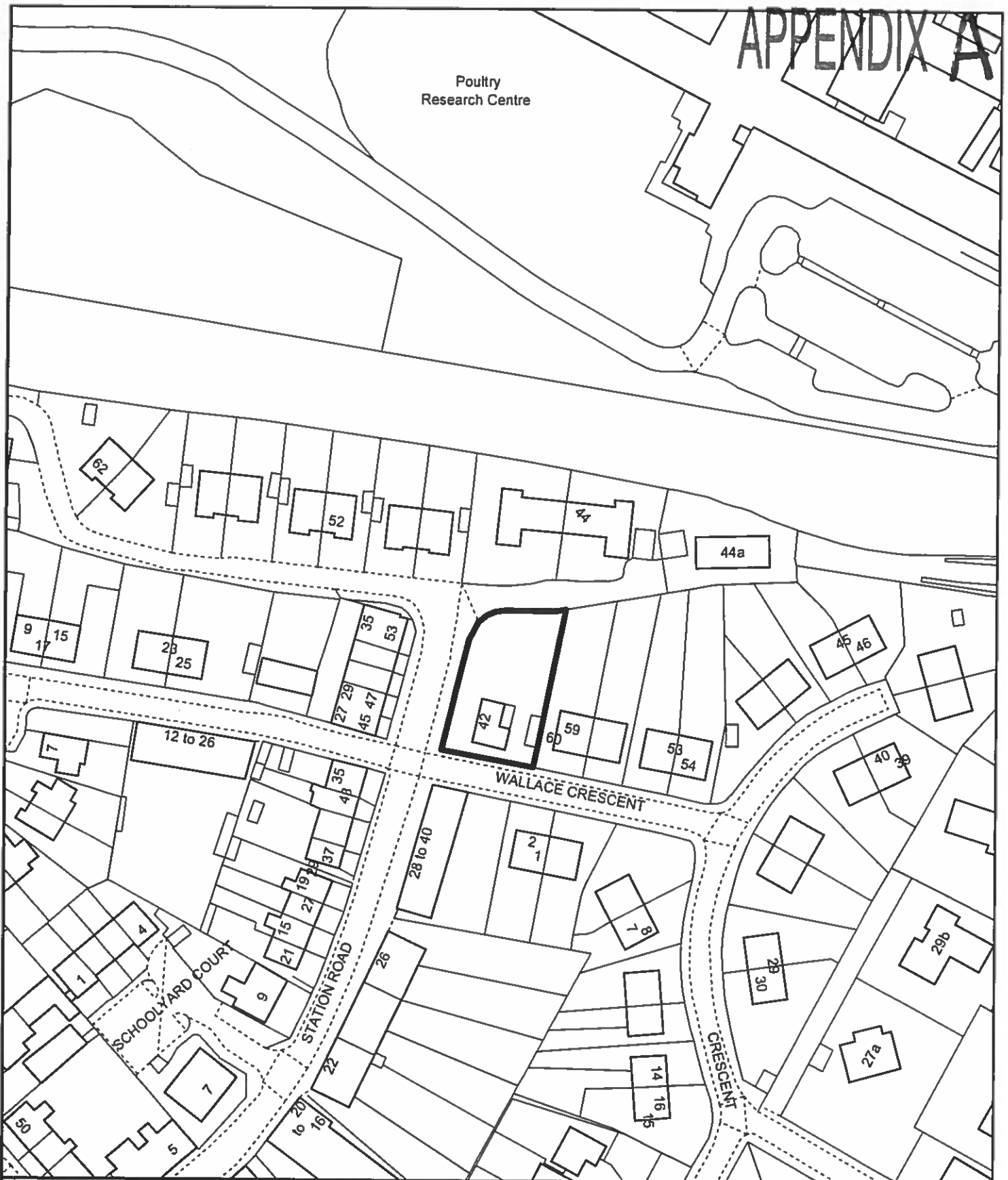


Poultry
Research Centre



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

**Erection of Two Storey Extension to Dwellinghouse
42 Station Road, Roslin, EH25 9LR**

3rd February 2016

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File No. 15/00762/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

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 000128927-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

two storey rear extension to existing house

Has the work already been started and/or completed? *

☒ No ☐ Yes - Started ☐ Yes - Completed

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:	Bergmark Architects
Ref. Number:	
First Name: *	Jens
Last Name: *	Bergmark
Telephone Number: *	07949-361140
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	jb@bergmarkarchitects.co.uk

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

Building Name:	
Building Number:	3
Address 1 (Street): *	Walker Street
Address 2:	
Town/City: *	Edinburgh
Country: *	UK
Postcode: *	EH3 7JY

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Mr
Other Title:	
First Name: *	Alistair
Last Name: *	Cormack
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:	42
Address 1 (Street): *	Station Road
Address 2:	
Town/City: *	Roslin
Country: *	UK
Postcode: *	EH25 9LR

Site Address Details

Planning Authority:

Midlothian Council

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

Address 1:

42 STATION ROAD

Address 5:

Address 2:

Town/City/Settlement:

ROSLIN

Address 3:

Post Code:

EH25 9LR

Address 4:

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

Northing

663518

Easting

327217

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: Jens Bergmark

On behalf of: Mr Alistair Cormack

Date: 15/09/2015

☒ Please tick here to certify this Certificate. *

Checklist - Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- | | |
|---|---|
| a) Have you provided a written description of the development to which it relates? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| e) Have you provided a certificate of ownership? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| f) Have you provided the fee payable under the Fees Regulations? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| g) Have you provided any other plans as necessary? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

Continued on the next page

A copy of other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and proposed elevations.
- ☒ Existing and Proposed floor plans.
- ☐ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☐ Roof plan.
- ☐ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. *

☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your proposals. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. *

☐ Yes ☒ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been received by the planning authority.

Declare - For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying plans/drawings and additional information.

Declaration Name: Jens Bergmark

Declaration Date: 15/09/2015

Submission Date: 15/09/2015

Payment Details

Cheque: Emma Balfour, 100005

Created: 15/09/2015 13:25

Supporting Statement

For

A Notice of Review
to
Midlothian Council's Local Review Body

Against the Refusal
of
Planning Application Reference 15/00762/DPP

Erection of Two Storey Extension to Dwelling
House
At
42 Station Road, Roslin

Prepared by

Rick Finc Associates

On behalf of

Mr Alistair Cormack

29th January 2016

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2.0 Site Location and Description	4
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4.0 Planning Policy	6
5.0 Planning Assessment	7
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1.0 INTRODUCTION AND REASONS FOR REVIEW

A Notice of Review has been submitted by Rick Finc Associates on behalf of Mr Alistair Cormack whose application (Reference 15/00762/FULL) for Full Planning Permission for the erection of a 2 storey extension to the dwelling house at 42 Station Road, Roslin was refused by Midlothian Council under delegated powers for the following 2 reasons:-

1. The proposed extension is unsympathetic in terms of its design, in particular its massing, to the existing building. It would appear as a bulky addition, detracting from the character of the existing building and the visual amenity of the surrounding area.

2. For the above reasons the proposal is contrary to policies RP20 and DP6 of the adopted Midlothian Local Plan which seek to protect the character and amenity of the built-up area and requires that extensions are well designed in order to maintain or enhance the appearance of the house and locality.

During the course of the application being considered by the Planning Case Officer, the applicant's architect attempted to offer alternative options for a design solution in providing the additional accommodation being proposed, none of which were accepted.

The Review is being sought, therefore, on the basis of the submitted plans which were refused under delegated powers. The Notice of Review and the accompanying documents which were submitted as part of the planning application are included, as well as this Statement which has been prepared in support of the Review.

Although the proposed extension requires planning permission and does not constitute permitted development, greater permitted development rights have recently been introduced by the Scottish Government to enable more freedom to property owners to extend their properties, including at 2 storey level. It is considered that this is a relevant factor for the LRB to take into account when reviewing this case.

The purpose of this Statement is to emphasise the individual design of this property, to further explain the reasoning for the complementary design approach undertaken for the proposed extension and to provide a justification in planning terms for the proposal which will enable the LRB to consider the application favourably in terms of the prevailing planning policy.

2.0 SITE LOCATION AND DESCRIPTION

No. 42 Station Road is located within a residential area on the northern extremity of the built-up area in Roslin, on the east side of Station Road and on the corner with Wallace Crescent.

The area around the property is characterised and dominated by 2 storey dwellings on all sides (Station Road, Springfield Place and Wallace Crescent), with the exception of two low rise bungalows immediately to the north in Station Road which is a short cul de sac. One and a half storey dwellings of more modern design are located to the north-west in a longer cul de sac section of Station Road, but these are further away and not apparent in the area immediately surrounding the application site.

In effect, No. 42 is unique within the area in terms of its individual and distinctive design, character and appearance compared to the other properties in the immediate surrounding area.

The property is a detached dwelling house which sits within its own plot. Part of the front (west) and side (south) boundaries along Station Road and Wallace Crescent respectively are delineated by a low stone wall and high hedges extending more than 2 metres in height. The western boundary which turns the corner in to the Station Road cul de sac is delineated by tall trees and other vegetation. This vegetation therefore helps to effectively screen the majority of the house from these roads.

The dwelling has a living room and dining room on the ground floor level; and 3 bedrooms and a small bathroom at first floor level, set within a "Mansard" designed roof which also has 2 dormer windows facing to the front (Station Road) and 2 small windows to the rear, which face towards the gable of an existing 2 storey building on Wallace Crescent.

The dwelling has been extended in the past with a single storey extension which extends half the width of the rear elevation. It contains a small kitchen area and a shower room. The extension has a flat roof created by a small upstand clad in slate in an attempt to reflect the Mansard roof design on the main house.

The roof is clad with natural slate. The front of the house is finished with natural stone and the side and rear elevations are finished with a wet dash render. Windows throughout the property are white Upvc.

3.0 DETAILS OF THE PROPOSAL

The proposal involves extending the property to the rear to provide additional ground floor level accommodation by way of a utility room and shower room, thus allowing the shower room in the existing extension to be removed to create a larger and more useable kitchen area. This would involve extending the small slate clad upstand of the existing flat roof into the overall "Mansard" roof design for the upper floor accommodation as explained below.

The first floor is to be extended over the existing and new rear extension areas to enable a reconfiguration of the upper floor layout to accommodate an additional bedroom in order that 3 larger, more useable bedrooms can be created along with one smaller bedroom and a slightly larger, more useable and accessible bathroom.

The roof design is of a similar "Mansard" design, to be clad with slates to match the existing with the exception of the vertical rear section which is proposed to be finished with timber cladding in a colour yet to be decided and agreed with the Council, should permission be granted.

The new ground floor level wall sections of the extension at the rear, including the extended new walling above the window in the single storey extension created by the removal of the slate clad upstand, and the (north) side elevation will be finished with a render to match the existing walls on the house.

All new windows and new door will be of timber finish and an existing upvc window in the rear (south) elevation of the single storey extension door will be replaced with a timber window.

Three skylights are proposed to provide additional light to the upper level accommodation, 2 facing south (Wallace Crescent) and 1 facing north.

The application drawings submitted with the planning application clearly illustrate the application proposals and demonstrate the design approach taken.

Photographs and photomontages depicting the "before" and "after" situations have been included in the Review submission documents. These were not submitted with the planning application but It is hoped that these will assist the LRB in obtaining a better understanding of how the property might appear if the extension was granted consent and implemented.

4.0 PLANNING POLICY

The Development Plan for the area comprises the approved SESplan Strategic Development Plan (June 2013) and the adopted Midlothian Local Plan (February 2008).

(i) SESplan Strategic Development Plan

There are no specific strategic policies directly relevant to this proposal.

(ii) Midlothian Local Plan 2008

The Local Plan is the most recent statement of Council policy and the 2 key policies relevant to this proposal, as stated in the Planning Officer's Delegated Report, are as follows:-

- **Policy RP20 – Development Within the Built-Up Area**
This policy seeks to protect the character and amenity of the built-up area.
- **Policy DP6 – House Extensions**
This policy seeks to ensure that house extensions are well designed in order to maintain or enhance the appearance of the house and the locality.

5.0 PLANNING ASSESSMENT

Section 25 of the Town and Country Planning Act 1997 (as amended), states that planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Planning Case Officer's Delegated Report of Handling already confirms that issues of privacy and overlooking toward the flats and their garden ground to the east and the amount of garden ground to remain for the property were deemed acceptable in policy terms and therefore they do not require any further assessment within this Statement.

It is considered that the key determining issues relative to this proposal, in light of the prevailing planning policy covering the site (Policies RP 20 and DP6), are the effect of the design of the extension on the house itself and on the locality.

(i) Impact of the Design on the Appearance of the House

In terms of the design proposed, it is, in the main, a Mansard roof design which is in keeping with the existing roof design. The Officer has stated that the existing roof design would not have been original. Whether the property had a different original roof design is not pertinent to the current application as the roof that exists on the property is established and would likely have been sanctioned by the Council with a planning consent, as has the single storey rear extension with upstand and flat roof.

The extension would be contained mainly within the footprint of the existing building without encroaching excessively in to the garden ground, thereby retaining a sufficient amount of garden ground for the property. The extension also respects the roof ridge height.

The Officer has also decreed that the property "has an element of charm and has a distinctive character", suggesting that the property is an attractive feature of the streetscene. It is agreed that the property is individual and distinctive in terms of its design, character and appearance. Therefore, it stands out but it is also alien in itself to the predominance of detached, semi-detached and terraced 2 storey dwellings in the immediate vicinity of the site. The dwellings further to the north-east may be one and half storey in height but there are a number of them and therefore they do not stand out as much as the application property.

It is contended that the property has more potential to be extended in a less conventional way than would be done for the 2 storey buildings in the area. However, that does not allow for a blank canvas for any design approach to be considered appropriate. It is contended that, because of the unique design that already exists, a compatible design approach does not necessarily mean that it would stand out more – the property would still retain its distinctiveness, which does not mean it is unacceptable in planning terms.

Although a timber clad material on the rear elevation is proposed, which is a change from the existing appearance of a slate clad, vertical section of Mansard roof, it will not look out of place, as shown on the photomontage (number 2014 – After). It demonstrates that the concerns raised by the Planning Case Officer regarding the mass and bulk of the proposed extension will not be realised when viewed from the east, as the 2 storey element complements the properties adjacent.

The finishing material further helps to soften the impact of the 2 storey element, while retaining the property's distinctive and unique character without detracting from the appearance of the house. Furthermore, the extension will appear more in keeping with the property compared to the awkward

existing single storey extension with flat roof which fails to relate well to the Mansard roof on the main part of the house and which currently detracts from the visual appearance of the property.

Consequently, the complementary design approach with Mansard roof that respects the existing character of the house is appropriate in this regard, as is the 2 storey element.

Therefore, the proposed extension is wholly in keeping with the character and appearance of the existing house and therefore complies with the relevant criteria contained in Policy RP20 and Policy DP6 in the adopted Local Plan.

(ii) Impact on the Streetscene/Locality

The property is not readily visible from Station Road and Springfield Place because of its height in comparison with the others around the site. The high hedges bounding the property to the south and west also help to screen the property from public view at these locations. However, the proposed extension will not be visible at all from these locations as the extension is to the rear (east side) and the new roof design will respect the existing roof ridge height and not project above it.

The proposed extension will not be prominent when viewed from the north as the property sits considerably well back from the northern boundary and is mostly screened by vegetation along the boundary and within the garden on the north side of the property. When viewing the property from the T-junction where Station Road splits in 2 culs de sac, the 2 storey houses further to the south along Station Road are readily visible and the property as extended will relate well to them and not look out of place. These aspects are clearly illustrated in the photomontage (Reference 2028 – After and taken from the north) which accompanies this Statement.

When travelling from the east (Springfield Place) in the direction of Wallace Crescent, there will be no change in the visual appearance of the property until the point adjacent to the house on Wallace Crescent. However, here the Mansard roof design will look entirely in keeping with the existing roof design. It should be further mentioned that the new roof visible at this point will relate to the section above the existing upstand on the single storey extension, rather than introducing a completely new Mansard roof on this part of the house and therefore the visual change to the property will be marginal.

This is clearly illustrated in the photomontage (Reference 2032 – After and taken from the south-west) which accompanies this Statement.

The only change in the visual appearance of the property will be to the rear (east elevation). As stated above, the property is already of unique design and distinctive in character and appearance in the area. The design approach for the extension is compatible with the house apart from this one change in design to create a 2 storey appearance to the rear.

In terms of the bulk and mass created by the 2 storey element of the extension on this part of the property, it will not appear incongruous in the streetscene or in the locality as it will face on to a part of Wallace Crescent that is already characterised by 2 storey buildings. When travelling westwards along Wallace Crescent towards Station Road, the house will have the impression of a 2 storey building, albeit of different design, within an area already characterised by 2 storey buildings. It is contended that the 2 storey element to the design would not be out of keeping with the building design in this part of Wallace Crescent. The existing single storey extension is more apparent and, as stated above, is more visually detracting from the streetscene at the present time. There will be a

marked improvement therefore on the visual appearance of the property on the streetscene as a result of the proposed extension.

This is clearly illustrated in the photomontage (Reference 2014 – After and taken from the east) which accompanies this Statement.

Consequently, the proposed extension will protect the character and amenity of the area, as well as maintaining the appearance of the area by virtue of the complementary design approach for the new roof section and the 2 storey element appearing compatible with the 2 storey buildings in the area. Amenity is also protected as the extension will meet appropriate guidelines in terms of overlooking of adjacent properties resulting in no loss of privacy.

Therefore, the proposed extension is compliant with the relevant criteria contained in Policy RP20 and Policy DP6 in the adopted Local Plan.

(iii) Material Planning Considerations

An additional material consideration in support of the application's determination is the need for dwellings to be able to provide suitable levels of accommodation relative to modern day needs. The existing dwelling does not meet modern day standards, as illustrated by the size of bathroom and kitchen and the overall cramped nature of accommodation.

The property has the ability to be extended, mainly within the footprint of the existing building without encroaching excessively in to the garden ground, thereby still retaining a sufficient amount of garden, as agreed by the Planning Officer. The 2 storey element at the rear is the only viable way of accommodating the additional space requirements while complementing the house design.

As stated in this statement, a complementary design solution has been adopted which is considered a suitable approach in planning terms in order to upgrade the dwelling to modern day standards and provide the level of accommodation that is not excessive, based on the ability to reconfigure the existing internal accommodation and contain the new space required, mostly within the confines of the existing building envelope, in order to reduce the take up of garden ground.

6.0 CONCLUSIONS

The proposed extension is required in order to provide the necessary upgrading of the property to modern day living standards to meet the required needs of a couple with a young family. It represents an architectural design solution which is complementary to the design of the existing house, but with a modification that seeks to take cognisance of the 2 storey buildings around the property without adversely affecting the visual appearance of the house itself or the locality.

Furthermore, it is contended that the 2 storey aspect of the extension, with removal of the existing single storey extension, will help to make a marked improvement on the visual appearance of the property and the streetscene generally.

The application is therefore considered to be wholly policy compliant.

Consequently, the applicant welcomes the opportunity to have the application reviewed by Midlothian Council's Local Review Body. The LRB's support is sought in order to ensure that this property can be upgraded to meet modern day living standards and the design approach is considered to be acceptable in planning terms.

It is respectfully requested that the LRB grants planning permission for the proposed extension following their careful consideration of the relevant planning issues and the case presented in this statement.

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 15/00762/dpp

Site Address: 42 Station Road, Roslin

Site Description:

The application property comprises a detached dwellinghouse with accommodation at first floor level within a slated mansard roof. The front elevation of the house is finished in natural stone with wetdash render at the side and rear and white upvc windows. There is an existing single storey extension at the rear of the house.

Proposed Development:

Erection of two storey extension to dwellinghouse

Proposed Development Details:

It is proposed to extend the property at the rear, to the side, and in line with the existing rear extension to form additional accommodation at first floor level above both of the rear extensions within a truncated slated mansard roof. The walls at ground floor level are to be finished in render to match existing with timber cladding at first floor level on the rear gable.

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

History sheet checked.

Consultations:

None required.

Representations:

None received.

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 main issue in this case concerns the design of the extension, and in particular its massing and its effect on the character and appearance of the existing house.

Whilst it is unlikely that the existing mansard roof over the cottage is original it is in part broken up by dormers and rises to a ridge and the property has an element of charm and has a distinctive character. At single storey the existing extension at the rear of the application property appears subservient, with the proportions of the original house still evident. In contrast the proposed two storey rear extension, in particular its roof, would be a very prominent feature dominating the side and rear elevations, the massing of which does not respect the proportions of the existing building. The design of the roof with an area of flat roof at ridge level and including the truncated gable would result in a very large roof detracting from the character of the existing building. The proposed use of timber cladding on the rear elevation does not alleviate this and is out of keeping with the materials on the rest of the building. As a result of its design, in particular its massing, the extension will appear as a very bulky addition at the rear of the existing building, detracting from the form and character of the cottage, contrary to policy DP6 of the adopted Midlothian Local Plan. The extension would be visible from neighbouring properties and from Station Road and Wallace Crescent. Its unsatisfactory relationship to the existing house would detract from the visual amenity of the surrounding area.

Sufficient garden will remain.

The proposals will not have a significant impact on the amenity of neighbouring properties. Windows on the side of the flats at nos 59 and 60 Wallace Crescent to the rear of the site serve bathrooms and landings. The extension will not be overbearing to the outlook of the gardens of the flats. On balance overlooking of the gardens is not sufficient to warrant refusal of planning permission.

Recommendation:

Refuse planning permission.

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 15/00762/DPP

Bergmark Architects
3 Walker Street
Edinburgh
EH3 7JY

Midlothian Council, as Planning Authority, having considered the application by Mr Alistair Cormack, 42 Station Road, Roslin, EH25 9LR, which was registered on 22 September 2015 in pursuance of their powers under the above Acts, hereby refuse permission to carry out the following proposed development:

Erection of two storey extension to dwellinghouse at 42 Station Road, Roslin, EH25 9LR

in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	595/OS/01 1:1250	22.09.2015
Existing floor plan	595/SU/01 1:50	22.09.2015
Existing elevations	595/SU/02 1:50	22.09.2015
Proposed floor plan	595/PL/01 1:50	22.09.2015
Proposed elevations	595/PL/02 1:50	22.09.2015

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

- The proposed extension is unsympathetic in terms of its design, in particular its massing, to the existing building. It would appear as a bulky addition, detracting from the character of the existing building and the visual amenity of the surrounding area.*
- For the above reasons the proposal is contrary to policies RP20 and DP6 of the adopted Midlothian Local Plan which seek to protect the character and amenity of the built-up area and requires that extensions are well designed in order to maintain or enhance the appearance of the house and locality.*

Dated 30 / 10 / 2015

DR

.....
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

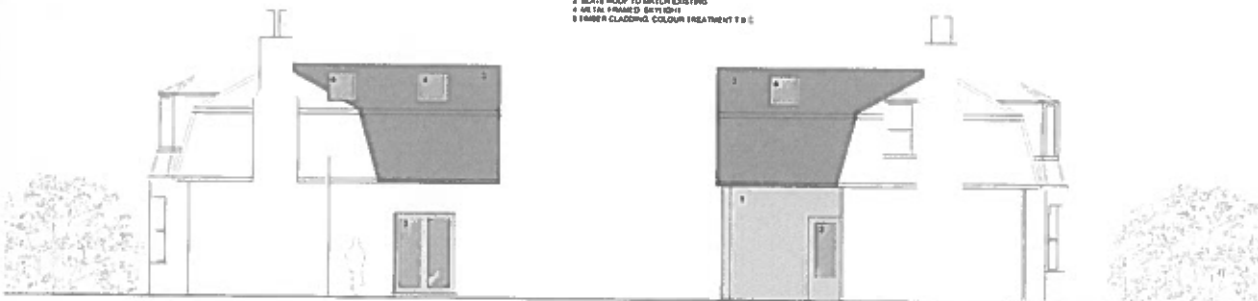
APPENDIX E



proposed rear
elevation

proposed front
elevation

- 1 RENDER TO MATCH EXISTING
- 2 TIMBER DOORS AND WINDOWS
- 3 SLATE ROOF TO MATCH EXISTING
- 4 NEW FRAMED SKYLIGHT
- 5 FRAMES CLADDING, COLOUR TREATMENT TO BE



proposed side
(south) elevation

proposed side
(north) elevation

1. We warrant that the drawings are prepared to the best of our knowledge and belief, and that they are a true and accurate representation of the design intended to be constructed.

2. We warrant that the drawings are prepared to the best of our knowledge and belief, and that they are a true and accurate representation of the design intended to be constructed.

3. We warrant that the drawings are prepared to the best of our knowledge and belief, and that they are a true and accurate representation of the design intended to be constructed.

4. We warrant that the drawings are prepared to the best of our knowledge and belief, and that they are a true and accurate representation of the design intended to be constructed.

5. We warrant that the drawings are prepared to the best of our knowledge and belief, and that they are a true and accurate representation of the design intended to be constructed.

6. We warrant that the drawings are prepared to the best of our knowledge and belief, and that they are a true and accurate representation of the design intended to be constructed.

7. We warrant that the drawings are prepared to the best of our knowledge and belief, and that they are a true and accurate representation of the design intended to be constructed.

8. We warrant that the drawings are prepared to the best of our knowledge and belief, and that they are a true and accurate representation of the design intended to be constructed.

9. We warrant that the drawings are prepared to the best of our knowledge and belief, and that they are a true and accurate representation of the design intended to be constructed.

10. We warrant that the drawings are prepared to the best of our knowledge and belief, and that they are a true and accurate representation of the design intended to be constructed.

11. We warrant that the drawings are prepared to the best of our knowledge and belief, and that they are a true and accurate representation of the design intended to be constructed.

12. We warrant that the drawings are prepared to the best of our knowledge and belief, and that they are a true and accurate representation of the design intended to be constructed.

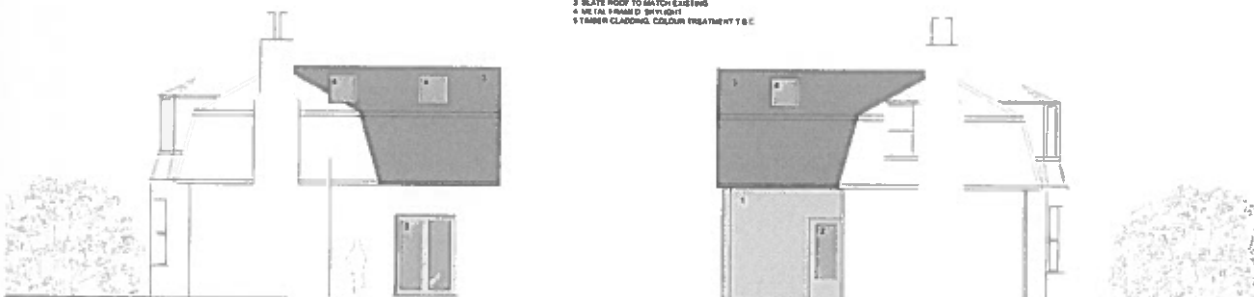
DRAWING
SCALE 1:50 A1



proposed rear
elevation

proposed front
elevation

- 1 RENDER TO MATCH EXISTING
- 2 TIMBER DOORS AND WINDOWS
- 3 SLATE ROOF TO MATCH EXISTING
- 4 METAL FRAME DORMERS
- 5 TIMBER CLADDING, COLOUR TREATMENT T & C



proposed side
(south) elevation

proposed side
(north) elevation

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS
ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS
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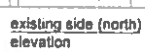
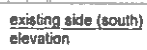
AS STATION (M4) 1000, 1000, 1000

PROPOSED ELEVATIONS

Project	Date	Drawn by	Checked by
1000	1000	1000	1000

Project	Date	Drawn by	Checked by
1000	1000	1000	1000

DRAWING
SCALE 1:50 @ A1

[illegible]

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 1990-2000

42 STRATTON ROBERT: BOUNDED

(continued from p. 410)

Project No.	Area	Starting to	End
100		1000-10	
100	Area	1000-10	1000-10

DRAWING
SCALE 1:50 @ A1

Before



After



Before



Aplev



Before



After



