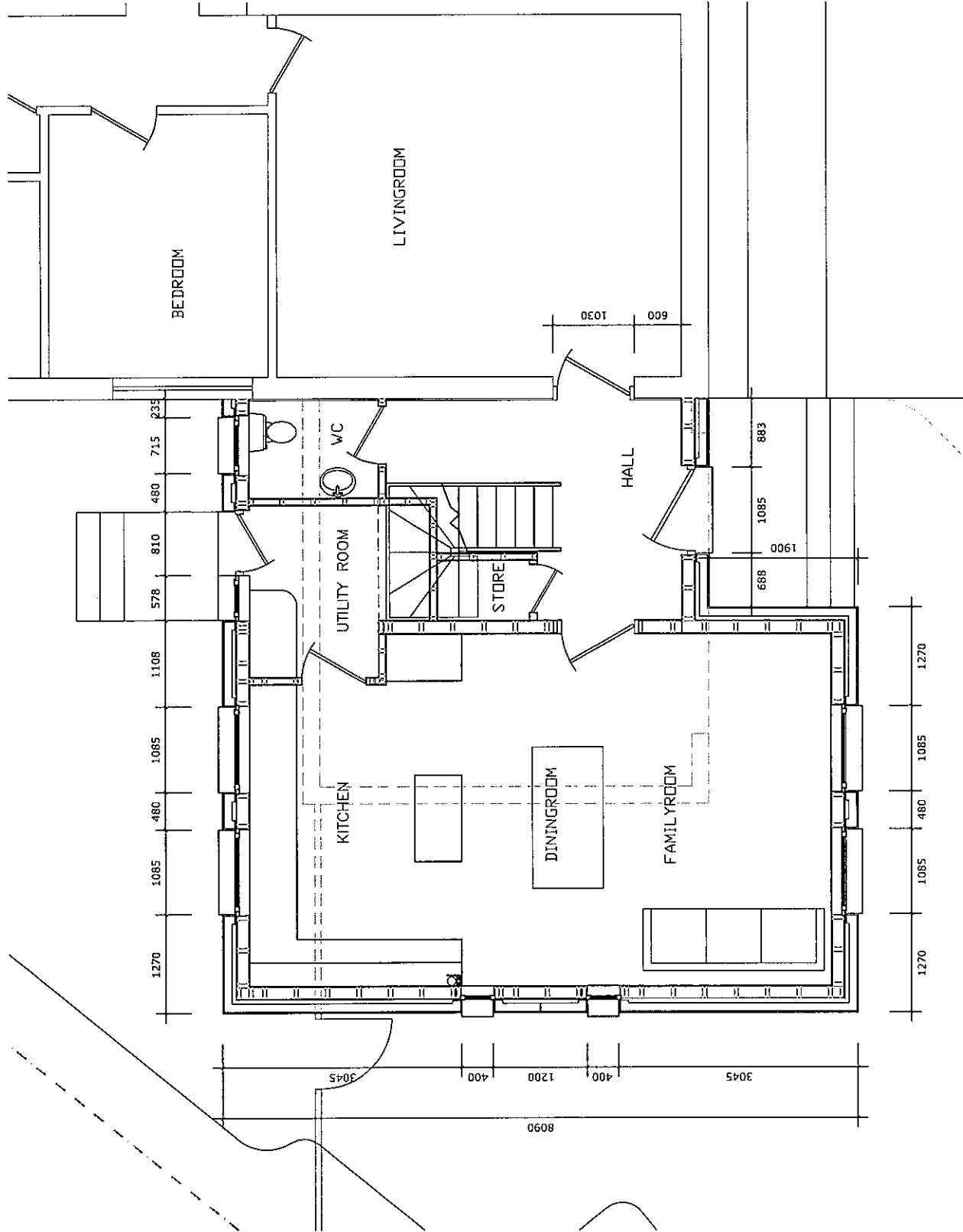
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PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK



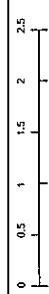
GROUND FLOOR PLAN - PROPOSED EXTENSION

(PL)005 1:50 @ A3

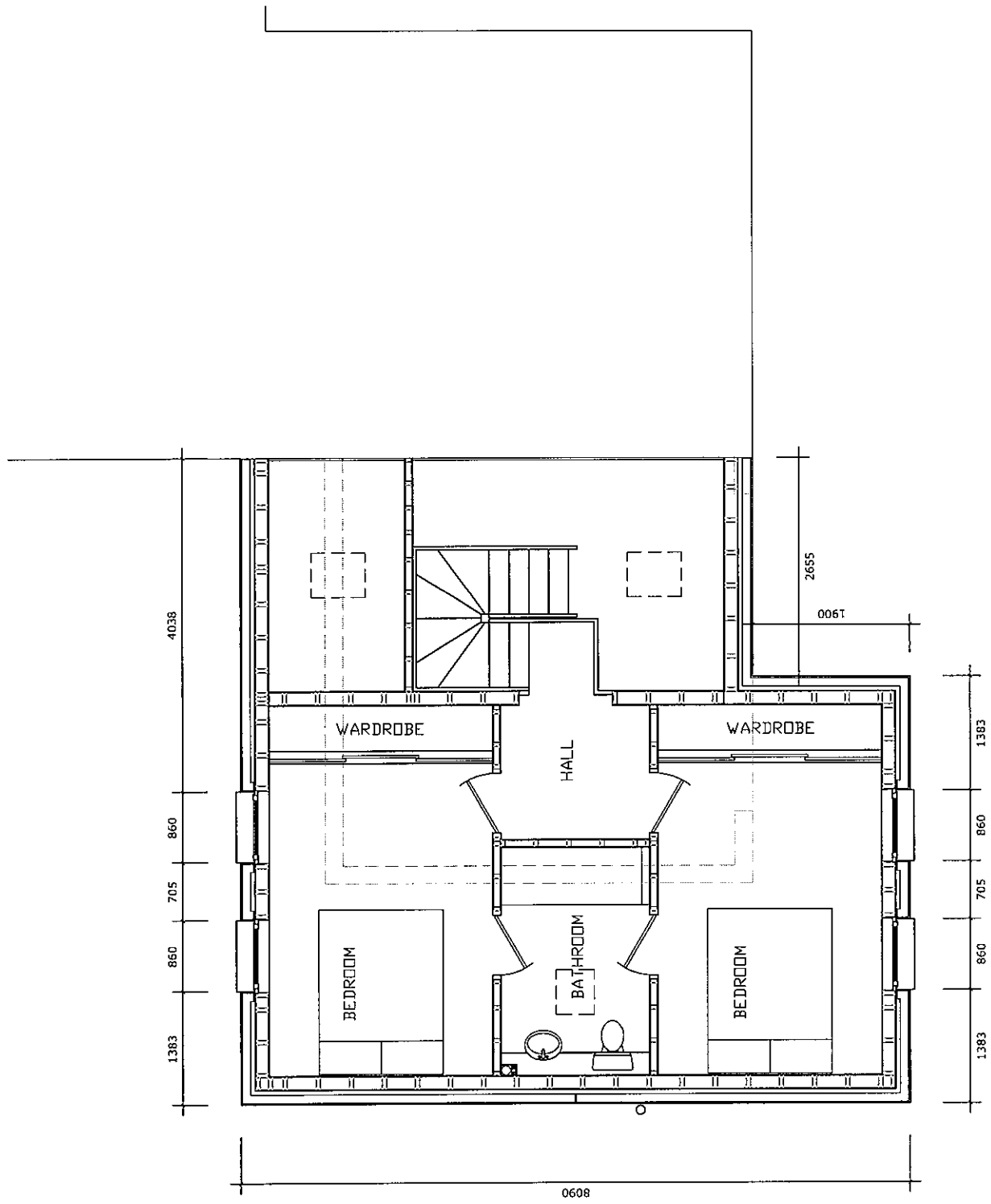
PROPOSED STOREY AND A HALF EXTENSION - FIRST
FLOOR AREA = 342M²
ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION:
WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLAT ROOF: ALUMITRA SINGLE PLY MEMBRANE - COLOUR
DARK GREY
WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE
FRONT DOOR: CLEAR DOUBLE GLAZED VELUX TYPE MBS
(780 X 1380MM) TO LHS
ROOFLIGHT: FROSTED DOUBLE GLAZED VELUX TYPE FBS
(860 X 1178MM) TO BATHROOM
ROOF GUTTER AND DOWN PIPES: COLOUR BROWN
ROOF DRY RIDGE AND DRY VERGE: COLOUR BROWN
FRONT AND REAR PATIOS: FROSTED DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

SUPERSEDED

DENOTES EXTENT OF DEMOLITION



PROPOSED EXTENSION
FEBRUARY 2012
Mr & Mrs MASON
37 BELWOOD ROAD, PENICUIK



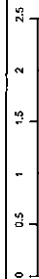
FIRST FLOOR PLAN - PROPOSED EXTENSION

900(7A)

PROPOSED STOREY AND A HALF EXTENSION
HOUSE, MATERIALS GENERALLY TO MATCH: EXISTING ORIGINAL
WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLOOR: ALMITRA SINGLE PLY MEMBRANE - COLOUR
DARK GREY
GLAZING: CLEAR DOUBLE GLAZED VELUX WITH UPVC
FRAMES - COLOUR WHITE
ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M08
780 X 1380MM) TO LINK
(800 X 1178MM) TO BATHROOMS, COLOUR BROWN;
ROOFLIGHT: Frosted Double Glazed Velux Type M08
(800 X 1178MM) TO HALL, COLOUR BROWN;
ROOF: Ridge and Half Vase; COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

SUPERSEDED

DENOTES EXTENT OF DEMOLITION

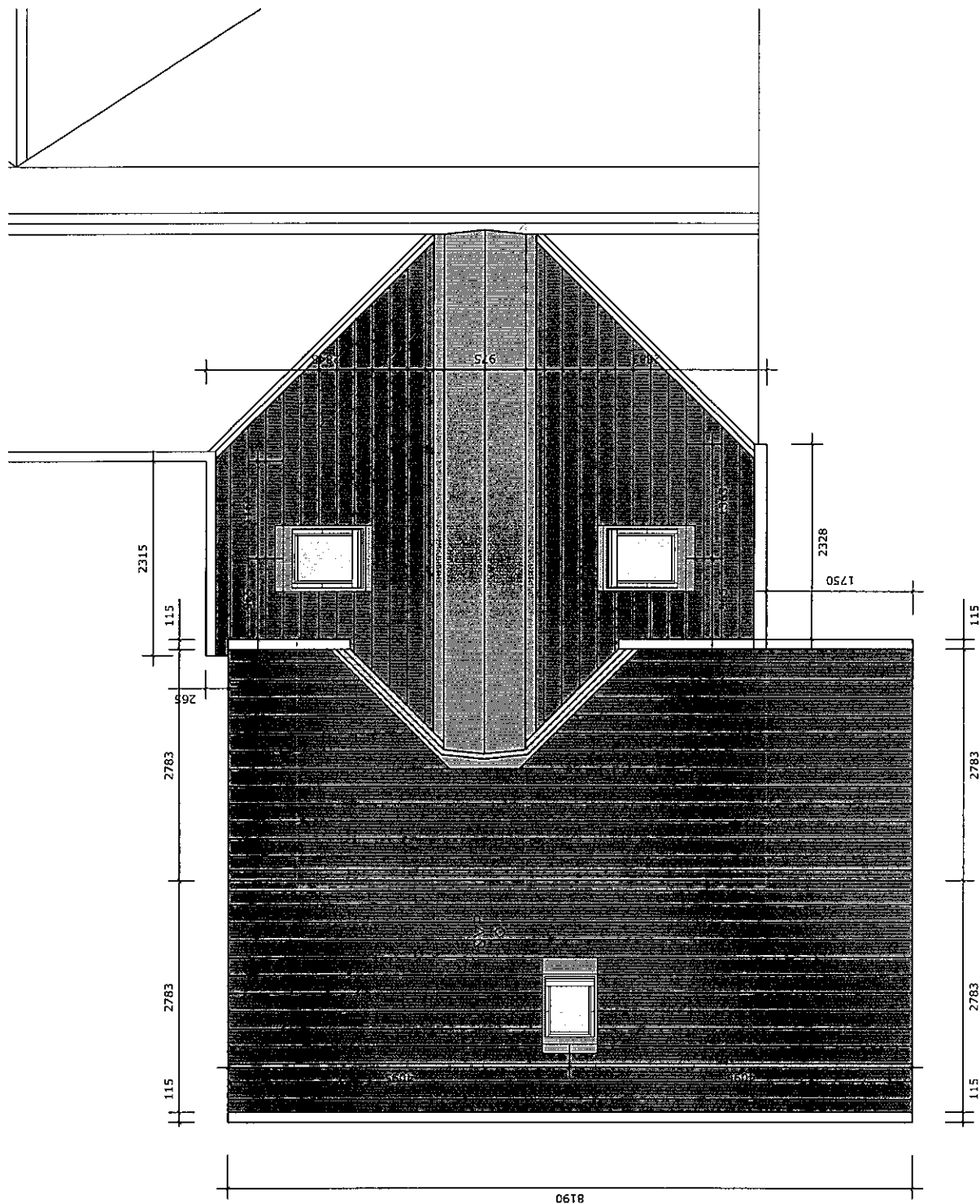


PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK



ROOF PLAN - PROPOSED EXTENSION

(PL)0071:50 @ A3

PROPOSED STOREY AND A HALF EXTENSION

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL HOUSE AND EXISTING EXTENSION:

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE

ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR DARK GREY

FLAT ROOF: ALUMITRA SINGLE PLY MEMBRANE - COLOUR DARK GREY

WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC FRAMES - COLOUR WHITE

DOOR: ALUMITRA DOUBLE GLAZED VELUX TYPE M08 (1000 X 1400) TO BATHROOM

ROOFLIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F06 (800 X 1175MM) TO BATHROOM

ROOF GUTTER AND DOWN PIPES: COLOUR BROWN

ROOF DRY RIDGE AND DRY VERGE: COLOUR BROWN

UPVC FRAMES AND PANELS - COLOUR WHITE

SUPERSEDED

00.51.1.52.2.5

00.51.1.52.2.5

00.51.1.52.2.5

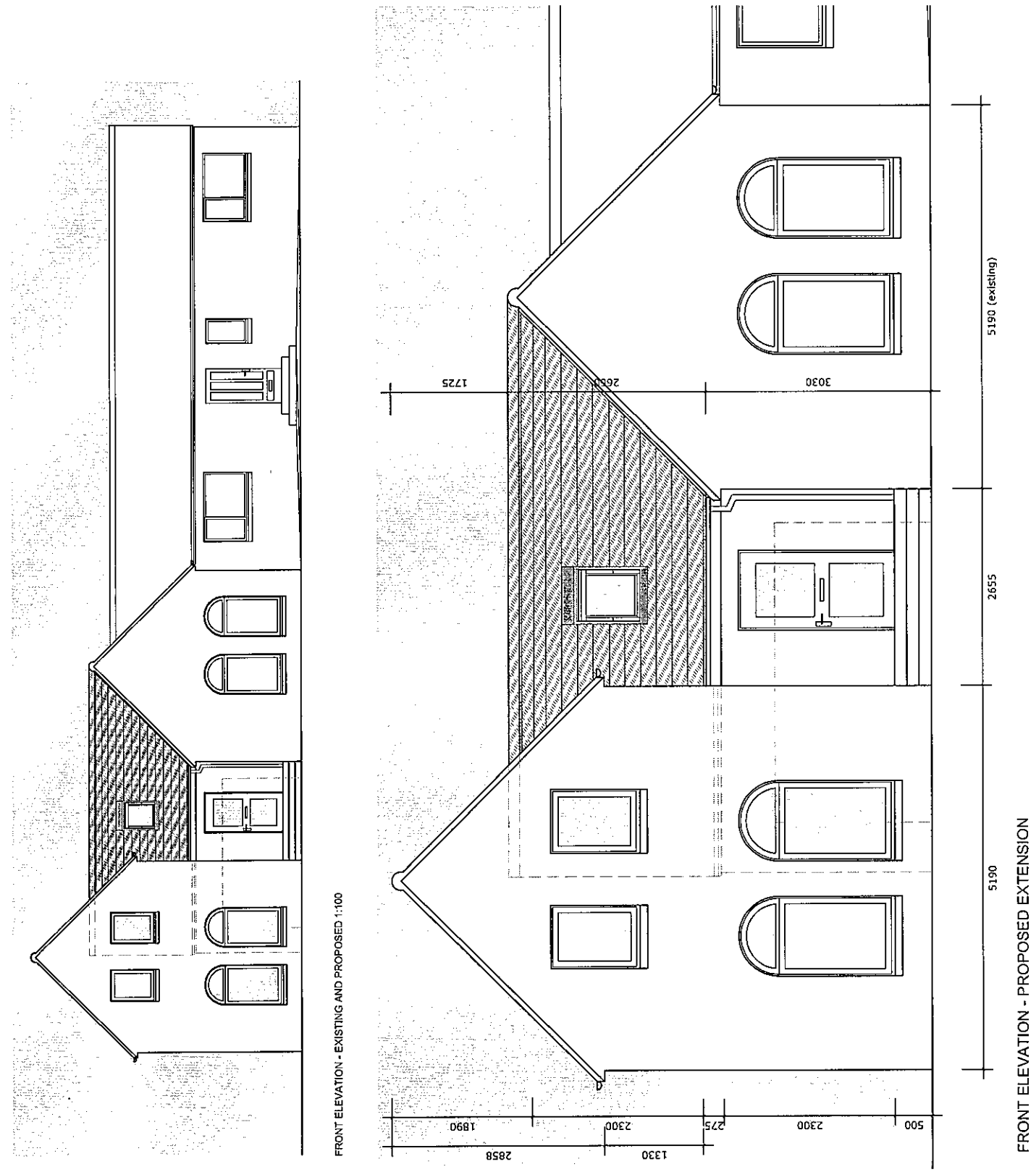
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PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK

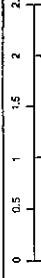


(PL)008 1:50 @ A3

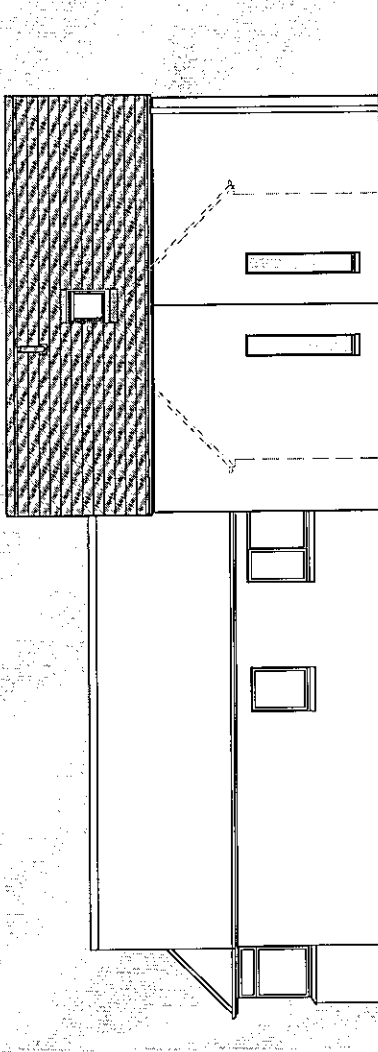
PROPOSED STOREY AND A HALF EXTENSION
ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION:
WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLAT ROOF: ALUMITRA SINGLE PLY MEMBRANE - COLOUR
DARK GREY
WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE
ROOF LIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M88
(780 X 1380MM) TO LINK
ROOF LIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F85
(660 X 1178MM) TO BATHROOM
ROOF CUTTER AND DOWN PIPES: COLOUR BROWN
FRONT DOOR: UPVC FRAME AND PANELS - COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

SUPERSEDED

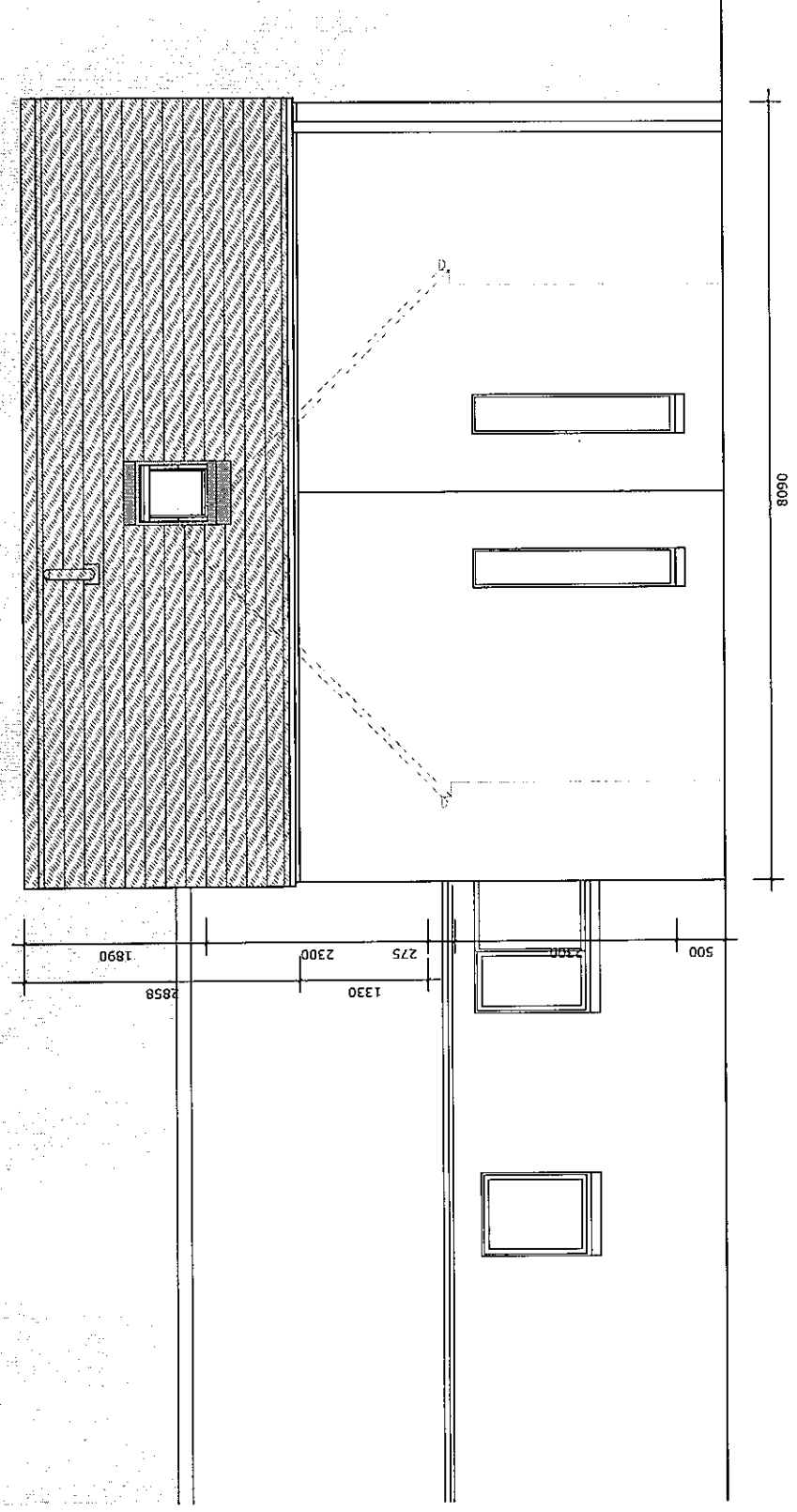
DENOTES EXTENT OF DEVOLUTION



PROPOSED EXTENSION
FEBRUARY 2012
Mr & Mrs MASON
37 BELWOOD ROAD, PENICUIK



WEST ELEVATION - EXISTING AND PROPOSED 1:100



WEST ELEVATION - PROPOSED EXTENSION

(PL)009
1:50 @ A3

PROPOSED STOREY AND A HALF EXTENSION

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL HOUSE AND EXISTING EXTENSION.

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE

ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR BROWN

FLASHING: ALUMINUM SINGLE PLY MEMBRANE - COLOUR DARK GREY

WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC FRAMES - COLOUR WHITE

ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M08 (860 X 1178MM) TO BATHROOM

ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE P06 (860 X 1178MM) TO BATHROOM

ROOF: GUTTER AND DOWN PIPES: COLOUR BROWN

FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH UPVC FRAMES AND PANELS - COLOUR WHITE



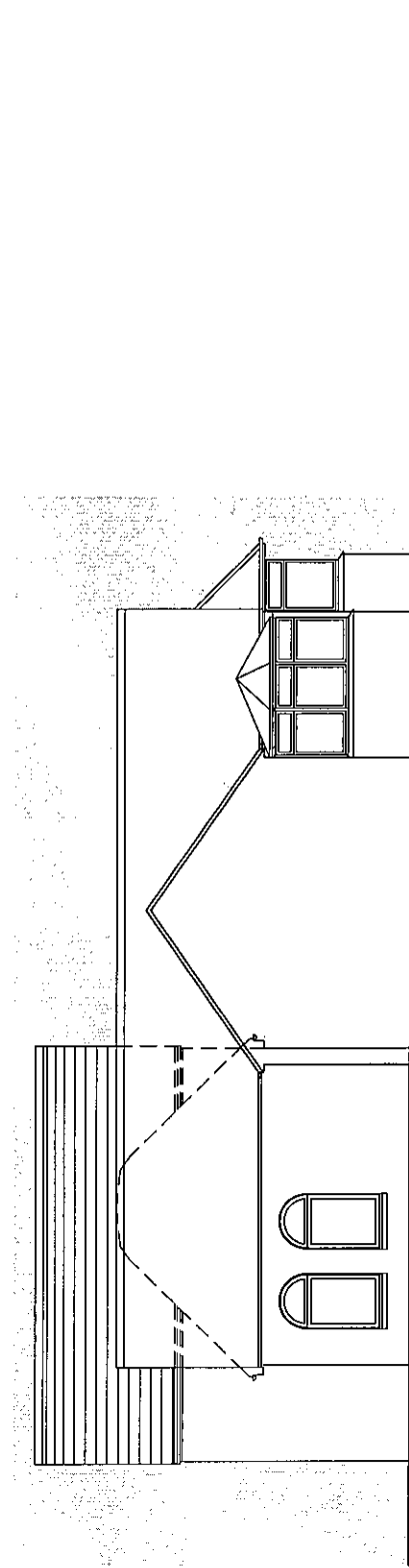
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PROPOSED EXTENSION

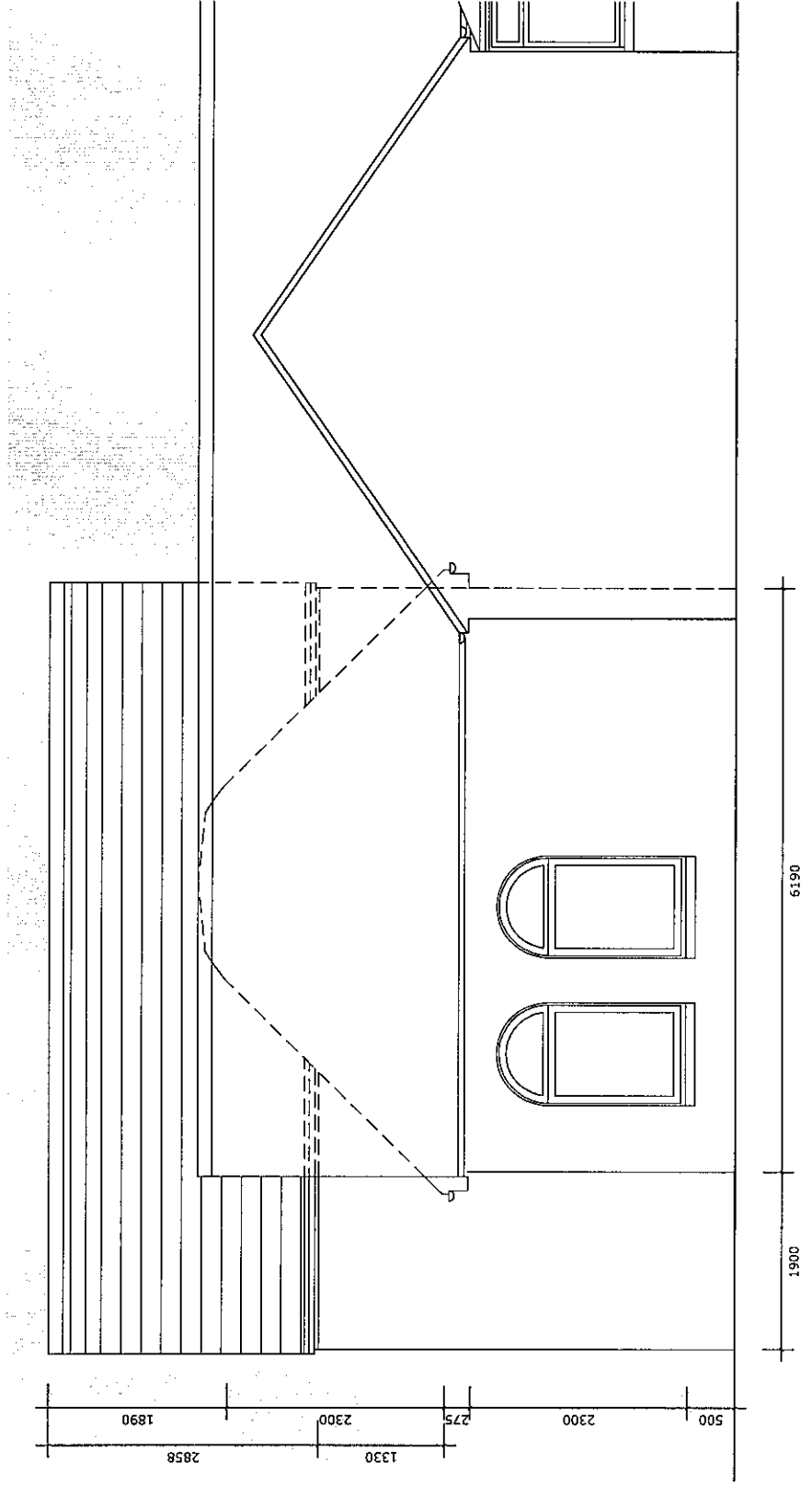
FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK



EAST ELEVATION - EXISTING AND PROPOSED 1:100



EAST ELEVATION - PROPOSED EXTENSION

(PL)010 1:50 @ A3

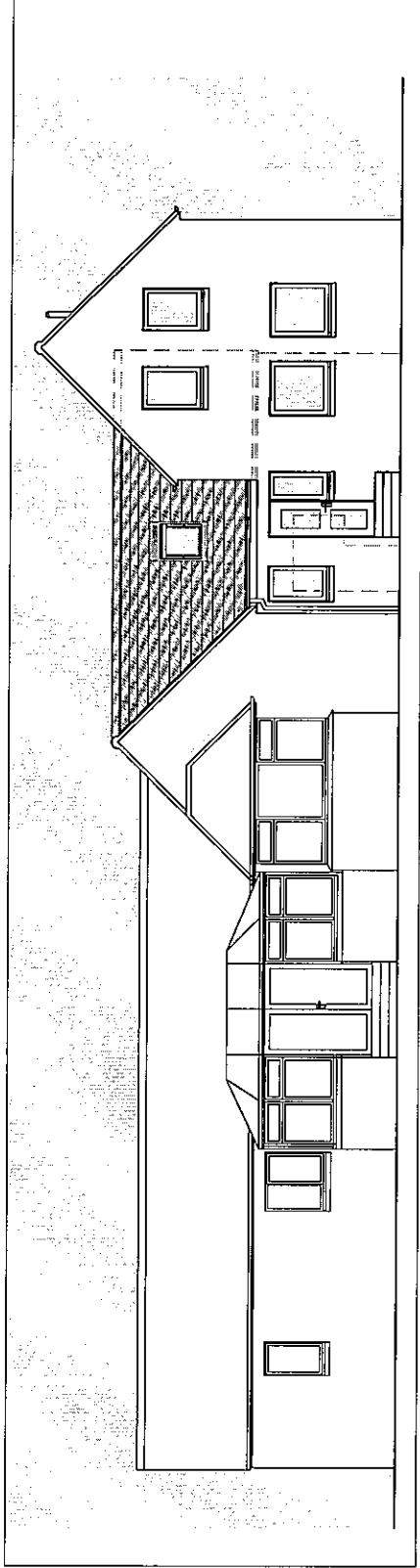
PROPOSED STOREY AND A HALF EXTENSION
ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION.
WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLOORING: ALMITRA SINGLE PLY MEMBRANE - COLOUR
DARK GREY
WINDOWS: CLEAR DOUBLE GLAZED VELUX WITH UPVC
FRAMES - COLOUR WHITE
ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M28
1500 X 1170MM
ROOFLIGHT: PROSTER DOUBLE GLAZED VELUX TYPE R06
(860 X 1170MM) TO BATHROOM
ROOF: GUTTER AND DOWN PIPES: COLOUR BROWN
ROOF DRY RIDGE AND DRY VERGE: COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

SUPERSEDED

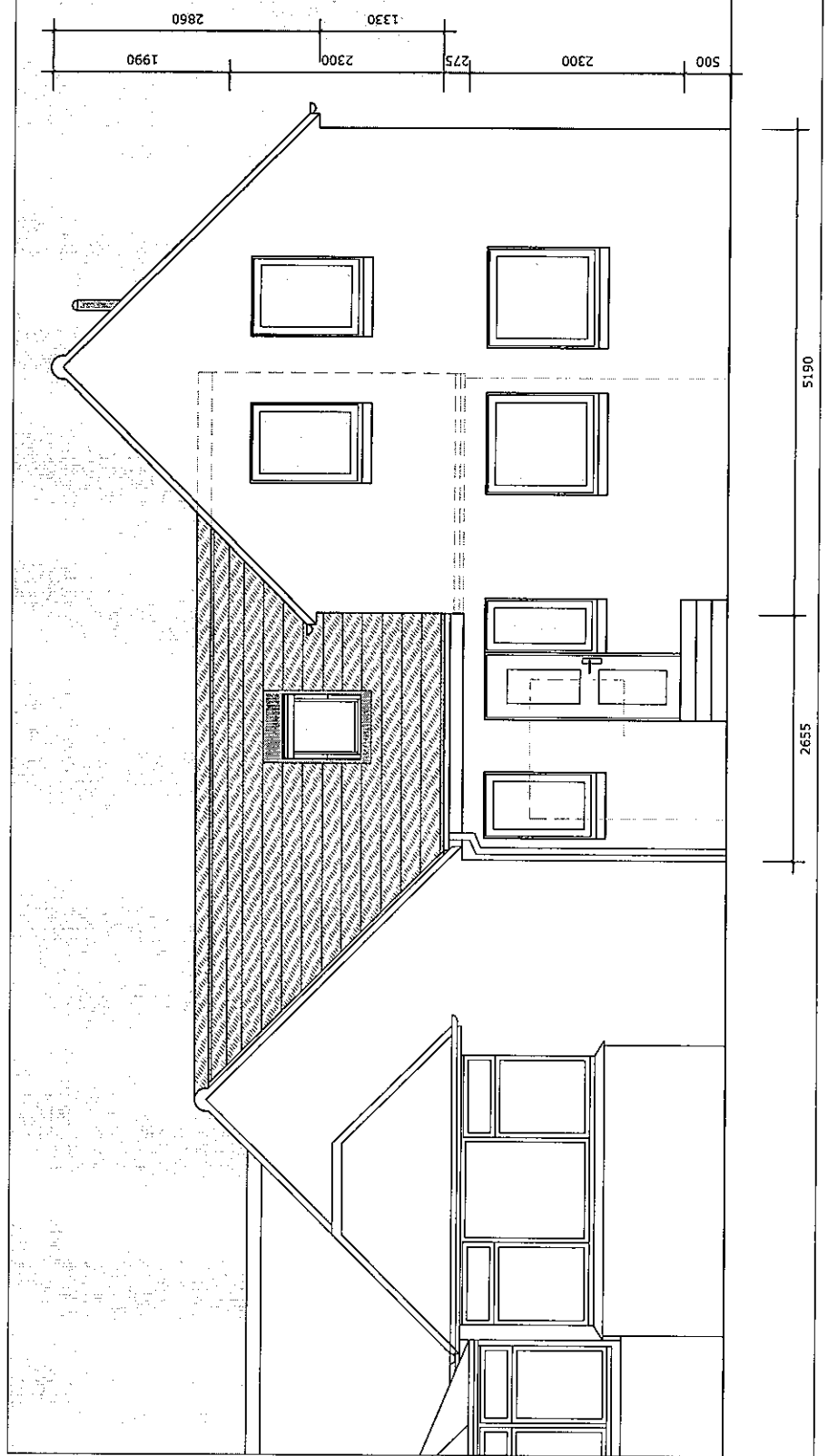
DENOTES EXTENT OF DEMOLITION



PROPOSED EXTENSION
FEBRUARY 2012
Mr & Mrs MASON
37 BELWOOD ROAD, PENICUIK



REAR ELEVATION - EXISTING AND PROPOSED 1:100



REAR ELEVATION - PROPOSED EXTENSION

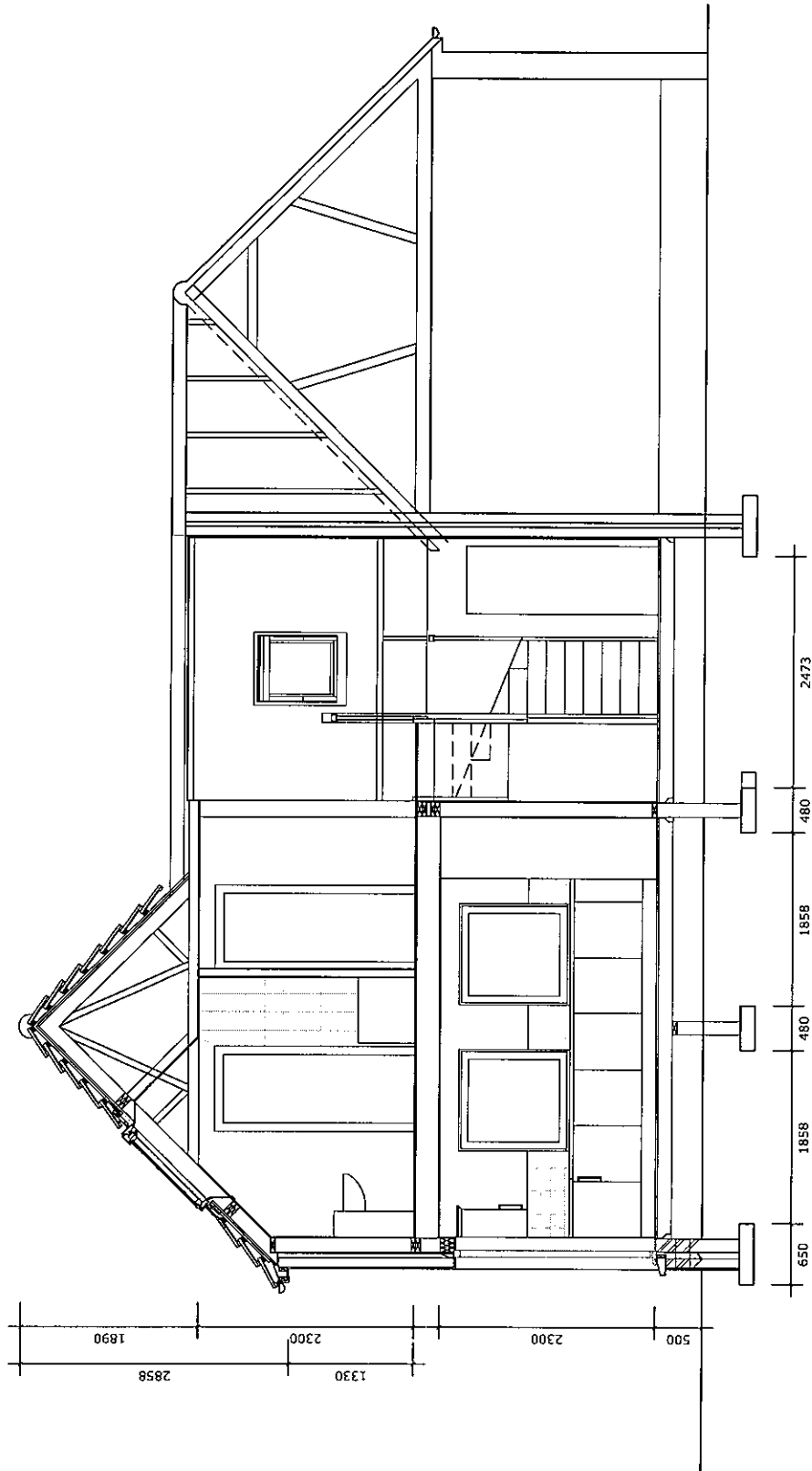
(PL)011 1:50 @ A3

PROPOSED STOREY AND A HALF EXTENSION
ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION:
WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLAT ROOF: ALUMINUM SINGLE PLY MEMBRANE - COLOUR
DARK GREY
WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES COLOUR WHITE
ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M88
(785 X 1380MM) TO LIVING
(860 X 1170MM) TO BATHROOM
ROOFLIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F05
(860 X 1170MM) TO BATHROOM
ROOF GUTTER AND DOWN PIPES: COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

SUPERSEDED



PROPOSED EXTENSION
FEBRUARY 2012
Mr & Mrs MASON
37 BELWOOD ROAD, PENICUIK



CROSS SECTION - PROPOSED EXTENSION

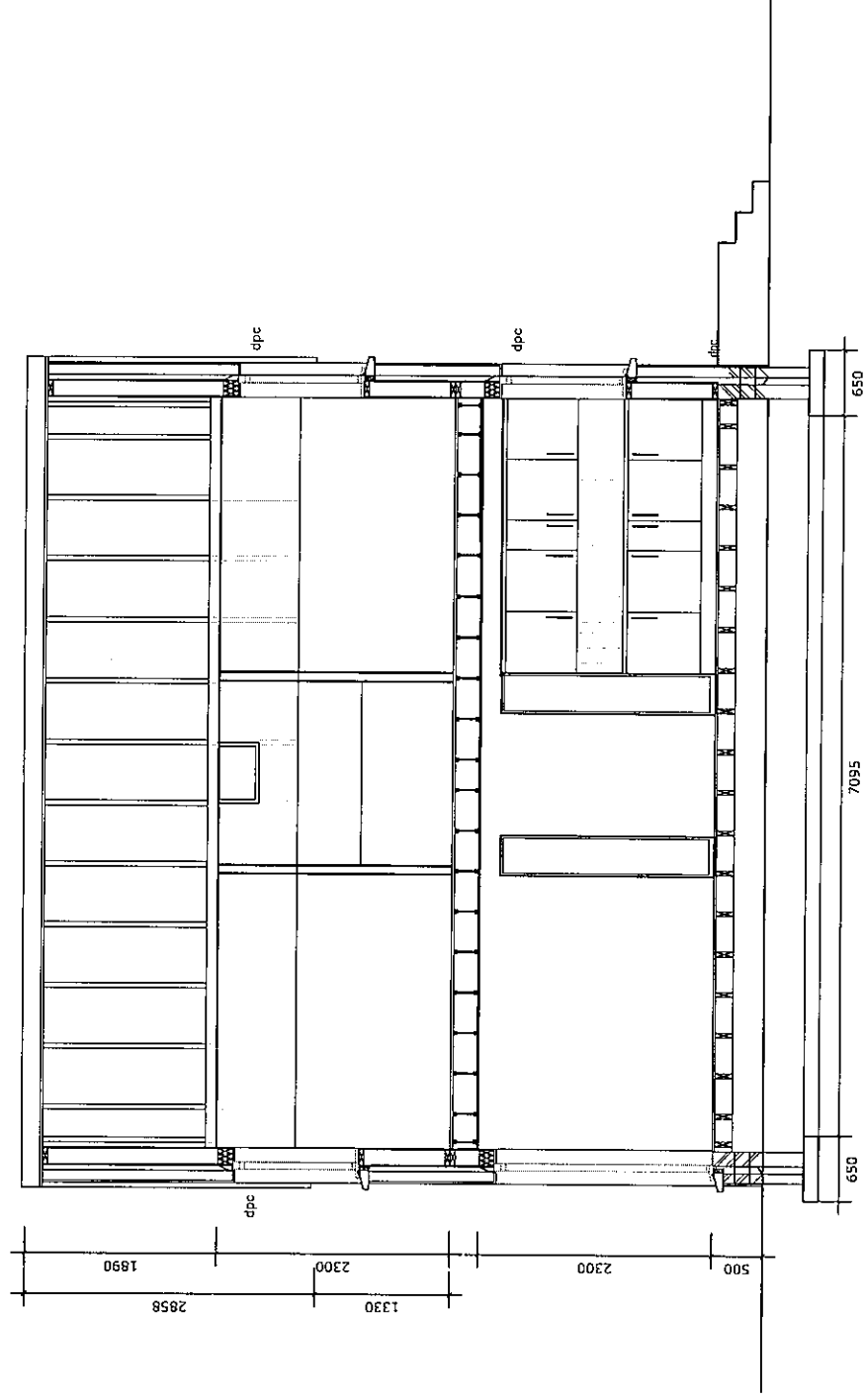
(PL)012 1:50 @ A3

PROPOSED STOREY AND A HALF EXTENSION
ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION:
WALLS: SMOOTH REVERSED FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLAT ROOF: ALWITRA SINGLE PLY MEMBRANE - COLOUR
DARK GREY
WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES AND PANELED GLAZING
ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE A08
(780 X 1398MM) TO LINK
ROOFLIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F06
(690 X 1178MM) TO BATHROOM
ROOF: SLOPE AND DRAIN PIPES: COLOUR BROWN
ROOF: DRY RIDGE: COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

SUPERSEDED



PROPOSED EXTENSION
FEBRUARY 2012
Mr & Mrs MASON
37 BELWOOD ROAD, PENICUIK



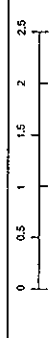
LONG SECTION - PROPOSED EXTENSION

(PL)013

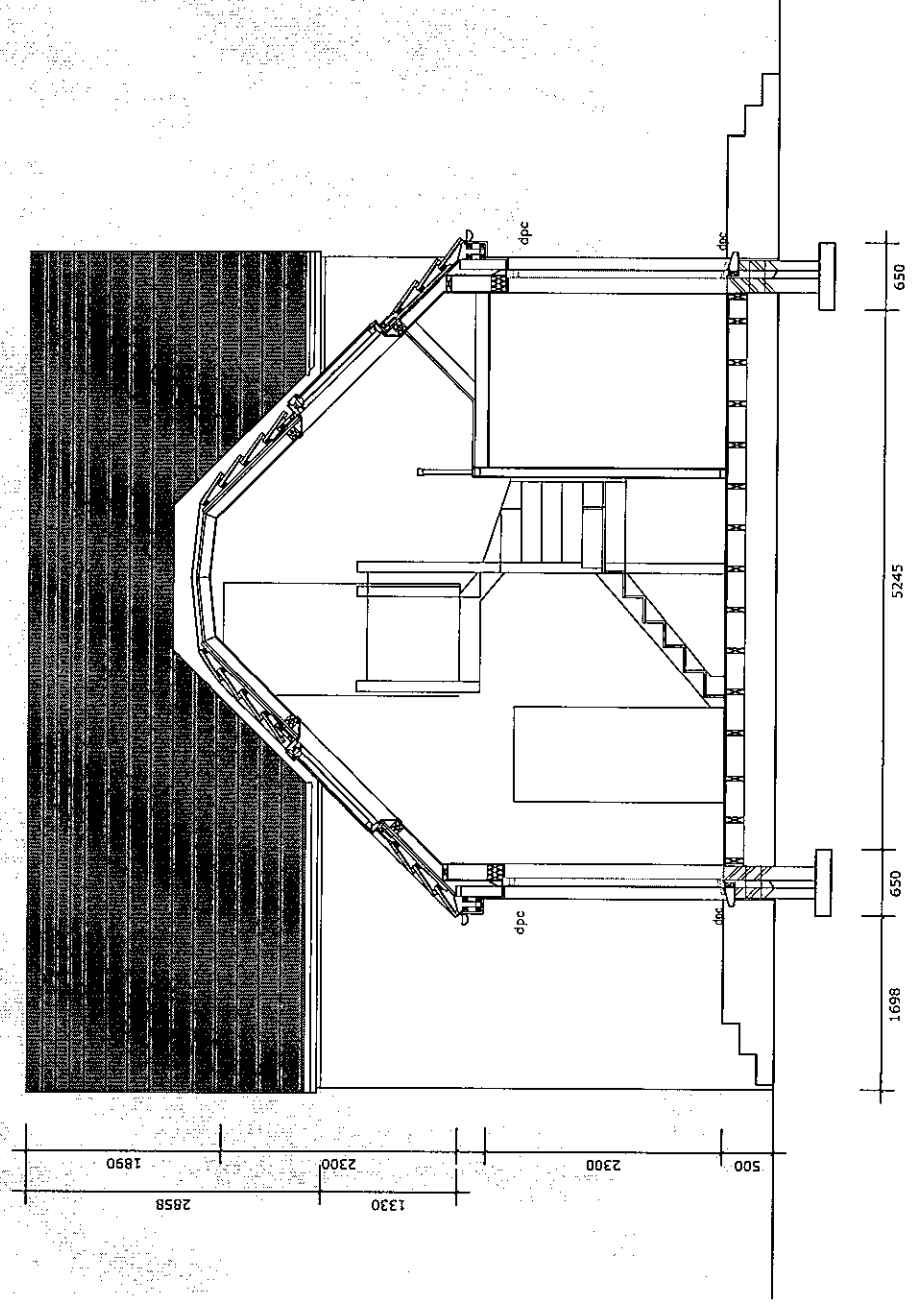
1:50 @ A3

PROPOSED STOREY AND A HALF EXTENSION
ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION
WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLAT ROOF: AL WITRA SINGLE PLY MEMBRANE - COLOUR
DARK GREY
FRAMES: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE
ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M08
(780 X 138MM) TO LINK
ROOFLIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F08
(860 X 170MM) TO BATHROOM
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
ROOF DRY RIDGE AND DRY VERGE COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

SUPERSEDED



PROPOSED EXTENSION
FEBRUARY 2012
Mr & Mrs MASON
37 BELWOOD ROAD, PENICUIK



LONG SECTION THROUGH LINK - PROPOSED EXTENSION

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Case Officer: Graeme King **Site Visit Date:** 16/03/2012

Planning Application Reference: 12/00143/DPP

Site Address: 37 Belwood Road, Milton Bridge, Penicuik

Site Description: The application subjects comprise a modern detached single storey dwellinghouse. The walls of the property are finished with dry dash render painted white, the window frames are white uPVC and the roof is finished with green glazed profiled clay roof tiles. The original property was a single storey dwellinghouse measuring 12.5m wide and 6m deep with an eaves height of 2.8m and a ridge height of 5.1m.

There is an existing L shaped extension onto the East side elevation of the property and a white uPVC conservatory on the rear elevation. The main section of the extension is aligned perpendicular to the original dwellinghouse and is 15m deep and 5.2m wide. The extension protrudes beyond the original front elevation by 5.9m and beyond the original rear elevation by 2.9m. The extension also includes a garage measuring 5.1m wide and 5.2m deep. The conservatory on the rear elevation is 5.5m wide and 2.9m deep. The main roof ridge of the extension runs perpendicular to the ridge line of the original house and the ridge of the garage runs parallel to that of the original house. The roof ridges of the extension and garage are 0.6m higher than the ridge of the original house.

Proposed Development: Erection of one and a half storey extension to dwellinghouse

Proposed Development Details: It is proposed to demolish the existing garage and erect a one and a half storey extension in its place. The extension will be 7.85m wide and 8.1m deep. A 5.2m wide section of the extension will protrude beyond the existing front elevation of the existing extension by 1.9m. The main roof ridge of the extension will be 6.5m high, which is 0.825m higher than the ridge of the existing extension. The eaves of the main section of the extension will be 3.65m high, which is 0.8m higher than the eaves on the existing extension and original house. The ridge of the main section of the extension will be parallel to the ridge of the existing extension. The finish materials of the extension are proposed as smooth white render for the walls, white uPVC windows and brown profiled concrete roof tiles.

The extension is intended to allow 3 generations of a family to live in the same house, the extension will have its own kitchen and living space on the ground floor and 2 bedrooms and a bathroom on the upper floor. The extension will have a separate front door from the original house and will be linked internally to the existing extension by an internal door on the ground floor.

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

8/91 – Erection of extension to dwellinghouse at 37 Belwood Road, Penicuik.
Consent with conditions

68/98 – Erection of a conservatory at 41 Belwood Road, Penicuik. Permitted

90/99 – Erection of 13 dwellinghouses at Milton Bridge Depot, 35 Belwood Road, Milton Bridge, Penicuik. Consent with conditions

03/00398/NPD - Construction of 151 dwellings, a community youth and childcare centre, associated infrastructure, landscaping and works for the provision of officer and servicemen family quarters at North Camp, 4 Belwood Road, Milton Bridge, Penicuik. No Objection

03/00443/FUL – Extension to dwellinghouse at 39 Belwood Road, Milton Bridge, Penicuik. Consent with conditions

05/00005/FUL – Extension to dwellinghouse at 39 Belwood Road, Milton Bridge, Penicuik. Permitted

11/00069/DPP – Extension to dwellinghouse at 11 Shaw's Crescent, Milton Bridge, Penicuik. Consent with conditions.

Consultations: Biodiversity – No objections but recommended that the roof be assessed for bat roost potential and, if necessary a bat survey be undertaken.

Representations: 2 letters of objection have been received. The occupants of 12 Belwood Road, on the opposite side of the road to the application subjects, object on the grounds of an increase in overlooking from the windows in the upper floor of the extension. The occupant of 13 Shaw's Crescent, to the side of the application subjects, objects on the grounds that there will be a loss of privacy; that the extension will be overbearing; that there will be a loss of sunlight to the garden of no.13; and that the extension will be detrimental to the value of no.13 and its marketability. The objector refers to policy DP2 within the Midlothian Local Plan and the guidance on the distance between gable elevations and rear elevations of neighbouring properties.

Relevant Planning Policies:

RP20 – Development within the Built-Up Area: This policy seeks to protect the character and amenity of the built-up area and states that development will not be permitted “where it is likely to detract from the existing character or amenity of the area”.

DP6 – House Extensions: This policy provides detailed guidance in relation to house extensions. The policy states that it is important that extensions “do not detract from the appearance of the property” and that they must “maintain or enhance the appearance of the house and the locality”. The policy states that “the size of the extension should be clearly subservient to the original property”.

DP2 - Development Guidelines: While this policy does not apply directly to house extensions it does provide guidance on the space between houses for new housing developments. The stated minimum standard between a gable and the rear of a neighbouring property is 16m.

Planning Issues: The existing building has already been substantially extended and the extension has resulted in the building having two separate ridge heights. Application 0008/91 granted permission for the existing extension and a sunporch on the rear elevation, where the existing conservatory is now located. The dimensions of the extension, including its roof height, are as per the approved drawings. The drawings also show the original house as having a ridge height of 5.7m, matching that of the extension, this is incorrect. There is nothing on the drawings to indicate that the intention was to raise the roof height of the original house so it would appear that the 5.7m height shown on the approved drawings is a draughting error. While the existing extension was built as per the approved plans the current change in roof levels would appear to be unintentional and was not considered as part of the planning application in 1991.

The key aspect to be considered in assessing the current application is the relationship of the proposed extension to the original property i.e. the house as built prior to the erection of any subsequent extensions. The erection of a 1 and a half storey extension onto a single storey dwellinghouse would result in a difference in the height of roof ridges of 1.4m between the original house and the proposed extension. While it is acknowledged that the differing roof heights would always be seen in the context of the existing step between roof heights, the differing scale of the extension compared to the original house would be further emphasised by the increased eaves height of the new extension. The proposed extension would be overly dominant compared to the original house and would not appear as clearly subservient.

As originally submitted the extension was proposed with a ridge height of 7.25m and an eaves height of 4.4m. The case officer discussed the issue of the lack of subservience in relation to the original house with the applicant's agent and a revised scheme was submitted, it is this revised scheme that has been assessed. While it is acknowledged that the proposal has been reduced in height it can still not be considered to be subservient to the original and as such is clearly contrary to policy DP6 of the Midlothian Local Plan. When the amended drawings were submitted a design statement was also submitted explaining the reasoning behind the design, addressing the points raised in the 2 letters of objection and assessing the proposal in relation to policy DP6.

On the issue of the subservience of the extension the design statement explains that the height is the result of the necessity to provide accommodation on an additional level in order to provide the required level of accommodation for 3 generations of the family. The existing change in levels is cited as the justification for the further change in levels and it is emphasised that the highest point of the roof is lower than the ridges of the 13 houses erected at Shaw's Crescent. The design statement concludes by stating that the "unique style and setting" of the property needs to be considered when assessing the proposal.

As previously mentioned the existing change in levels is unintentional and was not assessed as part of the application for the existing extension. It is acknowledged that this level change has created a building with an unusual style as has the extent to which the existing extension projects beyond the original front elevation. While this unusual style is not without character a further increase in roof levels would result in the original house being subservient to its later extensions which is the complete opposite of what policy DP6 is seeking to achieve. Granting of permission for a one and a half storey extension onto a single storey building would create an unfortunate precedent in this area of Penicuik, where modern single storey properties are a common feature.

It is acknowledged that the buildings at Shaw Crescent do have a higher ridge line than the proposed extension. Were the application for a new house this would undoubtedly be a consideration in assessing the scale of a proposal, but as the application is for an extension the overall height must be considered in relation to the height of the original building.

Policy DP2 of the Midlothian Local Plan provides guidance for new housing developments. The policy specifies a minimum distance of 16m between the rear elevation of a property and the gable of a property to the rear. Were the extension to be built it would be 13m from the rear elevation of the property at 13 Shaw's Crescent, although it should be noted that the policy applies to new build properties and as such one of the reasons for the distance of 16m is to ensure that there is sufficient space for householders to extend without damaging the amenity of neighbouring properties.

Both letters of objection raised the issue of loss of privacy. With regard to the property at 12 Belwood Road this property will be 24m from the closest point of the extension and is separated from the application subject by a public road, given these factors there would be no loss of privacy that would be significant enough to warrant refusal of the application. The view from the upper windows on the rear elevation of the extension towards 13 Shaw's Crescent would be at an oblique angle and as such there would be no significant increase in overlooking when compared to the existing situation. The same upper windows would provide a more direct view towards 12 Shaw's Crescent, who have not objected to the application, however when compared to the existing overlooking of no.12 from neighbouring properties on Shaw's Crescent the increase would not be significant enough to warrant refusal.

The occupant of 13 Shaw's Crescent also objected to the potential overshadowing of his garden; while there will be some increase in overshadowing of the garden, due to the orientation of the properties this overshadowing will not begin until early evening and as such the garden will still receive sufficient levels of sunlight. The level of overshadowing would not be significant enough to warrant refusal of the application. The impact of the extension on the value and marketability of the property at no.13 is not a material planning consideration.

The case officer and the agent discussed the possibility of alternative schemes. The case officer was willing to concede that the ridge height of the existing extension be considered as the maximum height for any further extensions however this would only be acceptable if the existing eaves height is retained. The possibility of

extending on the other side of the property was discussed however this would cause greater disruption to the current occupant and as such the agent asked for the current proposal to continue to be assessed. In conclusion the relationship of the extension to the original property is the key to assessing application; the increased ridge and eaves height mean that the extension would not be subservient to the original house and this would have a detrimental impact on the character of the area. The proposal is therefore contrary to policies RP20 and DP6.

Recommendation: Refuse Planning Permission

Reason for refusal:

The difference between the height of the roof ridges and eaves of the original dwellinghouse and those of the proposed extension would result in an extension that would not be subservient to the original dwellinghouse and would therefore be out of character with the surrounding area. The proposal is therefore contrary to policies RP20 and DP6 of the Midlothian Local Plan.

APPENDIX D

Midlothian Local Plan



Midlothian



Midlothian Local Plan

ADOPTED BY RESOLUTION OF
MIDLOTHIAN COUNCIL
ON 23 DECEMBER 2008

This Plan has been produced by the
Planning Unit Strategic Services

Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
Midlothian
EH22 3ZN

2.2 The Built Heritage

Policy Title

RP20 DEVELOPMENT WITHIN THE BUILT-UP AREA

2.2.1 National Planning Policy National policy as set out in SPP 1 *The Planning System* states that one of the three general objectives of development plans and development control is “to maintain and enhance the quality of the natural heritage and built environment”. In addition, the importance of good design is highlighted as a priority for the planning system, given that “mistakes cannot be easily or cheaply rectified”.

2.2.2 SPP 3 *Planning for Housing* (now replaced by SPP 3 *Planning for Homes* – see para. 3.2.6) encourages the full and effective use of land within existing built areas, giving priority to reusing derelict and vacant land. However, it also requires that “infill development respects the scale, form and density of its surroundings and enhances rather than detracts from the character and amenity of existing residential areas”. It indicates that this should be an important consideration for planning authorities when preparing development plans and in determining applications, and for developers when preparing proposals.

2.2.3 Structure Plan Policy The ELSP 2015 recognises the importance of protecting and

enhancing the amenity of all urban areas to safeguard and improve the quality of life of residents of the Lothians. Policy ENV1G requires local plans, in encouraging the development of infill sites, the redevelopment of brownfield land and the conversion of existing buildings, to promote a high quality of design in all new development.

2.2.4 Local Plan Policy Midlothian is not characterised by large areas of brownfield land ripe for redevelopment. It follows therefore that the main areas of new development will be on greenfield sites on the edge of the built-up areas. There will, however, be opportunities for new development within the existing urban areas, including conversion, intensification, infill or redevelopment.

2.2.5 Policy RP20 applies to the existing built-up area of all towns and villages, and the areas of new housing allocations. The Local Plan Proposals Map defines the urban boundaries of the main settlements and also identifies village envelopes. The purpose of the policy is to ensure that new development does not damage or blight land uses which are already established in the neighbourhood, particularly where residential amenity will be affected. Sections 3.7 and 4 contain guidance with regards to wind turbines (policies NRG1 and NRG2), energy for buildings (policy NRG3), the form and layout of development on greenfield sites (policy DP2), extensions to existing housing (policy DP6) and control over advertising (policy DP8), which may be relevant to proposals for development within the built-up area.

RP20 DEVELOPMENT WITHIN THE BUILT-UP AREA

Development will not be permitted within existing and future built-up areas, and in particular within residential areas, where it is likely to detract materially from the existing character or amenity of the area.

4.2 Development Guidelines

DP2 DEVELOPMENT GUIDELINES

Note: Reference should also be made to Appendix 2C for the design principles and Appendix 2D for landscaping and open space requirements which apply specifically to the Shawfair new community, and expansion of Danderhall. The Shawfair Masterplan and Design Guide provide detailed supplementary planning guidance.

These policies apply to all proposals for development within this Local Plan area. They will form the basis for any briefs to be prepared for sites to be released for development through the Local Plan.

Developers will normally be expected to submit a statement with applications for major sites explaining their approach to the site with regards to the issue of design, sustainability, landscape and open space. The statement shall explain the way in which the Council's design criteria have been observed. If the criteria have been departed from this should be noted, together with an explanation of the circumstances requiring this.

Irrespective of support for the principle of development in this Local Plan, all proposed developments which fall within the remit of the Environmental Impact Assessment (Scotland) Regulations 1999 (Schedules 1 and 2), will require the submission of an Environmental Statement in conjunction with the planning application.

A case for modification of the private open space standards may be accepted by the Council within the Local Plan area where the sites proposed to be developed are brownfield, infill, involve less than three houses, lie within Conservation Areas, or windfall. In such cases, a determining factor will be the existing character of the area surrounding the site. This may not necessarily dictate lower space standards. For example, in some Conservation Areas, the density of housing is very low. Such existing character may dictate very generous gardens in new housing development.

1 Design

The release of extensive areas of land, through the development sites in this Local Plan, offers an opportunity to create new, interesting and attractive environments.

The Council recognises that good design can:

- a) promote sustainable development;
- b) improve the quality of the environment;
- c) attract business and investment;
- d) reinforce civic pride and a sense of place; and
- e) secure public acceptance of the need for new development.

For these reasons:

The Council will require good design in both the overall layout of sites and their constituent parts and a high quality of architecture in both the overall layout of sites and their constituent parts.

2 Sustainability

The Council will expect development proposals to have regard to the following principles of sustainability:

- a) building in harmony with the site including optimising on orientation and relationships to contours, provision of shelter, and utilising natural features;
- b) fostering and maintaining biodiversity;
- c) treating and conserving water on site in line with best practice and guidance on sustainable drainage;
- d) reducing consumption of energy;
- e) recycling of construction materials and minimising the use of non-renewable resources (refer also to policy WAST4 – waste minimisation);
- f) facilitating accessibility and adaptability; and
- g) providing for waste recycling in accordance with standards which will be set out in supplementary planning guidance on waste separation, collection and recycling requirements for new developments.

3 Landscaping

All development proposals must be accompanied by a comprehensive scheme of landscaping. This will be designed to provide shelter, help create spaces, add colour and add to the interest and appearance of the development.

New tree planting will be used to define the edge of development areas within sites. The Forest Habitat Network (Forestry Commission Scotland) provides guidance in planning greenspace within new developments.

Where development sites abut the countryside, tree belts of an average of 30 metres wide will be required except where a development brief indicates a lesser figure will be acceptable. This width is required to ensure the effect of the planting is maintained as the trees mature.

Where distributor and access roads are to be tree lined as a landscape feature of the development site, space sufficient to provide for the span of the trees as they mature must be provided to each side of the road to be planted. The space to be provided will be influenced by the selection of tree species and design concept being followed.

A high standard of landscaping is required throughout sites. Tree and shrub species should be selected primarily for their good appearance, hardiness, low maintenance and suitability to the character of the site and layout design.

Indigenous species should form the basis for landscape schemes.

Finishing materials, surface textures and street furniture, together with the design of walls and fencing should combine with the landscaping to establish a theme for the development as a whole.

When submitted to the Council, detailed applications for planning permission must be accompanied by proposals indicating the character and scale of the landscaping to accompany the new development.

Landscaped areas adjoining roads will be adopted by the Council on the same basis as other landscaped and open space areas provided as a result of development.

Where possible, topsoil should be left *in situ* on development sites. Where it would be sterilised by development, topsoil should be stored in a manner which preserves its intrinsic environmental value and reused in connection with the landscaping of the development site or, if not possible, elsewhere in site restoration, landscape enhancement and/or the creation of public open space.

4 Open Space

Open space is an essential part of the built environment. It provides amenity to those whose property adjoins or is close to it. It can provide pedestrian or cycle routes. Open space allows opportunities for play and exercise whether of a formal or informal character. It gives the opportunity within settlements for the creation of natural habitats and shelter for flora and fauna. It can create the setting to important private and civic buildings and be an integral part of the character of settlements. Policies RP29 and 30 provide for the protection of open spaces. The proposed growth of Midlothian's settlements as a result of this Local Plan must be accompanied by open space provision on a scale and in a manner commensurate with its importance to the lives of future communities in these areas.

The following standards do not take account of the need for informal amenity open space, infrastructure tree planting and passive recreation areas such as parks, open spaces and footpath networks. In determining the need for such additional open space the Council will take account of the area surrounding the site. Major development sites will be subject to a brief that will identify such needs.

Open spaces designed for children's play should be large enough to absorb such activity with minimum disturbance to local residents or undue damage to grass and planted areas. Similarly, the location of pitches for older sections of the population within open spaces should take account of the potentially adverse effect on amenity if situated too close to housing.

4a Open Space required for Sport

Unless otherwise determined within development briefs for housing sites proposed in this Plan, provision for outdoor sport will be made in accordance with the National Playing Field Association's (NPFA) minimum standards and the Council's open space strategy, once approved.

4b Children's Play Space

The design and location of play spaces should be convenient to their users. They should be subject to passive supervision and open sunlight during the majority of the day. They should be fenced in order to avoid children running out of the play area and to discourage dogs making their way in.

In general terms, their design and location should accord with the advice provided in SPP 11 *Open Space and Physical Activity* and PAN 46 *Designing Out Crime*.

Provision for children's play space will normally be provided within new housing areas in accordance with the NPFA's recommendations.

This standard is currently set at 0.6 - 0.8 hectares per 1000 population. In assessing the area requirement, the potential population of a housing development will be used for the basis of calculation.

The NPFA recommends that a hierarchy of open spaces be available for children's play, the largest spaces providing for the most extensive range of equipment and facilities and combined with land used for other formal recreational use. Smaller open spaces, recommended by the NPFA at the bottom of the hierarchy perform an important visual amenity function. These spaces will normally be no less than 0.04 hectares in extent. Whether such small spaces will require any equipment placed within them is dependent on the character of housing surrounding the space and the distance to the nearest play area. In small, medium to low density developments, no equipment is likely to be required. Site and distance criteria for such spaces should be as recommended by the NPFA's *The Six Acre Standard*. Larger equipped play areas serving neighbourhoods should be provided as recommended by the NPFA. It may not always be appropriate to provide spaces to the minimum

recommended size. However, an area of open space accommodating play equipment within a housing area should not be less than 0.1 hectares.

4c Maintenance of Play Equipment and Open Spaces

Arrangements for the long-term maintenance of open spaces shall be agreed with the Council prior to consent being issued. Maintenance arrangements can be through adoption by the Council or through alternative measures, either being subject to agreement with the Council.

Acceptable provision, including long-term funding for the maintenance of open spaces, landscaping and play equipment will be a prerequisite of planning permission for new residential and other developments.

For the purposes of this section, "long-term" will typically be a period of at least 15 years.

4d Retention of Open Spaces

Public open spaces provided in association with new development will be subject to conditions and, where appropriate, agreements requiring that they continue in use as communal open space.

4e Provision of Play Facilities for Children

Equipment for communal play will be required in association with all new residential development, with the exception of housing specifically designed for the elderly.

Acceptable levels of provision are currently found to be established where the developer provides equipment to a value based on the sum of £250 per child bed space (as at 2006 price, subject to price index adjustment). The cost per child bed space figure may be subject to negotiation for larger developments where the economies of scale can be brought into effect.

Child bed spaces are the number of bedrooms in a house less the principal bedroom. In the case of houses having secondary bedrooms of exceptionally large size, it may be considered necessary to take the

view that these could be occupied by more than one child.

Where the number of houses or the application site is too small to satisfactorily accommodate children's play, an amount of equipment based on the above standard must still be provided, for installation in an existing park accessible to the new housing.

5 Housing: General Considerations

The detailed planning, layout and appearance of new housing developments must reflect national planning advice and guidance. In accordance with the encouragement therein of imaginative and innovative design, proposals showing exceptional ingenuity may be exempted from the usual space requirements, provided that the quality of public and residential amenity is demonstrably not compromised.

Many large companies use standard house types in the interests of efficiency and economy for their particular organisation. Such an approach may not always provide an acceptable design. Developers will be expected to be flexible in their use of house types and if necessary modify their range to meet the Council's requirements for specific sites.

The main aims are to achieve comfortable, safe, well-designed living environments with a distinct sense of place, and a high quality of design and finish.



5a Housing: Detailed Considerations

Care is required in grouping of buildings. The houses forming a group must relate well in terms of scale, angle and alignment of roof pitch, choice of finishing materials and detailing.

A good level of security for the residents of a scheme must be provided and in this respect attention should be paid to linking buildings together by means of walls or garages. Open spaces should be designed as features to be looked onto from the front and sides of houses as should pedestrian routes and roads. Houses should not, as a general rule, be designed to back onto such features.

Housing layouts should be designed to be convenient for pedestrians, with special attention being paid to the provision of direct footpath / cycleway links between houses, schools, shops and community facilities.

The housing layout and house types should be designed to provide for a high standard of passive energy gain; in this respect buildings should be arranged as to avoid unduly overshadowing one another.

5b Housing: Private Outdoor Space

Detached, semi-detached and terraced dwellings should each be provided with a private outdoor space that is free from direct overlooking from public areas and neighbouring property as far as possible. Permanent overshadowing of these areas should be avoided and, wherever possible, such spaces should enjoy good access to sunlight. Where flats are proposed, such spaces should enjoy good access to sunlight and additional provision of amenity open space should be made, including sunlit areas convenient for residents to enjoy.

Private open space attached to the dwelling is required for all non-flatted properties. While recognising that individual preferences may vary, houses suitable for families should be provided with adequate usable private gardens. Such spaces serve a multitude of different household purposes and should be of sufficient size to perform such functions satisfactorily. It is also important to allow for the reasonable extension of a new house without reducing the availability of private open space to an unacceptable level. The usable garden area is defined as that part of the rear garden not occupied by a garage, or garage space, driveway or parking space.

For detached and semi-detached houses, private open space should be provided, as a minimum standard, on the following basis:

- a) houses of 3 apartments should have usable garden areas no less than 110m²;
- b) houses of 4 apartments or more should have usable garden areas no less than 130m²;

Terraced houses of 3 or more apartments should be provided with a minimum usable garden area of 100m².

Where, particularly in the case of terraced houses because of the floor plan design, these criteria result in garden lengths in excess of the Council's requirements, smaller garden areas will be acceptable. In such cases the amount of communal open space will normally require to be increased to compensate for the reduction in private open space. In exceptional cases, this principle may also apply to other types of houses.

Garden areas referred to above should be so designed and located so that a usable part of the garden area will enjoy at least three hours of any available sunlight on 1 March.

5c Space between Houses

Spaces between houses may vary depending on the types of houses and the nature of the sites. Certain minimum standards must be observed. These are as follows:

- a) back to back distance, whether between single storey or two storey houses, of 25 metres;
- b) between gable and rear of such property 16 metres; and
- c) between the front elevations 22 metres.

Where housing is built across steeply sloping ground, the distance between buildings will require to be extended to avoid the higher properties being over

dominant. In such situations, split-level housing should be considered as a means of reducing the distance houses are set apart.

Reduction in the distance between front elevations will be possible where there are positive reasons relating to the design of the layout and where the house design ensures no material loss of privacy as a result of overlooking from windows.

The length of individual rear gardens will vary but will normally be anticipated to be at least half the minimum back-to-back distance. Exceptions to this may be acceptable where distance standards are met, minimum garden size is achieved or where the houses back onto an open aspect.

Flatted properties should be provided with a communal private open space conveniently located for the residents. The area of land supplied for this purpose should be provided to half the standard used for terraced housing.

If essential to secure an appropriate attractive and well designed development, the above space standards may be relaxed. Such relaxation is expected to be confined to sites that have some unusual characteristic.



5d House Design

The Council wishes to encourage a high standard of design. Novel architectural solutions including those which meet the need for energy conservation and sustainability will be encouraged.

Conventionally designed housing should observe the following criteria:

- a) roofs should be conventionally pitched and be symmetrical;
- b) roof pitches should be not less than 35° and not greater than 45°;
- c) there should be a dominant roof and ridge line where the floor plan is not a single rectangle as in 'L' or 'T' or other more irregularly shaped floor plans;
- d) the dominant ridge line should normally run parallel to the road;
- e) the colours of wall finishes and roof materials should be sympathetic to one another;
- f) windows should have a vertical emphasis;
- g) a variety of wall finishes on single buildings should be avoided;
- h) variety of finishes on groups of buildings should generally be avoided, interest should be achieved by the use of different architectural detailing; and
- i) underbuilding should be kept to a minimum and base courses should not be obvious if built from a different material from that of the rest of the wall.

5e Areas of Improved Quality

Within HOUS1, HOUS2 and HOUS3 sites of 15 units or more, it is desirable to seek, within limited parts of each site, an added emphasis on quality in design. This is to apply to individual buildings or groups of buildings, and in the use of materials both in finishes to dwellings (for example, slate and wet dash render, stone detailing, rosemary and clay pantiles) and also in walls and ground surfaces.

In this way development is likely to have the elements necessary to produce a 'future' conservation area. The Council expects such treatment will be applied to a minimum of 20% of the dwellings on the site and should be focused on prominent landmark groups or key individual homes.

6 Accessibility and Parking Provision

Proposals for new development will be required to:

- a) incorporate measures to enable / encourage the use of alternative transport modes to the private car;
- b) make provision for roads, lighting and parking to satisfy the Council's standards (refer to *Standards for Development Roads: A Guide to the Design and Construction of Roads for Adoption*).

Detailed layout designs for developments, or phases thereof, will be accompanied by statements of the design measures taken, and on-site and off-site infrastructure to be provided, in the interests of enabling and encouraging residents and visitors to use alternatives to the private car.

7 Notifiable Installations

Proposed developments should take the presence of notifiable installations into account, and planning applications for development within the consultation distances of these installations will be referred to the Health and Safety Executive (HSE), and account taken of their response, in accordance with SOEnvD Circular 5/93. Similarly, proposals to site new notifiable installations in the vicinity of existing urban development will require consultation with the HSE.

8 Edinburgh Airport Safeguarding Zone

Planning applications for certain types of development within the consultation zone* for Edinburgh Airport will be referred to the British Airports Authority (BAA) for their interest, and account taken of their response, in accordance with The Town and Country Planning (Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas)(Scotland) Direction 2003 (see Circular 2/2003).

*For details of types of development and extent of area, refer to Edinburgh Airport Aerodrome Safeguarding Map, available for inspection in the Council's offices.

4.6 House Extensions

DP6 HOUSE EXTENSIONS

1 Background

While increasing the accommodation of a house, extensions can also add to their architectural interest. It is important that they do not detract from the appearance of the property or that of neighbouring houses. Extensions that reflect the style of the original are most likely to be successful. Novel architectural solutions can also be acceptable.

In providing additional space for the existing building, there should be no material loss of amenity for adjoining houses.

2 Detailed Requirements

Extensions to existing houses must be well designed and must maintain or enhance the appearance of the house and the locality. The design of extensions should take account of the guidelines summarised below:

- a) the size of the extension should be clearly subservient to the original property;
- b) matching or complementary external wall and roof materials should be used;
- c) use of facing brick for an extension to a stone building and use of concrete tiles where the existing roof is slate or clay tiles should be avoided;
- d) the roof pitches should match those of the existing roof;
- e) architectural detailing, scale and proportion should be similar to the existing;
- f) when extending in the same plane, especially if changes in external materials are to be used or if it is likely to be difficult to obtain a close match, a break or step from the main building should be pointed;
- g) extensions must not block, to a material extent, sunlight from reaching adjoining gardens;
- h) extensions must not result in loss of privacy for neighbouring property;
- i) an adequate garden area must remain after the house has been extended; and
- j) extensions which are two or more storeys high must incorporate a pitched roof unless the existing roof is flat.

3 Front Porches

Front porches to detached or semi-detached houses are usually acceptable where their design follows the principles described above, provided they project less than two metres out from the front of the house.

4 Dormer Extensions

Dormer extensions should incorporate dormer "windows" rather than a "box" dormer. The dormers should not extend other than to a limited extent beyond the glazed area. Windows should line up with any existing ones below. Dormers should not rise off the wall head, nor rise above the existing ridge level, nor occupy a predominant proportion of the existing roof area.

Large dormers to the front of a house can be an incongruous feature, especially in a street with no other roof level extensions. In such cases, use of velux roof lights may be an acceptable alternative.

Note: Supplementary planning guidance is available on Dormer Extensions and on Rear Extensions to Single Storey Semi-Detached and Terraced Houses.

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 12/00143/DPP

Mr Alan Mason
2 Livesey Terrace
Penicuik
EH26 0NA

Midlothian Council, as Planning Authority, having considered the application by Mr Alan Mason, 2 Livesey Terrace, Penicuik, EH26 0NA, which was registered on 9 March 2012 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Erection of one and a half storey extension to dwellinghouse at 37 Belwood Road, Milton Bridge, Penicuik, Midlothian, EH26 0QN

in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	(PL)001 1:1250	09.03.2012
Site Plan	(PL)002A, 1:500	10.04.2012
Proposed floor plan	(PL)003A 1:100	10.04.2012
Proposed floor plan	(PL)004A 1:50	10.04.2012
Proposed floor plan	(PL)005A 1:50	10.04.2012
Roof plan (proposed/existing)	(PL)006A 1:50	10.04.2012
Proposed elevations	(PL)007A 1:100, 1:50	10.04.2012
Proposed elevations	(PL)008A 1:100, 1:50	10.04.2012
Proposed elevations	(PL)009A 1:100, 1:50	10.04.2012
Proposed elevations	(PL)0010A 1:100, 1:50	10.04.2012
Proposed cross section	(PL)0011A 1:50	10.04.2012
Proposed cross section	(PL)0012A 1:50	10.04.2012
Proposed cross section	(PL)0013A 1:50	10.04.2012
Proposed floor plan	(PL)0014 1:100	09.03.2012
Street Scene	(PL)0015 1:250, 1:100	10.04.2012
Proposed elevations	(PL)0016 1:100	10.04.2012
Site Plan	(PL)0017 1:500	10.04.2012
Design and Access Statement		10.04.2012
Design and Access Statement		10.04.2012

The reason for the Council's decision is set out below:

The difference between the height of the roof ridges and eaves of the original dwellinghouse and those of the proposed extension would result in an extension that would not be subservient to the original dwellinghouse and would therefore be out of character with the surrounding area. The proposal is therefore contrary to policies RP20 and DP6 of the Midlothian Local Plan.

Dated 8 / 5 / 2012

A handwritten signature in black ink, appearing to be 'DR' with a stylized flourish.

.....
Duncan Robertson
Senior Planning Officer; Local Developments,
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN

PLEASE NOTE

If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town & Country Planning (Scotland) Act 1997 within 3 months from the date of this notice. The notice of review should be addressed to The Development Manager, Development Management Section, Midlothian Council, Fairfield House, 8 Lothian Road, Dalkeith EH22 3ZN. A notice of review form is available from the same address and will also be made available online at www.midlothian.gov.uk

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 reasonable 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 V of the Town and Country Planning (Scotland) Act 1997.

Prior to Commencement (Notice of Initiation of Development)

Prior to the development commencing the planning authority shall be notified in writing of the expected commencement of work date and once development on site has been completed the planning authority shall be notified of the completion of works date in writing. Failure to do so would be a breach of planning control under section 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning etc (Scotland) Act 2006). A copy of the Notice of Initiation of Development is available on the Council's web site www.midlothian.gov.uk

IMPORTANT NOTE REGARDING PUBLIC ACCESS TO INFORMATION

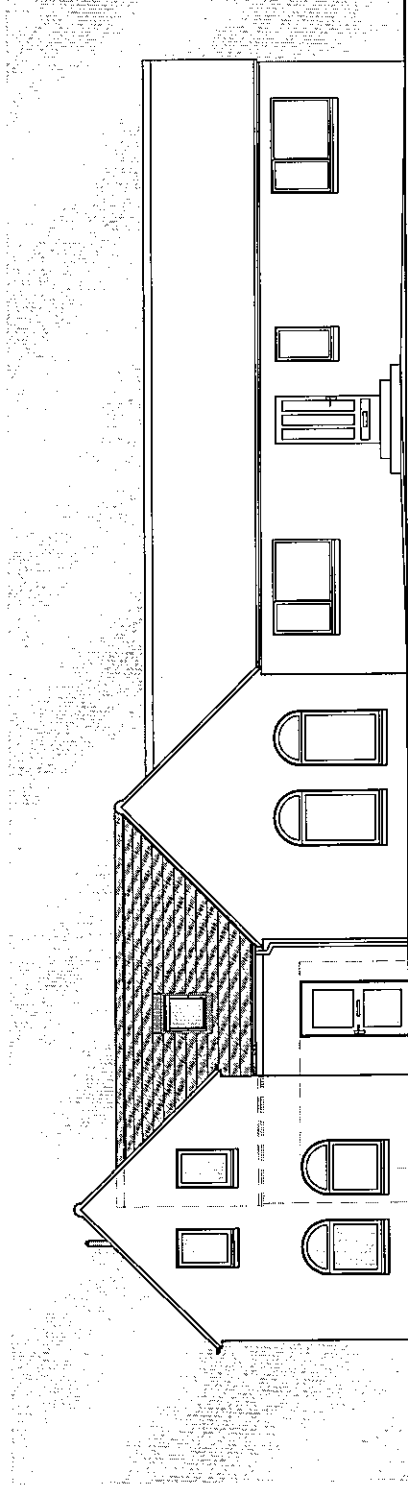
Making an application

Please note that when you submit a planning application, the information will appear on the Planning Register and the completed forms and any associated documentation will also be published on the Council's website.

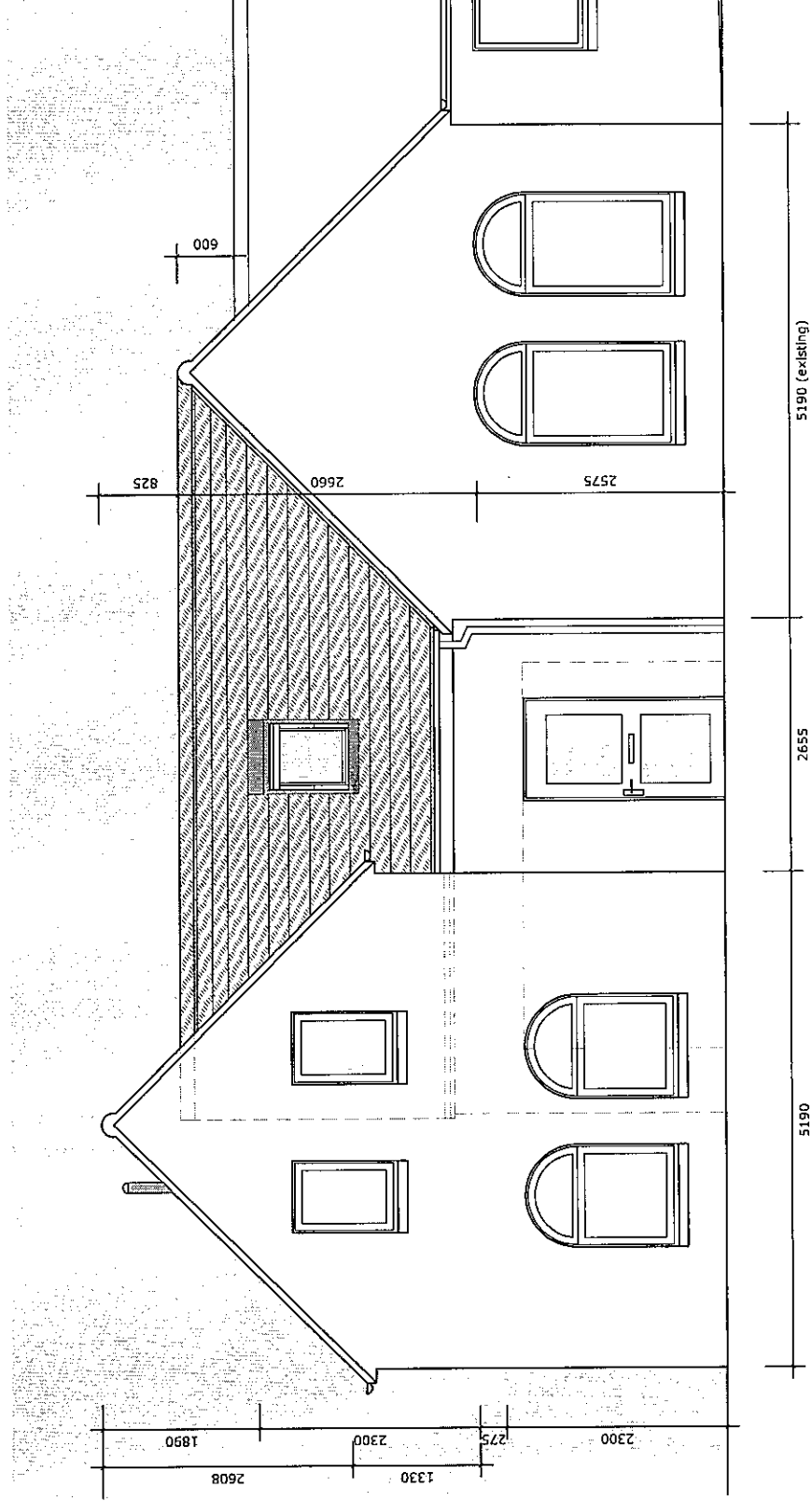
Making comment on an application

Please note that any information, consultation response, objection or supporting letters submitted in relation to a planning application, will be published on the Council's website.

The planning authority will redact personal information in accordance with its redaction policy and use its discretion to redact any comments or information it considers to be derogatory or offensive. However, it is important to note that the publishing of comments and views expressed in letters and reports submitted by applicants, consultees and representors on the Council's website, does not mean that the planning authority agrees or endorses these views, or confirms any statements of fact to be correct.



FRONT ELEVATION - EXISTING AND PROPOSED 1:100



FRONT ELEVATION - PROPOSED EXTENSION

(PL)007A 1:50 @ A3

Rev A 09.04.12
Revised Planning Submission

PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT
AREA 0.81M

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION:

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN

FLAT ROOF: ALUMINIA SINGLE PLY MEMBRANE - COLOUR
DARK GREY

FRONT DOORS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE

ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M08
(780 X 138MM) TO LINK

ROOFLIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F06
(860 X 1178MM) TO BATHROOM

ROOF DRY RIDGE AND DRY VERGE COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

APPENDIX F

DENOTES EXTENT OF DEVELOPMENT



PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK

(PL)008A1:50 @ A3

Rev A 05.04.12
Revised Planning Submission

PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT AREA 169sqm

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL HOUSE AND EXISTING EXTENSION

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE

ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR BROWN

FLAT ROOF: ALWITRA SINGLE PLY MEMBRANE - COLOUR DARK GREY

WINDOVS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC FRAMES - COLOUR WHITE

ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M88 (786 X 1358mm) TO LINK

ROOFLIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F15 (600 X 1000mm) TO LINK

ROOF: GUTTER AND DOWNPIPES: COLOUR BROWN

ROOF DRY RIDGE AND DRY VERGE: COLOUR BROWN

FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH UPVC FRAMES AND PANELS - COLOUR WHITE

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(PL)009A 1:50 @ A3

Rev A 06.04.12
Revised Planning Submission

PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT
AREA 49.8M²

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION;

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN

FLAT ROOF: ALUMINIA SINGLE PLY MEMBRANE - COLOUR
DARK GREY

FRAMES: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE

ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M28
(780 X 138MM) TO LINK

ROOFLIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F05
(780 X 138MM) TO LINK

ROOF: FRAMED GUTTER AND DOWNPIPES: COLOUR BROWN
ROOF DRY RIDGE AND DRY VERGE COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

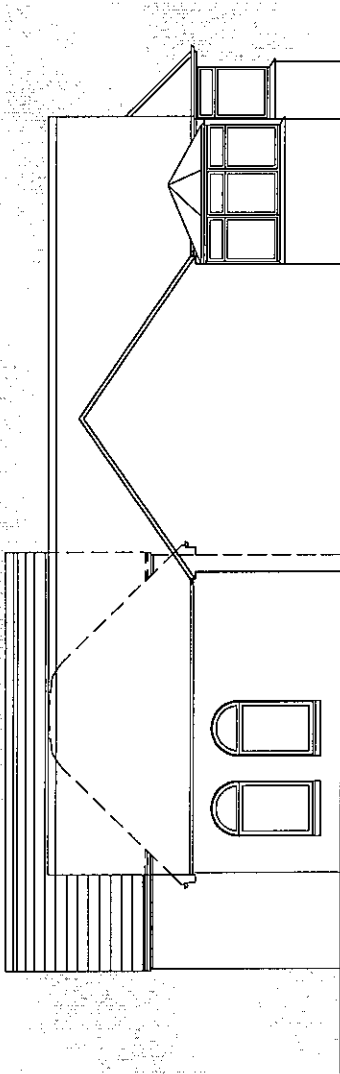


PROPOSED EXTENSION

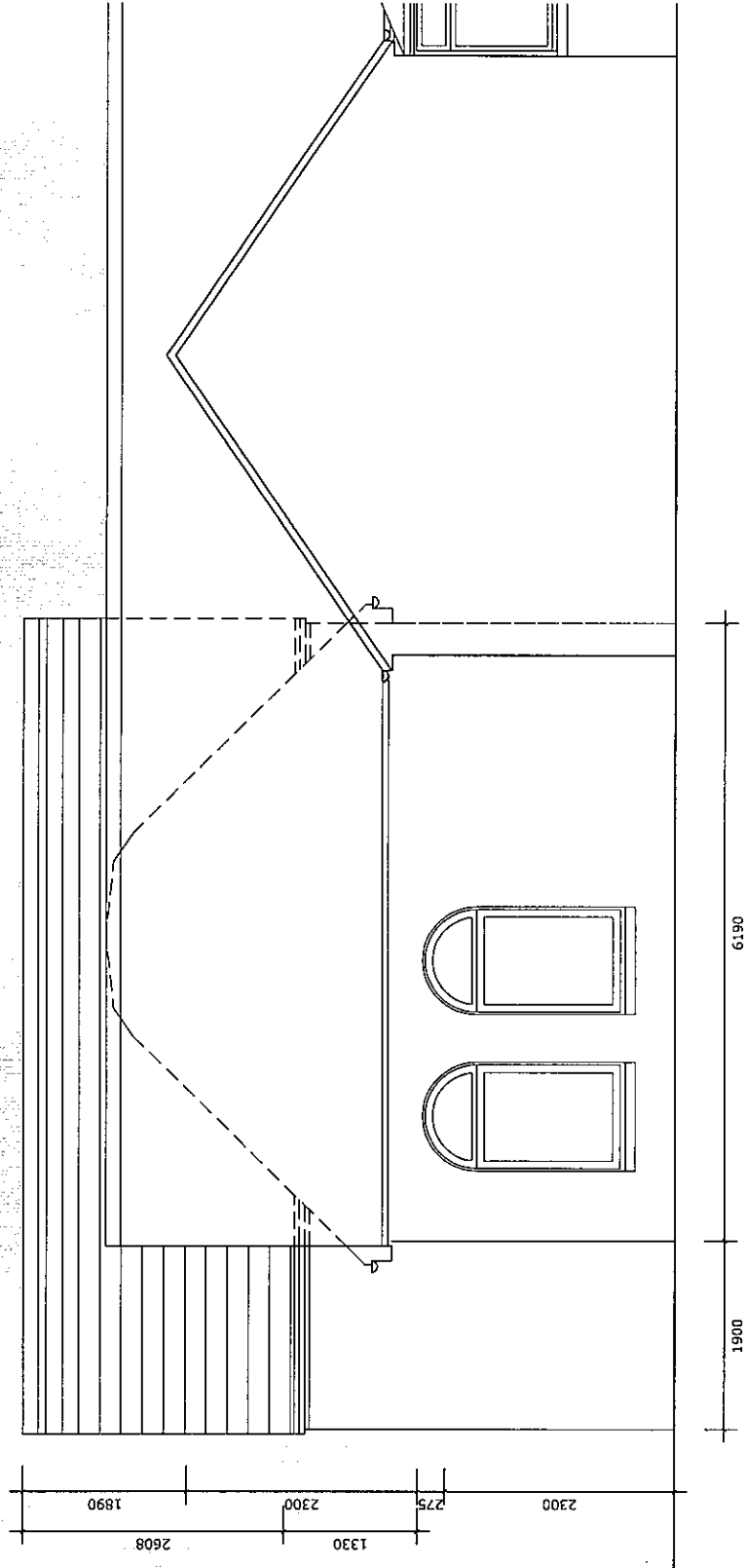
FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK



EAST ELEVATION - EXISTING AND PROPOSED 1:100



EAST ELEVATION - PROPOSED EXTENSION

(PL)010A 1:50 @ A3

Rev A 03.04.12
Revised Planning Submission

PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT
AREA 49.8M²

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION:

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN

FLAT ROOF: ALUTRA SINGLE PLY MEMBRANE - COLOUR
DARK GREY

WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE

ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M88
(780 X 1380MM) TO LINK

ROOFLIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F96
(780 X 1380MM) TO LINK

ROOF GUTTER AND DOWN PIPES: COLOUR BROWN
ROOF DRY RIDGE AND DRY VERGE: COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

DENOTES EXTENT OF DEMOLITION

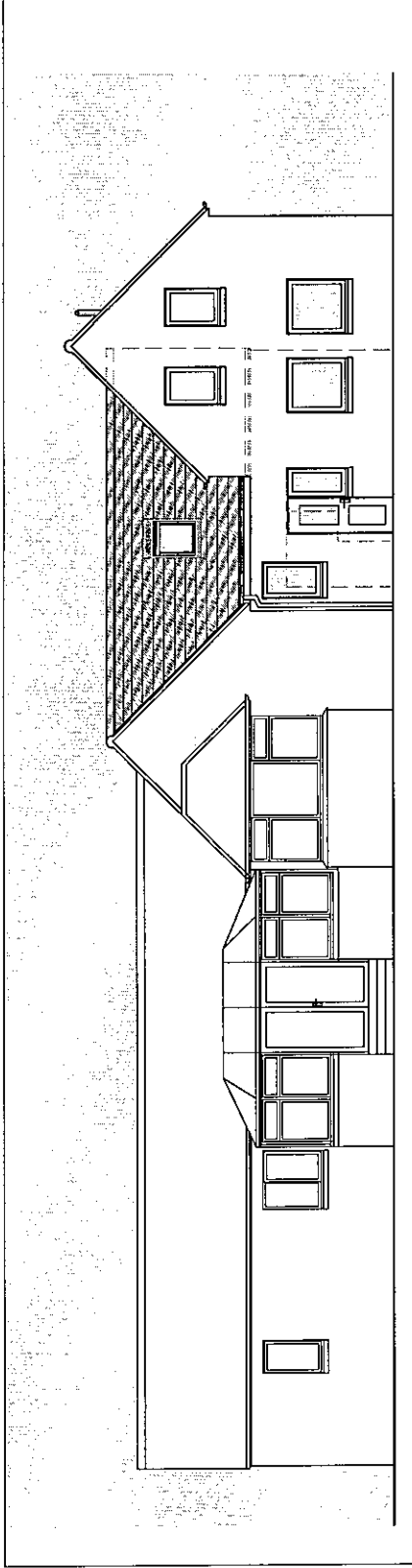


PROPOSED EXTENSION

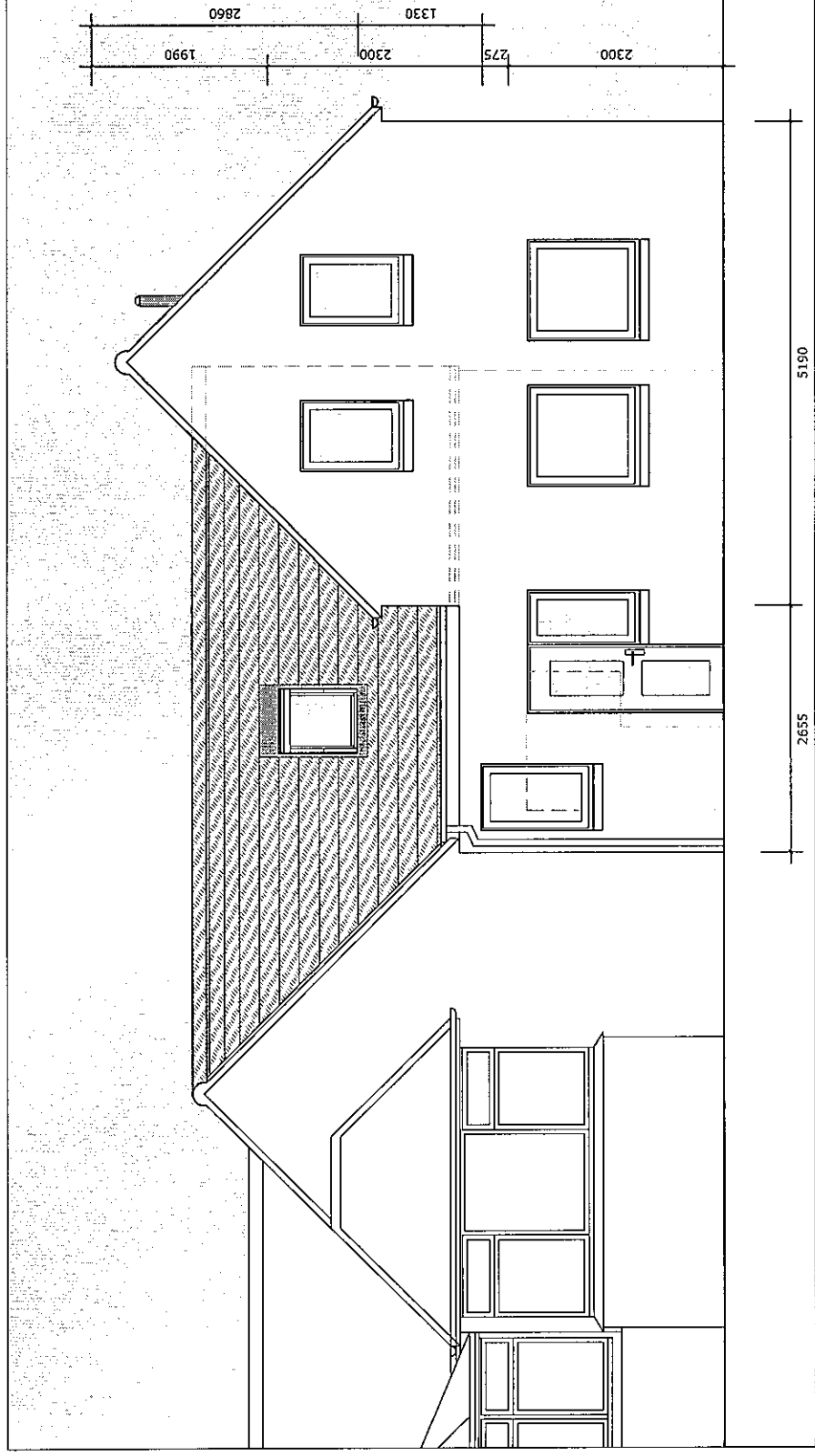
FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK



REAR ELEVATION - EXISTING AND PROPOSED 1:100



REAR ELEVATION - PROPOSED EXTENSION

(PL)015
1:250 AND 1:100 @ A3

PROPOSED STOREY AND A HALF EXTENSION

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL HOUSE AND EXISTING EXTENSION.

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR BROWN
GLAZING: ALUMINIUM SINGLE PLY MEMBRANE - COLOUR DARK GREY
WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC FRAMES - COLOUR WHITE
ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M08
ROOF LINING: FRAMED DOUBLE GLAZED VELUX TYPE F06 (850 X 1175MM) TO BATHROOM
ROOF GUTTER AND DOWN PIPES: COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH UPVC FRAMES AND PANELS - COLOUR WHITE

DENOTES EXTENT OF DEMOLITION

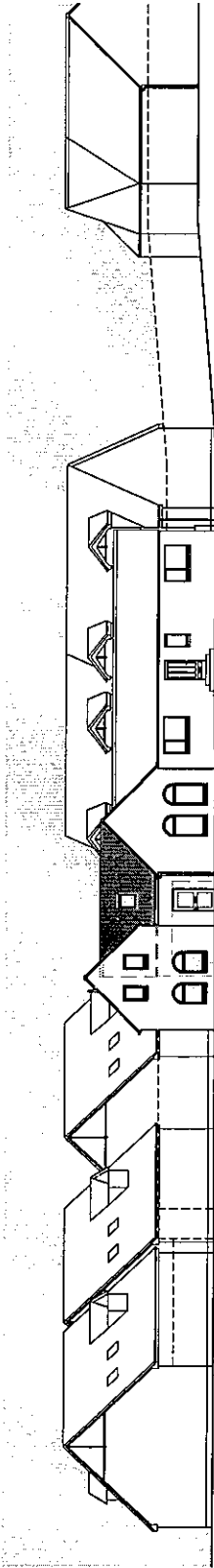
0 0.5 1 1.5 2 2.5

PROPOSED EXTENSION

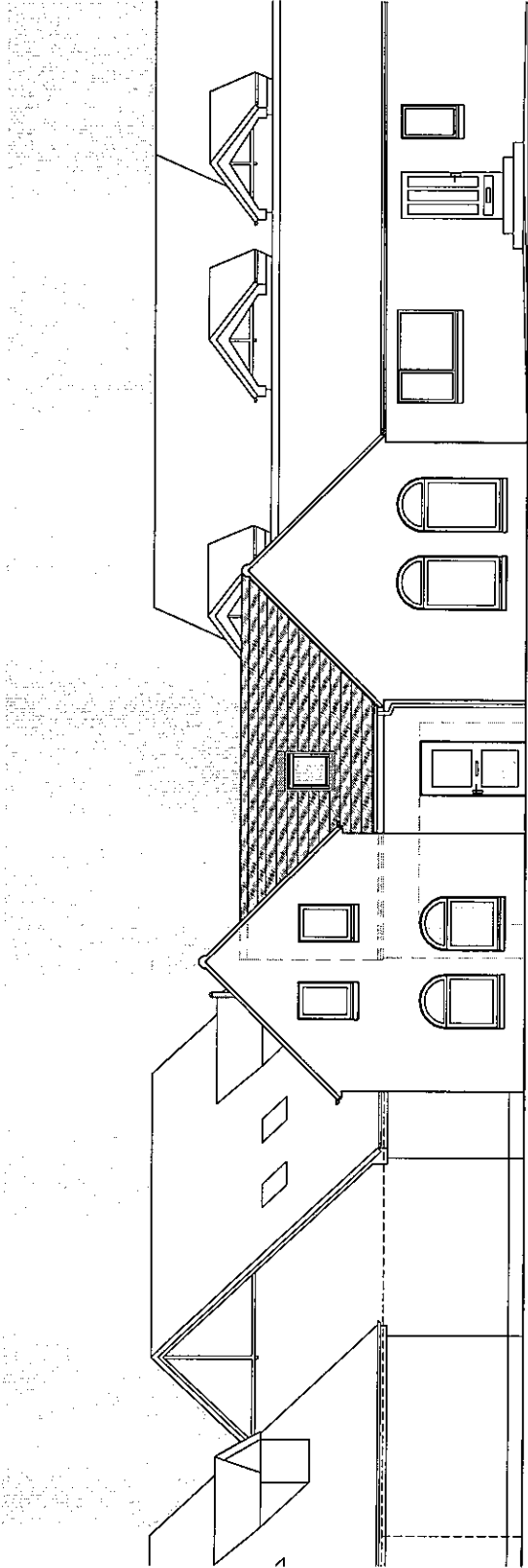
FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK



CONTEXTUAL ELEVATION - PROPOSED EXTENSION 1:250 (EXISTING DOUBLE GARAGE REMOVAL SHOW RED DOTTED)



CONTEXTUAL ELEVATION - PROPOSED EXTENSION 1:100

(PL)016
1:100 @ A3

PROPOSED STOREY AND A HALF EXTENSION

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL HOUSE AND EXISTING EXTENSION:

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE

ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR BROWN

FLAT ROOF: ALUMINIA SINGLE PLY MEMBRANE - COLOUR BROWN

GLAZING: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC FRAMES - COLOUR WHITE

WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC FRAMES - COLOUR WHITE

ROOF LIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M28 (780 X 1395MM) TO LINK

ROOF LIGHT: FRIGTED DOUBLE GLAZED VELUX TYPE P06 (780 X 1395MM) TO LINK

ROOF: GUTTER AND DOWN PIPES: COLOUR BROWN

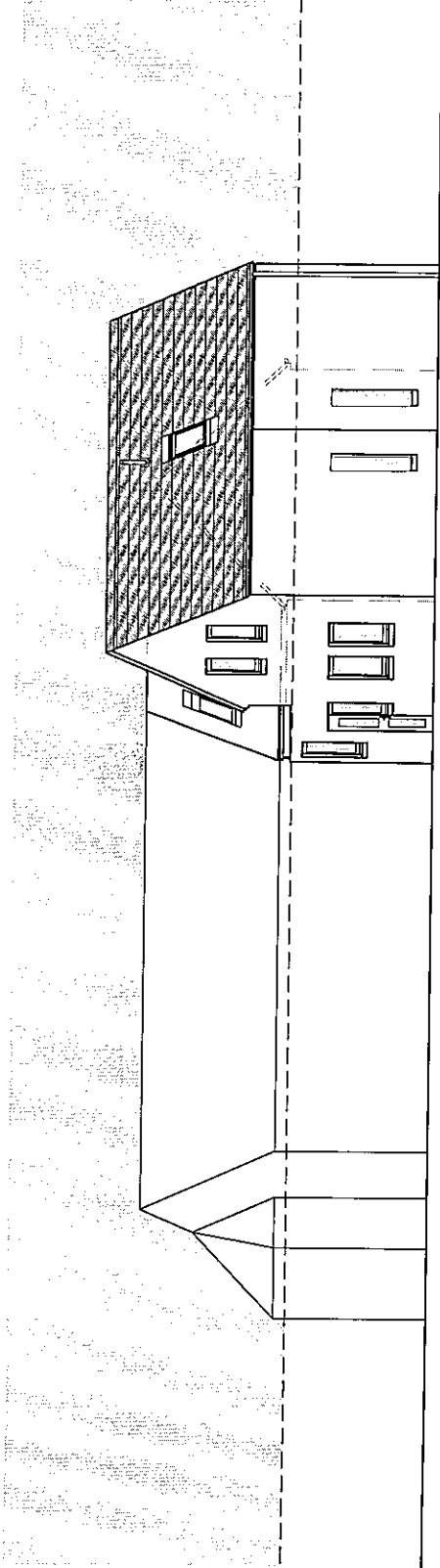
ROOF DRY RIDGE AND DRY VERGE: COLOUR BROWN

FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH UPVC FRAMES AND PANELS - COLOUR WHITE

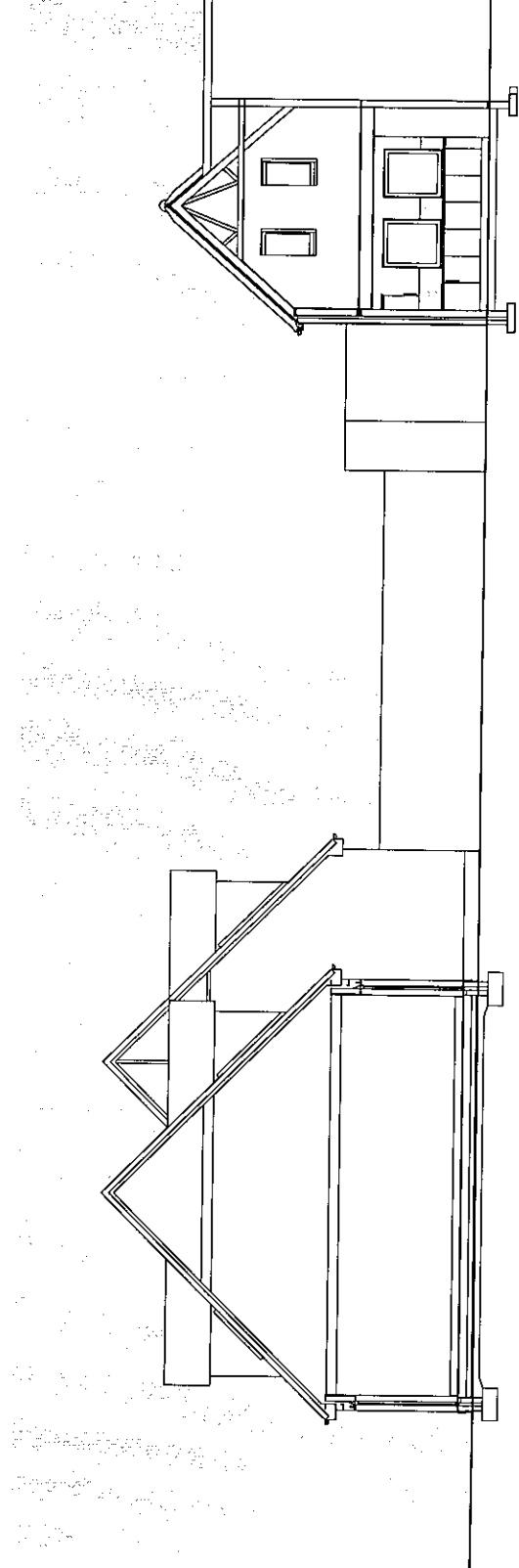
DENOTES EXTENT OF DEMOLITION

0 0.5 1 1.5 2 2.5

PROPOSED EXTENSION
FEBRUARY 2012
Mr & Mrs MASON
37 BELWOOD ROAD, PENICUIK



CONTEXTUAL ELEVATION - VIEW OF PROPOSED EXTENSION FROM SHAW'S CRESCENT (EXISTING DOUBLE GARAGE REMOVAL SHOWN RED DOTTED)
Note - Existing hedgerows shown dotted for clarity



SECTIONAL ELEVATION - THROUGH 13 SHAW'S CRESCENT AND PROPOSED EXTENSION

(PL)012A 1:50 @ A3

Rev A 09.04.12
Revised Planning Submission

PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT
AREA 48.8M²

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION:

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN

FLAT ROOF: ALUTRA SINGLE PLY MEMBRANE - COLOUR
BROWN

WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE

ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M88
(700 X 138MM) TO LINK

ROOF: CLUT PRESSES DOUBLE GLAZED VELUX TYPE F88
(880 X 119MM) TO MAIN ROOM

ROOF: GUTTER AND DOWN PIPES: COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

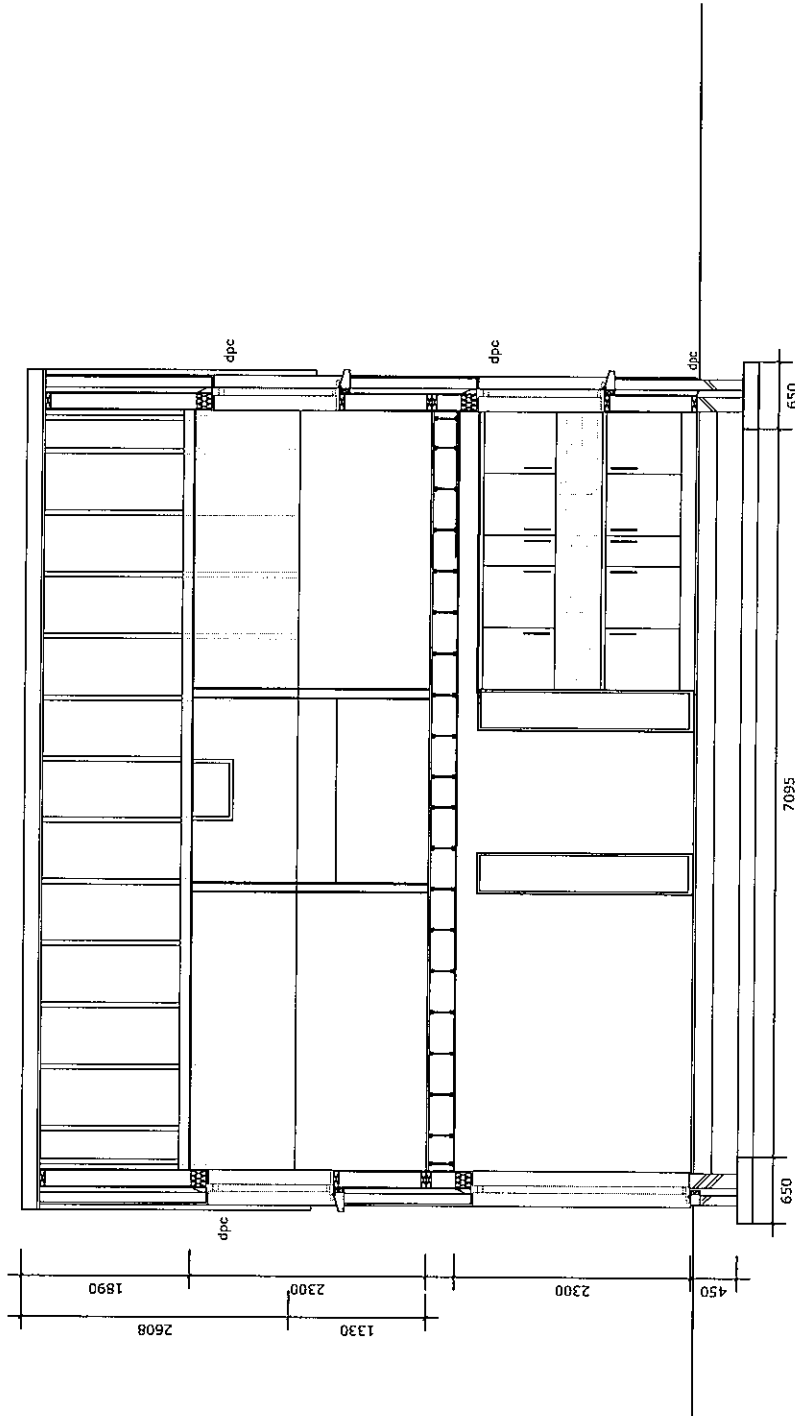


PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

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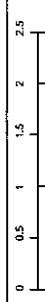


LONG SECTION - PROPOSED EXTENSION

PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT
AREA 43.5M²

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION:

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLAT ROOF: ALUMINIA SINGLE PLY MEMBRANE - COLOUR
DARK GREY
WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES AND DARK GREY FRAMES
ROOF LIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M88
(780 X 1388MM) TO LINK
ROOF LIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F66
(660 X 1178MM) TO BATHROOM
ROOF GUTTER AND DOWN PIPES: COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

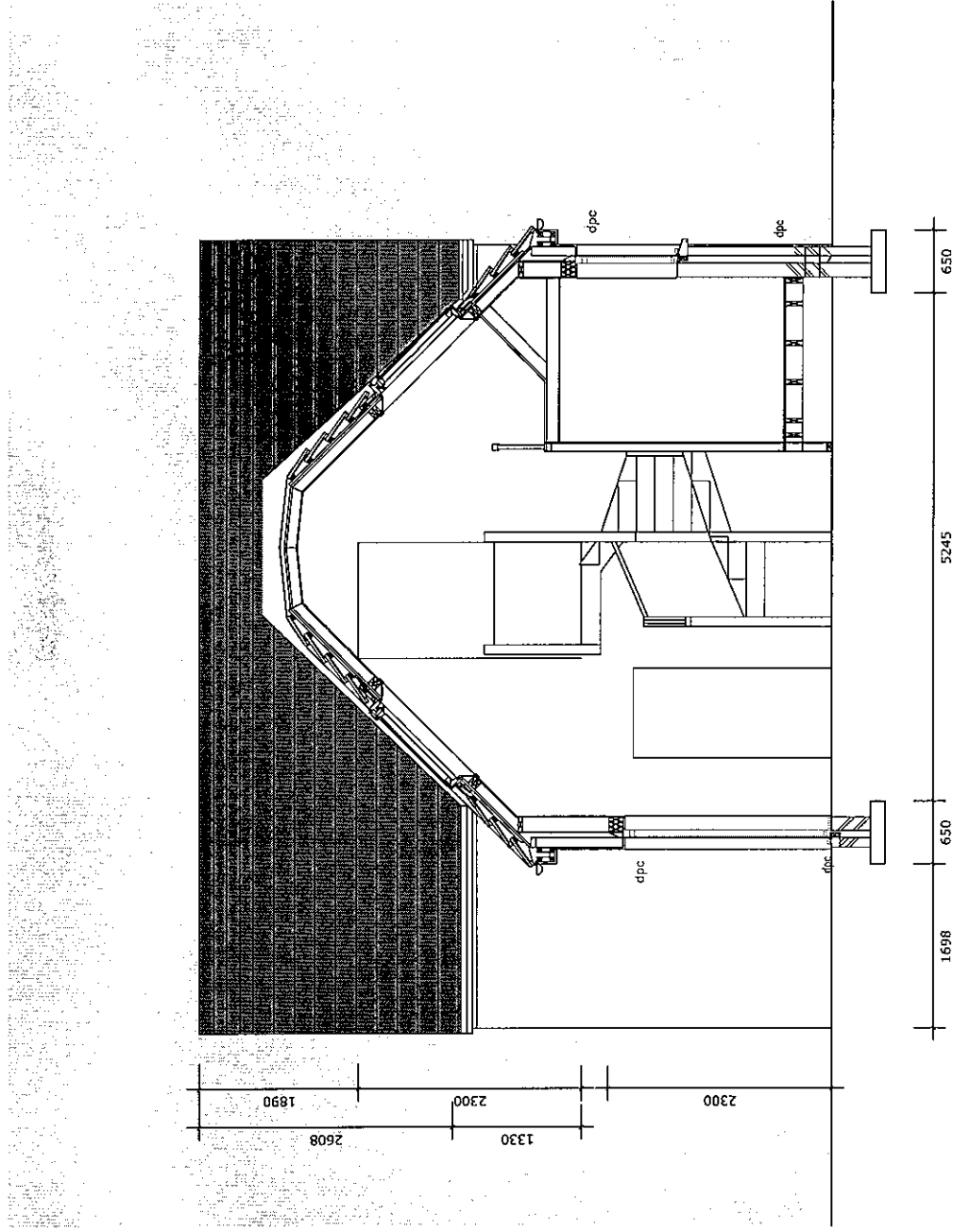


PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

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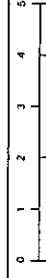
LONG SECTION THROUGH LINK - PROPOSED EXTENSION

(PL)014 1:100 @ A3

EXISTING DOUBLE GARAGE TO BE CAREFULLY
DEMOLISHED WITH EXISTING ROOF TILES RETAINED FOR
REUSE ON THE REAR ROOF PITCHES

..... DENOTES DEMOLITION - AREA 24.3M²

----- SITE BOUNDARY (AREA = 0.1532 Hectares)

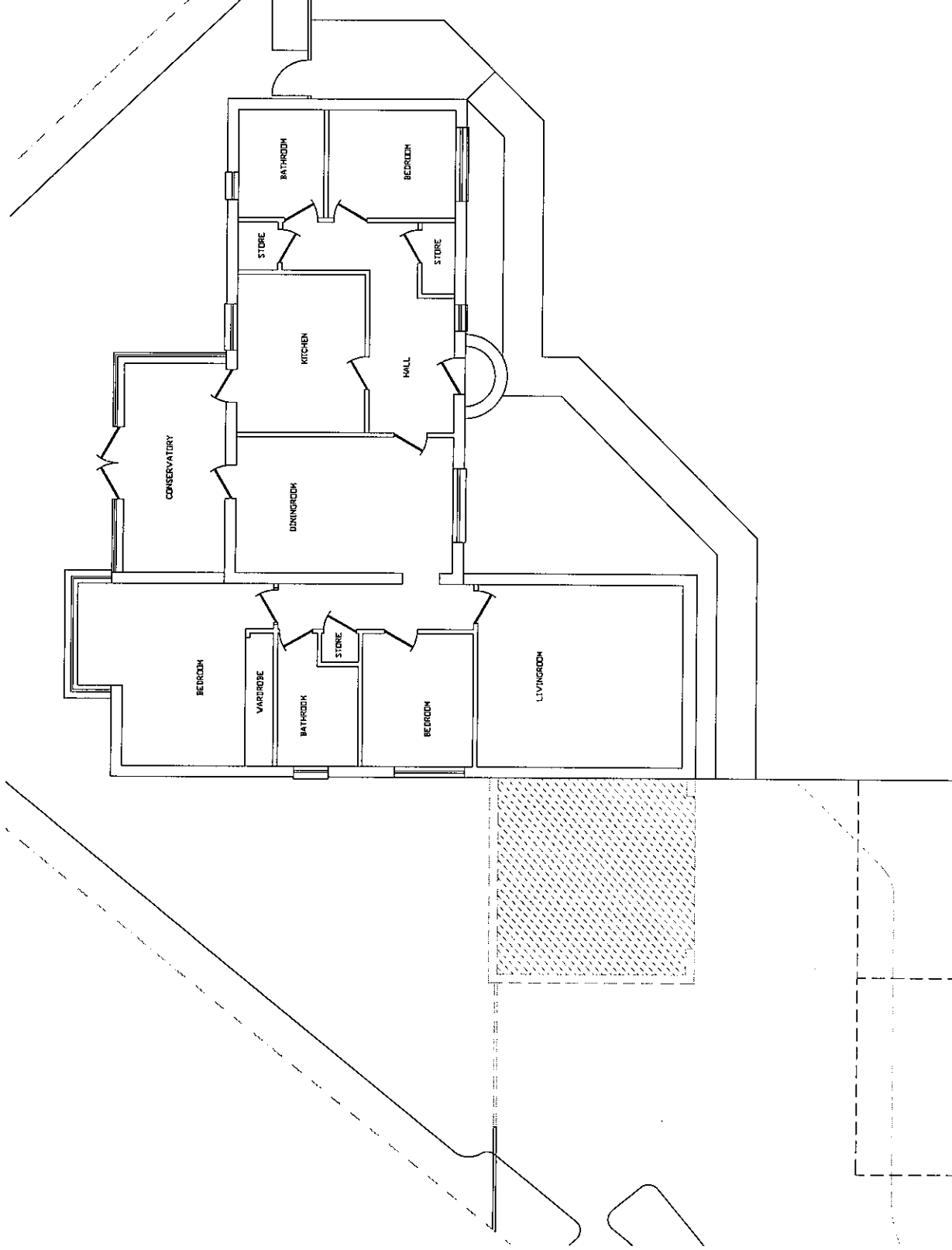


PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

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DEMOLITION PLAN

(PL)011A

1:50 @ A3

Rev A 09/04/12
Revised Planning Submission

PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT
AREA 49.8M²

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION:

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN

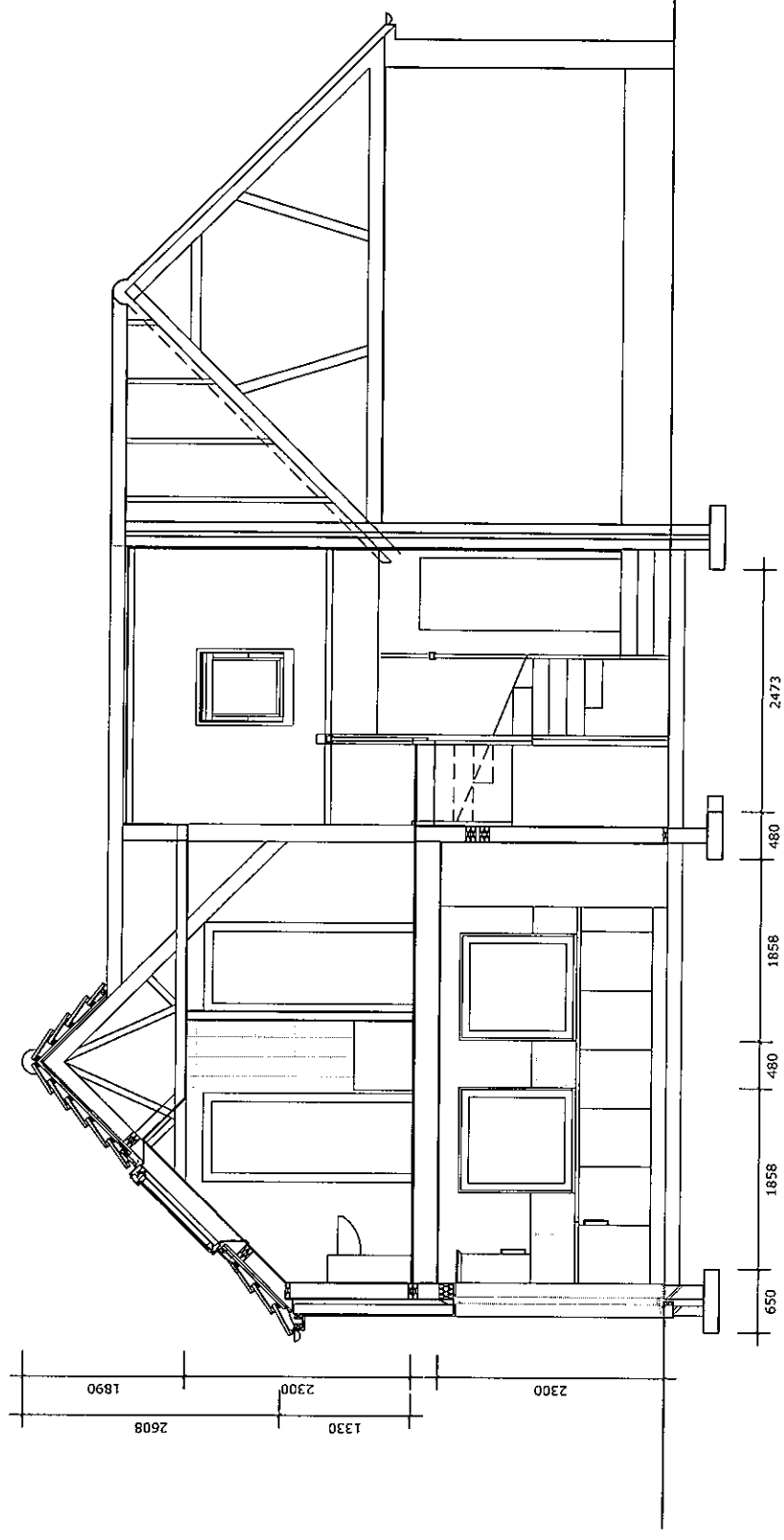
FLAT ROOF: ALUMINIA SINGLE PLY MEMBRANE - COLOUR
GREY

WINDOWS: CLEAR DOUBLE GLAZED VELUX TYPE M08
FRAMES - COLOUR WHITE

ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M08
(700 X 1350MM) TO LINK

ROOFLIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE F05
(800 X 1170MM) TO BATHROOM

ROOF GUTTER AND DOWN PIPES: COLOUR BROWN
ROOF DRY RIDGE AND DRY VERGE: COLOUR BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE



PROPOSED EXTENSION

FEBRUARY 2012

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37 BELWOOD ROAD, PENICUIK

CROSS SECTION - PROPOSED EXTENSION

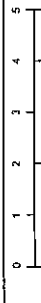
PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT
AREA 45.8M²

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION:

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLAT ROOF: ALUMITRA SINGLE PLY MEMBRANE - COLOUR
DARK GREY
WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE
ROOF GLAZING: CLEAR DOUBLE GLAZED VELUX TYPE M88
(780 X 1380MM) TO LINK
ROOF LIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F08
(660 X 1170MM) TO BATHROOM
ROOF GUTTER AND DOWN PIPES: COLOUR BROWN
ROOF FINISH: ALUMITRA SINGLE PLY MEMBRANE - COLOUR
BROWN
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

DENOTES DEMOLITION - AREA 24.3M²

— SITE BOUNDARY (AREA = 0.1552 Hectares)

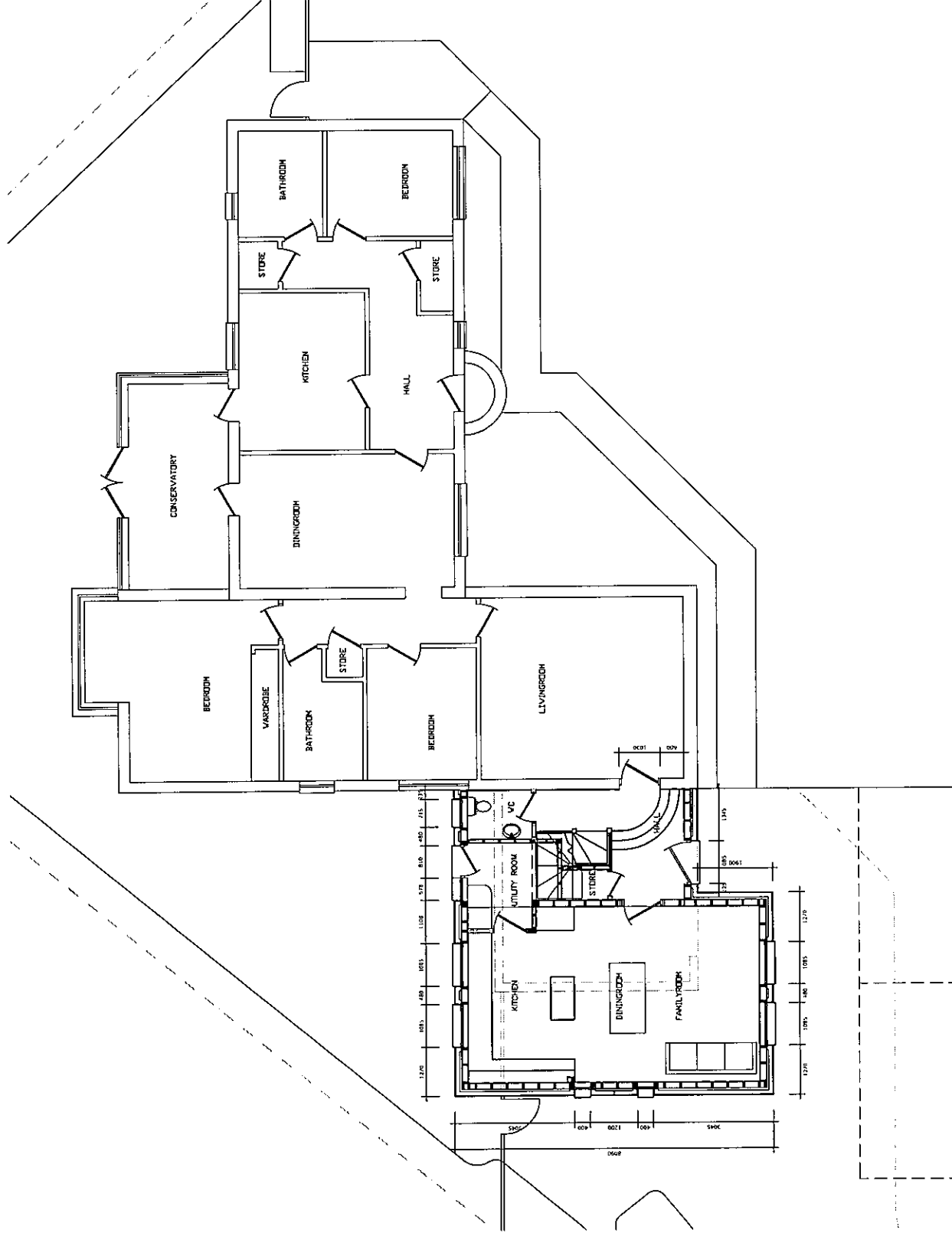


PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK



GROUND FLOOR PLAN - EXISTING AND PROPOSED

(PL)004A 1:50 @ A3

Rev A 09/04/12
Revised Planning Submission

PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT
AREA 49.8M²

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION:

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLAT ROOF: ALUTRA SINGLE PLY MEMBRANE - COLOUR
DARK GREY
WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE
ROOF LIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M25
(880 X 1380MM) TO LINK
ROOF LIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F06
(880 X 1170MM) TO BATHROOM
ROOF GUTTER AND DOWN PIPES: COLOUR BROWN
ROOF DRY PITCH AND DRY AREA: COLOUR BROWN
FRAMES AND PANELS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE

DENOTES DEMOLITION - AREA 24.3M²

— SITE BOUNDARY (AREA = 0.1512 Hectares)

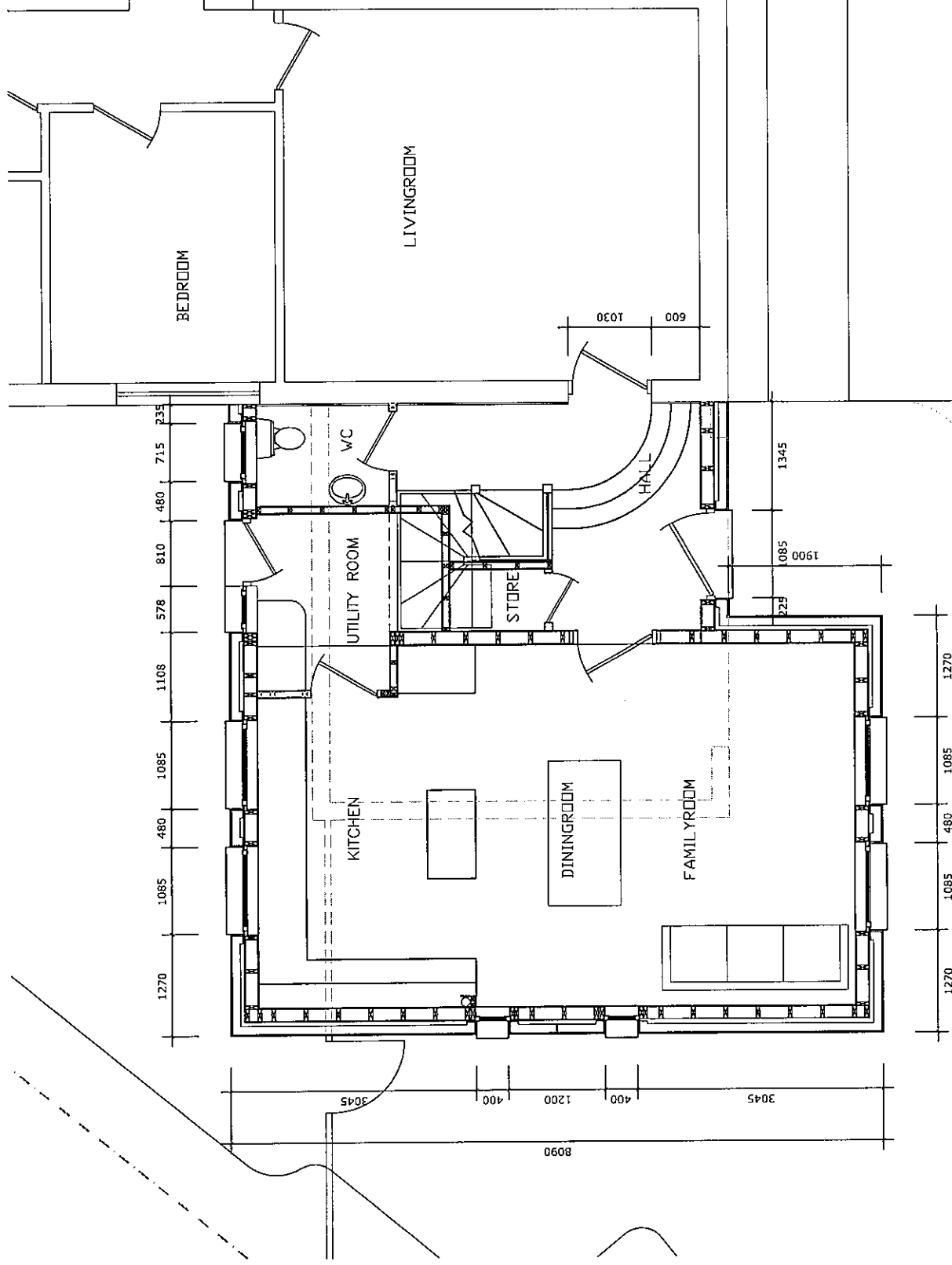


PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK



GROUND FLOOR PLAN - PROPOSED EXTENSION

(PL)005A 1:50 @ A3

Rev A 09.04.12
Revised Planning Submission

PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT
AREA 49.8M²

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION.

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE.
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN.
FLAT ROOF: ALUMINIA SINGLE PLY MEMBRANE - COLOUR
DARK GREY.
WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE.
FROSTED DOUBLE GLAZED VELUX TYPE M33
(785 X 1338MM) TO LINK
ROOF LIGHT: FROSTED DOUBLE GLAZED VELUX TYPE F06
(862 X 1178MM) TO BATHROOM.
ROOF GUTTER AND DOWN PIPES: COLOUR BROWN.
ROOF JOISTS: 100MM SPACING, COLOUR BROWN.
FRONT AND REAR DOORS: CLEAR DOUBLE GLAZED WITH
UPVC FRAMES AND PANELS - COLOUR WHITE.

DENOTES EXTENT OF DEMOLITION

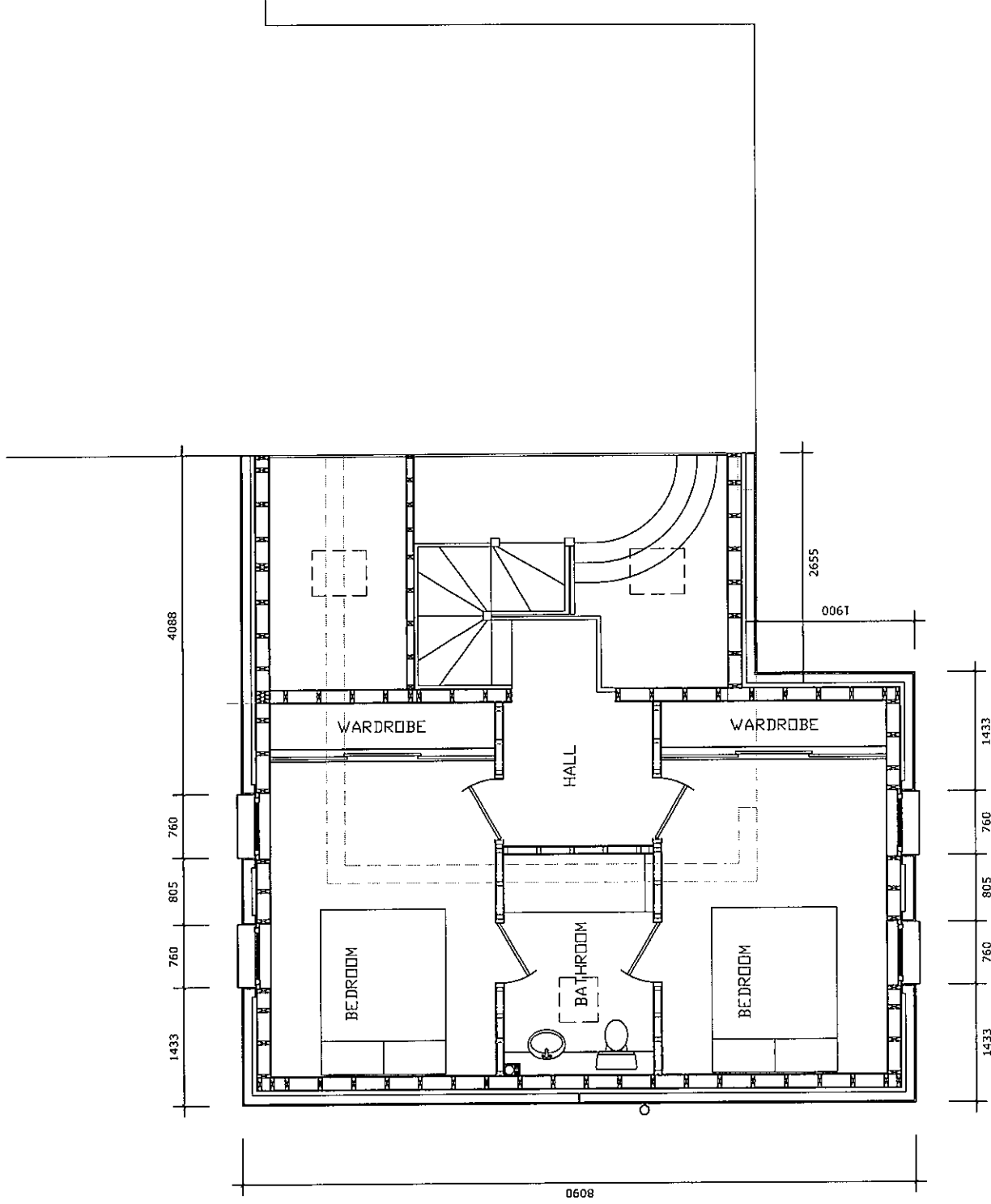


PROPOSED EXTENSION

FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK



FIRST FLOOR PLAN - PROPOSED EXTENSION

(PL)006A 1:50 @ A3

Rev A/09/04/12
Revised Planning Submission

PROPOSED STOREY AND A HALF EXTENSION - FOOTPRINT
AREA 49.8M²

ALL MATERIALS GENERALLY TO MATCH EXISTING ORIGINAL
HOUSE AND EXISTING EXTENSION:

WALLS: SMOOTH RENDER FINISH - COLOUR WHITE
ROOF: DOUBLE ROMAN CONCRETE ROOF TILES - COLOUR
BROWN
FLAT ROOF: ALUMINIA SINGLE PLY MEMBRANE - COLOUR
DARK GREY
WINDOWS: CLEAR DOUBLE GLAZED WINDOWS WITH UPVC
FRAMES - COLOUR WHITE
ROOF LIGHTS: CLEAR DOUBLE GLAZED VELUX TYPE M85
(880 X 1384MM) TO LIVING
ROOF LIGHTS: FROSTED DOUBLE GLAZED VELUX TYPE F05
(880 X 1178MM) TO BATHROOM
ROOF GUTTER AND DOWN PIPES: COLOUR BROWN
ROOF DRY RIDGE AND DRY VERGE COLOUR BROWN
ROOF VENTS: COLOUR BROWN
ROOF FRAMES AND PANELS: COLOUR WHITE

--- DENOTES EXTENT OF DEMOLITION

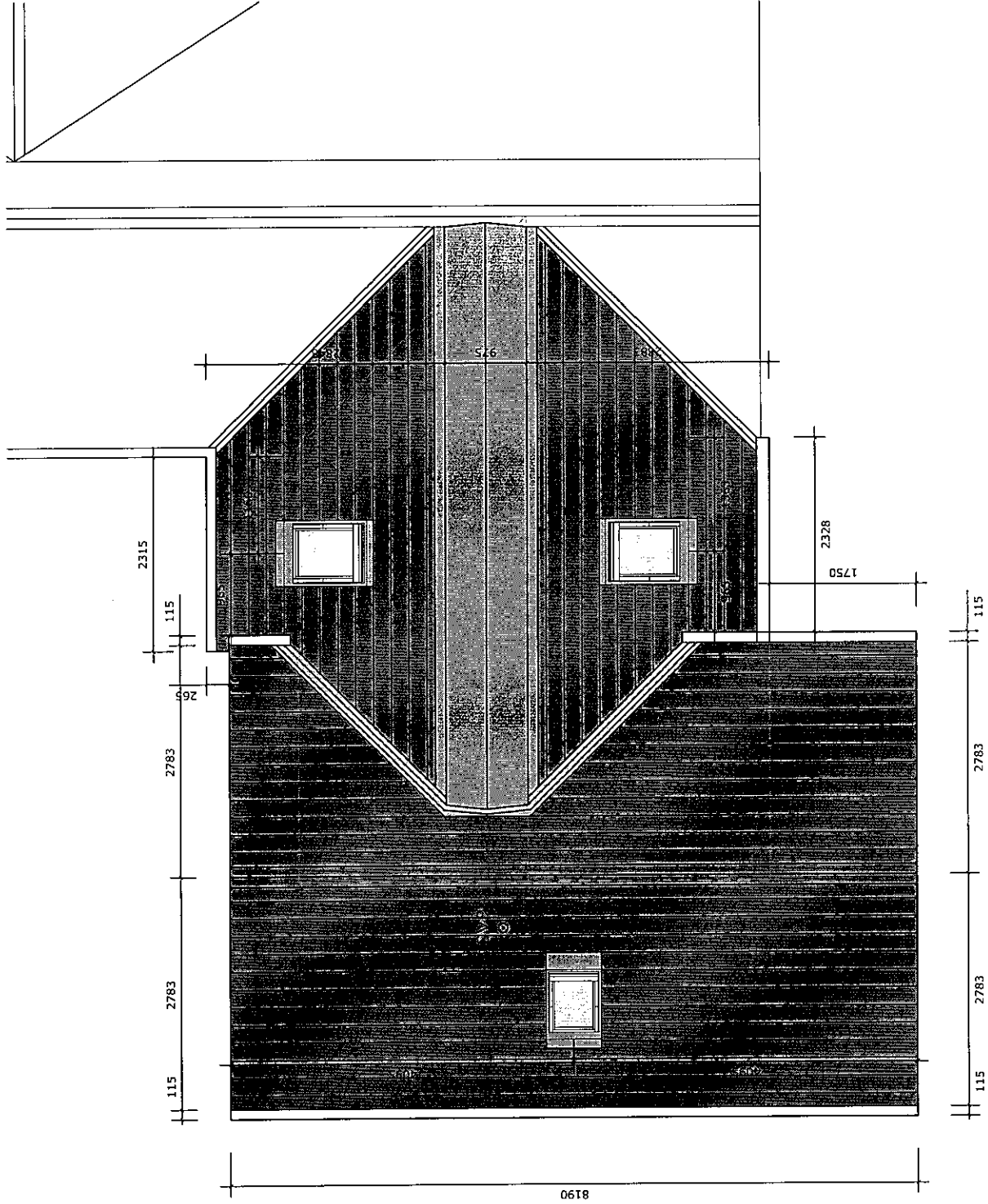


PROPOSED EXTENSION

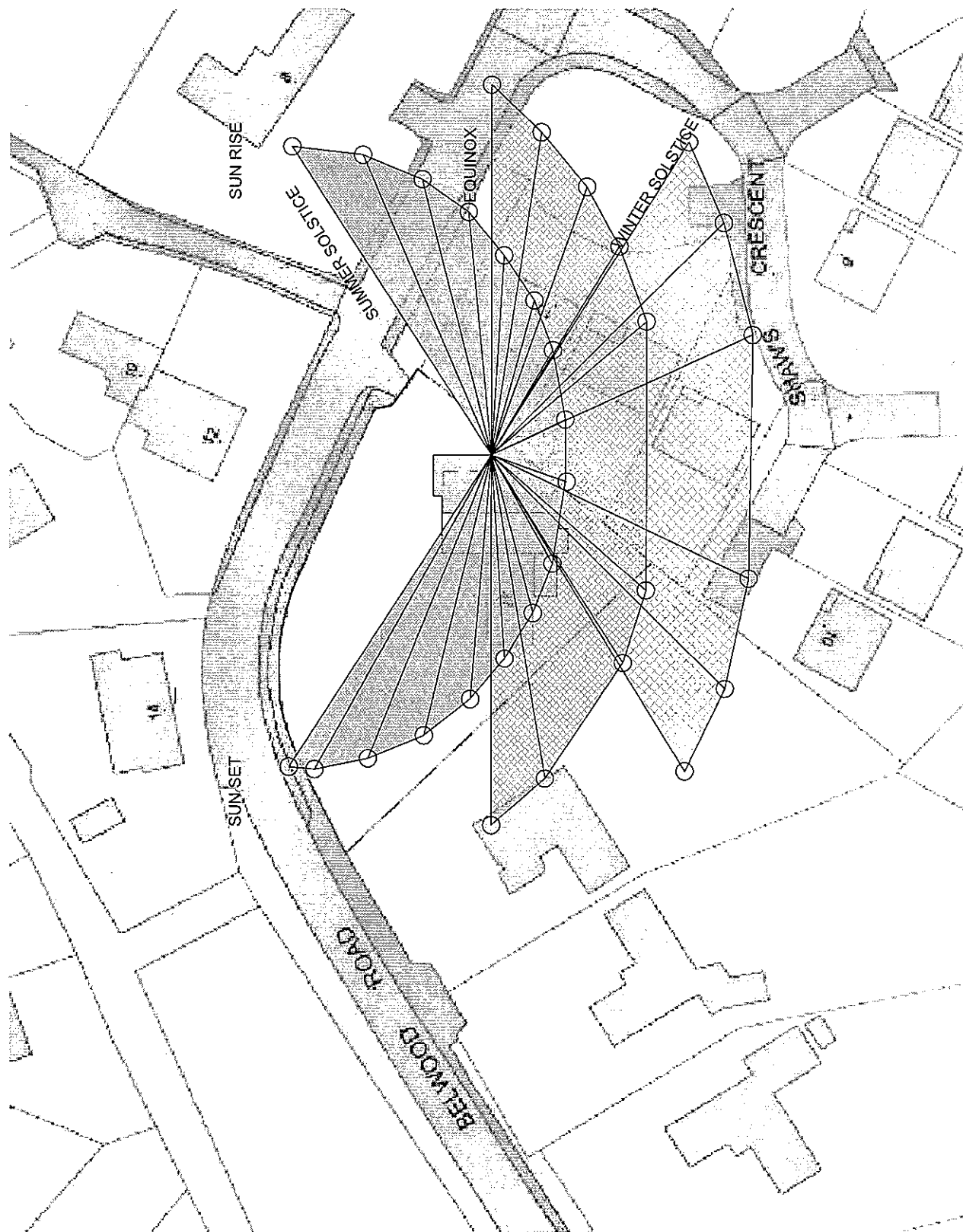
FEBRUARY 2012

Mr & Mrs MASON

37 BELWOOD ROAD, PENICUIK



ROOF PLAN - PROPOSED EXTENSION



PROPOSED EXTENSION

DENOTES DEMOLITION

SITE BOUNDARY (AREA = 0.1532 Hectares)



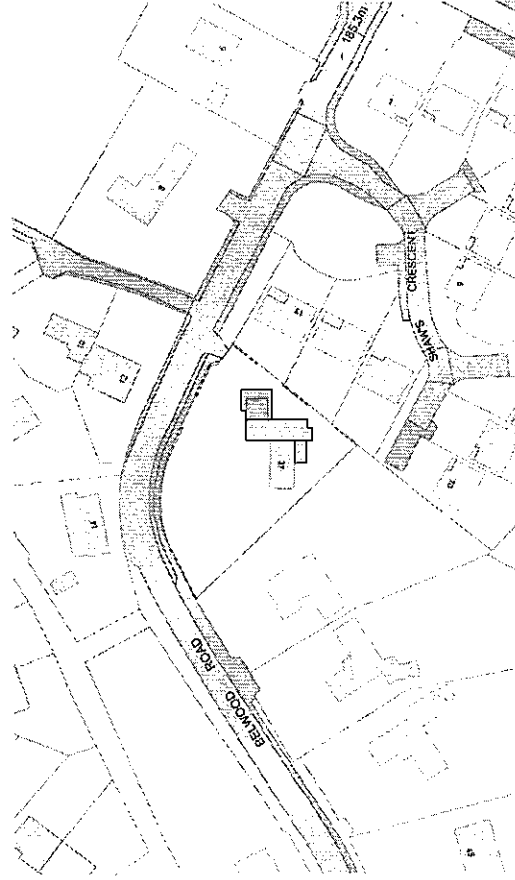
PROPOSED EXTENSION

FEBRUARY 2012

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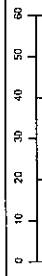


PROPOSED EXTENSION



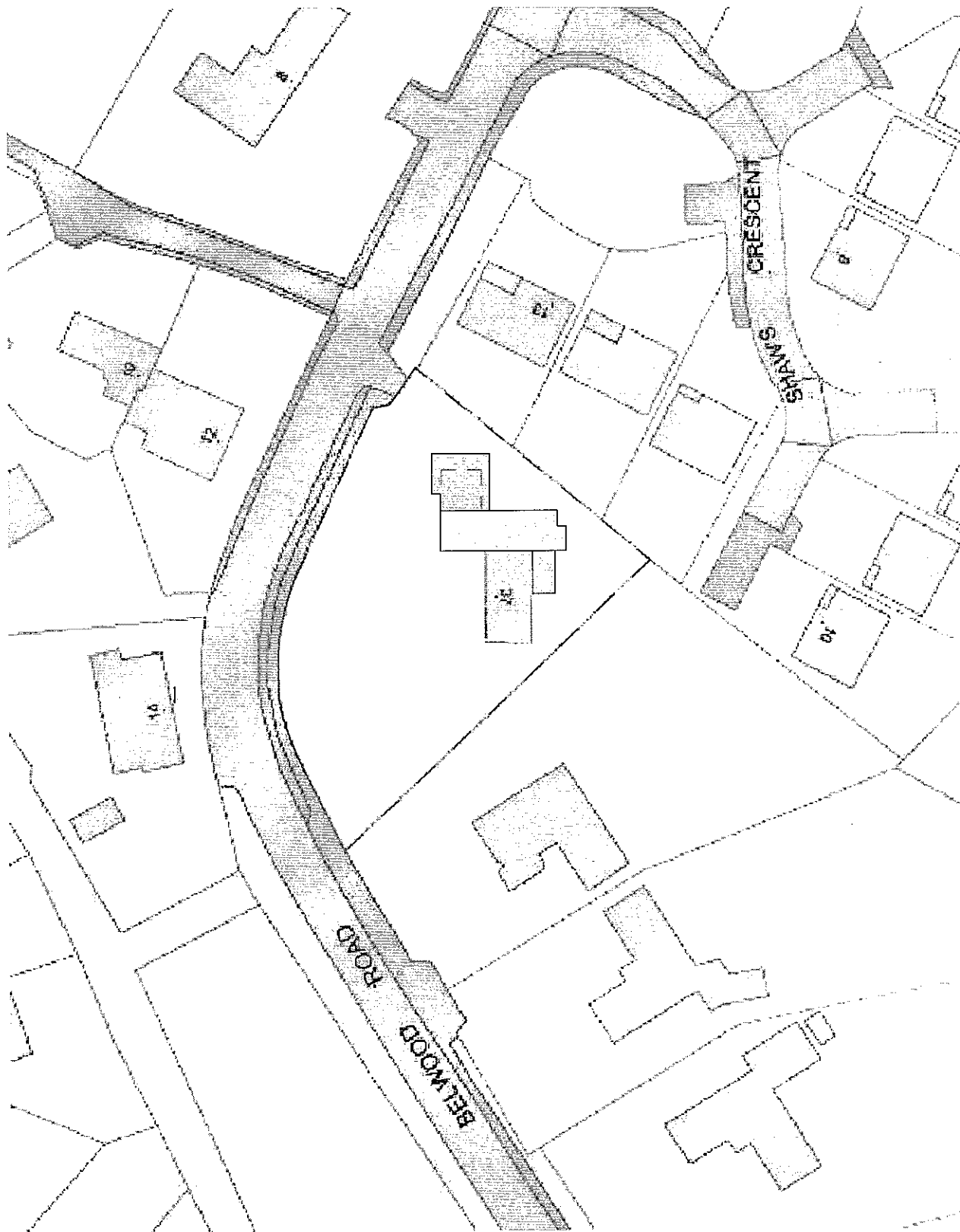
DEMOTES DEMOLITION

SITE BOUNDARY (AREA = 0.1532 Hectares)



(PL)002 A 1:500 @ A3

Rev A 06.04.12
Drawing corrected (previous version had PDF printing error)

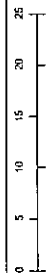


SITE PLAN

PROPOSED EXTENSION

DEMOTES DEMOLITION

SITE BOUNDARY (AREA = 0.1532 Hectares)



PROPOSED EXTENSION
FEBRUARY 2012
Mr & Mrs MASON

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