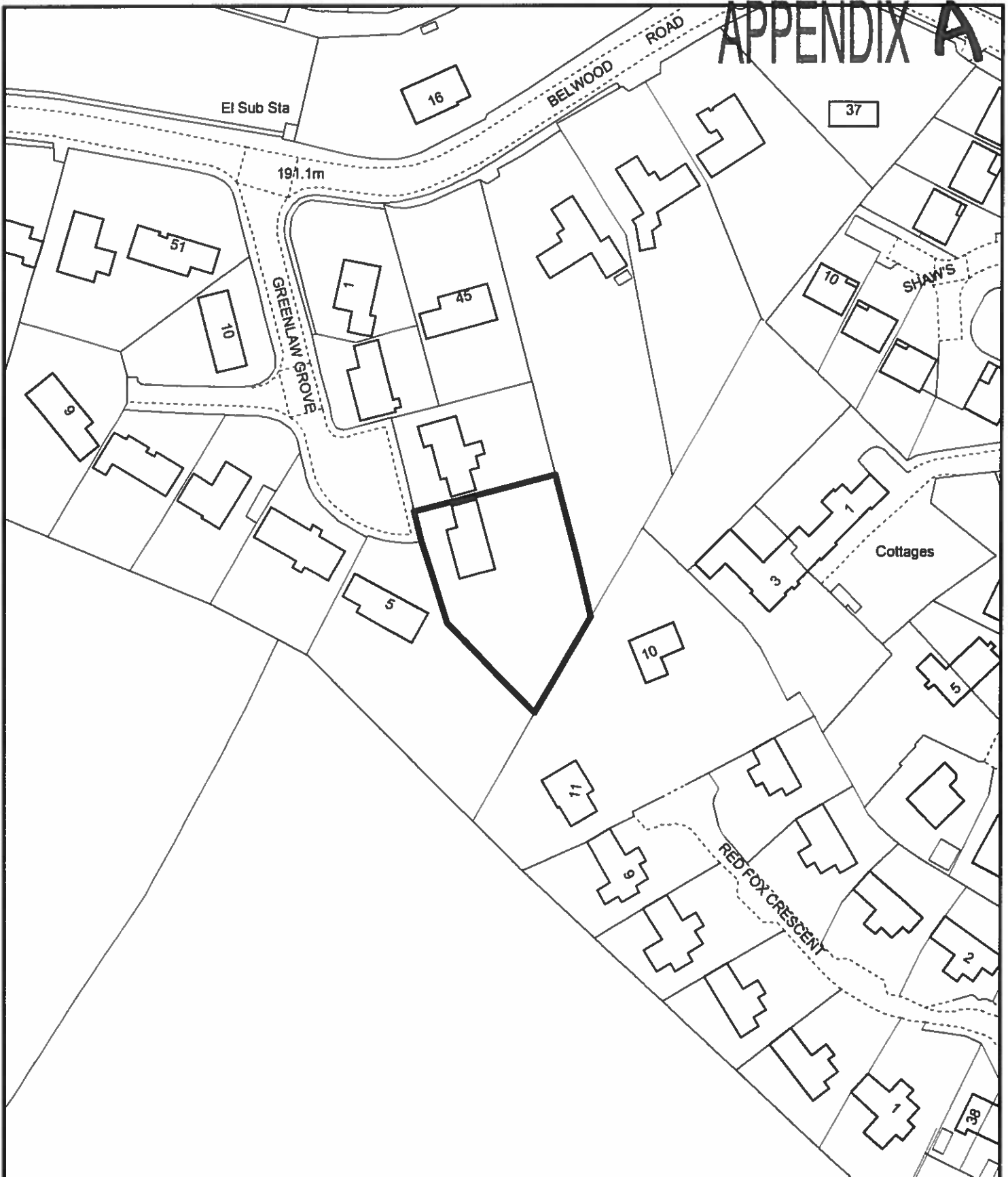


# APPENDIX A



**Education, Economy  
& Communities**  
Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3AA

Extensions to dwellinghouse; formation of decking and  
raised patio at 4 Greenlaw Grove Milton Bridge Penicuik

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File No. 14/00787/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](mailto:planning-applications@midlothian.gov.uk)

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 000106937-001

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: \* alistair

Last Name: \* forsyth

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: 4

Address 1 (Street): \* greenlaw grove

Address 2:

Town/City: \* penicuik

Country: \* UK

Postcode: \* eh26 0rf

## Site Address Details

Planning Authority:

Midlothian Council

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

Address 1:

4 GREENLAW GROVE

Address 5:

Address 2:

MILTON BRIDGE

Town/City/Settlement:

PENICUIK

Address 3:

Post Code:

EH26 0RF

Address 4:

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

Northing

662183

Easting

324332

## 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)

Extensions to dwellinghouse; formation of decking and raise patio

## Type of Application

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

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

What does your review relate to? \*

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

## Statement of reasons for seeking review

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

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

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time 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 within 'supporting documents section'

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)

Planning Application drawings numbered (PL)001 - 017 inclusive (as submitted with the original application), the Design Statement and Statement of Reasons for Seeking Review

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

14/00787/DPP

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

29/10/14

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

09/12/14

## Review Procedure

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

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

## Checklist - Application for Notice of Review

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☐ Yes ☐ No ☒ N/A

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

## Declare - Notice of Review

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

Declaration Name: Mr alistair forsyth

Declaration Date: 14/12/2014

Submission Date: 14/12/2014

## 4 GREENLAW GROVE, MILTON BRIDGE, PENICUIK REF 14/00787/DPP STATEMENT OF REASONS FOR SEEKING REVIEW

The application has been refused on the grounds of size and design.

### SIZE (ALSO REFER TO SECTION ON CURTILAGE)

The Scottish Government General Permitted Development Rights (GPDR) legislation for single storey ground floor extensions states that "The area covered by any existing and proposed extension cannot be greater than the area of the original house or 50% of the area of the curtilage."

The area of the 'original' development equates to 143.4m<sup>2</sup> gross external area (129m<sup>2</sup> gross internal area), excluding the later addition of the conservatory.

Therefore an extension of **143.4m<sup>2</sup>** would have been permissible under the GPDR.

[FORWARD](#) | [BACK](#) | [CONTENTS](#) | [CLOSE](#)

#### 4. MAKING CHANGES TO A DWELLINGHOUSE - SINGLE STOREY GROUND FLOOR EXTENSIONS

##### Single storey ground floor extensions

###### SUMMARY

###### 4.11

This is the most popular type of development. Permitted development rights allow the **enlargement** of a **dwellinghouse** by a single storey ground floor extension. The permitted development rights allow any alteration to the roof required for the purpose of the

**enlargement**. In summary, the effect of the limitations is that:

- extensions are generally located to the rear
- if the extension is on, or within 1 metre of the boundary, it **cannot** project, from the rear wall of the existing dwellinghouse, by more than 3 metres in the case of terraced house, or 4 metres in all other cases
- the height of the eaves is a maximum of 3 metres
- the height of the extension is not higher than 4 metres

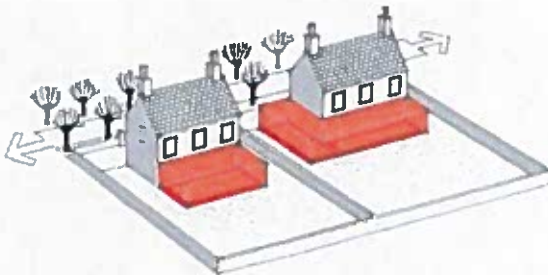
- the footprint of the extension is no larger than the original **dwellinghouse** or covering more than half the **curtilage**

###### 4.12

There are no permitted development rights for single storey ground floor extensions in **conservation areas** or for flats. Listed building consent will normally be required if your building is Listed.

###### 4.13

A building warrant from the local authority will likely be required for this type of extension, as explained in **Section 2**.



20

The proposed area of house (footprint) as altered and extended, equates to 304m<sup>2</sup> gross external area (274.5m<sup>2</sup> gross internal area). Therefore the house as extended would be 17.2m<sup>2</sup> greater than the GDPR twice the 'original' development figure of 286.8m<sup>2</sup>, therefore requiring Planning permission.

This is to ensure that the extension (including previous extensions) is in proportion to the original dwelling house.

The application sought permission for an increase of area of **160.6m<sup>2</sup>** (which is an increase of only 12% or **17.2m<sup>2</sup> above GPDR**)

#### AREA IN COMPARISON TO CURTILAGE

The application site extends to 0.156 Hectare (0.385 Acres) being the largest corner plot of the development. The house as developed would equate to only **17.59%** of the cartilage, greatly below the 50% threshold in the GPDR.

The Scottish Government permitted development rights legislation for Ancillary buildings including sheds, garages, sun-houses, greenhouses etc. states that "In general, this class permits the provision of any building incidental to the enjoyment of the house if it is in the rear." It goes on to state that "The total area covered by proposed and existing development must be less than half the curtilage."

The modest increase in extension area in the context of the cartilage of the site, is in our opinion reasonable and not excessive.

#### DESIGN

The property is situated at the furthestmost point of the cul-de-sac and only 7.6m of the site boundary fronts on to the road. Both of the proposed extensions are located within the rear curtilage of the site, with only the North extension fronting the road.

The proposed extensions as viewed from the road, within the cul-de-sac, will largely be similar in style and (visible) size, therefore not affecting the existing amenity of the neighbourhood, as detailed within the Design Statement submitted with the application.

The rear curtilage is not overlooked as illustrated below.



Panorama of rear garden taken from first floor rear dormer window

The North extension whilst extending into the back garden, will largely be screened by the existing large hedge within the No. 3 Greenlaw Grove garden. There has been no objection on the grounds of size or design raised by the neighbours of No. 3.



The South extension is overlooked by No. 5 Greenlaw Grove, but this would be from an oblique angle from both the kitchen and dining room windows and was noted in the Planning Officers report as "Whilst the proposed southern extension will be visible from in particular the garden and dining room window of no 5 it will not be overbearing to the outlook of this property."

The use of single storey flat roofed extensions was chosen deliberately, so as to be sympathetic to the design of the properties within the cul-de-sac and to be subservient to the main portion of the original house.

The proposed refurbishment / modernisation of the original property is as noted within the Planning Officers report; permitted development in accordance with the GPDR.

The high specification of materials proposed, including buff natural stone to the front elevations, was specifically chosen to provide a contemporary design, similar to the following example:-



(Our proposal adopts buff natural stone in lieu of the timber cladding shown in this example)

The proposed flat roofed extensions are set back in a similar style to the above, making them subservient to the original pitched roof house. We disagree that this style of design can be described as 'visually discordant', 'monolithic' or 'stuck on'. We consider that this would maintain and enhance the appearance of the house and locality.





The Planning Officers Report states that "Whilst there are other flat roof garages at Greenlaw Grove such large flat roof extensions as proposed at the application site do not appear to be characteristic of the houses at Greenlaw Grove.". Apart from the garages, the existing houses have a mix of extensions to the front and rear of the properties. The front extensions have pitched tiled roofs, with the side and rear extensions being flat roofed. None of the other properties (excluding No. 5) are located in the corner of the cul-de-sac or have the size of artilage.

#### CONCLUSION

As the proposed development is largely in accordance with the General Permitted Development Rights and is in our view in accordance with DP6\*, we would request that the Local Review Body overturns the delegated decision and grants Planning Permission for the development.

\*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'.

**4 GREENLAW GROVE, MILTON BRIDGE, PENICUIK EH26 0RF**  
**APPLICATION FOR ALTERATIONS AND EXTENSION TO DETACHED HOUSE**  
**DESIGN STATEMENT OCTOBER 2014**



**Aerial View**

**Reason for the development:**

The Applicant recently purchased the property with the view of carrying out a thorough alteration and refurbishment of the existing detached house and at the same time extend the property to provide a modern open plan Living/Kitchen/Dining space, in conjunction with a large garage and Artist's Workspace, to suit their needs. The extensions would replace the existing Conservatory and double garage.



**Street View**



### Existing Built Environment:

The Greenlaw Grove cul-de-sac, is situated off Belwood Road and comprised of 10 individually designed detached houses. Number 4 is situated on a large 0.156 Hectare (0.385 Acres) corner plot. The existing house and double garage were built in 1976. Separately, a conservatory was added to the South gable (timing unknown).

The original property is quite standard in character for the area and is situated characteristically at the front of the plot, with a large expansive garden to the rear and Southern side. The building is set slightly lower on the site than No. 3 Greenlaw Grove. The plot ground level generally slopes down from the road / driveway, towards the East boundary. The original detached houses all appear to have been constructed with an attached single storey flat roofed double garage on the gable end, some in a set back position and some flush with the front of the properties. The materials forming the walls and roof are typical of the area, being predominantly render with a feature panel to the front elevation of artificial stone with splitface finish, in random coursing. The pitched roof is tiled and has in recent years been cleaned and painted terracotta (whether this was the original colour is not known, as there are a mix of tile colours in the Cul-de-sac).



Similarly styled properties lie to each side of the property, these being rectangularly shaped in plan. No. 3 Greenlaw Grove is generally aligned in plan and of similar size and appears to have been extended to the front and rear. No. 5 Greenlaw Grove sits on the opposite corner plot and at an angle of approximately 45° and is larger in plan.

The rear boundary between Nos 3 and 4 is formed with a large hedgerow approximately 2000mm high. The boundary between Nos 4 and 5, is partially low fence until the crank in the boundary, where a tall hedge row of between 2,500 – 3,000mm high runs from this point to the southerly boundary point.

To the East of the application site is the rear of the long garden of 43 Belwood Road. Towards the Southern Boundary there are a number of mature and semi-mature trees, none of which are affected by the proposed application.



Ordnance Survey Location Plan with Site Identified in Red





**Rear Garden (Looking North)**



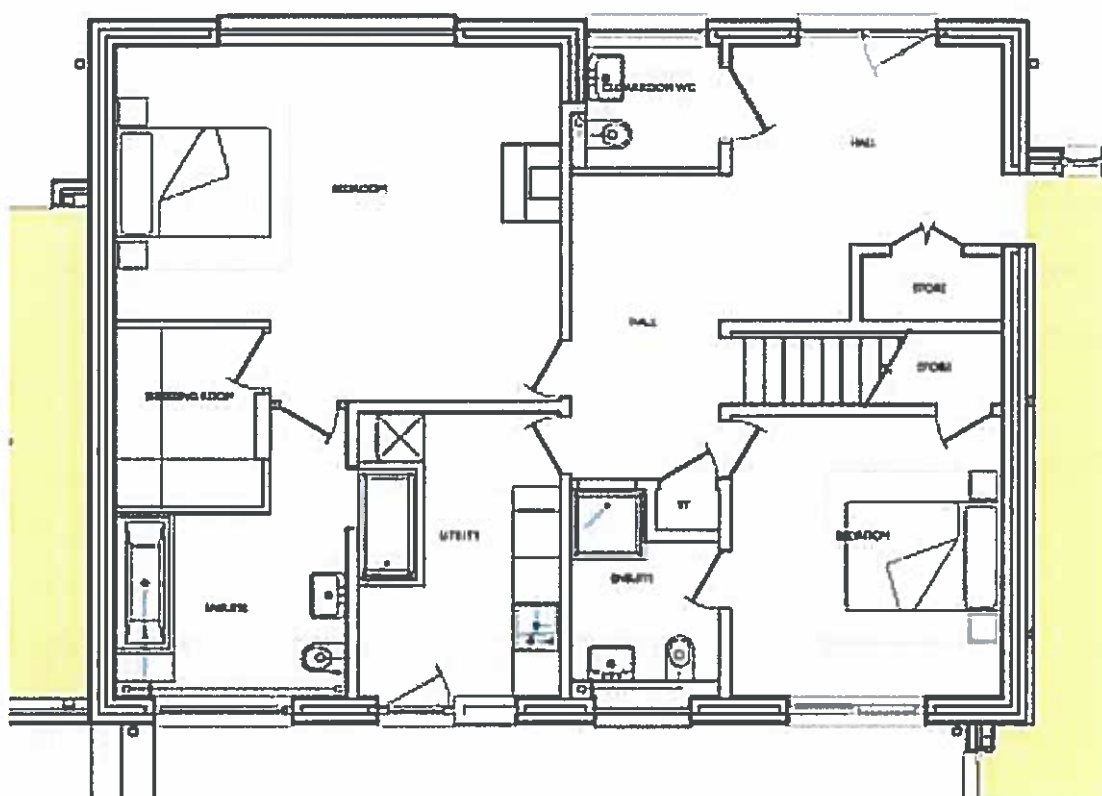
**Rear Garden (Looking West to No. 5 Greenlaw Grove)**



**Rear Garden (Looking Northwest to No. 3 Greenlaw Grove)**

### Proposals:

An extensive refurbishment of the existing house is proposed, to bring this up to modern standards. This involves the reorganisation of the existing ground floor accommodation, with the public rooms forming part of the new single storey extension.



**Excerpt of Plan Showing Proposed Ground Floor Alterations to Existing House**

The changes to the first floor layout, involve the replacement of the external windows and the formation of a new boiler in the hall cupboard.

Externally the existing render is to be removed, with new smooth render (including the portion of split face artificial stone) throughout, colour white. New doors and windows to be installed, frame colour dark grey and the roof tiles over-painted, also dark grey in colour.

The existing painted brick base course is to be repainted colour dark grey and the rainwater goods replaced in a dark grey colour also.

The proposed extension to the North will provide new modern living accommodation in the form of a large open plan room containing the living / kitchen / dining facilities, with a separate family room, all accessed via a corridor linking, via a slapping through the existing wall adjacent to the existing stair.

The palette of materials for the extension is to be limited and comprise:

Roof: Single ply membrane flat roof colour dark grey

Roof Accessories: In PPC Aluminium colour dark grey

Walls: Natural stone finish (Stanton Moor from Stancliffe) colour buff (front elev and return)

Walls: Smooth render colour white (other elevations)

Walls: Blue grey engineering brick base courses

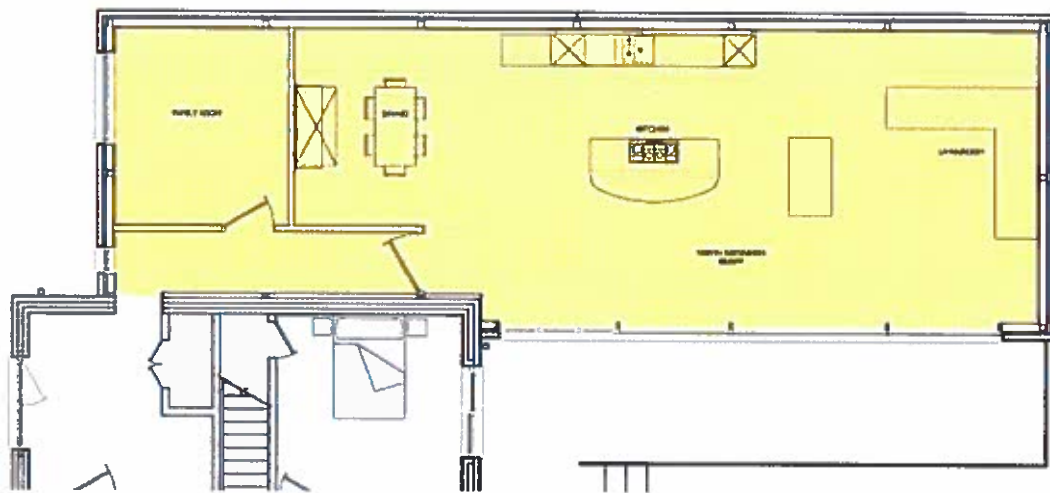
Doors and windows: PPC Aluminium colour dark grey

Rooflight: Larine Engineering frameless rooflight (single ply membrane upstand)

External decking: Timber decking is proposed along the long window elevation, in natural timber\*

Balustrade: Structural glass balustrade with stainless steel fixings

\*Treated with translucent stain colour teak



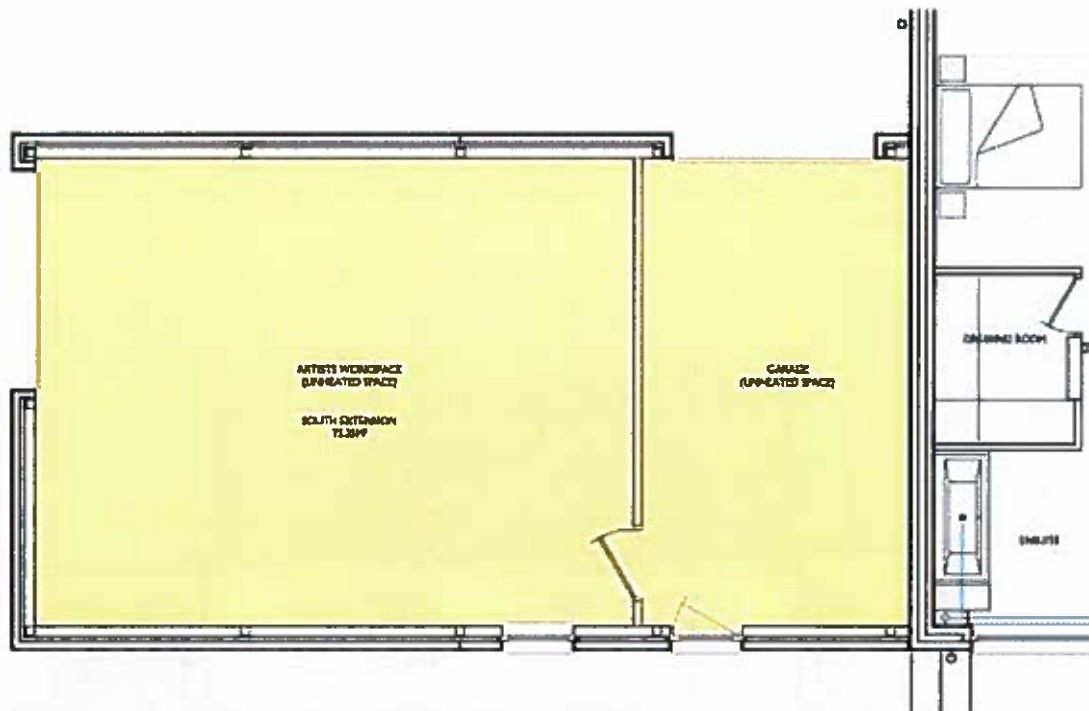
**Excerpt of Plan Showing Proposed North Extension (rotated view)**

**(rotated to match layout of submitted Application Drawings)**



The South extension is planned to replace the loss of the double garage and is proposed to be formed in the same palette of materials as the North extension. The driveway will be extended to provide vehicle access to the garage and Artists Workspace. The existing conservatory would be removed.

Ornamental gates are proposed at the corner of the existing house.



**Excerpt of Plan Showing Proposed South Extension**



**Photograph of Stanton Moor Natural Stone (Ellersly Road, Edinburgh)**

## 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.



**Excerpt of Proposed Front Elevation**

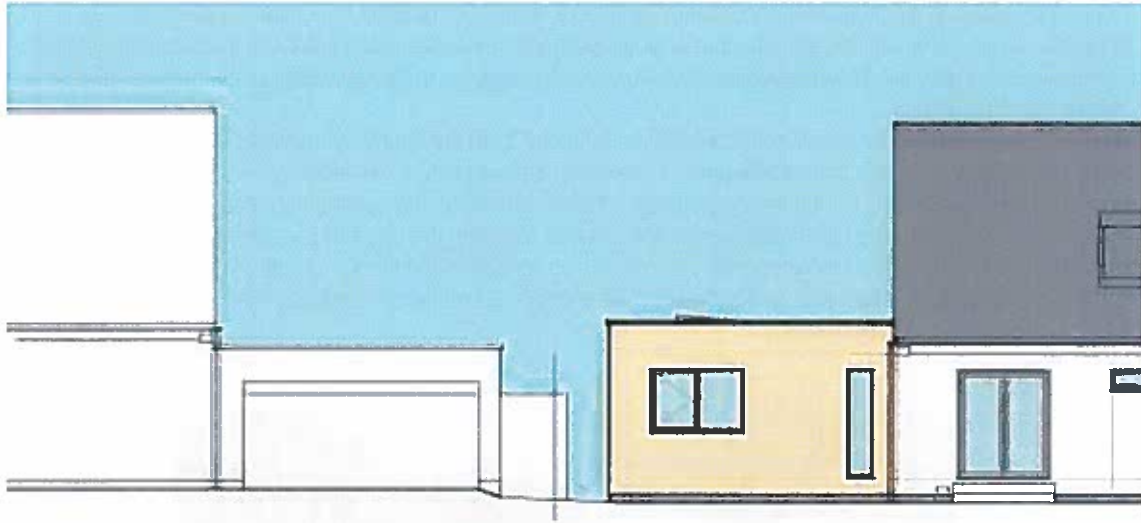
The design of proposed extensions has taken account of the following Planning Guidance:-

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

The proposed South extension replaces the existing conservatory and whilst the footprint of the extension is larger than the original, to accommodate the Artists Workspace, there is extensive garden ground available to accommodate this extent of extension. The proposed extension is set back from the front elevation by 2,000mm and would be formed in a similar style to the other double garages, being single storey and flat roofed, however it would be finished in natural stone on the front elevation, with a small return in natural stone on the North elevation. As the house sits on the corner plot, this extension will largely be invisible from view within the Cul-de-sac, although there would be an oblique view from the front elevation and gable elevation windows of No. 5 Greenlaw Grove. The approximate distance between the corner of No. 5 Greenlaw Grove and the elevation of the South extension would be 11,280mm.

The proposed North extension replaces the existing double garage and develops an area of rough, unkempt ground. Any extension of the property would be close to the North boundary, therefore the line of the existing garage wall will be used to define the extent of the extension, which is approximately 1050mm from the common boundary. In designing the extension, the height of the parapet will need to be raised (to provide a ceiling height of 2400mm above the FFL of the existing house) by 735mm. The proposed extension is set back from the front elevation by 1,650mm (to allow the physical connection of the extension to the main house, which is restricted by the existing stair half landing and upper flight of steps), this being 1,270mm in front of the existing alignment of the double garage front elevation. This extension would be formed in a similar style to the double garage, being single storey and flat roofed, however the front elevation would be finished in natural stone, which would return

on the south elevation by approximately 1800mm (to terminate on the alignment of the neighbouring garage façade).



**Excerpt of Proposed Front Elevation (No. 4 Greenlaw Grove to the right)**

*b) & c) Complementary external wall and roof materials*

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

*d) Roof pitches to match existing*

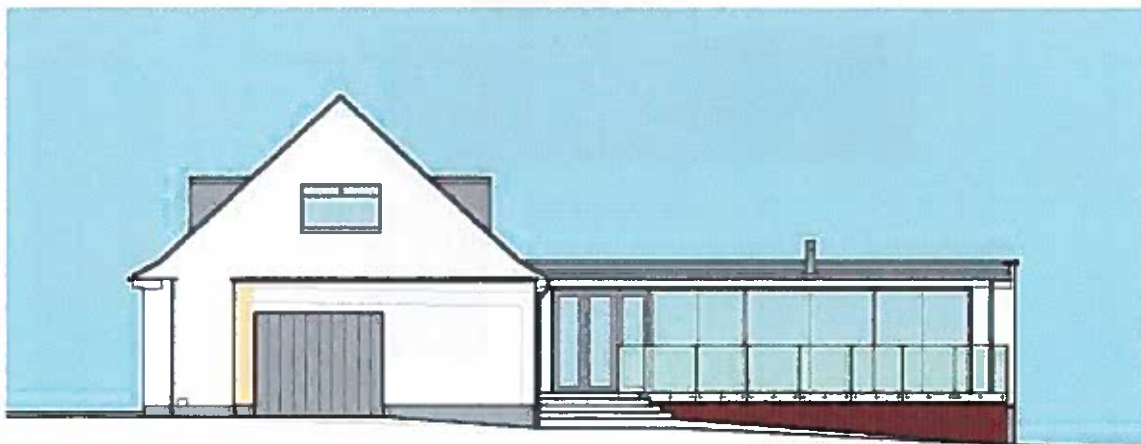
The proposed extension roofs are flat roofs, to match the original double garage roof.

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

The proposed extensions have been designed in keeping with the existing architectural style, which in conjunction with the refurbishment of the existing house will provide a new unified appearance.

*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 extensions are both set back from the main building and both the extensions and the original house are to receive a new render finish throughout.



**Excerpt of proposed North Elevation**

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

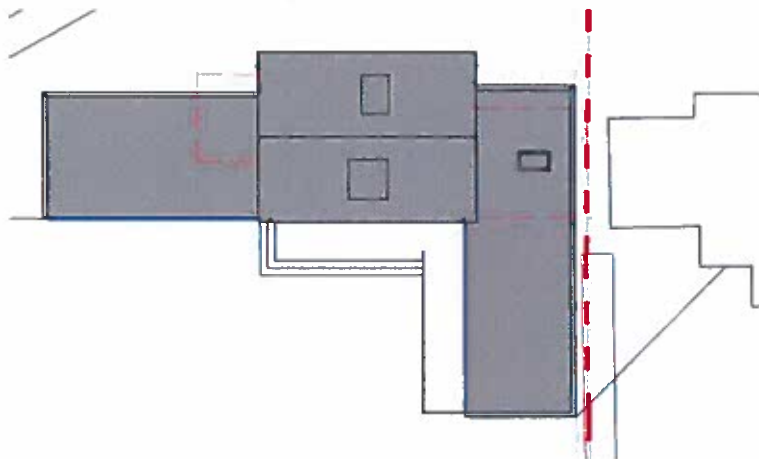
The proposed extensions have been designed in accordance with the BRE Guidelines (Site Layout Planning) based on the simplified approach using the 45° rule.

The proposed South extension will not result in the loss of sunlight or daylight, to a material effect, on No. 5 Greenlaw Grove. The 45° line from the corner of the proposed extension does not touch the footprint of No. 5 Greenlaw Grove (and the distance between the front of the extension to the centreline of the nearest window is greater than 12,000mm).

The North extension will be positioned greater than 1,000mm from the boundary and will be single storey in height. Whilst this is greater than the height of the existing double garage, the existing tall (2,000mm approximately) and broad (1,700mm approximately) hedge, straddling the common boundary, mitigates the effect of the overshadowing (the hedge height does reduce following the slope of the garden, towards the East). The rear right hand corner of the proposed extension is positioned within the 45° line from the centreline of the existing rear extension large window (East facing). The length of this line is marginally below the 12,000mm distance (11,960mm approximately).



**Existing boundary shadowing between existing garages – hedge beyond on left  
(photo taken 28.09.14 @ 12.53pm)**



**Proposed Site Plan indicating the 45° Line projected from the centreline  
of the rear window of 3 Greenlaw Grove (habitable room)**



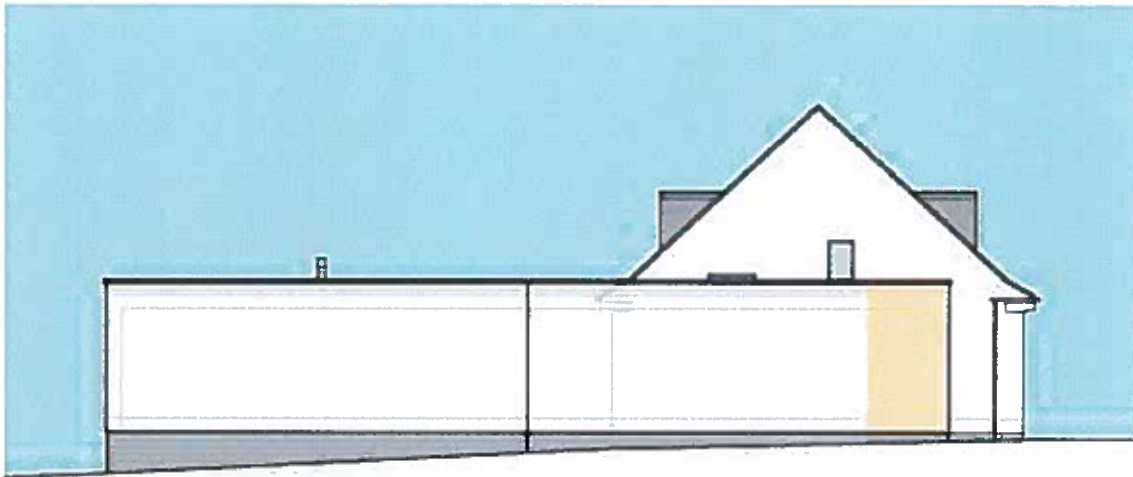
*h) Extensions must not result in loss of privacy for the neighbouring property*

Neither of the proposed extensions have windows overlooking the existing properties. All new windows will be garden facing or forward facing to the Cul-de-sac.

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

The existing property sits on a large plot, with the proposed extensions replacing the existing double garage and conservatory. Plot area is 0.156 Hectares (0.385 Acres)

*j) Extensions which are two or more storeys high must incorporate a pitched roof unless the existing roof is flat*  
Single storey extensions proposed with flat roofs.

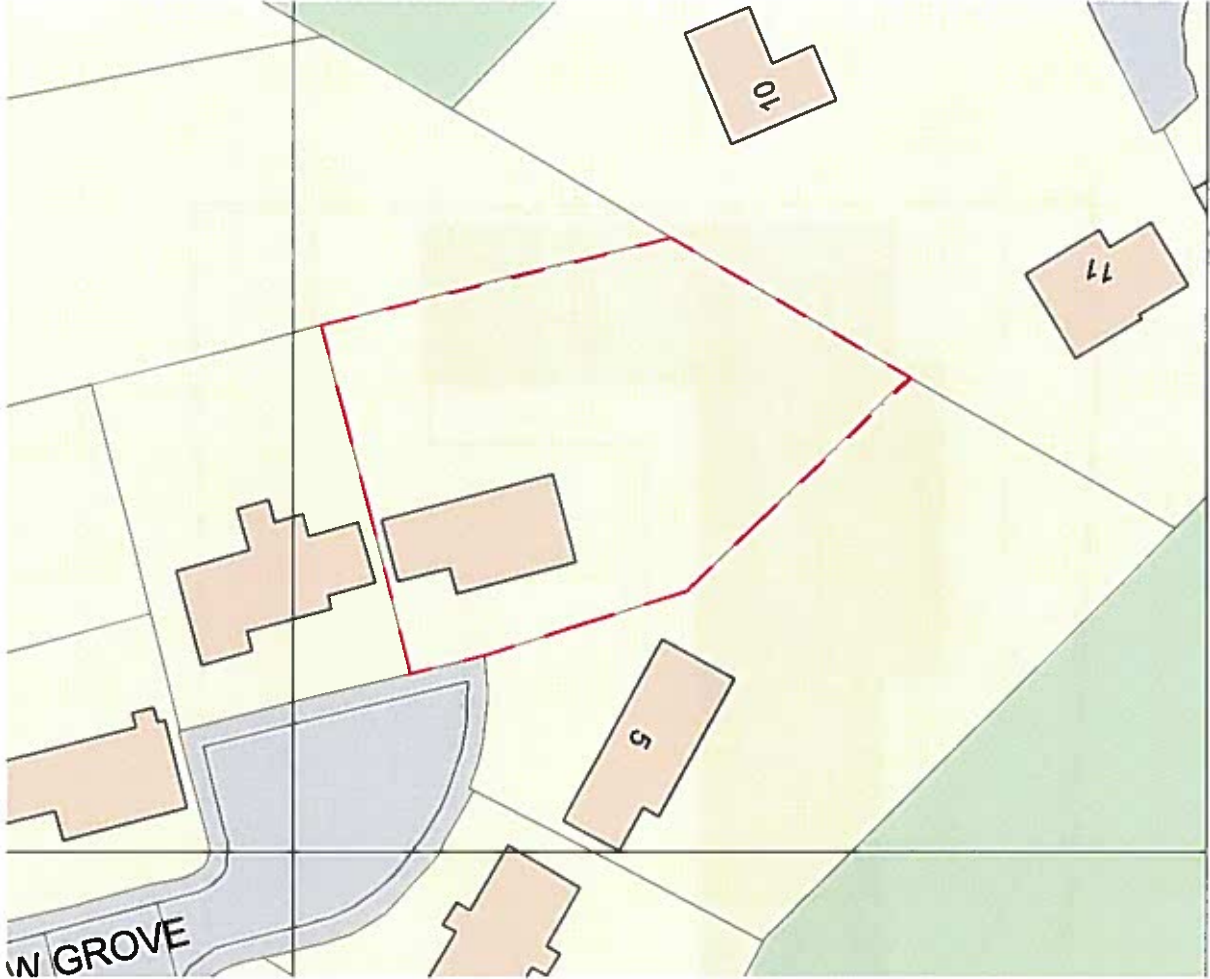


**Excerpt of Proposed South Elevation**

**Conclusion:**

The design proposal has been considered in relation to the existing setting of the properties and has taken cognizance of the characteristics of the existing architectural style and sunlight / daylight requirements.

Drawings numbered (PL)01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16 and 17 have been submitted in conjunction with this Design Statement.



EXISTING SITE PLAN 1:500



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LOCATION PLAN 1:1250

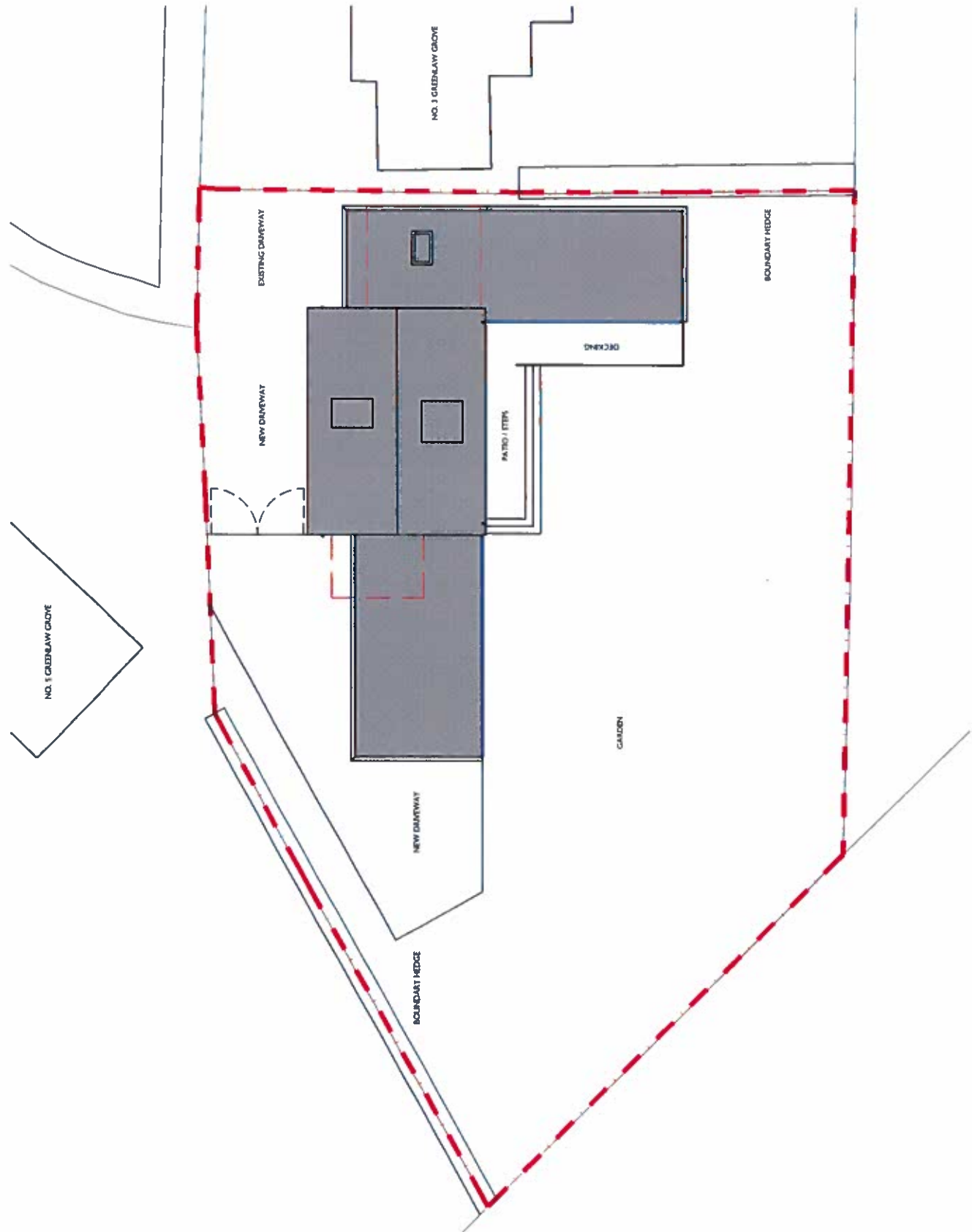
(PL)002 AS NOTED @ A3




SITE BOUNDARY (AREA = 0.15 Hectares)

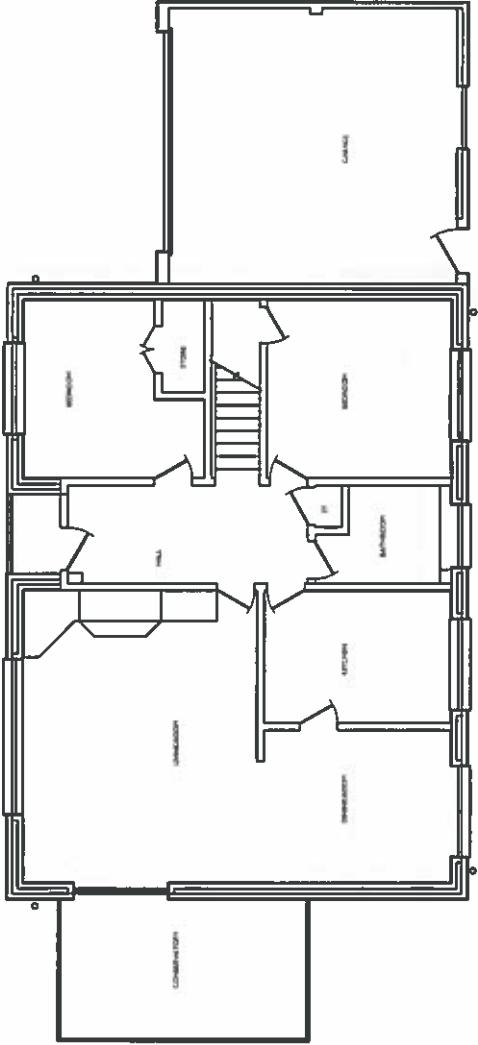


PROPOSED EXTENSIONS AND  
ALTERATIONS  
4 GREENLAW GROVE, PENICUIK  
Mr FORSYTH OCTOBER 2014

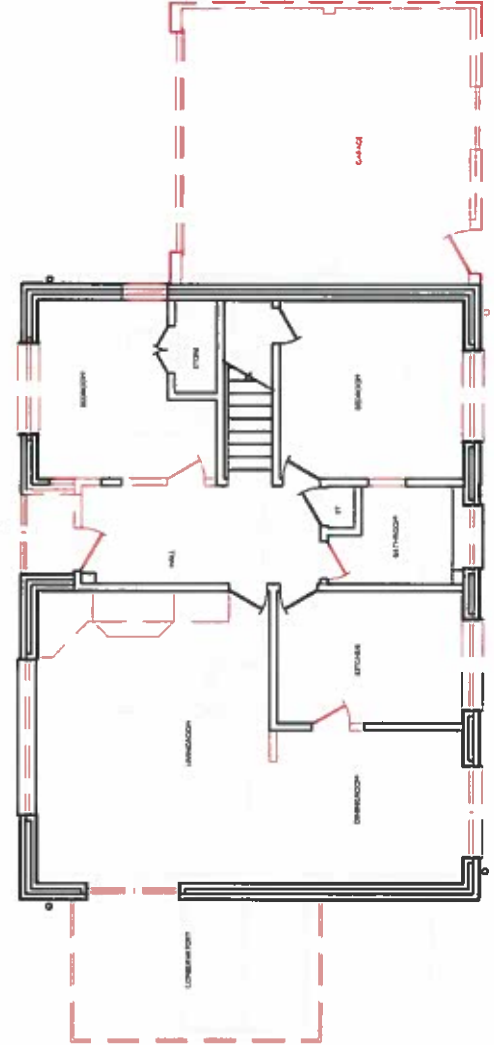




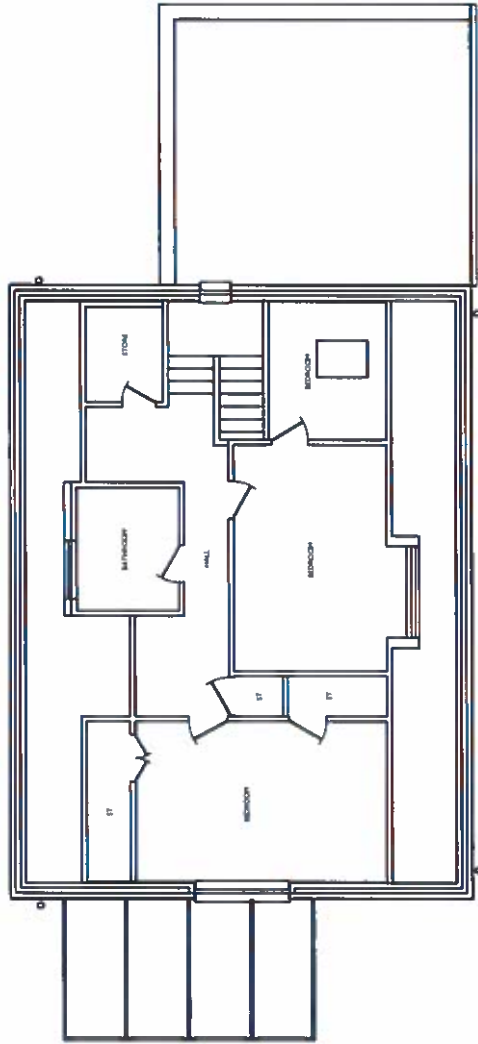
(PL)003	AS NOTED @ A3
	
	
<b>PROPOSED EXTENSIONS AND ALTERATIONS</b> 4 GREENLAW GROVE, PENICUIK Mr FORSYTH    OCTOBER 2014	



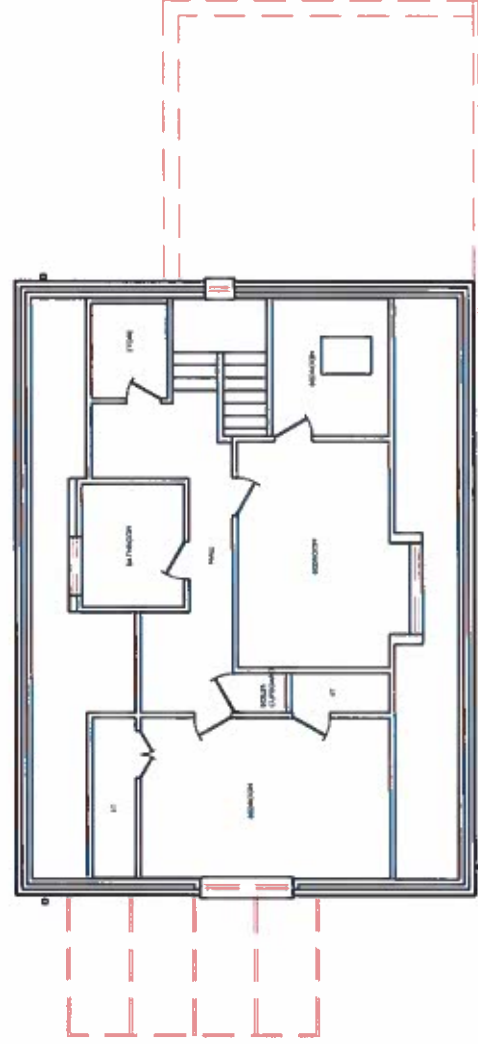
EXISTING GROUND FLOOR PLAN 1:100



GROUND FLOOR PLAN DEMOLITION / ALTERATIONS 1:100



EXISTING FIRST FLOOR PLAN 1:100

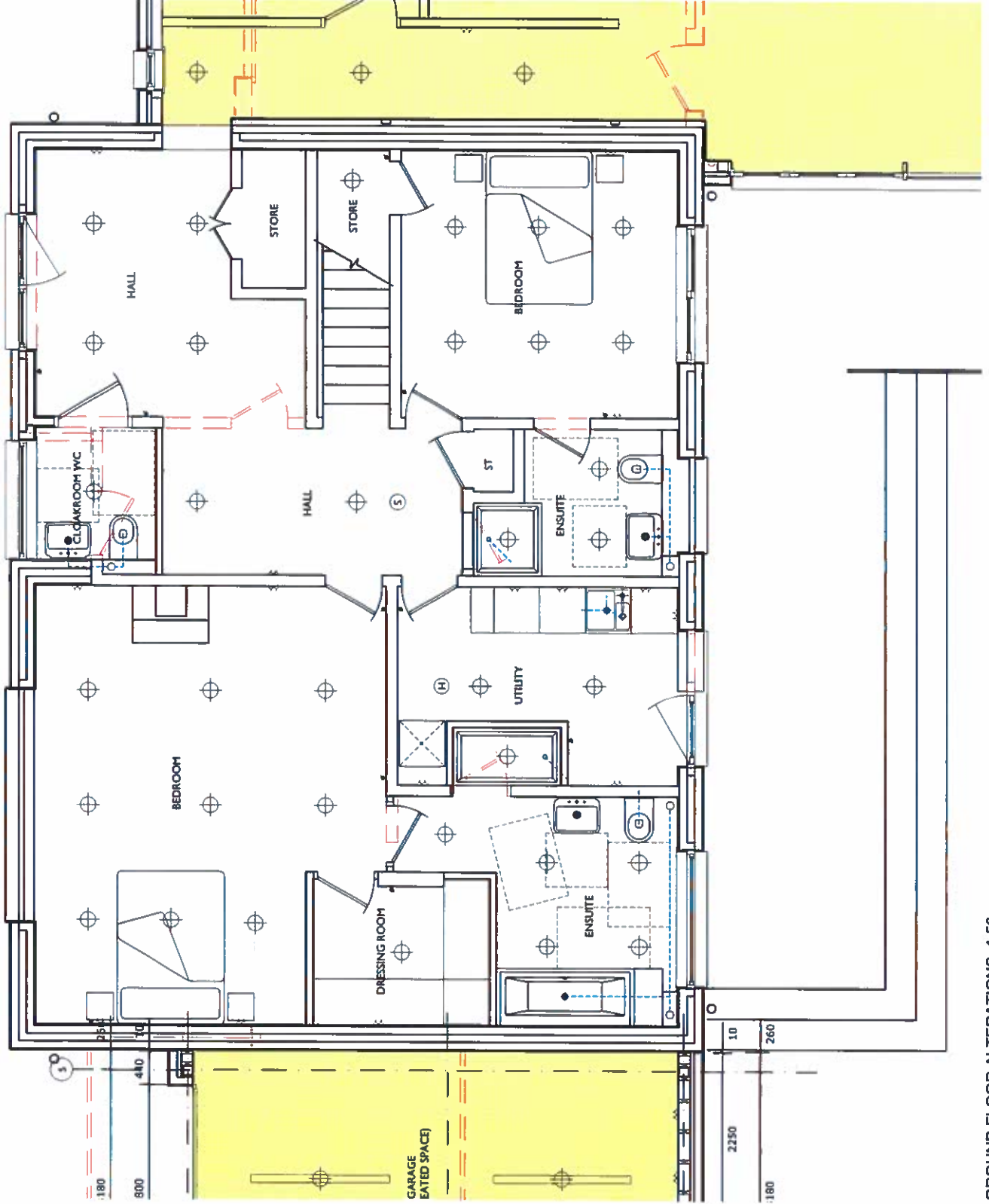


FIRST FLOOR PLAN DEMOLITION 1:100



(PL)006

AS NOTED @ A3



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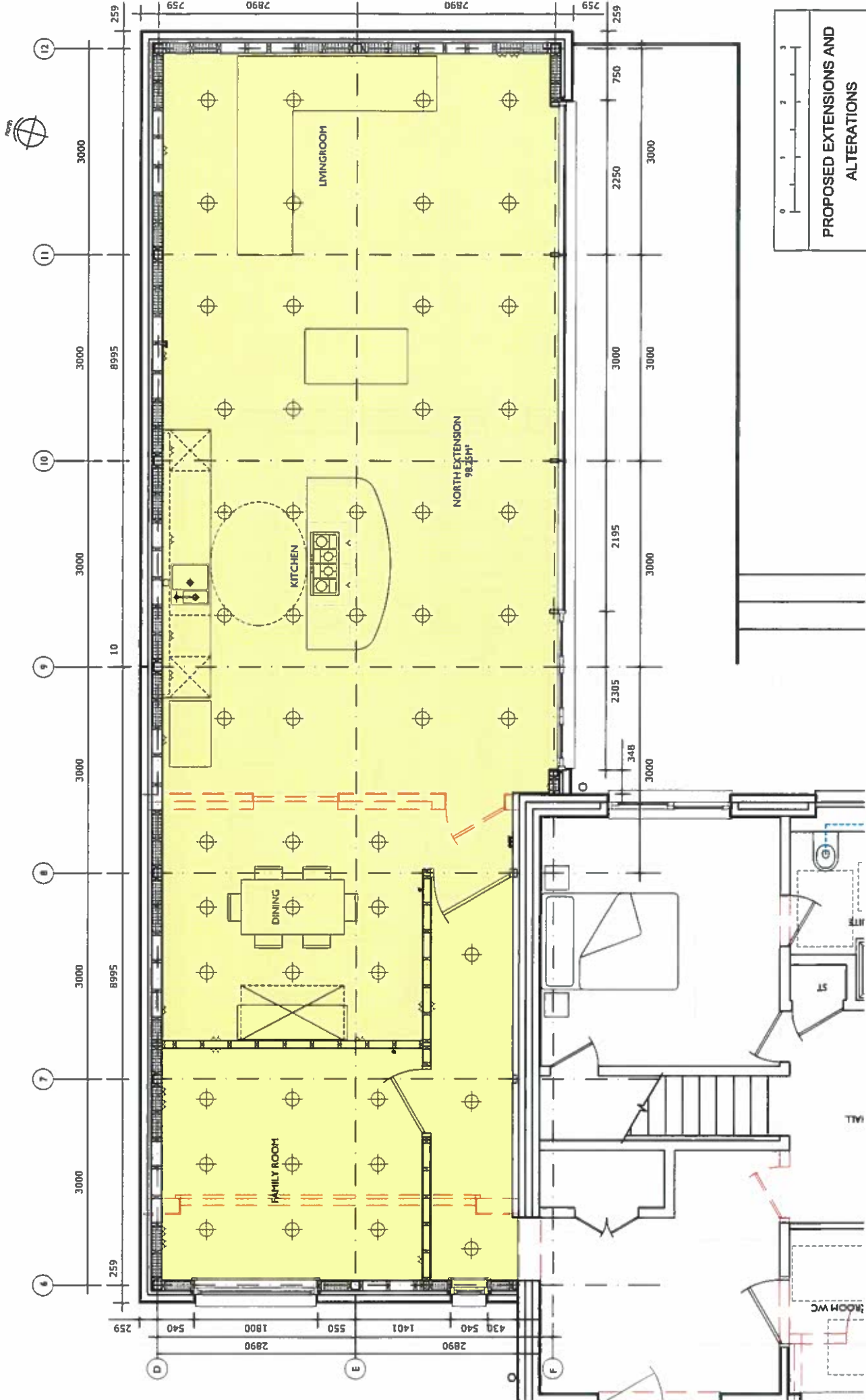
# PROPOSED EXTENSIONS AND ALTERATIONS

4 GREENLAW GROVE, PENICUIK

Mr FORSYTH OCTOBER 2014

GROUND FLOOR ALTERATIONS 1:50

(PL)007 AS NOTED @ A3



PROPOSED EXTENSIONS AND ALTERATIONS  
4 GREENLAW GROVE, PENICUIK  
MR FORSYTH OCTOBER 2014

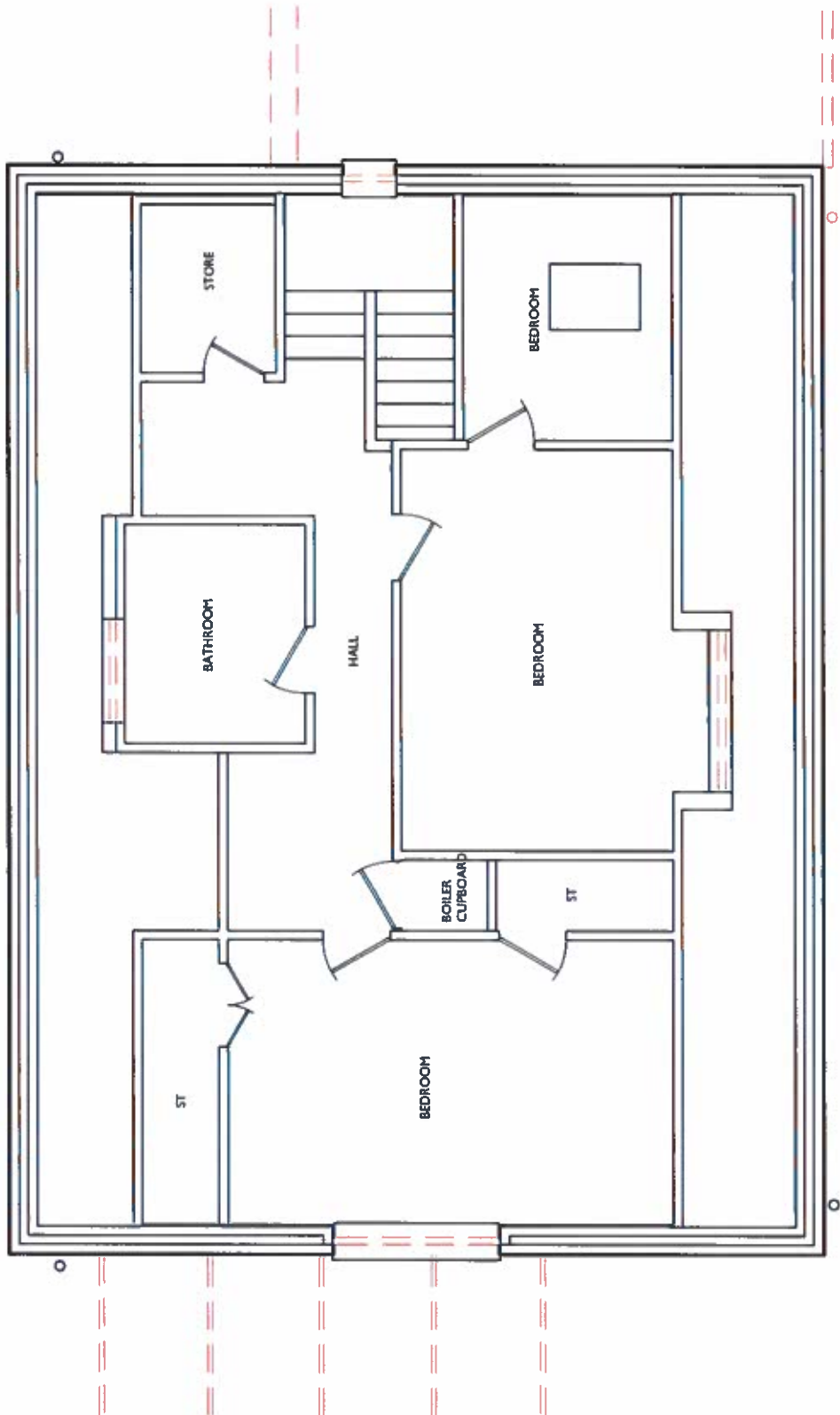
GROUND FLOOR NORTH EXTENSION 1:50 (view rotated 90°)



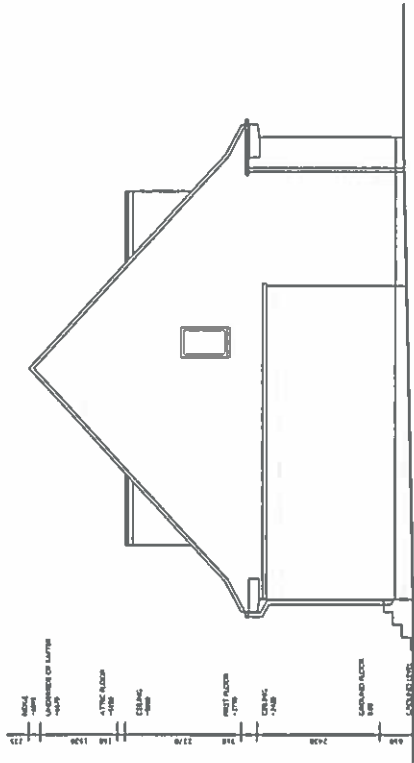
SITE BOUNDARY (AREA = 0.15 Hectares)



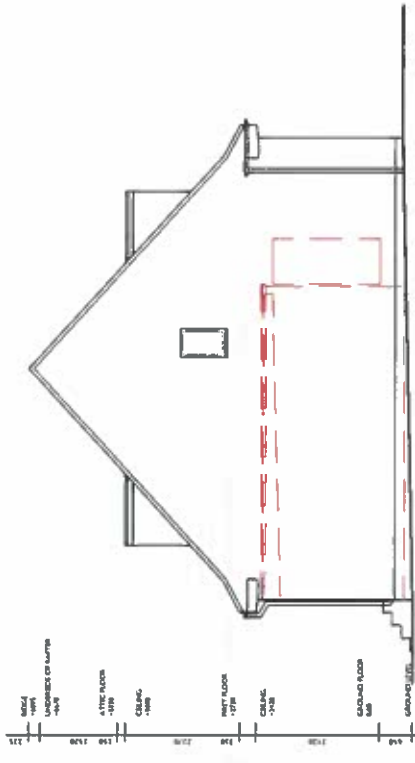
PROPOSED EXTENSIONS AND  
ALTERATIONS  
4 GREENLAW GROVE, PENICUIK  
Mr FORSYTH OCTOBER 2014



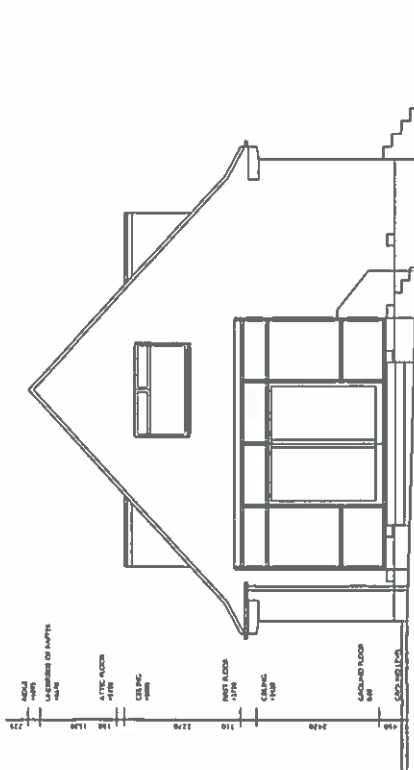
FIRST FLOOR ALTERATIONS 1:50



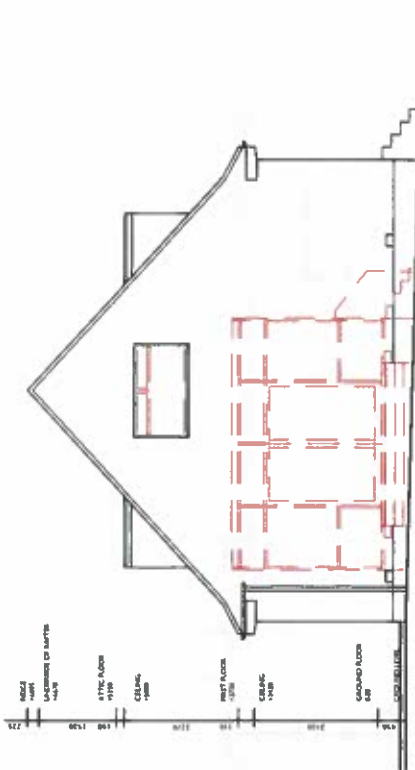
EXISTING SOUTH ELEVATION 1:100



EXISTING NORTH ELEVATION - ALTERATIONS 1:100



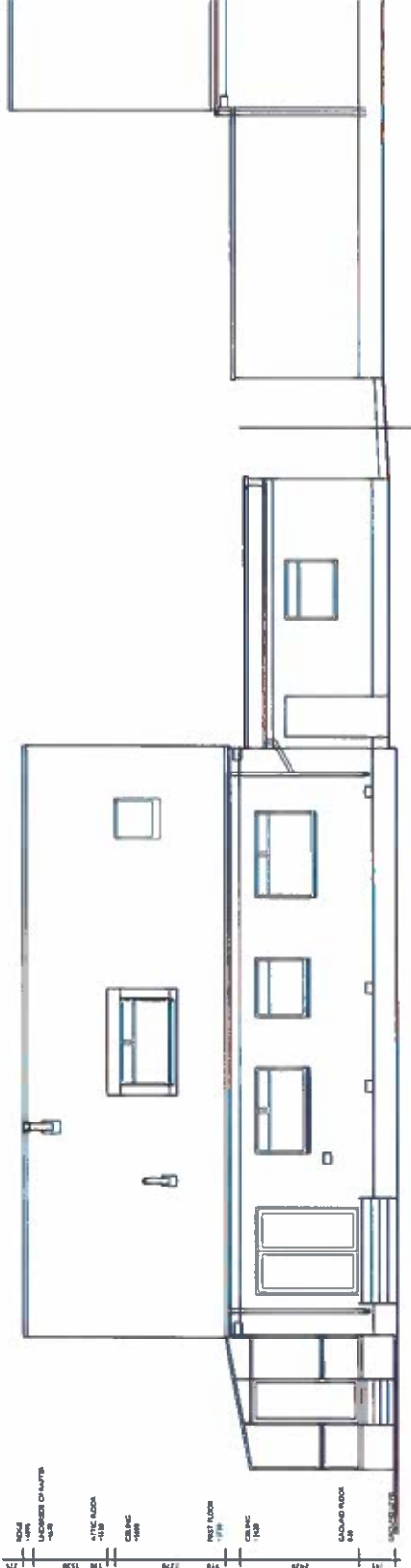
EXISTING NORTH ELEVATION 1:100



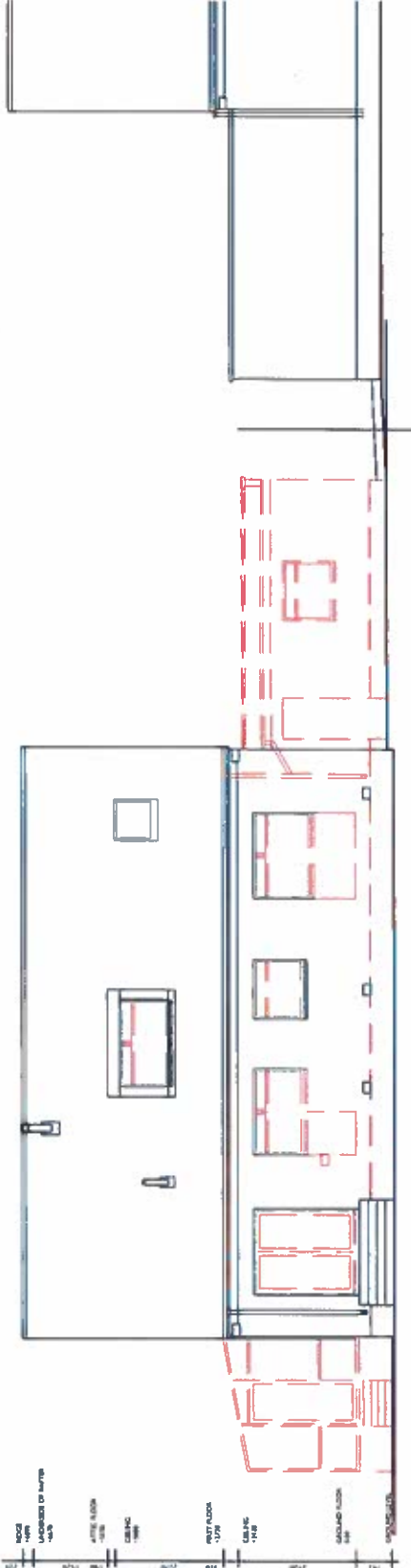
EXISTING SOUTH ELEVATION - ALTERATIONS 1:100



(PL)010 AS NOTED @ A3

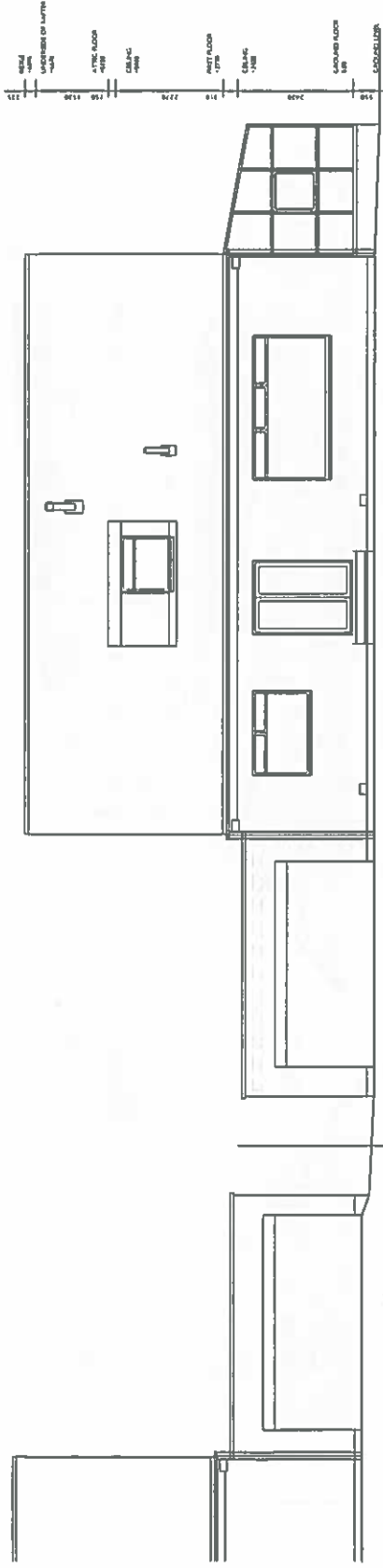


EXISTING WEST ELEVATION 1:100

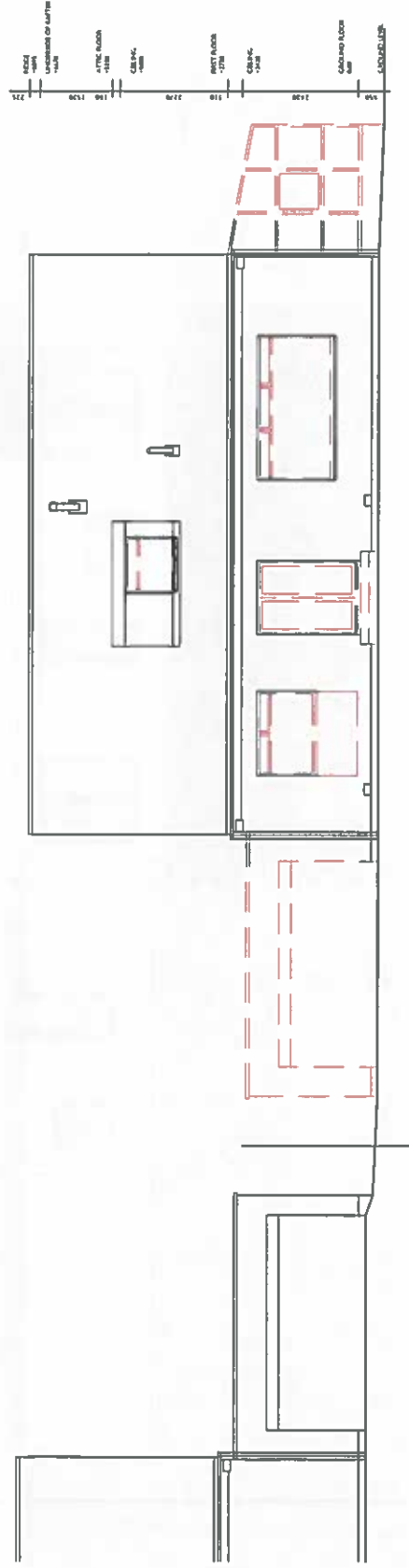


EXISTING WEST ELEVATION - ALTERATIONS 1:100

PROPOSED EXTENSIONS AND  
ALTERATIONS  
4 GREENLAW GROVE, PENICUIK  
Mr FORSYTH OCTOBER 2014



EXISTING EAST ELEVATION 1:100



AS NOTED @ A3

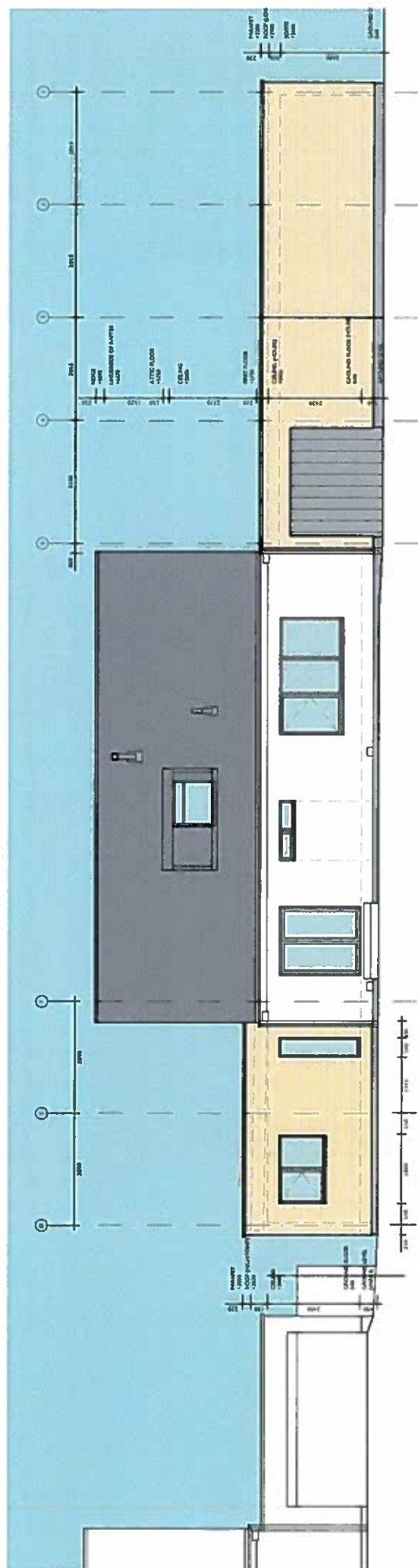
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## PROPOSED EXTENSIONS AND ALTERATIONS

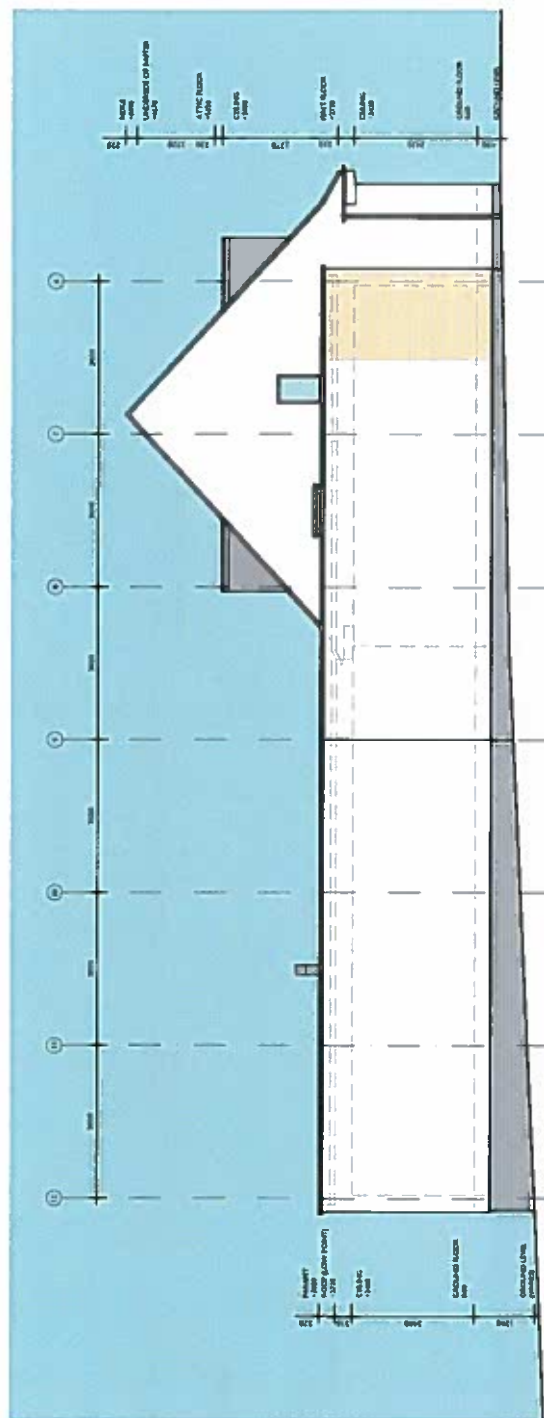
4 GREENLAW GROVE, PENICUIK  
MR FORSYTH    OCTOBER 2014



AS NOTED @ A3



**PROPOSED EAST ELEVATION 1:100**

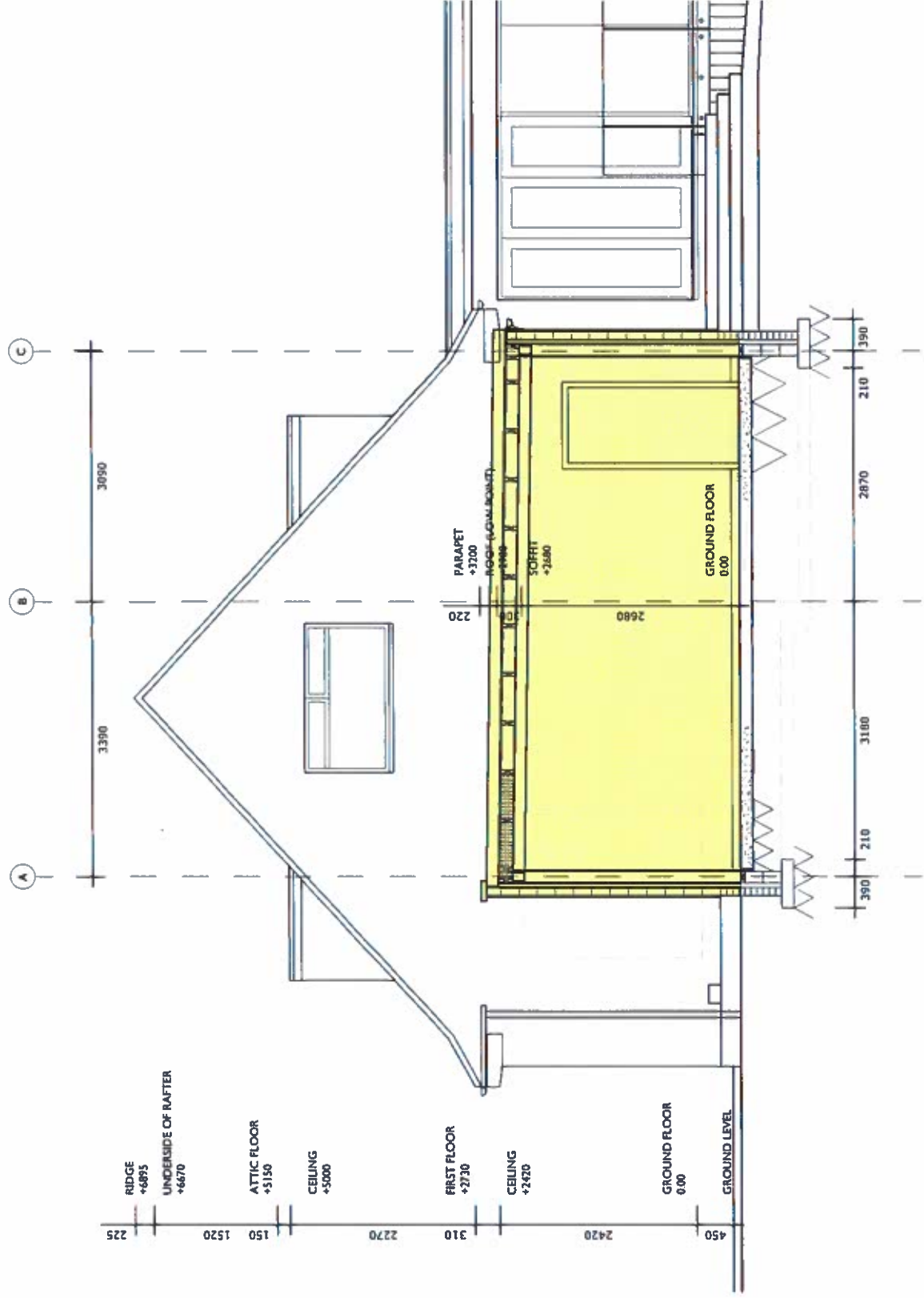
[illegible]

**PROPOSED SOUTH ELEVATION 1:100**



## PROPOSED EXTENSIONS AND ALTERATIONS

GREENLAW GROVE, PENICUIK  
Mr FORSYTH OCTOBER 2014



## NOTES

[illegible]

## PROPOSED EXTENSIONS AND ALTERATIONS

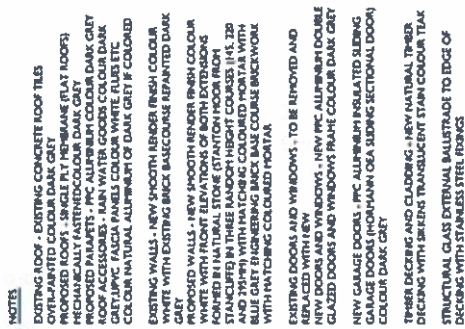
4 GREENLAW GROVE, PENICUIK  
MR FORSYTH OCTOBER 2014



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## PROPOSED EXTENSIONS AND ALTERATIONS

4 GREENLAW GROVE, PENICUIK  
Mr FORSYTH OCTOBER 2014

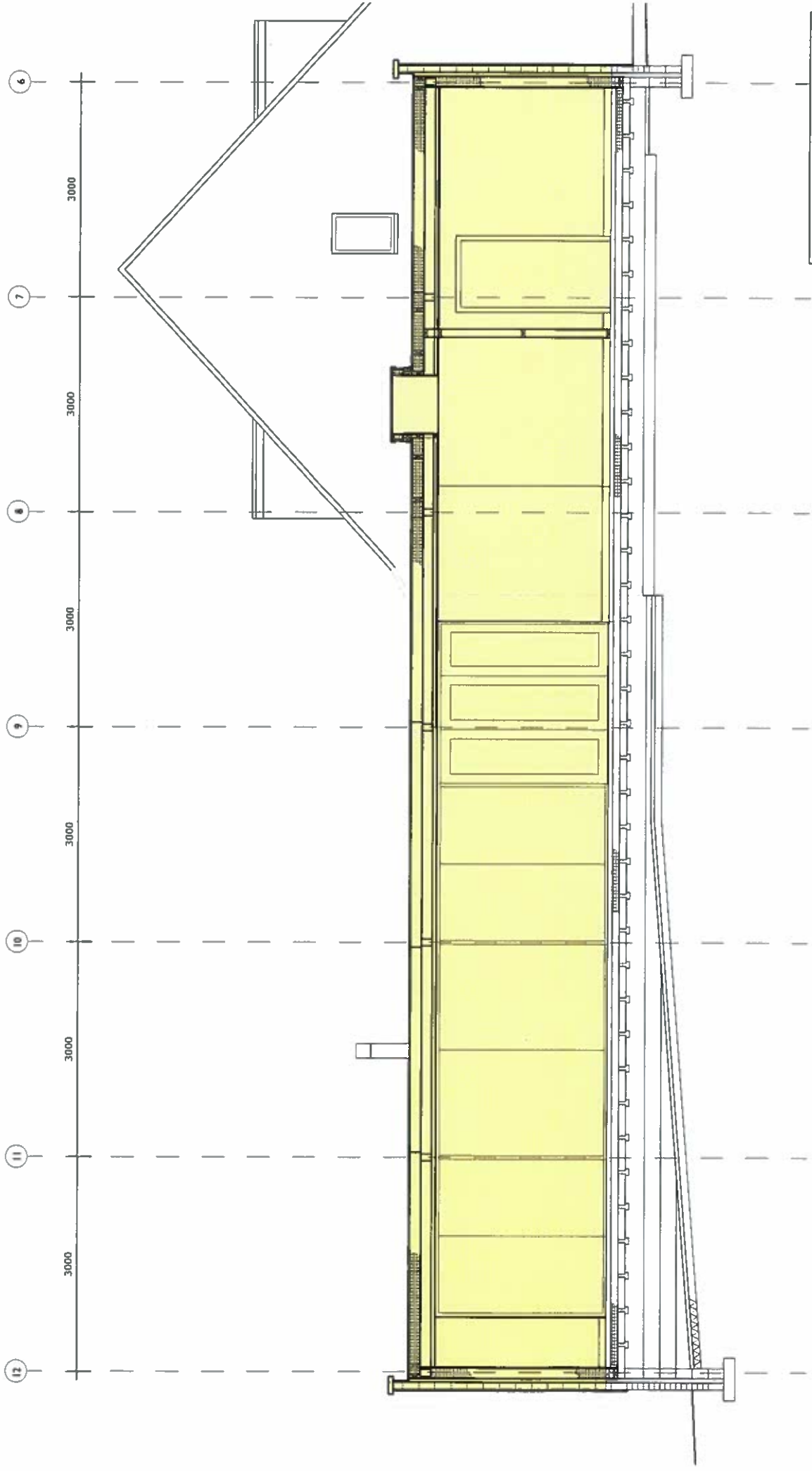


## PROPOSED EXTENSIONS AND ALTERATIONS

4 GREENLAW GROVE, PENICUIK  
MR FORSYTH    OCTOBER 2014



(PL)017 AS NOTED @ A3



0 1 2 3

PROPOSED EXTENSIONS AND  
ALTERATIONS  
4 GREENLAW GROVE, PENICUIK  
Mr FORSYTH OCTOBER 2014

PROPOSED NORTH EXTENSION LONG SECTION 1:50

**MIDLOTHIAN COUNCIL****DEVELOPMENT MANAGEMENT  
PLANNING APPLICATION DELEGATED WORKSHEET:**

**Planning Application Reference:** 14/00787/dpp

**Site Address:** 4 Greenlaw Grove, Milton Bridge, Penicuik

**Site Description:**

The application property comprises a detached dwelling with accommodation at first floor level within the roofspace. It is finished externally in drydash render with a fyfestone panel on the front, white plastic windows and red contoured roof tiles with a dormer at the front and rear of the house.

There is a flat roof garage attached to the north side of the house and a conservatory attached to the south side of the house.

**Proposed Development:**

Extension to dwellinghouse: formation of decking and raised patio

**Proposed Development Details:**

It is proposed to take down the existing flat roof garage and erect a flat roof extension at the north side of the house extending in to the rear garden. The extension measures a maximum of 6.3m wide and 18.5m long, extending 11.1m in to the rear garden. The south elevation of the extension is to be predominantly glazed. A 2.4 m deep area of timber decking with a glass balustrade is proposed along the south elevation within the rear garden.

It is proposed to take down the existing conservatory and erect a flat roof garage/artist's studio extension on the south side of the house, measuring 12.2m wide and 7m deep. The applicant was requested to provide more detail on the nature of this i.e. the type of artwork to be produced and materials and any machinery to be used and whether the activity will be on a domestic scale e.g. as a hobby or whether it is to be a commercial venture with deliveries/visitors to the property and if so the nature and anticipated frequency of this. The applicant has responded that the workspace beside the garage is a flexible area that in reality will be used as storage for a while and in a few years on retirement it may be used as work space for personal/hobby use only.

The proposed external materials comprise a mix of buff coloured natural stone on the front of the extensions and smooth white render with a blue brick basecourse on the remaining walls.

A 3.1 m deep raised patio is proposed at the rear of the original house.

The existing render and fyfestone panel on the house are to be replaced with a smooth white render. It is also proposed to replace the windows and doors on the existing house with dark grey aluminium framed windows and doors, to paint the roof tiles and brick base course dark grey and replace the rainwater goods. These works

constitute permitted development in terms of Class 2B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

It is also proposed to extend the existing driveway at the front of the house to the front and side of the new garage/studio extension. Subject to that part of the drive which is located between the house and the road being made of porous materials or draining to a permeable or porous area within the curtilage of the application property these works would constitute permitted development in terms of class 3C of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

The design statement states that ornamental gates are proposed at the corner of the existing house. No details have been submitted.

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

History sheet checked.

A design statement has been submitted as part of the application submission, describing the house and surrounding area and the proposed development. It is stated that the extensions have taken account of policy DP6 summarised as follows:

- Whilst the footprint of the south extension is larger than the existing conservatory there is extensive garden ground, it is similar in style to the existing garage it will be largely invisible from public view and will be approximately 11.28m from the corner of the house at no 5.
- The north extension is similar in style to the existing garage and develops an area of rough unkempt ground.
- The design and materials are complimentary to existing.
- The extensions comply with BRE Guidelines with regard to sunlight and daylight to neighbouring properties. The hedge along the north boundary mitigates overshadowing of no 3.
- There are no windows overlooking neighbouring properties.
- The property sits within a large plot.

**Consultations:**

None required.

**Representations:**

Two representations have been received in relation to the application from the occupiers of nos 3 and 5 Greenlaw Grove objecting to the scheme.

The occupiers of no 3 are concerned regarding damage to the boundary hedge which was planted 40 years ago. They query the use of the artist's studio and would object if this was used as a business in this residential area. They are concerned regarding increased traffic and maintaining access to their property. They also query whether there will be any problem with drainage.

The occupiers of no 5 are concerned regarding noise and pollution as a result of the re-siting of the garage and the extended driveway close to their kitchen and dining

room window. They consider that the proposals including the proposed materials will fundamentally change the appearance of the house inconsistent with the rest of the houses at Greenlaw Grove and may impact on the value of the other houses. They query the use of the artist studio stating that the applicant has his own business and seek assurance that the property will not be used for any commercial activity which would require a change of use.

The applicant has responded to the objections summarised as follows:

- He confirms that the workspace to the south of the property will not be used for any business purpose and that car movements to the garage will be approx once a week/fortnight.
- The proposed finishes will be of a high quality and will complement the existing building.
- They have instructed a landscape gardener and do not envisage any issues with the hedge root system.
- He will endeavour to keep the build time as short as possible and minimise disturbance to neighbours.

### **Relevant Planning Policies:**

The relevant policies of the **2008 Midlothian Local Plan** are;

RP20 – Development within the built-up area - seeks to protect the character and amenity of the built-up area.

DP6 – House Extensions - requires that extensions are well designed in order to maintain or enhance the appearance of the house and the locality. The policy guidelines also relate to size of extensions, materials, impact on neighbours and remaining garden area.

### **Planning Issues:**

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

The existing house and garage has a foot print of 142m<sup>2</sup>. The house as proposed to be extended would be 304m<sup>2</sup>. The combined footprint (net increase of 162m<sup>2</sup>) of the proposed extensions exceeds that of the original house and garage and as a result is clearly not subservient to that of the original house/garage. Notwithstanding the existing flat roof garage the extent of the flat roof on the proposed extensions is visually discordant with the pitched roof design of the house with the extensions appearing somewhat monolithic and stuck on with little architectural reference to the main building. In addition to this the proportions of the proposed flat roof extensions do not relate well to the existing building and would neither maintain nor enhance the appearance of the house. By virtue of their size and design the proposed extensions are neither sympathetic to the character of the existing building or of a high quality contemporary design complementary to the existing building. As currently proposed the extensions would detract from the appearance of the property, and are contrary to policy.

Whilst there are other flat roof garages at Greenlaw Grove such large flat roof extensions as proposed at the application site do not appear to be characteristic of the houses at Greenlaw Grove.

The applicant has indicated that the artist's workspace would be used for domestic purposes. Should planning permission be granted for the extensions depending on the scale of any business use of this space the applicant may need to apply to the Council for a change of use.

Sufficient garden area will remain after the erection of the extensions.

The proposed north extension will be prominent to the outlook of the side kitchen window of no 3. This room is also served by a window on the rear elevation. Satisfies standard 25<sup>0</sup> daylight test for this window. It will be very prominent as viewed from the garden of no 3. Overshadowing will not be significant. Any damage to the hedge along the boundary with no 3 is a private matter between the parties involved. Any obstruction to access to no 3 would be a matter for the police. Drainage provision would be considered under building standards regulations.

Whilst the proposed southern extension will be visible from in particular the garden and dining room window of no 5 it will not be overbearing to the outlook of this property. Overshadowing of no 5 will not be significant. In relation to the other issues raised by the occupier of this property, not already dealt with above, as previously stated subject to that part of the drive which is located between the house and the road being made of porous materials or draining to a permeable or porous area within the curtilage of the application property these works would constitute permitted development in terms of class 3C of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. The garage will be approximately 8 m from the boundary with no 5. Its use as a domestic garage should not have a significant impact on the amenity of neighbouring properties. Any problems with noise and pollution would be a matter for Environmental Health. Impact on property values is not a material planning consideration in the assessment of the application. Whilst the stone proposed to be used on the extensions is different to that on the existing houses at Greenlaw Grove it will not in itself detract from the visual amenity of the area. As previously stated the smooth white render, replacement windows and doors on the existing house, the painting of the roof tiles and brick base course dark grey and replacement rainwater goods constitute permitted development in terms of Class 2B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

The property to the rear of the application site has a very long garden. The proposals will not have a significant impact on the amenity of this property.

**Recommendation:**

Refuse planning permission.



# Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

**Reg. No. 14/00787/DPP**

Mr Alistair Forsyth  
4 Greenlaw Grove  
Penicuik  
EH26 0RF

Midlothian Council, as Planning Authority, having considered the application by Mr Alistair Forsyth, 4 Greenlaw Grove, Penicuik, EH26 0RF, which was registered on 29 October 2014 in pursuance of their powers under the above Acts, hereby refuse permission to carry out the following proposed development:

**Extensions to dwellinghouse; formation of decking and raised patio at 4 Greenlaw Grove, Milton Bridge, Penicuik, EH26 0RF**

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 1:500	29.10.2014
Site Plan	(PL)002 1:200	29.10.2014
Existing floor plan	(PL)003 1:100	29.10.2014
Existing floor plan	(PL)004 1:100	29.10.2014
Proposed floor plan	(PL)005 1:50	29.10.2014
Proposed floor plan	(PL)006 1:50	29.10.2014
Proposed floor plan	(PL)007 1:50	29.10.2014
Proposed floor plan	(PL)008 1:50	29.10.2014
Existing elevations	(PL)009 1:100	29.10.2014
Existing elevations	(PL)010 1:100	29.10.2014
Existing elevations	(PL)011 1:100	29.10.2014
Proposed elevations	(PL)012 1:100	29.10.2014
Proposed elevations	(PL)013 1:100	29.10.2014
Proposed cross section	(PL)014 1:50	29.10.2014
Proposed cross section	(PL)015 1:50	29.10.2014
Proposed cross section	(PL)016 1:50	29.10.2014
Proposed cross section	(PL)017 1:50	29.10.2014

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

1. *As a result of their combined size and design the proposed extensions are unsympathetic to and would appear as bulky additions detracting from the appearance of the house.*
2. *For the above reason the proposal is contrary to policy DP6 of the Midlothian Local Plan which requires that extensions are well designed and maintain or enhance the*

*appearance of the house, should be clearly subservient to the original property and that the proportions should be similar to the existing.*

Dated 9 / 12 / 2014

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