

**esbank design studio**

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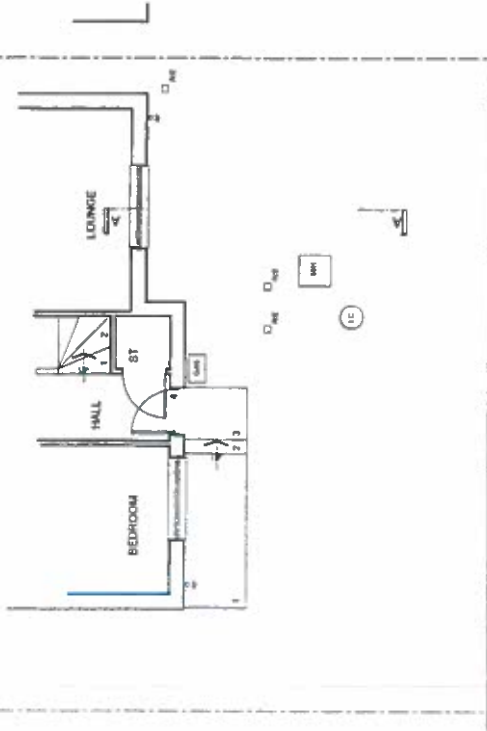
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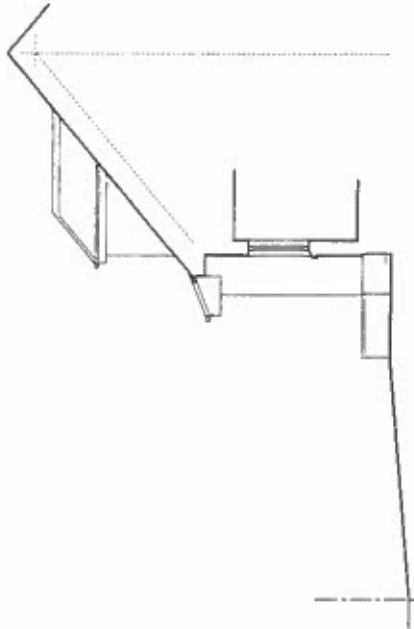
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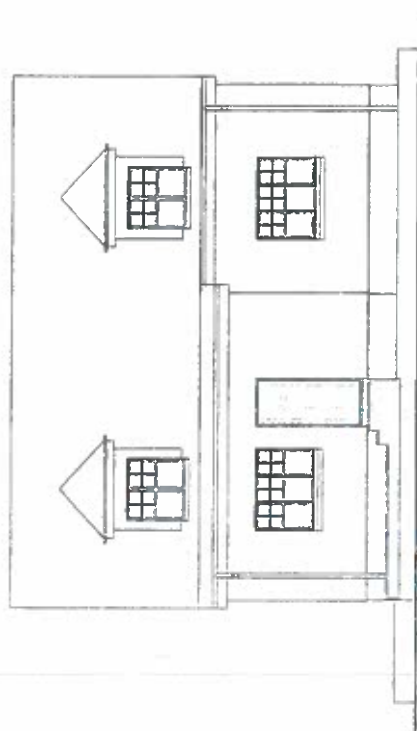
EXISTING PART PLAN 1:100



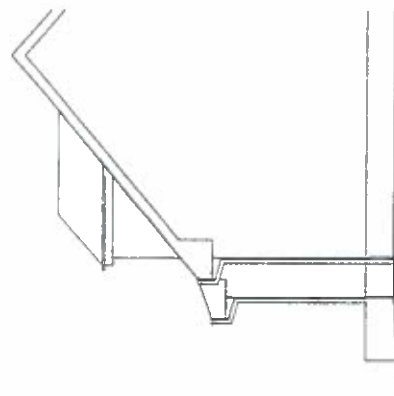
EXISTING SECTION A-A 1:100



NORTH



EXISTING FRONT (WEST) ELEVATION 1:100



EXISTING SIDE (SOUTH) ELEVATION 1:100



LOCATION PLAN 1:1250



FRONT VIEW

REVISIONS:

EXISTING PLAN, ELEVATIONS, SECTION AND LOCATION PLAN

PROPOSED VERANDA

6A HURSTED AVENUE, EASTHOUSES, DALKEITH,

MIDLOTHIAN, EH22 4HR. for MR. and MRS. JACK.

DATE: MAR 2014 SCALE: 1:100 1:1250 DRWN:CD DRG. No:141301

APPENDIX A

A3



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 000096141-001

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

## Agent Details

Please enter Agent details

Company/Organisation:

Eskbank Design Studio

Ref. Number:

First Name: \*

Craig

Last Name: \*

Douglas

Telephone Number: \*

0131 663 3308

Extension Number:

Mobile Number:

07708479656

Fax Number:

Email Address: \*

eskbankdesignstudio@talktalk.net

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

Building Name:

Building Number:

7

Address 1 (Street): \*

Newbattle Road

Address 2:

Eskbank

Town/City: \*

Dalkeith

Country: \*

UK

Postcode: \*

EH22 3DA

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

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: \*

Other Title:

First Name: \*

Last Name: \*

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:

Address 1 (Street): \*

Address 2:

Town/City: \*

Country: \*

Postcode: \*

## Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

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

Northing

Easting

## 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)

Timber covered veranda, guard rail and associated steps.

## 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.

We disagree with the planning decision. RP20 - Porches are a common feature on local historic and new housing and is not 'out of character'. The criteria in DP6 is met and the proposed works are supported by affected neighbours.

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

☒ Yes ☐ No

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

The new matters are raised to accompany this application in the form of a 'Planning Review Supporting Statement'. This highlights that porches/verandas are a local architectural feature, that it addresses the criteria in RP20 and DP6 and affected neighbour letters of support are included.

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 Review Supporting Statement

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

14/00421/DPP

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

06/06/14

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

08/07/14

## 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: Craig Douglas

Declaration Date: 04/09/2014

Submission Date: 04/09/2014



**Planning Application Reference: 14/00421/DPP (Dated - 06/06/14)**

**PROPOSED PORCH/VERANDA**

**6A HURSTED AVENUE, EASTHOUSES, DALKEITH, MIDLOTHIAN. EH22 4HR.**

**FOR Mr. and Mrs. JACK.**

**PLANNING REVIEW SUPPORTING STATEMENT.**

The planning application was refused on 08/07/14, the refusal notice omitted to list one of the drawings that were submitted as part of the original application – Drawing Number 1413/03 'Proposed Views' (not to scale).

The refusal cites that the proposed porch/veranda is contrary to policies RP20 and DP6 of the local plan.

RP20 – Notes that the proposals 'should not detract materially from the existing character or amenity of the area'. Porches are a common feature on historic and new local housing, which softens the house facade, as demonstrated in the photographs below;



Traditional semi-detached houses in the same street (6A Hursted Avenue located in the background of the photograph). The house roof reduces in pitch and extends over the porch.



Further examples of local traditional porches.



Recent new house in Eskbank with a full width veranda.



Typical examples of new housing in the area.

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**DP6 – Notes that 'Novel architectural solutions can be acceptable'. With reference to the detailed requirements of this policy;**

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:

**The porch is designed to match and enhance the existing building. The existing eaves is high relative to the window/door heads and the dropped roof of the proposed porch softens this.**

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

**Conforms to this requirement.**

b) matching or complementary external wall and roof materials should be used.

**Conforms to this requirement.**

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;

**Not applicable.**

d) the roof pitches should match those of the existing roof;

**The roof reduces in slope to match the traditional adjacent houses. The roof of the house does reduce in pitch at eaves above the front entrance presently.**

e) architectural detailing, scale and proportion should be similar to the existing;

**Conforms to this requirement.**

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;

**Not applicable.**

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

**Conforms to this requirement.**

h) extensions must not result in loss of privacy for neighbouring property;

**Having a porch/veranda does not result in increased loss of privacy. The proposals are supported by the neighbour directly across the street – see supporting letters.**

i) an adequate garden area must remain after the house has been extended; and

**Conforms to this requirement.**

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

**Not applicable.**

### **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.

**The porch extends 1.75m from the front at the entrance to the house.**

**The proposed porch/veranda offers protection at the entrance to the house and provides an outdoor space to enjoy when the weather is inclement. It is practical and child friendly.**

**The street is not a main thoroughfare.**

**Neighbour's supporting letters are attached;**

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Mr and Mrs Folan  
8 Hursted Avenue  
Easthouses  
EH22 4HR

Midlothian Council  
Planning Department  
Fairfield House  
Dalketh

Reference- 14/00421/DPP

Dear Sir/ Madam

We are writing to you in Full support of the appeal of the above planning application from our Neighbour's Mr and Mrs Jack, 6A Hursted Avenue, Easthouses.

We were very disappointed to be informed of the council's decision to refuse the application of the formation of a Veranda and for our comments to be considered not to be of importance in the planning decision.

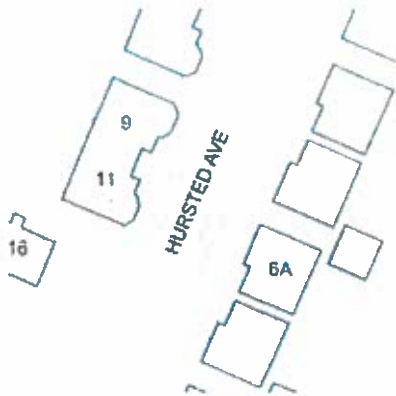
We believe wholeheartedly that the proposed plans would enhance the property and in no way deter from the design of the street. We live in a street where there is a diverse range of properties and we feel that to say that the proposed plans will go against the uniformity of the street to be hugely unfair and inaccurate. Many of the properties in the surrounding area have verandas and are not detrimental in any way.

We were most excited to see the plans proposed as we ourselves would hope to also put in an application in the near future as we feel so strongly that the modifications will not only be aesthetically pleasing but will enhance and add value to the property and surrounding area.

Your sincerely

Mr and Mrs Folan

9 and 11 Hursted Avenue is directly across the street.



Steven Turnbull & Karen McLachlan  
9 Hursted Avenue  
Easthouses  
Dalkeith  
Midlothian  
EH22 4DZ

Dated: 26 August 2014

Dear Sir/Madam,

We are writing in support of an application to form a porch to the front of house number 6A Hursted Avenue, Easthouses.

After viewing the design drawings and hearing the family's need to have the porch, We can only support the idea, as we think it would enhance look to the frontage of the property and provide the family with a safe area to relax with the children. As an immediate neighbour who overlooks this property, we would have no problem with view from our house window.

Other houses have formed structures to the front of their property, however, none will enhance the frontage of the street better than the design for house 6a

Yours Faithfully

To whom it may concern re:  
6A Hursted Avenue  
Easthouses  
Dalkeith

With reference to the proposed veranda we believe that the modifications will enhance the appearance of their house, add value to their property and to the surrounding area. It would also be a welcome modification to their home and fit in well with the street.

It would also be a safer area for the children to play in as it can be a busy street with speeding vehicles.

Susanne Brady and Ian Piacentini  
11 Hursted Avenue

## Comments made by neighbours in response to the original planning application;

### Planning » Application Comments

[Help with this page](#)

14/00421 DFP | Formation of veranda and associated steps | 6A Hursted Avenue Easthouses Dalkeith EH22 4HR

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Total Consulted: 12   Comments Received: 2   Objections: 0   Supporting: 2

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Mrs Lina Fotan (Supports)

Comment submitted date: Tue 24 Jun 2014

We wholeheartedly support this application. We feel it would be a welcome modification to the home and fit in well within the street. We would endeavour to submit planning application for similar works in the near future for our own home.

Dr Christophe Lacomme (Supports)

Comment submitted date: Sun 15 Jun 2014

We fully support this application. We think the proposed modifications will improve the appearance of the house, add value to the house and surroundings, and we plan to undertake similar alterations to our house in the future.

[Midlothian Council](#)

Midlothian



Midlothian Council, Midlothian House, Buccleuch Road, Dalkeith, EH22 1DN  
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Weather forecast



Link to short animation;

<https://www.youtube.com/watch?v=nCt0hMjWcBY>

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

**Planning Application Reference:** 14/00421/dpp

**Site Address:** 6A Hursted Avenue, Easthouses

**Site Description:**

The application property comprises a detached house with accommodation at first floor level within the roof space. It is finished externally in drydash render with grey concrete roof tiles.

**Proposed Development:**

Formation of veranda and associated steps

**Proposed Development Details:**

It is proposed to erect an extension across the entire frontage (10m) of the house comprising a covered veranda, incorporating a raised deck and balustrade, measuring a maximum of 2.6m deep. The roof line of the existing house is to be projected forward to cover the decked area.

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

History sheet checked.

05/00787/ful – Erection of 11 dwellinghouses and associated works at Land between Easthouses Road and Hursted Avenue, Easthouses

**Consultations:**

None required.

**Representations:**

Two representations have been received from the occupiers of nos 6 and 8 Hursted Avenue in support of the application stating that the proposals will improve the appearance of the house, fit in well with the street, add value to the house and surroundings and that they plan to undertake similar alterations to their houses.

**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.

Extensions to the fronts of houses are generally approved if they are small and sympathetically designed; in these cases the existing character of the individual house and of the street scene is retained. The majority of such extensions are front porches.

The proposed alterations at the front of the property would dominate the front elevation totally changing the character and appearance of the principal elevation of the existing house.

The 8 houses on this side of the road have a uniform building line and form, albeit some of the houses are handed, reflecting the uniform character of the 4 older properties on the opposite side of the road.

Front verandas are not an original feature and are totally uncharacteristic of this house type on this side of Hursted Avenue. It would be 4.2m from the road and would be very prominent in the street scene. It would detract from the uniform character of the street scene.

The notes on the original application for the houses on this side of the road note that the scheme was amended to relate better to surrounding streets and with nearby properties. Allowing the current proposal would undermine this.

As such the proposal is contrary to policy DP6 which requires that extensions must maintain or enhance the appearance of the locality and RP20 which seeks to protect the character and amenity of the area.

There are no other covered verandas on this side of the street. Nos 2A and 8A have a small deck at the front of the house. There is no record of planning permission having been granted for these. There is no record of planning applications having been received from the occupiers of nos 6 and 8 for similar extensions.

The proposal would not have a significant impact on the amenity of the occupiers of no 6 or 8 Husted Avenue.

The veranda would be 14.9m from the nearest part of the house at no 11 on the opposite side of the road. The floor level of the veranda would be approximately 0.68m above the ground level at no 11. The design of the veranda would permit its use as an outdoor seating area with the perceived impact of a viewing platform affording views to the front of the property opposite. However taking in to account that this is a public elevation on balance the impact on the amenity of the occupiers of no 11 is not sufficient to refuse planning permission.

The impact of the proposals on property values is not a material planning consideration in the assessment of the application.

**Recommendation:**

Refuse planning permission.

## Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

**Reg. No. 14/00421/DPP**

Eskbank Design Studio  
7 Newbattle Road  
Eskbank  
Dalkeith  
EH22 3DA

Midlothian Council, as Planning Authority, having considered the application by Mr. and Mrs. Hamish Jack, 6A Hursted Avenue, Easthouses, Dalkeith, EH22 4HR, which was registered on 6 June 2014 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

**Formation of veranda and associated steps at 6A Hursted Avenue, Easthouses, Dalkeith, EH22 4HR**

in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Elevations, floor plan and cross section	1413/01 1:1250 1:100	06.06.2014
Elevations, floor plan and cross section	1413/02 1:100 1:50	06.06.2014

The reason(s) for the Council's decision are set out below:

1. The proposed veranda would appear over-dominant on the public front elevation of the dwelling totally changing the character and appearance of the principal elevation and is uncharacteristic of the houses on this side of Hursted Avenue and would detract from the uniform character of the street scene.
2. For the above reason the proposal is contrary to policies RP20 and DP6 of the adopted Midlothian Local Plan. If the proposal were approved it would undermine the consistent implementation of the policies, the objective of which is to protect the character and amenity of the built-up area.

Dated 8 / 7 / 2014



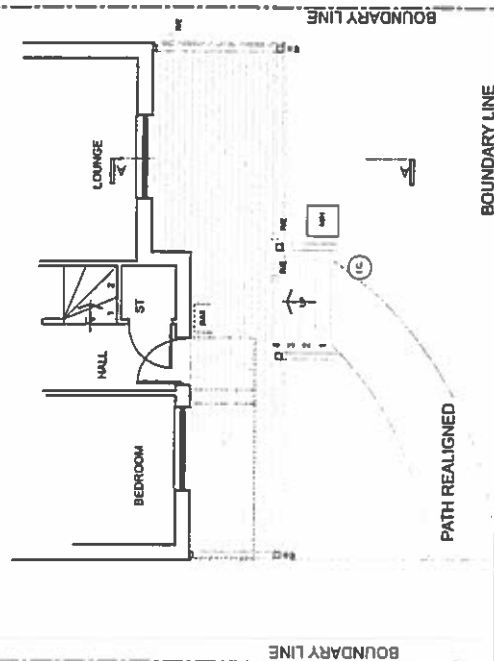
.....  
Duncan Robertson  
Senior Planning Officer; Local Developments  
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN



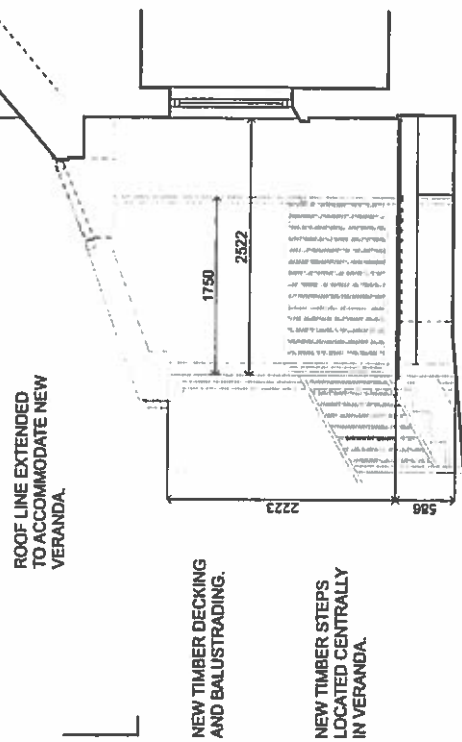


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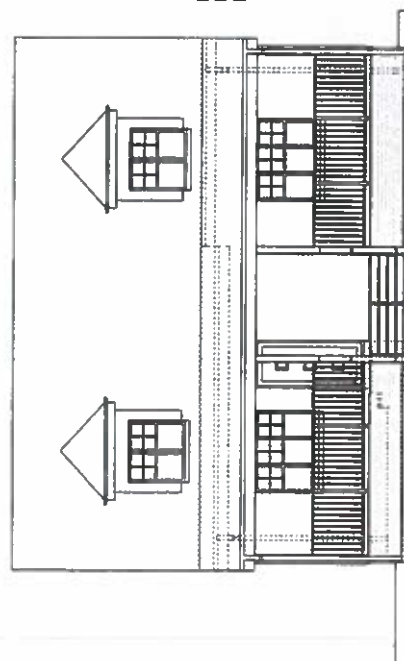
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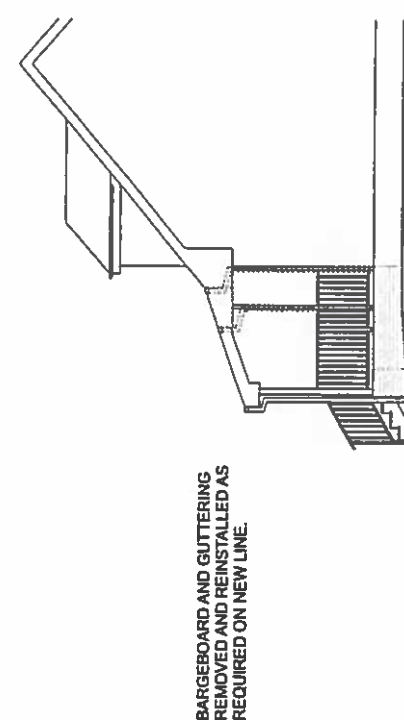
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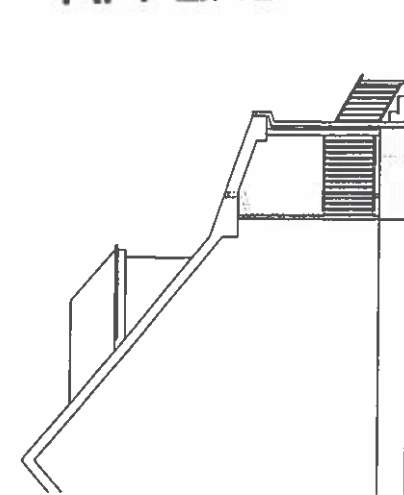
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PROPOSED FRONT (WEST) ELEVATION 1:100



PROPOSED SIDE (SOUTH) ELEVATION 1:100



PROPOSED SIDE (NORTH) ELEVATION 1:100

REVISIONS:

PROPOSED PLAN, ELEVATIONS AND SECTION.

PROPOSED VERANDA.

6A HURSTED AVENUE, EASTHOUSES, DALKEITH,

MIDLOTHIAN, EH22 4HR. for MR. and Mrs. JACK.

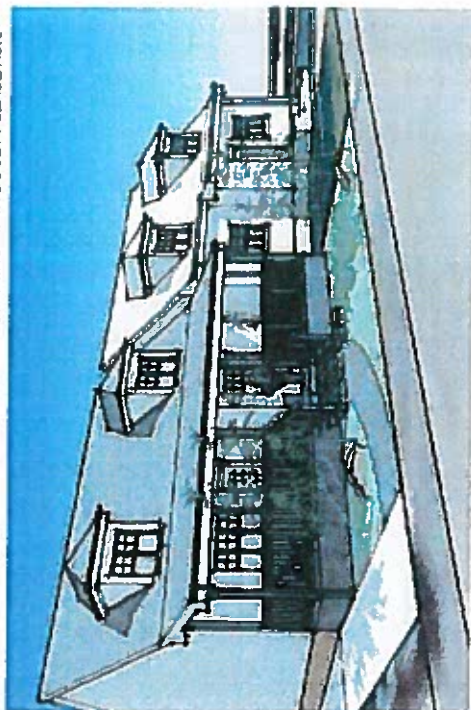
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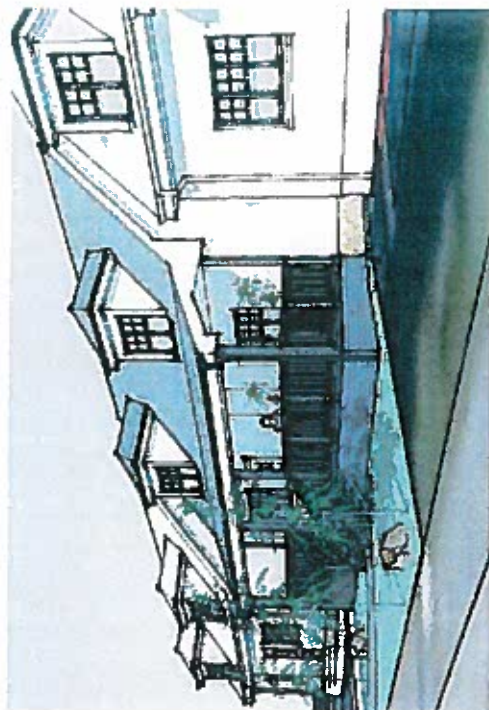
PROPOSED FRONT VIEW



PROPOSED FRONT VIEW



PROPOSED SIDE VIEW



PROPOSED FRONT VIEW

REVISIONS

PROPOSED VIEWS

PROPOSED VERANDA

6A HURSTED AVENUE, EASTHOUSES, DALKEITH,  
 MIDLOTHIAN, EH22 4HR. for Mr. and Mrs. JACK

DATE APR '14 SCALE: NTS DRAWN CD DRG No 1413/03

