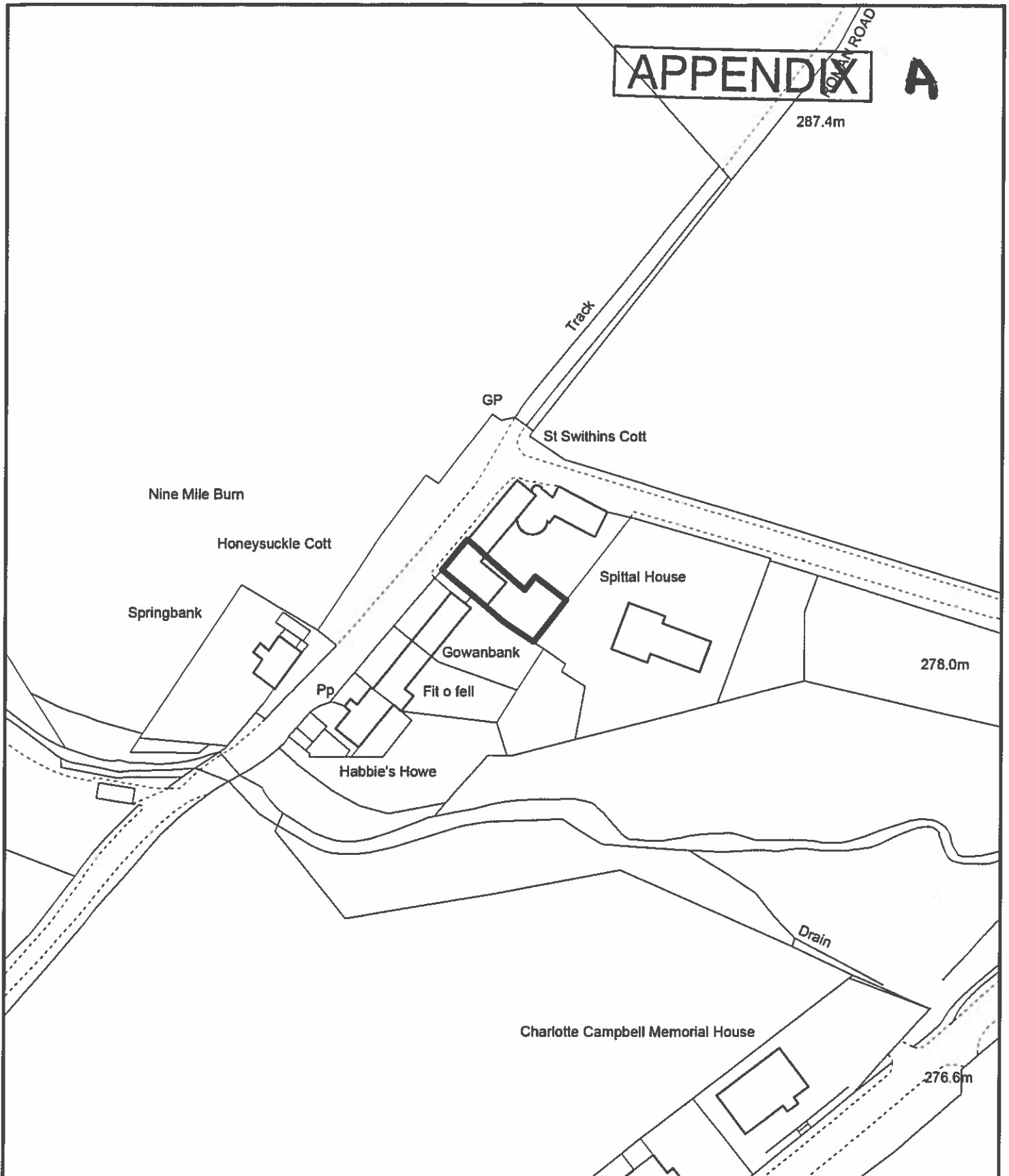


APPENDIX

A



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

Erection of upper floor extension above existing flat roof
extension and alterations to existing conservatory at
Honeysuckle Cottage, Nine Mile Burn, Penicuik

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prosecution or civil proceedings

Midlothian Council Licence No. 100023416 (2015)

File No. 15/00034/DPP

Scale: 1:1,250



NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect
of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND)
Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	<input type="text" value="N/A"/>	Ref No	<input type="text"/>
Forename	<input type="text" value="SEAN"/>	Forename	<input type="text"/>
Surname	<input type="text" value="HARPER"/>	Surname	<input type="text"/>
Company Name	<input type="text"/>	Company Name	<input type="text"/>
Building No./Name	<input type="text" value="110N45ULKE LOTIAGE"/>	Building No./Name	<input type="text"/>
Address Line 1	<input type="text" value="NINE MILE BURN"/>	Address Line 1	<input type="text"/>
Address Line 2	<input type="text"/>	Address Line 2	<input type="text"/>
Town/City	<input type="text" value="PENICUIK"/>	Town/City	<input type="text"/>
Postcode	<input type="text" value="EH 26 9LZ"/>	Postcode	<input type="text"/>
Telephone	<input type="text"/>	Telephone	<input type="text"/>
Mobile	<input type="text"/>	Mobile	<input type="text"/>
Fax	<input type="text"/>	Fax	<input type="text"/>
Email	<input type="text"/>	Email	<input type="text"/>
3. Application Details			
Planning authority		<input type="text" value="MIDLOTHIAN"/>	
Planning authority's application reference number		<input type="text" value="15/00034/DPP"/>	
Site address		<div style="border: 1px solid black; padding: 5px;"> CORPORATE RESOURCES FILE: 15/00034/DPP RECEIVED 05 JUN 2015 </div>	
<input type="text" value="AS ABOVE"/>			
Description of proposed development		<input type="text" value="1F"/>	
<input type="text" value="EXTENSION UPPER FLOOR TO FLAT ROOF AND ALTERATIONS TO EXISTING CONSERVATORY"/>			

Date of application

Date of decision (if any)

3/3/15

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application)

☒

Application for planning permission in principle

☐

Further application (including development that has not yet commenced and where a time limit has been imposed, renewal of planning permission and/or modification, variation or removal of a planning condition)

☐

Application for approval of matters specified in conditions

☐

5. Reasons for seeking review

Refusal of application by appointed officer

☒

Failure by appointed officer to determine the application within the period allowed for determination of the application

☐

Conditions imposed on consent by appointed officer

☐

6. 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.

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

Further written submissions

☒

One or more hearing sessions

☒

Site inspection

☒

Assessment of review documents only, with no further procedure

☐

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

SEE LETTER SUBMITTED TO PLANNING DEPARTMENT DATED 22/5/15

7. Site inspection

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

Can the site be viewed entirely from public land?

☐

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

☒

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

8. Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE LETTER SUBMITTED TO PLANNING DEPARTMENT
DATED 22/5/15

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes ☐ No ☒

If yes, please explain below a) why you are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

PLEASE SEE ALL DOCUMENTS SUBMITTED TO PLANNING
DEPARTMENT WITH LETTER OF NOTICE DATED 22/5/15

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form



Statement of your reasons for requesting a review



All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.



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 from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature



Name:

SEAN F. HARPER

Date:

5/6/15

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act

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

22th May 2015

CORPORATE RESOURCES	
FILE:	15/00034/DPP
RECEIVED	29 MAY 2015
1 F	

Dear Sirs

**PLANNING APPEAL AGAINST REFUSAL FOR A NEW EXTENSION TO :
HONEYSUCKLE COTTAGE, NINE MILE BURN – PLANNING REF
15/00034/DPP**

With ref to the above application for Planning Permission and your report dated 3rd March 2015 notifying your decision to refusal, we now write to lodge our appeal in support of the application. We have been advised by you that a cut off date for this appeal is 6th June 2015.

This letter is intended not only to support the proposals of the application in principle but to also identify where any modification could be made to the design in order to address your departments perceived objections. Your letter of the 3rd of March is a simple and brief statement of objection which provides little in the way of any detailed failure of specific planning policy. During a previous telephone discussion with the Planning officer we were frustrated at the lack of any specific information that could be given to us as a reason for the objection other than a stated dislike for roof extensions. We do not feel this blanket refusal constitutes a reasonable or fair assessment of this application particularly given its context and location.

We would recognize that the nature of this proposal to extend onto the roof at the rear of the property is not a common option for development being neither a "house extension to the building footprint" nor a "dormer window extension" as the case officer confirmed during the Planning Application process. In this regard there is little specific guidance in the DP6 policy or the supplementary guidance notes that fit this form of alteration specifically, so we have endeavored to implement the principles where we feel they have a clear bearing on this proposed design. You may appreciate that the nature of this property does not lend itself to either a dormer or garden level extension and this design was seen as the only practical way of achieving the additional facilities that we require.

From our own perspective this proposed alteration to our house is an important and necessary change in order to maintain its suitability for us as a growing family home in an area without options for alternative accommodation. It is worth stating that this property is the sole remaining house in the village without an upper floor level or roof extension, be that with extensive dormer windows or box like roof extensions. Given the nature of the surrounding buildings, the secluded location, the zero- effect on the principle elevation and the lack of any loss of amenity to the neighbours or our own property we feel there are grounds for your objection to be reconsidered.

During the planning application process the case officer advised us that there were concerns over the proposals but would not be drawn as to any specifics, as already mentioned. We raised the possibility of altering the cladding materials to slate or render thinking this might be one issue we could address, however this option was firmly rejected by the Planning officer at the time as not being relevant to the final decision.

We were also advised by your officer of the options to withdraw and amend the application or appeal against the reported refusal.

We understand it is not your departments responsibility to provide design solutions to all applications however we feel there should be a willingness on your part to give guidance, specifically where proposals do not fit neatly into one category or another. We have found there to be no such willingness from your department other than to state it would be refused, this we found to be an unreasonable stance and so took the view to proceed to the Planning decision stage in the expectation that specific details of objection would be highlighted in your report so that we could address these by appeal. We are disappointed note that no such specifics were provided.

Within the Application we had also referred to works to install a new rooflight and to alter one end of the existing Conservatory to install a new wood burning stove, neither of which have been referred to in your report, can you please clarify what your view on these items are.

In support of the proposals detailed in our application we would bring your attention the following specifics matters so that they may be reviewed by you under this appeal :

1. There is no loss of amenity to the neighbouring properties either by overshadowing, loss of day-lighting, overlooking or prevention of future development. We are aware that no letters of concern or objection were submitted as a result of our application and we have found strong positive support from our neighbours on these proposals.
2. The extension is contained within the footprint of the existing house and is formed over an area of existing flat roof and faces the rear of the property, being 18.60m from the rear boundary. It is noted that the boundary distance is far greater than the Planning guidelines state is required.
3. There are numerous roof extensions to the adjacent properties in the form of extensive multiple dormers and box like extensions all to the rear and in close proximity of our property. We fail to see why such an alterations to our property is being viewed in isolation of this.
4. The Principle elevation of the house is unaffected by these proposals, the new flat roof of the extension has been set back from the existing ridge line in order to maintain the character of the original part of the house. The drawing section demonstrates that the extension cannot be seen from the public road. However the elevation is a "true elevation " and indicates the height difference between new and existing.
5. To the rear the new extension is only visible 1.5m above the existing single storey mono-pitched roof and appears as a "dormer like feature" The windows set into this elevation have cills levels less than 100mm above the existing roof line to mimic the guidance notes on dormer windows. The new roof profile to the rear is very unobtrusive and is not overlooked by any houses while facing onto woodland.

6. These proposals form a new structure to infill the gap between to contrasting parts of the same property, these parts have different heights, designs and materials and this area currently appear as an unsightly gap in the roof line of the house. The new proposals are to a greater extent absorbed with the gap between the roofs and still maintain the original character and appearance of the original cottage roof and have only a minimal appearance on the rear elevation.
7. The plan area of the extension is 29 sqm being just 20% of the existing house area at 144 sqm , the overall area of the flat roofs is increased by 9.0 sqm which we considered a neat and the least obtrusive way to create the house improvements that we are so anxious to achieve. The enclosed plans show how the flat roof area can be reduced to just 4sqm more than existing.
8. During the planning process were not contacted by the Planning officer in order to view the property and feel that you have not made a fully informed assessment of this application without having been granted free access to the rear garden which is land locked. We understand a Planning inspector did visit the house unannounced but it is unclear what could actually be properly assessed from only the street.
9. Our property is not listed and is not located within a conservation area, the rear of the property is not overlooked nor does it have an open aspect that can be seen from any distance.

Despite the concerns raised over how our application has been assessed and given the importance we attach to achieving the additional space we require to maintain our family home we have also considered how any amendment might be able to address your principle concerns.

We were willing to resubmit the application previously but as mentioned with such a lack of specifics or guidance from your department this was not deemed possible. Despite this and in recognition that we must address your concerns we have had an opportunity to review the proposals in order to reduce the height and plan area of the extension by 20% which we hope demonstrated how we can address your primary concerns.

Perhaps you can advise if such a variation could be considered under this application or whether a new application must be applied, if so are these amendments likely to be received more favourably in Planning terms.

In support of the application principle we have enclosed the following additional information :

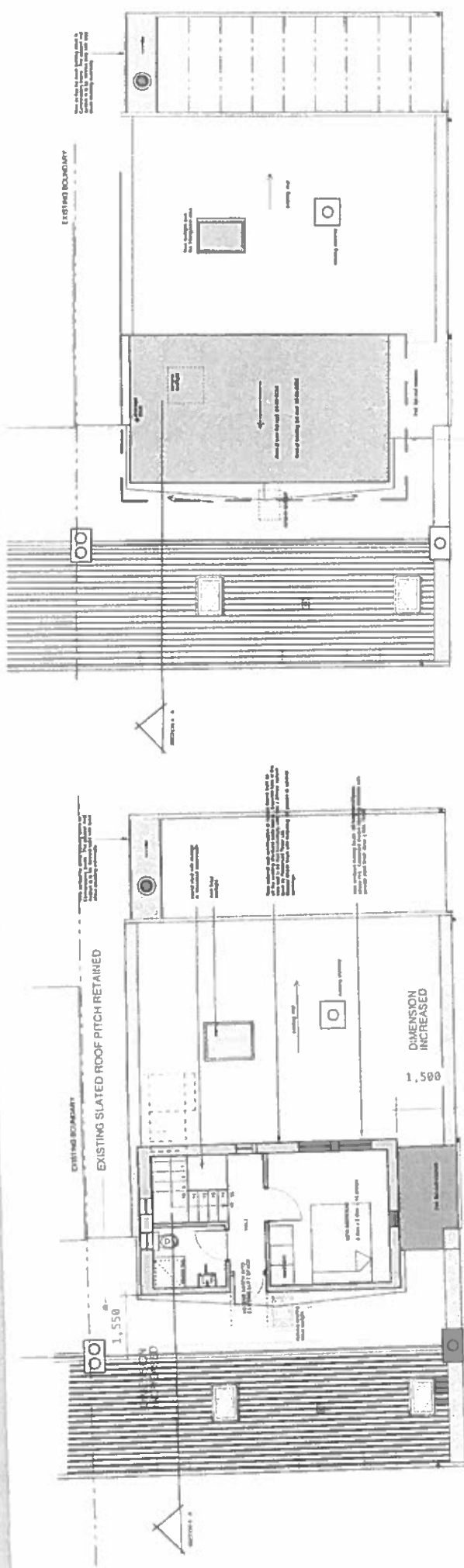
- Revised Plan showing a 20% reduction in the area of the proposed extension.
- Revised elevations showing reduction in the height of 220mm and the impact of a reduced size of the extension.
- We have enclosed a copy of the reduced extension to show a rendered finish to match in part the house finishes.
- Aerial photographs showing the extent of existing roof box extensions in close proximity the our property.
- Photographs showing the adjacent roof box extensions and views of the property to highlight the nature of the buildings environment.

We trust the points we have raised will give some support to our application and assist in enabling your to review our application more positively. We look forward to your decision in due course.

Yours

SEAN F. HARPER

MARIA HARPER



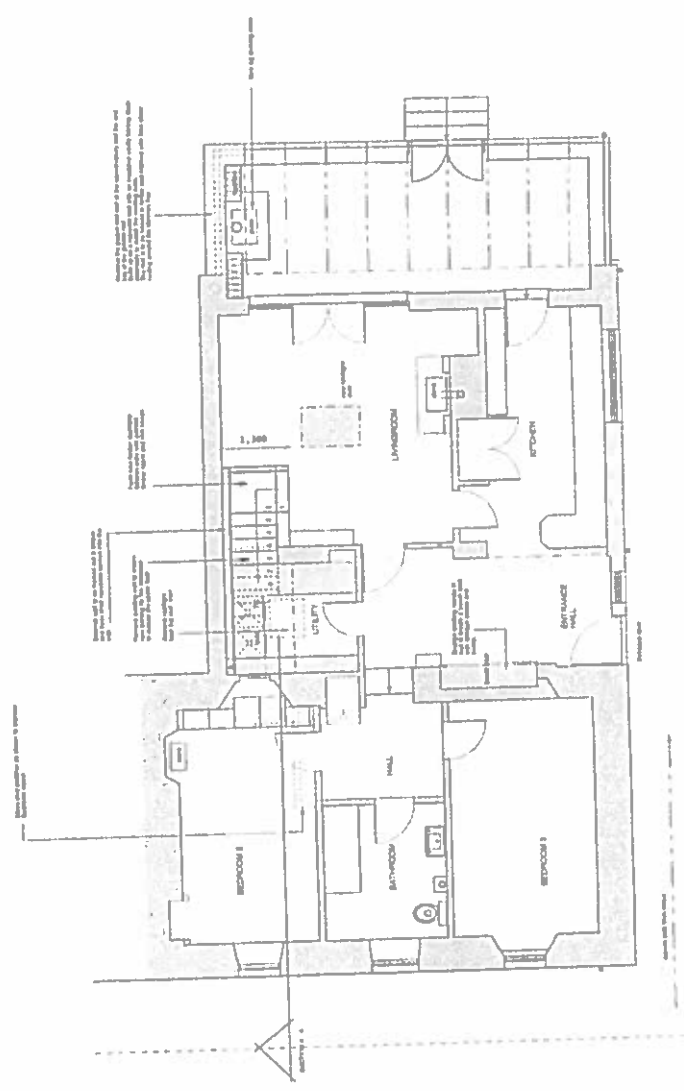
OUTLINE OF PLANNING APPLICATION PROPOSED SHOWN IN RED DOTTED

PROPOSALS CAN BE ADAPTED TO REDUCE THIS BY 20% AS INDICATED TO ADDRESS PLANNING CONCERNS OVER THE MASS OF THE EXTENSION

Proposed variation indicating how the area of the extension can be reduced by 20%

PROPOSED UPPER FLOOR PLAN 1:50

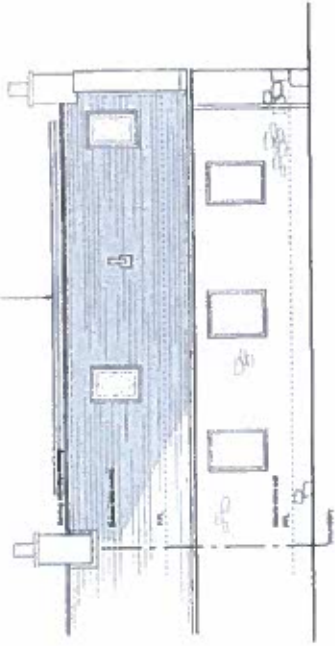
PROPOSED ROOF PLAN 1:50



PROPOSED GROUND FLOOR PLAN 1:50

CORPORATE RESOURCES FILE: 15100034/DRP RECEIVED 29 MAY 2015 1F	
ALTERATIONS TO EXISTING HOUSE HOUSE NO. 100 PL / 003 PROPOSED PLANS SCALE 1:50 DATE 28.11.2014 DRAWING NO. 100 PL / 003 DO NOT SCALE FROM THIS DRAWING	

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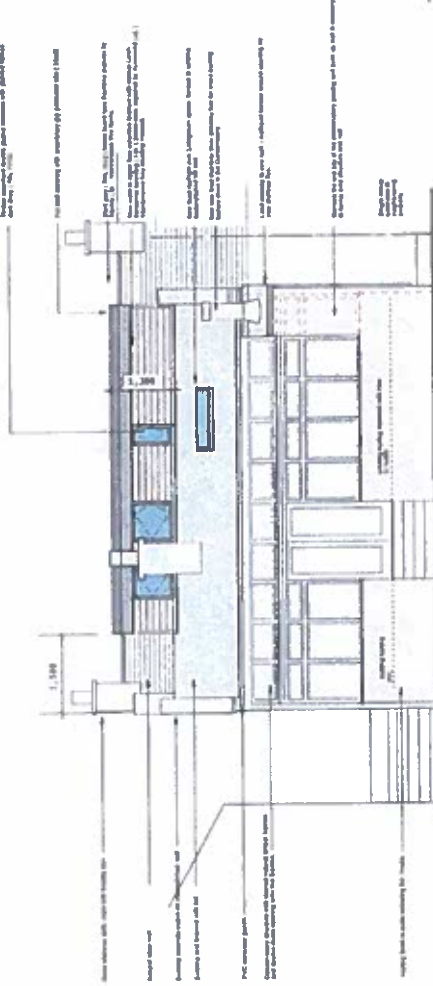


PROPOSED NORTH WEST ELEVATION 1 : 50 SCALE

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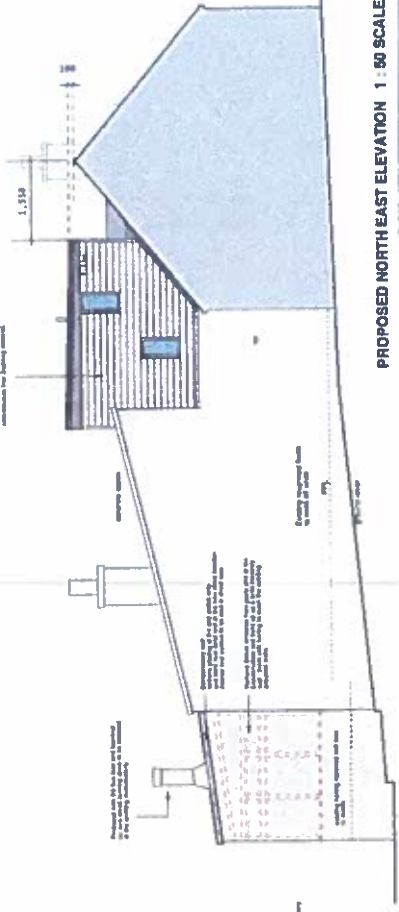


PROPOSED SOUTH WEST ELEVATION 1 : 50 SCALE



PROPOSED SOUTH EAST ELEVATION 1 : 50 SCALE

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PROPOSED NORTH EAST ELEVATION 1 : 50 SCALE

CORPORATE RESOURCES

FILE: 1500034100

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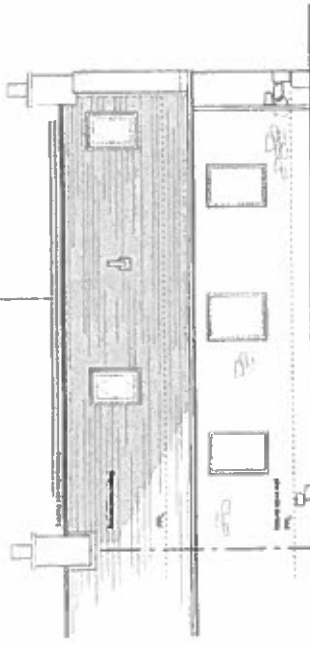
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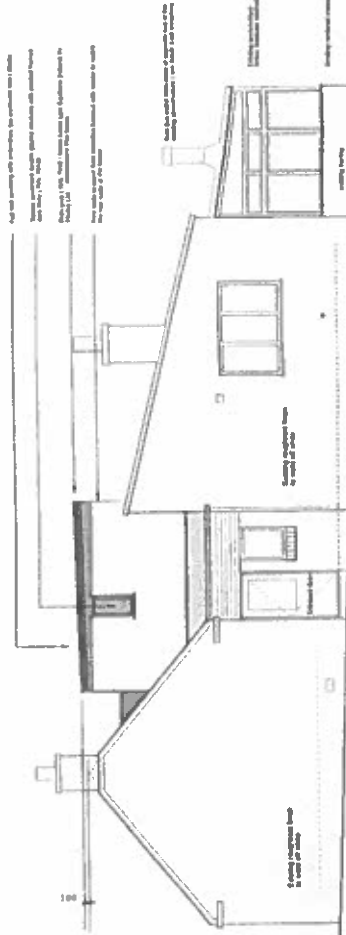
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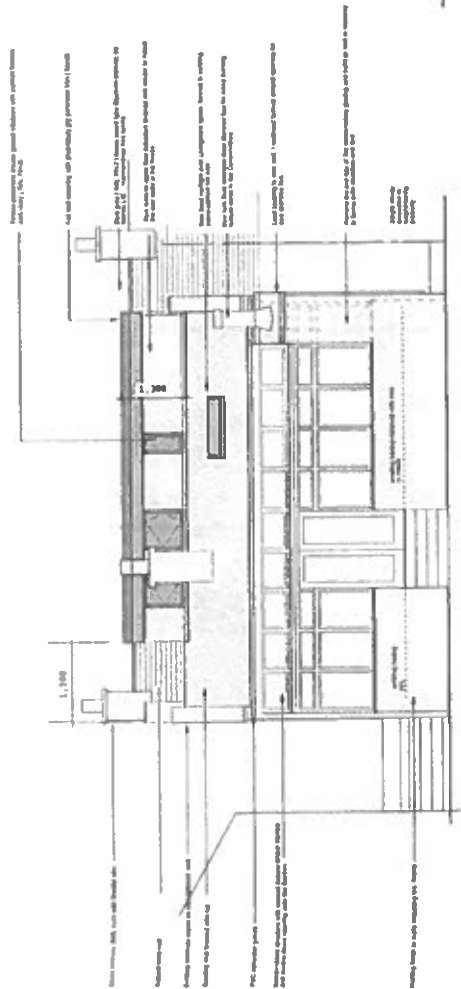
1. All work shall be in accordance with the current edition of the Building Code of Australia (BCA) and the relevant standards.



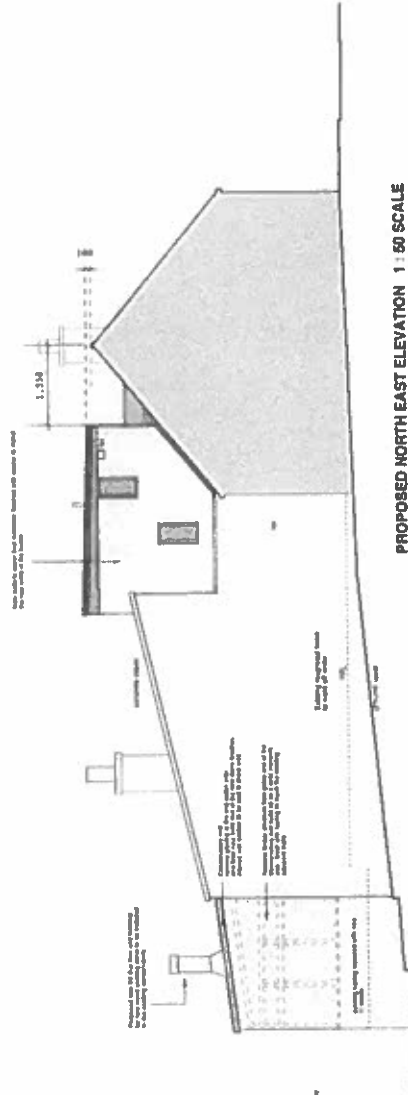
PROPOSED NORTH WEST ELEVATION 1 : 50 SCALE



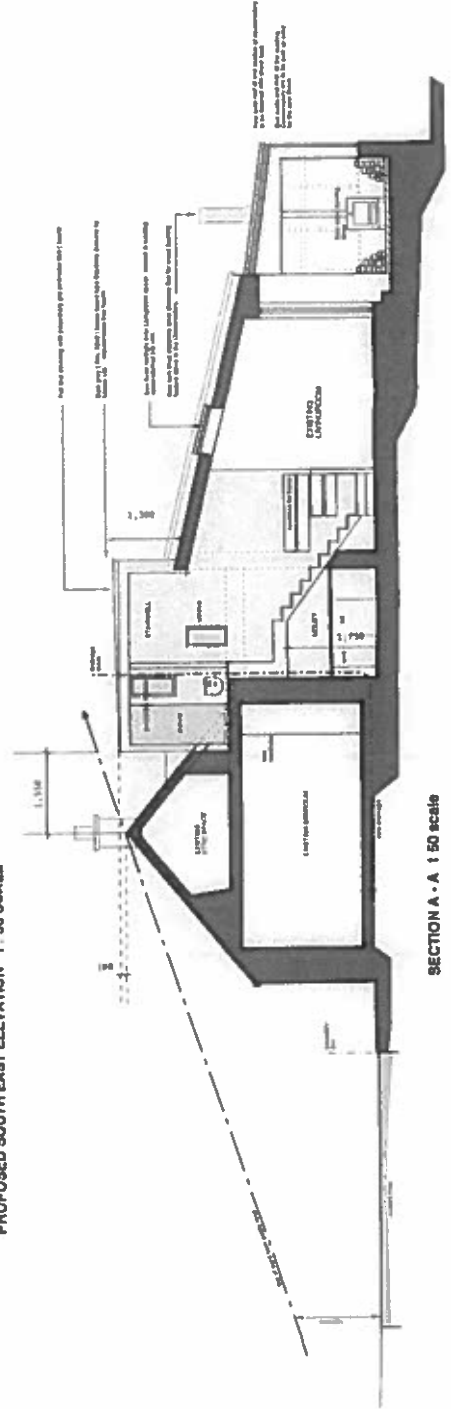
PROPOSED SOUTH WEST ELEVATION 1 : 50 SCALE



PROPOSED SOUTH EAST ELEVATION 1 : 50 SCALE



PROPOSED NORTH EAST ELEVATION 1 : 50 SCALE

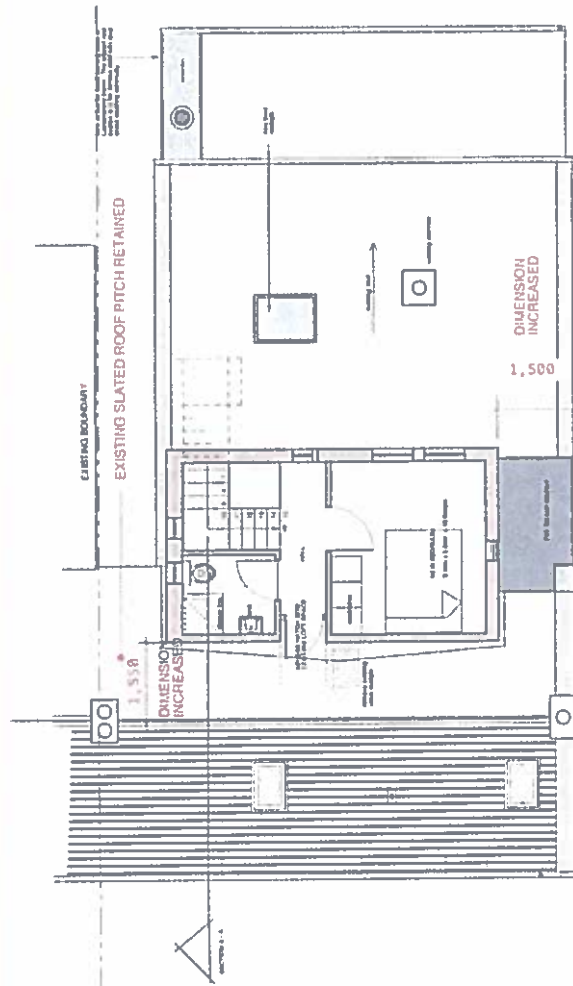


SECTION A - A 1 : 50 SCALE

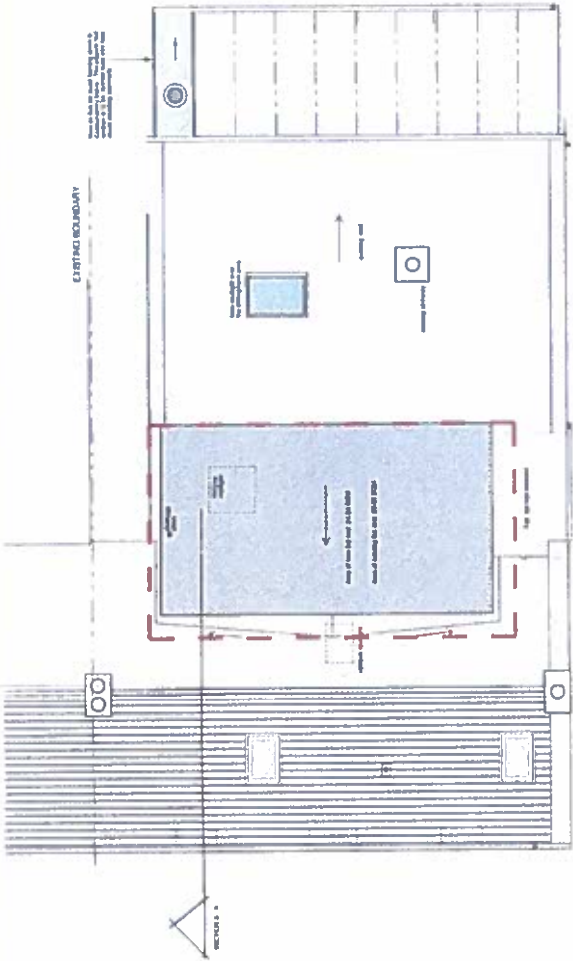
OPTION FOR RENDERED FINISH TO WALLS

CORPORATE RESOURCES		ALTERATIONS TO EXISTING HOUSE HONEYCREEK COTTAGE MELBOURNE VIC 3122	
FILE 15/00034 JP	RECEIVED 29 MAY 2015	Scale 1 : 50	Date 28.11.2014
		Drawing No 100 PL / 004 B	
		DO NOT SCALE FROM THIS DRAWING	

16



PROPOSED UPPER FLOOR PLAN 1: 50

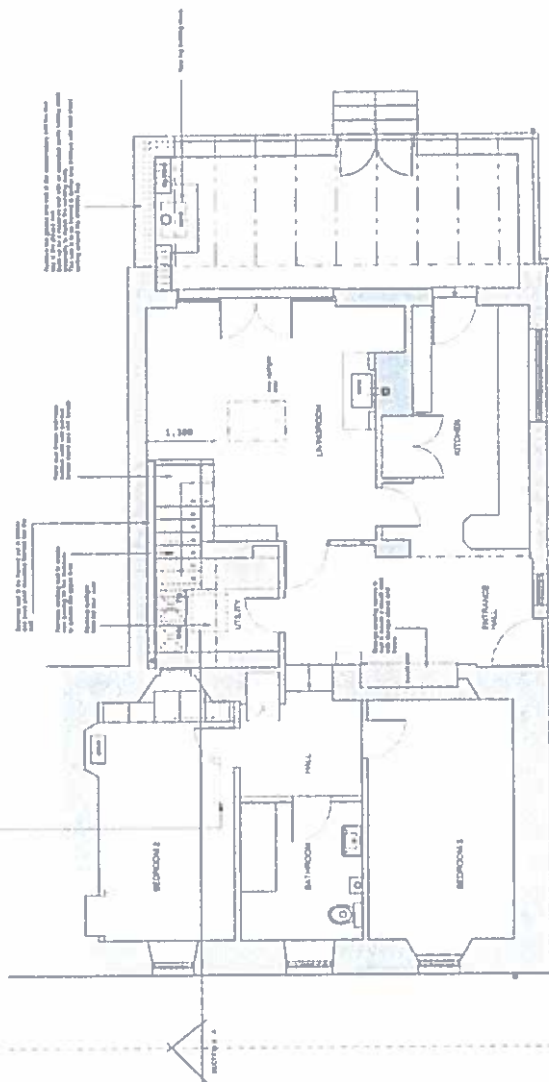


PROPOSED ROOF PLAN 1: 50

OUTLINE OF PLANNING APPLICATION PROPOSED SHOWN IN RED DOTTED.

PROPOSALS CAN BE ADAPTED TO REDUCE THIS BY 20% AS INDICATED TO ADDRESS PLANNING CONCERNS OVER THE MASS OF THE EXTENSION.

Proposed variation indicating how the area of the extension can be reduced by 20%

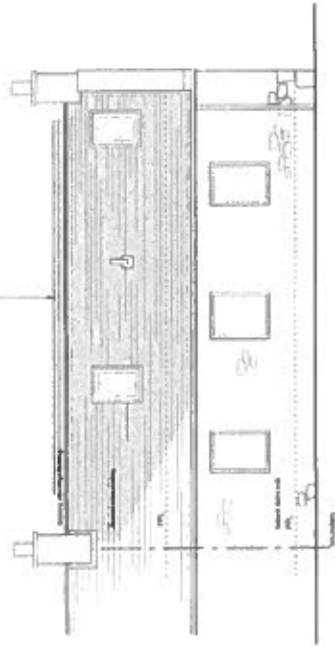


PROPOSED GROUND FLOOR PLAN 1: 50

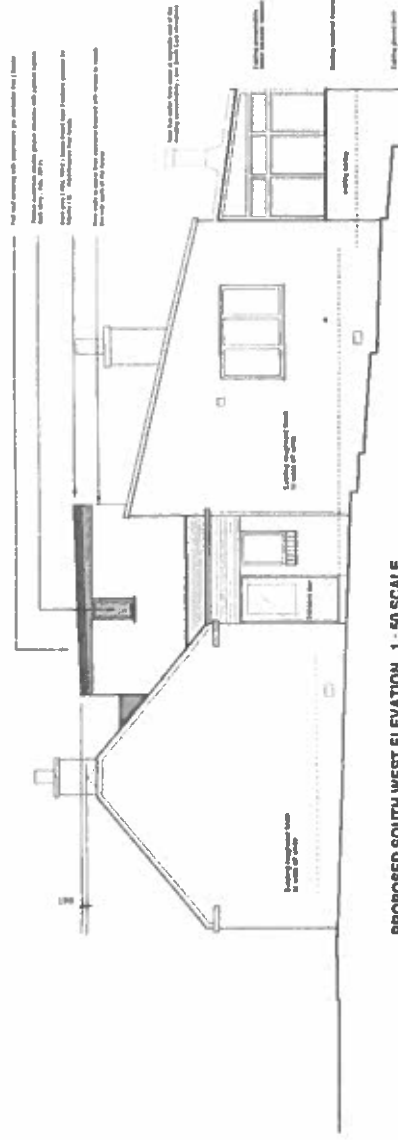
ALTERATIONS TO EXISTING HOUSE MODERNISATION & EXTENSION WHITE HOLE LANE WIMBORNE, DORSET BH15 2JL	
PROPOSED PLANS	
Scale 1:50	Date 26.11.2014
Drawing No 100 PL 7 003	
DO NOT SCALE FROM THIS DRAWING	

CORPORATE RESOURCES	
FILE	15 00034 1001
RECEIVED	29 MAY 2015
16	

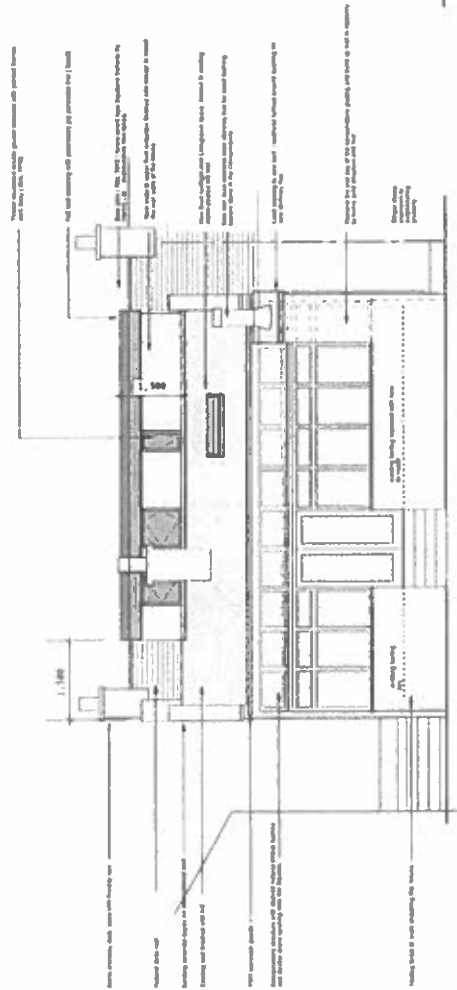
Proposed North West Elevation 1:50 Scale



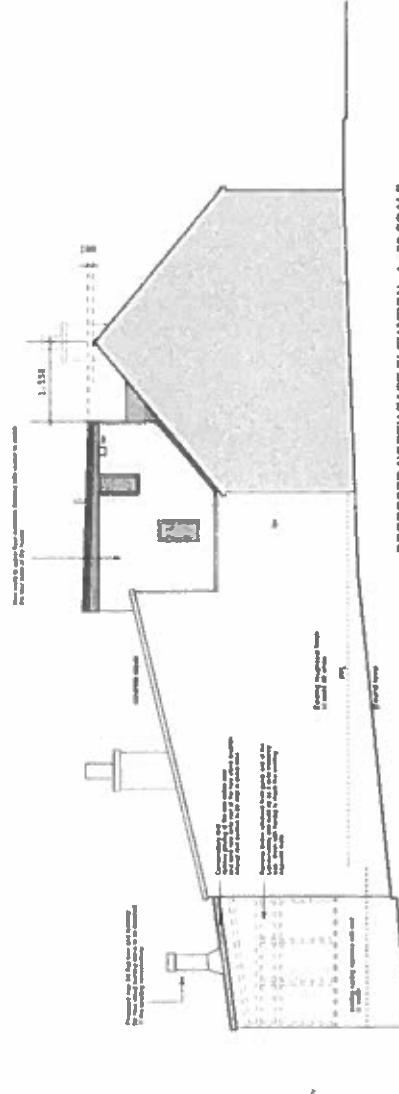
PROPOSED NORTH WEST ELEVATION 1 : 50 SCALE



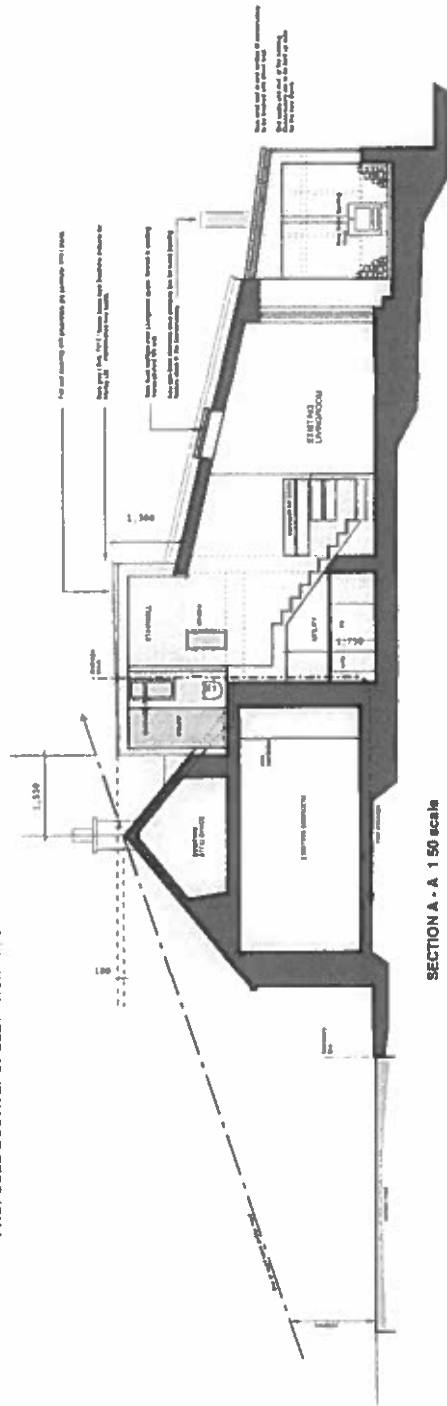
PROPOSED SOUTH WEST ELEVATION 1 : 50 SCALE



PROPOSED SOUTH EAST ELEVATION 1 : 50 SCALE



PROPOSED NORTH EAST ELEVATION 1 : 50 SCALE



SECTION A - A 1 50 scale

CORPORATE RESOURCES
FILE
RECEIVED 29 MAY 2015

OPTION FOR RENDERED
FINISH TO WALLS

ALTERATIONS TO EXISTING HOUSE HONEYBEE ESTATE HONEYBEE ESTATE HONEYBEE ESTATE
PROPOSED ELEVATIONS AND SECTIONS
Scale 1:50 Date 28.11.2014
Drawing No. 100 PL / 04 B
DO NOT SCALE FROM THIS DRAWING



PROPOSED SOUTH WEST ELEVATION 1:50 SCALE



PROPOSED NORTH EAST ELEVATION



SECTION A - A 150 scale



"The fact that the [U.S.] government is not doing anything to help the people of Cuba is a very serious problem," said the author of the report, "and it is a very serious problem for the people of Cuba."

Notes: 1. All structural steel members are to be fabricated in accordance with the requirements of the American Institute of Steel Construction, Inc. (AISC) Specification for Structural Steel Buildings, 13th Edition, 2005.	Scale: 1/8" = 1'-0" Date: 08/11/2014 Drawing No: 100-PL-104-B DO NOT SCALE FROM THIS DRAWING
ALTERATIONS TO EXISTING HOUSE WORKMAN'S PORCH 100-PL-104-B MIDLUTHERAN CHURCH PROPOSED ELEVATIONS AND SECTIONS	

EXISTING BOX-LIKE
ROOF EXTENSIONS IN
CLOSE PROXIMITY OF
HONEYSUCKEL COTTAGE



PROPOSED ROOF
EXTENSION.



CORPORATE RESOURCES	
FILE	15/00034/DPP
RECEIVED	29 MAY 2015
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EXISTING AERIAL
PHOTOGRAPH OF NINE
MILE BURN.



CORPORATE RESOURCES	
FILE	15/00034/DMP
RECEIVED	29 MAY 2015
if	



1. Neighbouring large dormer windows and box dormers to the West of Honey Suckle Cottage.



2. The area of "infill roof" proposed for the extension set back from the gable end of honeysuckle cottage. Outline of proposed extension in RED.



3. Profile of the infill roof space with the neighbouring roof box extension with slate and timber cladding set back and above the height of the original cottage roofs.



4. Continuation of photo 3 showing extent of the recently approved roof box extensions on the neighbouring property with timber cladding and with heights exceeding the original cottage roofs.

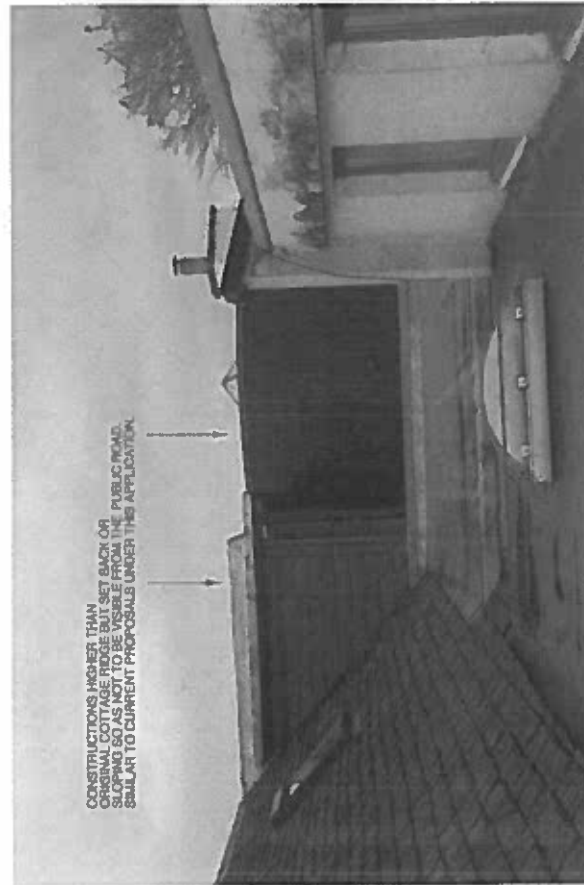
CORPORATE RESOURCES
DATE 15/05/2015
RECEIVED 29 MAY 2015
PROPERTY 1F



1. Neighbouring large dormer windows and box dormers to the West of Honey Suckle cottage.



2. The area of "infill roof" proposed for the extension set back from the gable end of honeysuckle cottage. Outline of proposed extension in RED



3. Profile of the infill roof space with the neighbouring roof box extension with slate and timber cladding set back and above the height of the original cottage roofs.



4. Continuation of photo 3 showing extent of the recently approved roof box extensions on the neighbouring property with timber cladding and with heights exceeding the original cottage roofs.

SOURCES	
FILE	15000034/004
DATE	23 MAR 2015
	12

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

Planning Application Reference: 15/00034/dpp

Site Address: Honeysuckle Cottage, Ninemileburn

Site Description:

The application property comprises a single storey semi-detached traditional stone cottage with a slate roof and timber windows. There is an existing rendered single storey monopitch roof extension to the rear of the original house, linked to the original house by a narrow flat roof section. Attached to the rear of the extension is a upvc conservatory with drydash render walls.

Proposed Development:

Erection of upper floor extension above existing flat roof extension and alterations to existing conservatory

Proposed Development Details:

It is proposed to erect a flat roofed extension at first floor level above the flat roof part of the rear extension intersecting with the rear roof plane of the original cottage. It measures 7.3m wide and 4m deep and is to be finished externally in natural larch timber cladding with dark grey painted window frames.

It is also proposed to replace the glazed wall on the north east side of the conservatory with a solid rendered wall and to install a flue, to serve a wood burning stove, rising a maximum of 1.1m above the conservatory roof.

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

History sheet checked.

05/00133/FUL

Honeysuckle Cottage, 21 Ninemileburn, Penicuik, Midlothian, EH26 9LZ
Erection of decking and extension to dwellinghouse – not implemented.

05/00859/FUL

Honeysuckle Cottage, 21 Nine Mile Burn, Penicuik, Midlothian, EH26 9LZ
Erection of conservatory – built

Consultations:

None required.

Representations:

None received.

Relevant Planning Policies:

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

RP1 – Protection of the countryside – seeks to prevent development in the countryside unless it is for the furtherance of a countryside activity.

RP6 –Areas of Great Landscape Value- seeks to protect the special scenic qualities and integrity of AGLVs.

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. As this is an existing house there is no objection in principle to its alteration.

The original cottage is traditional in design and modest in scale. Whilst it has been extended at the rear the original pitched roof form of the original cottage is still intact.

In contrast the proposed first floor extension would dominate the rear elevation of the original cottage with the rear roof plane practically totally obscured.

The flat roof design of the extension neither reflects the traditional pitched roof form of the cottage or the monopitch form of the more modern rear extension. It is acknowledged that the design of the extension is more contemporary and that policy DP6 allows for novel architectural solutions. However the proposed extension is not of high quality contemporary design. It intersects both the roof of the original cottage and the monopitch roof extension appearing planted on with little architectural reference to the existing building, weakening the form of both of these elements. It would appear as an awkward two storey flat roof extension detracting from the character and appearance of the property contrary to policy DP6. The extension will be publicly visible from the road particularly from the south west. The unsatisfactory relationship of the extension to the house will detract from the visual amenity of Ninemileburn which is within an Area of Great Landscape Value.

There are various dormer extensions on the rear of the properties to the south west of the application property. From a planning history search the dormer at Habbies Howe and one of the dormers at Fit o fell predate 1993. The other dormers were approved by the Planning Committee in 1994. Since then there has been an increased emphasis on design including in the adopted Midlothian Local Plan.

It is also worth noting that in 2005 planning permission was granted for extensive extensions and alterations to the neighbouring property at St Swithins Cottage which have now been carried out. The report on the application noted that whilst the character of the cottage at the rear will be totally changed a great deal of thought has gone in to the design and the whole development is well considered as a composition. It also noted that the proposal had the potential of being a very

interesting example of modern design. This is not the case with the current application.

The alterations to the conservatory are acceptable.

Garden unaffected.

The extension will not have a significant impact on the amenity of the occupiers of Gowanbank to the south west of the site. There is a window on the gable of this property. A card was left for the occupier to contact the case officer – no response. History file for this property 11/00406/dpp indicates this window as serving a shower room.

Overlooking to rear not significant.

Neither the extension or conservatory wall will be overbearing to the outlook of the neighbouring property at St Swithins. The windows serving the staircase and a shower room proposed on the north east side of the extension would directly overlook the garden and permit views to the living room at St Swithins. This could be overcome by obscure glazing. The proposals will not have a significant impact on sunlight or daylight to the neighbouring houses – nearest window at St Swithins serve bedrooms.

Overshadowing of neighbouring gardens would not be significant.

Recommendation:

Refuse planning permission.

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997



Reg. No. 15/00034/DPP

Mr Sean Harper
Honeysuckle Cottage
Nine Mile Burn
Penicuik
EH26 9LZ

Midlothian Council, as Planning Authority, having considered the application by Mr Sean Harper, Honeysuckle Cottage, Nine Mile Burn, Penicuik, EH26 9LZ, which was registered on 26 January 2015 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Erection of upper floor extension above existing flat roof extension and alterations to existing conservatory at Honeysuckle Cottage, Nine Mile Burn, Penicuik, EH26 9LZ

In accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Existing elevations	100 LZ/002 1:50	26.01.2015
Elevations, floor plan and cross section	100 PL/001 1:50	26.01.2015
Proposed floor plan	100 PL/003A 1:50	26.01.2015
Elevations, floor plan and cross section	100 PL/004A 1:50	26.01.2015

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

1. The extension would appear as a clumsy boxlike addition dominating and detracting from the traditional form and character of the original house, also unsympathetic to the design of the house as extended, contrary to policy DP6 of the adopted Midlothian Local Plan which requires that extensions are well designed in order to maintain or enhance the appearance of the house.

Dated 6 / 3 / 2015

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



**The Coal
Authority**

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison
Direct Telephone: 01623 637 119
Email: planningconsultation@coal.gov.uk
Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

This Standing Advice is valid from 1st January 2015 until 31st December 2016

APPENDIX

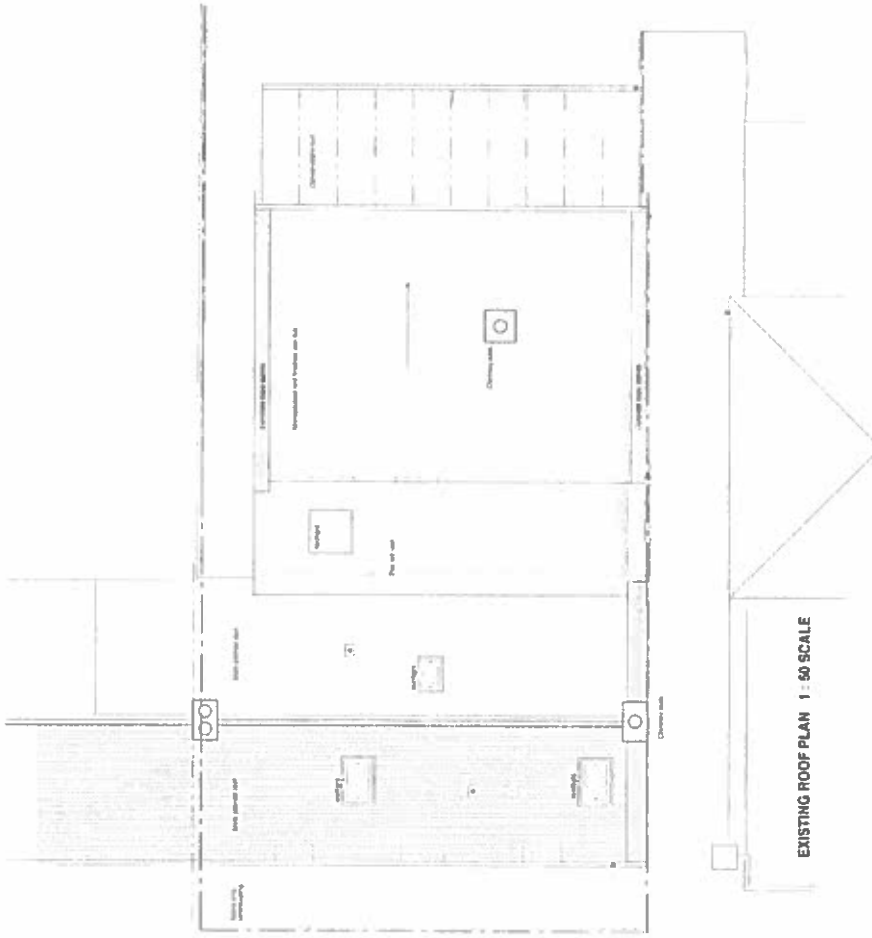
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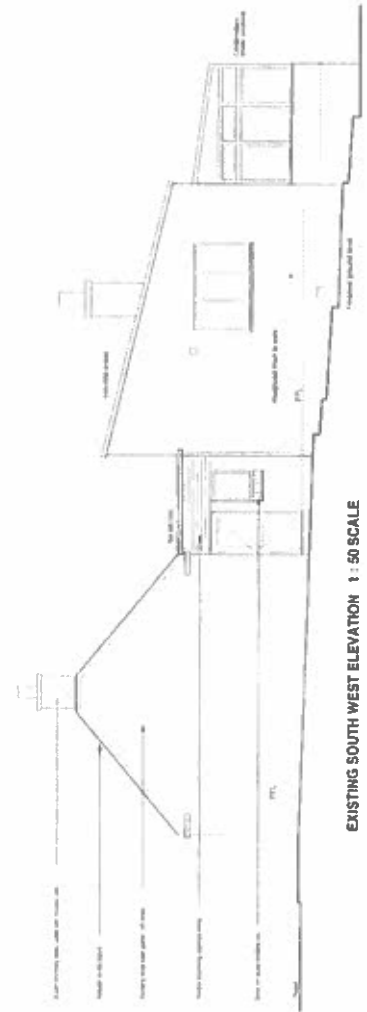
EXISTING NORTH WEST ELEVATION 1:50 SCALE



EXISTING SOUTH EAST ELEVATION 1:50 SCALE



EXISTING ROOF PLAN 1" = 50' SCALE



EXISTING SOUTH WEST ELEVATION 1:50 SCALE

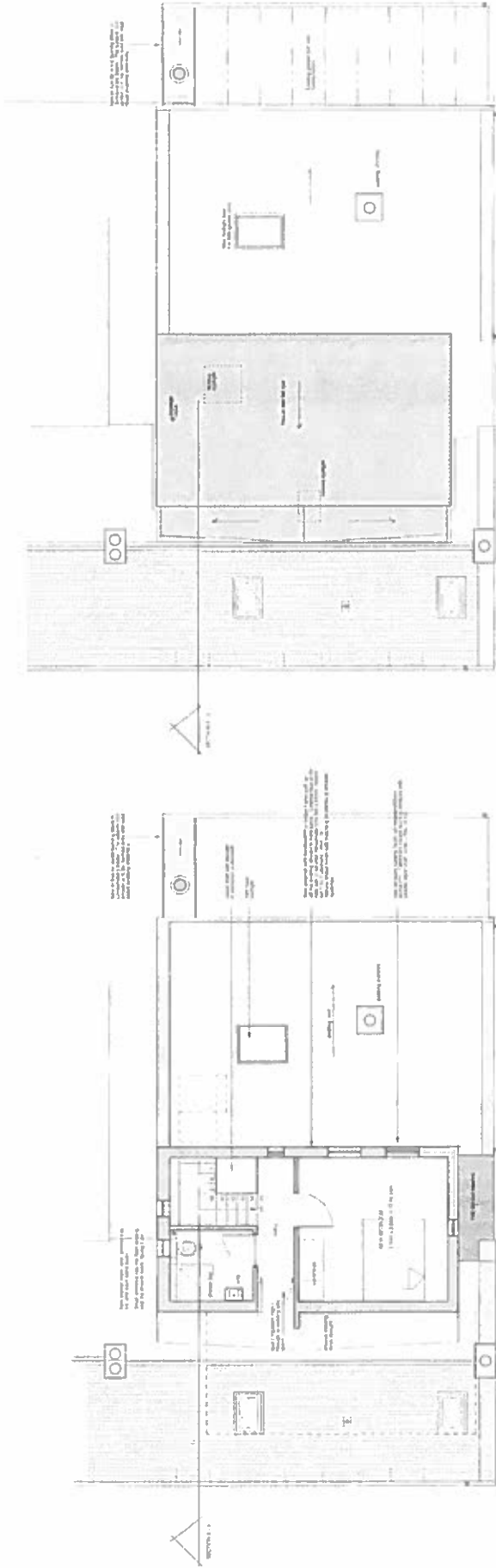
DATE: 11/11/11
TIME: 11:11
BY: 11111111

ALTER WALK TO EXISTING HOUSE
RELOCATE EXISTING WALK
MADE GALE BURIAL
MODERNIZE BURIAL

EXISTING ROOF PLAN
AND ELEVATIONS

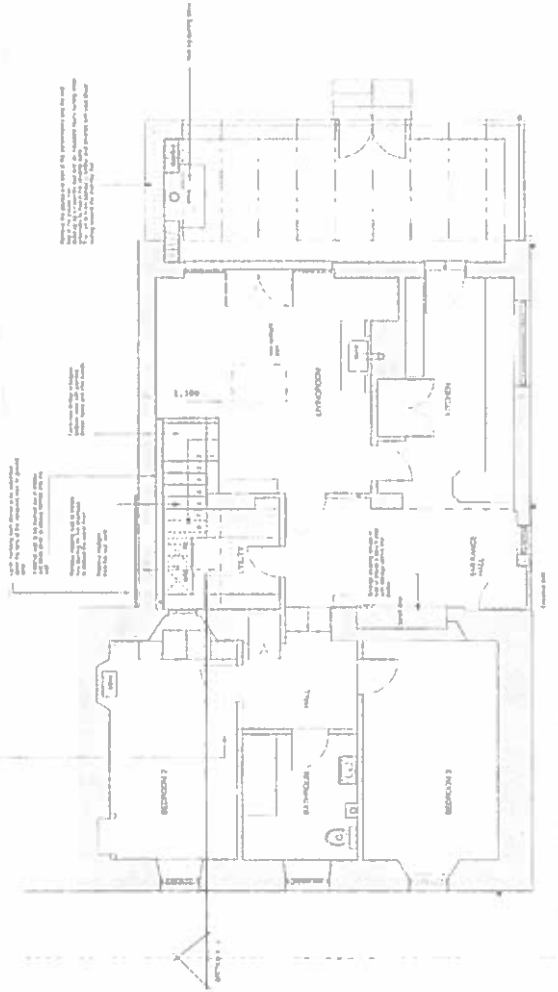
Scale: 1/8" = 1'-0" Date: 04-17-2014
Drawing No: 100-127-002

DO NOT SCALE FROM THIS DRAWING



PROPOSED ROOF PLAN 1: 50

PROPOSED UPPER FLOOR PLAN 1: 50



PROPOSED GROUND FLOOR PLAN 1: 50

COMPARATIVE PRICES
FILE
DATE 28 JAN 2016

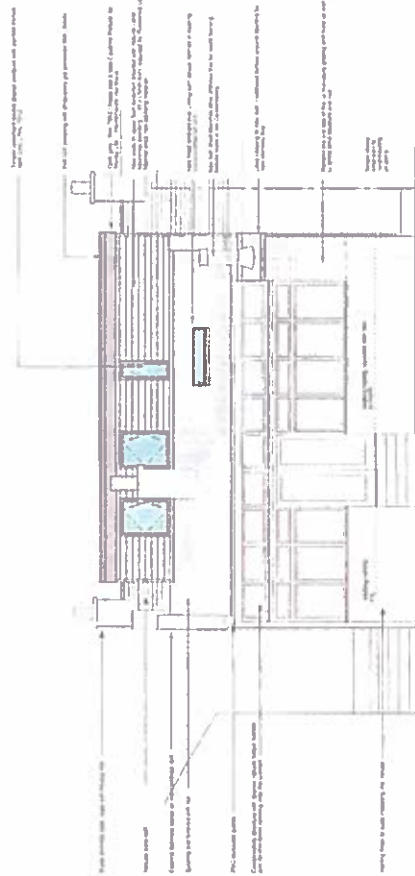
NOT TO SCALE

<p>ALTERATIONS TO EXISTING HOUSE HONEYMOON COTTAGE HIVE HILL BURN BEDFORDSHIRE ENGLAND</p>	
<p>PROPOSED PLANS</p>	
Scale 1: 50	Date 26.11.2014
Drawing No. 102 PL / 033 A	
DO NOT SCALE FROM THIS DRAWING	

1. The proposed design is based on the design of the existing house and is intended to be a replacement for the existing house.



PROPOSED NORTH WEST ELEVATION 1 : 50 SCALE



PROPOSED SOUTH EAST ELEVATION 1 : 50 SCALE



PROPOSED SOUTH WEST ELEVATION 1 : 50 SCALE

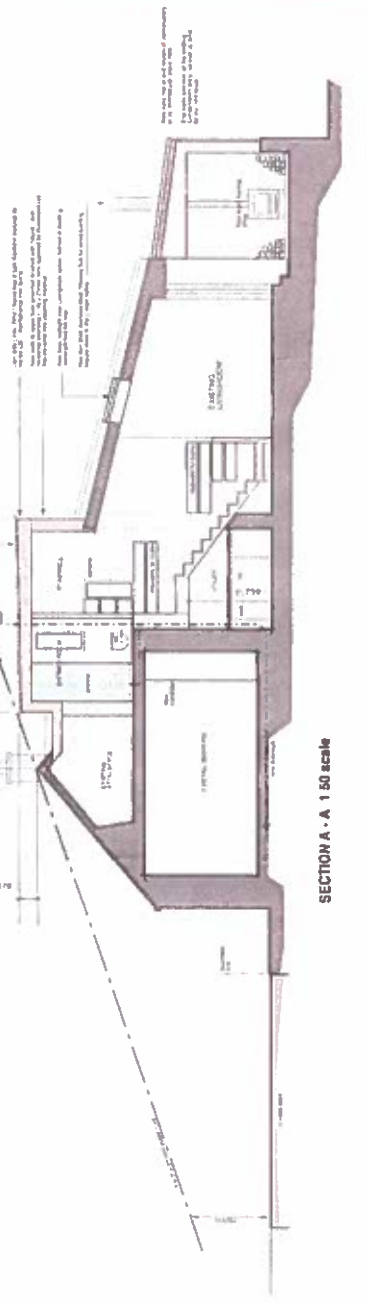


PROPOSED NORTH EAST ELEVATION 1 : 50 SCALE

COMPROMISE RESOURCES
DATE: 18 JAN 2018

1. The proposed design is based on the design of the existing house and is intended to be a replacement for the existing house.

ALTERNATIVE TO EXISTING HOUSE MONTECALLO COTTAGE 3885 MALE BURN BESLOTHMAN CREEK 31.2	
PROPOSED ELEVATIONS AND SECTIONS	
Scale 1 : 50	Date 28.11.2018
Drawing No. 1101 PL1	DC1A
DO NOT SCALE FROM THIS DRAWING	



SECTION A-A 1 : 50 scale