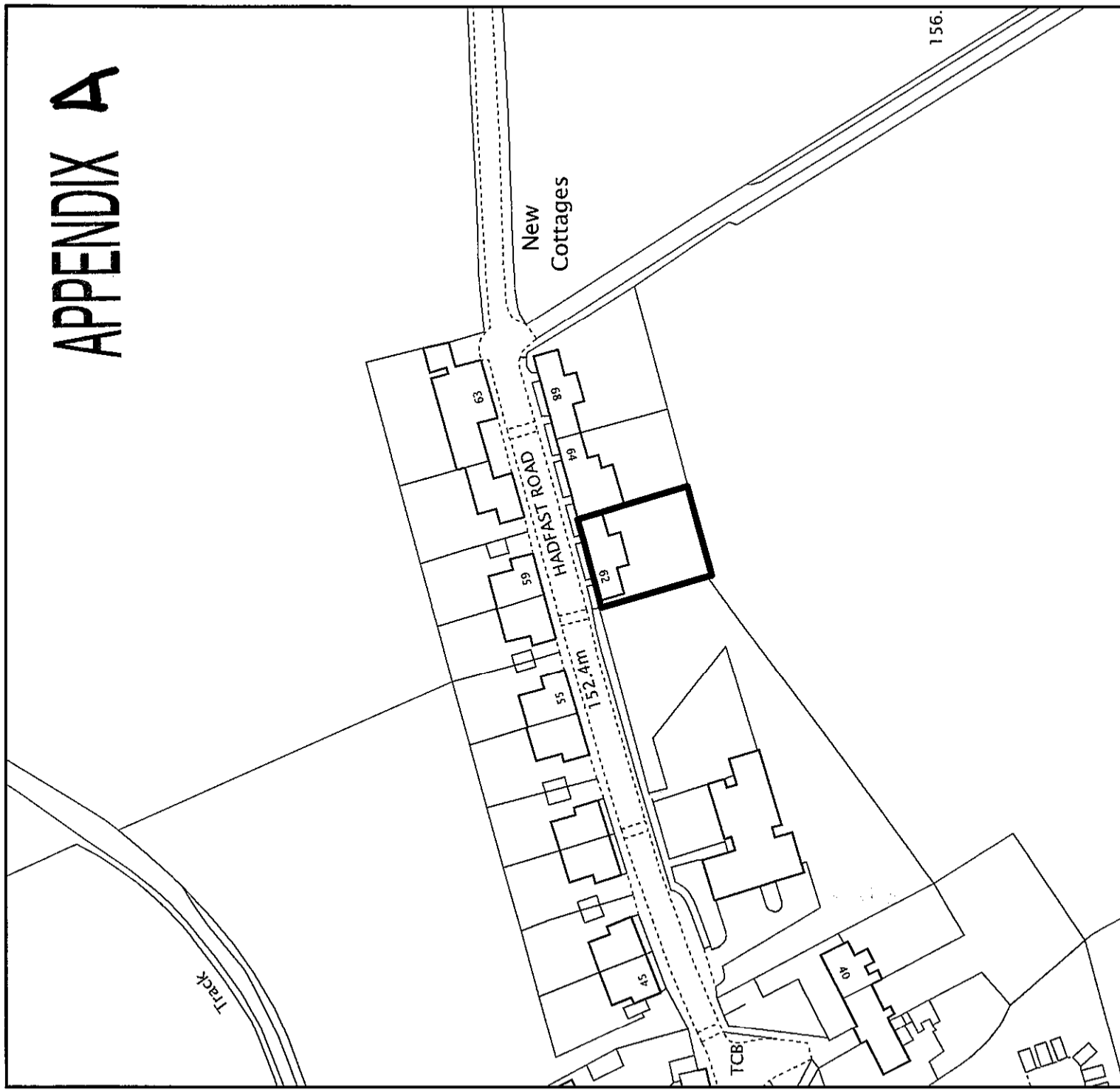


APPENDIX A



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

Erection of two storey extension to dwellinghouse at 62
 Hadfast Road, Cousland, Dalkeith

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Midlothian Council Licence No. 100023416 (2014)

File No. 13/00825/DPP

Scale: 1:1,250



NOTICE OF REVIEW

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

The Town and County Planning (Schemes Delegation and Local Review Procedure) (SCOTLAND) Regulations 2008

The Town and County Planning (Appeals) (SCOTLAND) Regulations 2008

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	MISS	Ref No.	/
Forename	CAROLINE	Forename	ROBERT
Surname	PEARSON	Surname	LUKAS
Company Name	/	Company Name	HLP ARCHITECTS
Building No./Name	62	Building No./Name	35
Address Line 1	HADFEST ROAD	Address Line 1	JOPPA ROAD
Address Line 2		Address Line 2	
Town/City	COLISLAND	Town/City	EDINBURGH
Postcode	EH22 2NZ	Postcode	EH15 2HB
Telephone	/	Telephone	/
Mobile	/	Mobile	/
Fax	/	Fax	/
Email	/	Email	/
3. Application Details			
Planning authority	MIDLOTHIAN COUNCIL		
Planning authority's application reference number	13/00825/DPP		
Site address	62 HADFEST ROAD COLISLAND MIDLOTHIAN EH22 2NZ		
Description of proposed development	ERECTOR OF ONE AND A HALF STOREY EXTENSION TO REAR OF EXISTING HOUSE		

Date of application	25.11.13	Date of decision (if any)	7.01.14
<u>Note:</u> 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. NIA			
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:

N/A

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.

REFER TO 'REVIEW STATEMENT - VI'

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.

REFER TO 'NEW MATTERS RAISED - VI'

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

DRAWING N°s:	0881/001A , 0881/001B, 0881/002, 0881/003, 0881/004 (REVISED) 0881/007 (REVISED) 0881/005 (REVISED) 0881/008 0881/006 (REVISED)
SUPPORT PRECEDENT SHEET 1	3D IMAGES - SK01-16.01.14
SUPPORT PRECEDENT SHEET 2	NEW MATTERS RAISED V1
DESIGN STATEMENT V1	REVISION STATEMENT V1

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:

HLP ARCHITECTS

Date:

23.01.14

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.



DESIGN STATEMENT-V1

This document to be read in conjunction with Architects drawings

Project: 62 Hadriast Road, Cousland, Midlothian, EH22 2NZ

Subject: Design statement supplementary to planning application lodged by hlp architects ref no. 13/00825/DPP and in support of the application for review of refusal.

Date: 23.01.14

Client: Ms C Pearson

Author: Robert Lukas (hLp architects)

Reference no.: 0881

CORPORATE RESOURCES
FILE:
RECEIVED 27 JAN 2014

Design statement in support of planning application

It is our client's intention to form a pitched roof extension to the rear of the property to supplement the existing accommodation which is small and insufficient for their growing family. The proposal has been amended following the planning refusal on 07.01.14 and is hereby included in the application drawings for review by the Local Review Body.

In support of the application review we draw the committee's attention the supplementary sheets:- Precedence sheet 1 & Sheet 1 which highlight existing properties on the street that have been extended to a greater extent than our client's proposals. All have been granted planning approval and it is our opinion that they all have a greater and more significant impact on their respective original properties and their immediate surroundings than our client's proposal. Notes have been added to the photographic survey to highlight main points that have set a precedent in Cousland. All the properties that have been highlighted are located immediately across the road from our client's site and over look the public football field to the rear. It is our opinion that the extensions to these properties have set a strong precedent in Cousland and the immediate location close to our clients address. It is further noted that all of the approved extensions have a significant impact on Hadriast Road and all of the properties have been extended as flat roof two storey extensions with several extending onto the existing cottage gable wall line.

Our client's proposal has taken cognisance of the pedestrian view from the public highway with the proposal benefiting from a traditional pitched roof and wet dashed rendered gable wall which is of traditional appearance and is sympathetic to the existing original house. Although we acknowledge that the planning refusal does make reference to the extent of the flat roof of the proposal we note that this is required to allow sufficient head room at first floor level as our client's site does not benefit from a downward sloping site, as do the properties across the road. Additionally we note that none of the neighbouring properties mentioned above have a proposal that incorporates a pitched roof, all are flat roofs. The extent of the proposed flat roof can only be observed from the rear garden, the immediate neighbour to the East and West and the arable farming field to the South. There is no significant public viewpoint in any location. The treatment of the elevation has been enhanced, since the planning refusal (see above date) to allow a more coherent and



contemporary finish. This is in contrast to the existing rear elevation of the house and to allow the proposal to be viewed as a separate annex to the house while retaining the integrity of the original cottage. It is also highlighted that the proposed extension is set back from the existing gable wall of the existing house, unlike the properties already developed at No. 57 & 59 (approval recently granted to extend two storey extension to gable wall line of existing house). 3D images of the proposal are appended to this review application, which demonstrate more clearly the views from the public road and the private gardens to the rear of the house.

Signed **Robert Lukas** RIAS RIBA

Dated **23.01.14**

REVIEW STATEMENT-V1

This document to be read in conjunction with Section 8A of Notice of Review Application and the Architects drawings

Project: 62 Hadfast Road, Cousland, Midlothian, EH22 2NZ

Subject: Review statement supplementary to planning application lodged by hLp architects ref no. 13/00825/DPP and in support of the application for review of refusal.

Date: 23.01.14

Client: Ms C Pearson

Author: Robert Lukas (hLp architects)

Reference no.: 0881

Review statement in support of planning application

It is our opinion that the planning refusal is disproportionate when compared to the existing precedent already established in the village of Cousland, particularly in Hadfast Road in close proximity of our client's site. Our client's design proposal is visually more sympathetic to the existing cottage when viewed from any location on the public highway and has a lesser visual impact when viewed from the rear garden and open fields beyond. It is also argued that any over development is tempered by the introduction of natural slate pitched roof on both sides (although a flat roof remains to allow headroom at first floor level) which is in contrast to the existing house extensions highlighted in the photographs included in the additional support evidence appended to this review document. We draw the committee's attention to the revised external treatment of the rear elevation which has been updated to include for a more contemporary proposal and to allow contrast with the vernacular aesthetic of the existing house and in response to the points raised by the Planning Case Officer.

Additional support information is appended to this application and comprises;

Support Precedent Sheet 1
Support Precedent Sheet 2
Design Statement V1
3D Images – SK01-16.01.14
Revised Drawings – refer to 'Notice of Review' Section 9.

NEW MATTERS RAISED - V1

This document to be read in conjunction with Section 8B of Notice of Review Application and the Architects drawings

Project: 62 Hadfast Road, Cousland, Midlothian, EH22 2NZ

Subject: Review statement supplementary to planning application lodged by hLp architects ref no. 13/00825/DPP and in support of the application for review of refusal.

Date: 23.01.14

Client: Ms C Pearson

Author: Robert Lukas (hLp architects)

Reference no.: 0881

Review statement in support of planning application

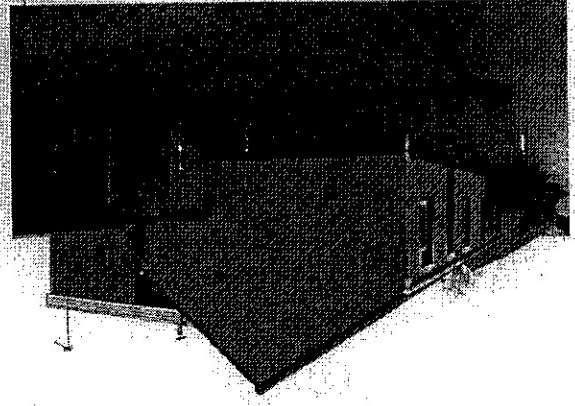
- A. New Matters are hereby raised to demonstrate the level of precedent already established in Hadfast Road, Cousland.
- B. This was not raised with the supporting officer previously as it was assumed that precedent would be taken into account. The planning case officer had not provided any prior notice to our client or ourselves (hLp Architects) that the planning application was to be refused therefore no additional support information or elevational treatment of the proposals was offered in support of the planning application.
- C. It is observed that development precedence in Hadfast Road is compelling and abundant. It is considered that the design proposal takes significantly more cognisance of form and existing house aesthetic than those properties already extruded. It is our opinion that the proposal is also more sympathetic when viewed from any public location point which assists in retaining the vernacular of the village as a whole.

SUPPORT PRECEDENT SHEET 1

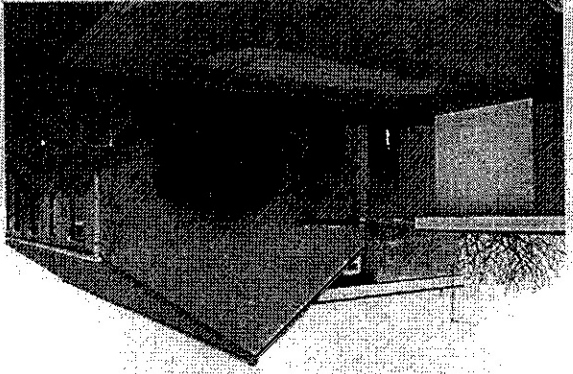
62 HADFAST ROAD, COUSLAND, MIDLOTHIAN, EH22 2NZ
DWG: SK01-0881-140114-RTL

NOTE
ALL PROPERTIES HAVE TWO
STOREY EXTENSIONS TO REAR
WITH FLAT ROOF PROFILES (NO
PITCHED ROOF PROFILES) AND
ARE IN CLOSE PROXIMITY TO SITE
ADDRESS

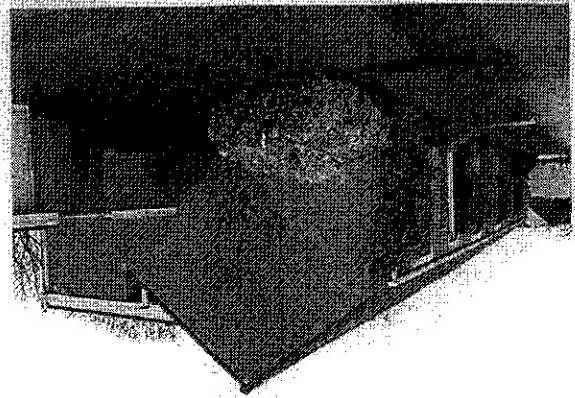
61 HADFAST ROAD, COUSLAND, EH22



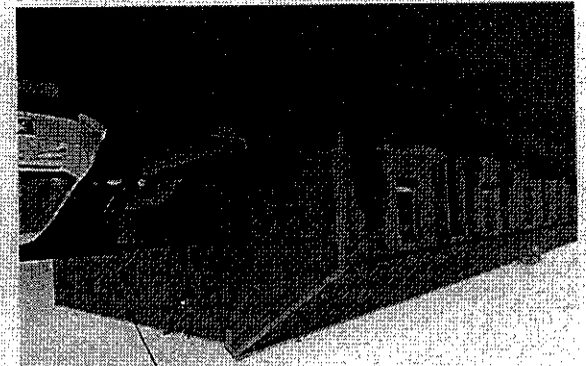
49 HADFAST ROAD, COUSLAND, EH22



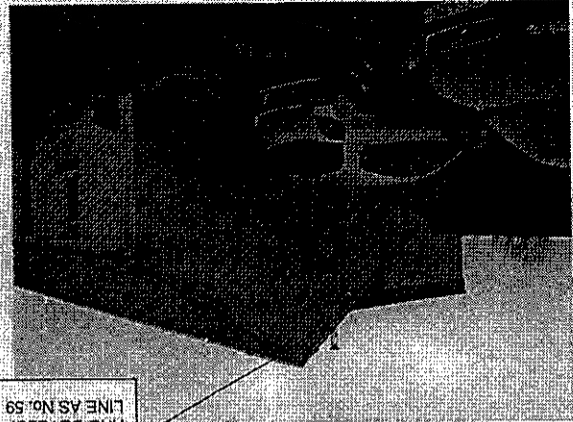
47 HADFAST ROAD, COUSLAND, EH22



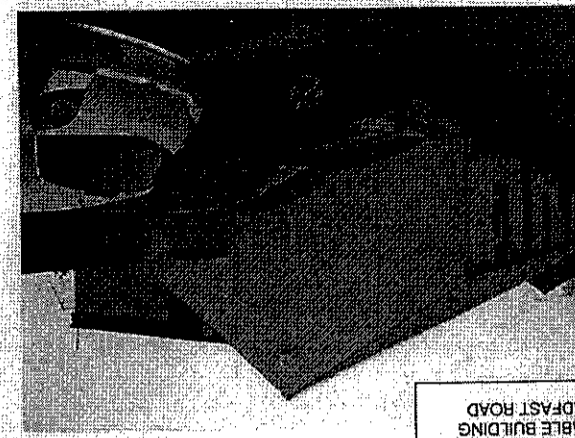
59 HADFAST ROAD, COUSLAND, EH22



57 HADFAST ROAD, COUSLAND, EH22



55 HADFAST ROAD, COUSLAND, EH22



THIS PROPERTY (OPPOSITE SITE
ADDRESS) HAS EXTENSION ON
GABLE LINE

THIS PROPERTY HAS RECENT
(2013) PLANNING APPROVAL TO
INFILL EXISTING FLAT ROOF AREA
AND DEVELOP GABLE BUILDING
LINE AS NO. 59 HADFAST ROAD



PROPERTIES FROM LEFT: 59, 57, 55, 53, 51, 49, 47, 45 HADFAST ROAD, COUSLAND, EH22

PUBLIC COMMUNITY FOOTBALL
FIELD AND GREEN SPACE

NOTE
ALL PROPERTIES HAVE TWO STOREY
EXTENSIONS TO REAR WITH FLAT ROOF
PROFILES (NO PITCHED ROOF PROFILES)
AND ARE IN CLOSE PROXIMITY TO SITE
ADDRESS AND FACE THE PUBLIC
COMMUNITY FOOTBALL FIELD

SUPPORT PRECEDENT SHEET 2
62 HADFAST ROAD, COUSLAND, MIDLOTHIAN, EH22 2NZ
DWG: SK02-0881-140114-RTL

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 13/00825/dpp

Site Address: 62 Hadfast Road, Cousland

Site Description:

The application property comprises an end terraced single storey dwelling finished externally in white wetdash with a slate roof (formerly asbestos) and white upvc sash and case windows. There is an existing single storey flat roof extension at the rear. There are open fields to the rear of the site and a field to the west of the site.

Proposed Development:

Erection of two storey extension to dwellinghouse

Proposed Development Details:

It is proposed to erect a two storey part pitched, part flat roof extension at the rear of the house to the west side of the existing flat roof extension and extending over part of the existing 2.7m deep single storey extension. The extension measures a total of 10.65m wide with a flat roof section at ridge level measuring a maximum of 5.25m wide. The part of the extension to the west side of the existing extension measures 4.5m deep and projects 1.8m beyond the existing extension and has a 3.7m wide section of flat roof at ridge level. This part of the extension incorporates large areas of glazing on the rear and east side elevation. The extension is to be finished externally in wetdash render with cedar clad feature panels, white upvc windows and slate on the pitched sections of roof.

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.

Land to the rear covered by policies RP1 – Protection of the countryside, RP4 – Prime agricultural land and RP6 – Areas of Great Landscape Value.

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.

Sufficient garden area would remain after the erection of the extension.

The main issue in the consideration of this application is the design of the proposed extension, in particular its massing and its effect on the character and appearance of the original house. There are single storey flat roof extensions at the rear of nos 64 and 66. However there are no other first floor extensions.

Policy DP6 acknowledges that extensions can add to the architectural interest of a house. However it also states that it is important that they do not detract from the appearance of the property. Policy DP6 allows for novel architectural solutions.

The original cottage is traditional in design and modest in scale with the form of the original cottage still evident. The proposed two storey extension would be a very dominant feature the massing of which does not respect the design, scale or proportions of the original building, which is linear in form. The proposed design of the roof on the extension, with a large area of flat roof at ridge level, does not respect the traditional pitched form of the roof on the original cottage. The design of the extension is neither conventional or unashamedly contemporary or a satisfactory combination of the two. Whilst policy DP6 allows for novel architectural solutions 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 traditional form and character of the original cottage, contrary to policy DP6 of the adopted Midlothian Local Plan.

Impact on no 64 - The extension will not be overbearing to the outlook of no 64. The windows at first floor level on the east side elevation are approximately 12.5m from the boundary with no 64. Overlooking will not be significant. The extension will not impact on daylight to no 64 and overshadowing will not be significant.

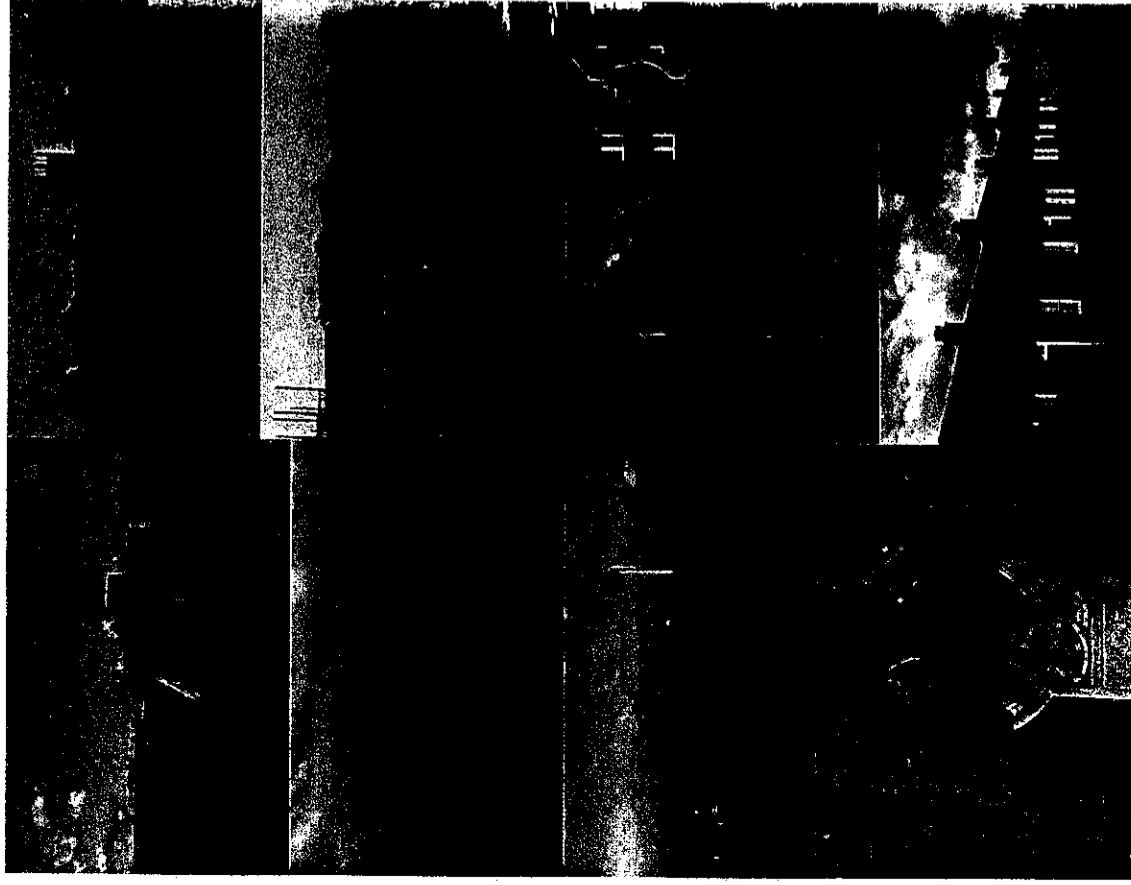
Recommendation:

Refuse planning permission.

Midlothian

APPENDIX D

Midlothian Local Plan



Midlothian

2.2 The Built Heritage

Policy Title

RP20 DEVELOPMENT WITHIN THE BUILT-UP AREA

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

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

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

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

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

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

RP20 DEVELOPMENT WITHIN THE BUILT-UP AREA

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

4.6 House Extensions

DP6 HOUSE EXTENSIONS

1 Background

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

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

2 Detailed Requirements

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

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

3 Front Porches

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

4 Dormer Extensions

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

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

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

RP1 PROTECTION OF THE COUNTRYSIDE

Development in the countryside will only be permitted if:

A. it is required for the furtherance of agriculture, including farm related diversification, horticulture, forestry, countryside recreation, tourism, or waste disposal (where this is shown to be essential as a method of site restoration); or

B. it is within a designated non-conforming use in the Green Belt; or

C. it accords with policy DP1.

All such development will need to:

A. demonstrate a requirement for a countryside location;

B. be of a scale and character appropriate to the rural area;

C. be well integrated into the rural landscape;

D. avoid a significant permanent loss of prime quality agricultural land; and

E. take account of accessibility to public transport and services (where appropriate).

In certain locations, new or expanded business development, low density rural housing, the winning of mineral resources or renewable energy developments may be appropriate (refer to proposal ECON1, policies ECON7, ECON8, HOU55, MIN1 and NRG1).

Policy Title

RP4 PRIME AGRICULTURAL LAND

2.1.18 National Planning Policy SDD Circular 18/1987 confirms that prime quality land is a valuable and flexible national resource and as such should be protected from irreversible development. Although the Scottish Government no longer requires to be notified of development proposals that would result in the loss of prime farmland, the protection of this land remains as an objective for structure and local plans. Furthermore, in particular circumstances, land other than prime quality can be important for the maintenance of agricultural employment and the rural economy. For example, the loss of part of a holding can have important implications for the viability of the remainder.

2.1.19 Structure Plan Policy Most of Lothian's key settlements are surrounded by prime land. In meeting the strategic land requirements, some loss of such land will be unavoidable. However, much prime land remains and the ELSP requires that local plans include policies to safeguard its overall integrity (policy ENV1D). The ELSP also recommends support for agricultural diversification proposals outwith the Green Belt (policy ENV3).

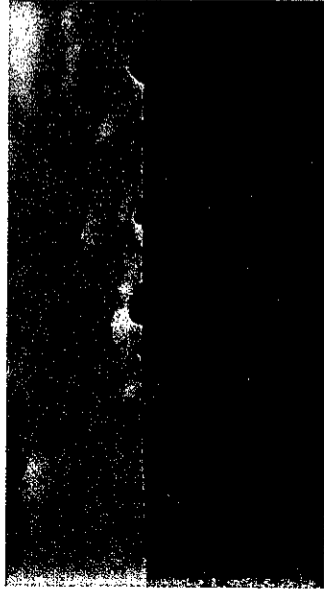
2.1.20 Local Plan Policy Prime quality agricultural land, which supports a wide range of crops, is a finite resource in Scotland representing less than 6% of total farmland. Around 25% of Midlothian's area constitutes prime land; it is therefore important that unplanned development is not allowed to erode Midlothian's contribution to Scotland's resources of prime land.

2.1.21 The remainder of Midlothian's agricultural land, though of lesser quality, is a major contributor to the farming economy. There is concern that this land should not become fragmented in a way that reduces its ability to be farmed efficiently or prevents it making a contribution to agricultural production.

Rural depopulation is not an issue in Midlothian owing to the proximity of Edinburgh.

2.1.22 Local Plan policy RP4 conforms with national and ELSP policy to retain prime farmland for agricultural production and to prevent loss of lesser quality land which is locally valuable. In some cases, development may not lead to the permanent loss of prime agricultural land and therefore may be acceptable. Special provisions regarding opencast coal working are detailed in para. 2.1.69. For the purposes of policy RP4, the Local Plan uses the Macaulay Institute Land Capability for Agriculture system to identify prime agricultural land. It should be noted that, within broad areas of prime farmland, there may exist small areas of non-prime land which may be identified as a result of the detailed analysis of sites. This does not reduce the status of the land protected in this Plan by policy RP4.

2.1.23 Where any proposal is located on prime agricultural land, the applicant must demonstrate either that there is no other suitable site or that the proposal will not lead to the permanent loss of the resource. On other agricultural land, the applicant must show that the operation of the farm as a viable unit will not be damaged by the proposal. In some cases, proposals for agricultural diversification in locations outwith the Green Belt may be acceptable provided local employment opportunities are maintained or increased and the criteria in policy RP1 are satisfied.

**RP4 PRIME AGRICULTURAL LAND**

Development will not be permitted which leads to the permanent loss of prime agricultural land (Classes 1, 2 and 3) of the Macaulay Institute Land Classification for Agriculture system) unless:

- A:** the site is allocated to meet Structure Plan requirements; or
- B:** there is a locational justification for the development which outweighs the environmental or economic interests served by retaining the farmland in productive use; and
- C:** the development accords with all other relevant Local Plan policies and proposals.

Policy Titles

RP6 AREAS OF GREAT LANDSCAPE VALUE

RP7 LANDSCAPE CHARACTER

2.1.29 National Planning Policy SDD Circular 2/1962 introduced the concept of Areas of Great Landscape Value (AGLVs), requiring local authorities to define their boundaries and to exercise careful control over development proposals in order to safeguard these areas. Particular reference was made to their importance as a tourist resource. In addition, Scottish Natural Heritage (SNH) and Historic Scotland have produced *Guidance on Local Landscape Designations* which promotes the adoption of an 'all-landscapes' approach, within which landscapes of particular value that warrant safeguarding are designated. NPPG 14 *Natural Heritage* requires that policies be included in local plans for the conservation and enhancement of landscape character. In addition, SNH has produced *The Lothians Landscape Character Assessment*, which provides valuable local guidance on the character of Midlothian's landscape and its capacity to accommodate new development. The Conservation (Natural Habitats and Conservation) Regulations 1994 also expect policies to encourage the management of features of the landscape, which are of importance for wild flora and fauna, by maintaining their function in assisting the migration, dispersal and genetic exchange of wild species.

2.1.30 Structure Plan Policy ELSP policy ENVID continues to safeguard AGLVs or other local landscape designations from inappropriate development. The extent of the areas of landscape interest should

be defined in local plans, and policies included for their protection and enhancement. In addition, ELSP policy ENV4 requires local plans to take account of landscape designations in accordance with new guidance produced by SNH.

2.1.31 Local Plan Policy It is essential not only to maintain the distinctiveness of Midlothian's landscape character, and its diversity as a whole, but also to recognise that there is a need to give particular protection to certain areas considered to be of outstanding local landscape value and attractiveness. These are identified as AGLVs which are areas sensitive to any developments that could potentially damage their special scenic attraction. For example, the widespread planting of conifers would be considered inappropriate within AGLVs, especially in open moorland or in "wild" landscapes.

2.1.32 The Local Plan Proposals Map identifies the following areas as AGLVs:

- ❖ the rolling hill country of the Pentlands, Moorfoots and Lammermuirs;
- ❖ the incised river valleys of the North and South Esk and the Tyne;
- ❖ the estate landscapes of Penicuik, Arncliffe and Vogrie; and
- ❖ Gladhouse, Edgelaw, Glencorse, Rosebery, Loganlea and North Esk reservoirs.

2.1.33 In addition, many localities contain areas of a diverse yet distinctive landscape character which enhance the attractiveness of Midlothian as a whole. Policy RP7 aims to afford protection to these local landscape character areas and to provide support for landscape planning and management.

RP6 AREAS OF GREAT LANDSCAPE VALUE

Development will not be permitted where it may adversely affect the special scenic qualities and integrity of the Areas of Great Landscape Value (AGLVs).

The scale, siting, design, form, materials and impact on important landscape features are all aspects of a proposal that could have an adverse effect on the AGLV. These considerations will apply to developments to be located either within or affecting the setting of areas designated as AGLVs.



Refusal of Planning Permission Town and Country Planning (Scotland) Act 1997

Reg. No. 13/00825/DPP

HLP ARCHITECTS
35 Joppa Road
Portobello
EH15 2HB

Midlothian Council, as Planning Authority, having considered the application by Miss Caroline Pearson, 62 Hadfast Road, Cousland, EH22 2NZ, Midlothian, which was registered on 25 November 2013 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 62 Hadfast Road, Cousland, Dalkeith, EH22 2NZ

In accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	0881/001A 1:1250	25.11.2013
Site Plan	0881/001B 1:500	25.11.2013
Existing floor plan	0881/002 1:100	25.11.2013
Existing elevations	0881/003 1:100	25.11.2013
Proposed floor plan	0881/004 Rev J 1:50	25.11.2013
Proposed floor plan	0881/005 Rev K 1:50	25.11.2013
Proposed elevations	0881/006 Rev K 1:50	25.11.2013
Proposed elevations	0881/007 Rev J 1:50	25.11.2013
Proposed cross section	0881/008 Rev H 1:50	25.11.2013

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

- 1. The proposed extension is unsympathetic in terms of its design, and in particular it's massing, to the original cottage. As a result, the extension at the rear would appear as a bulky, disproportionate addition, detracting from the character of the original building.*
- 2. For the above reason the proposed extension is 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 and locality.*

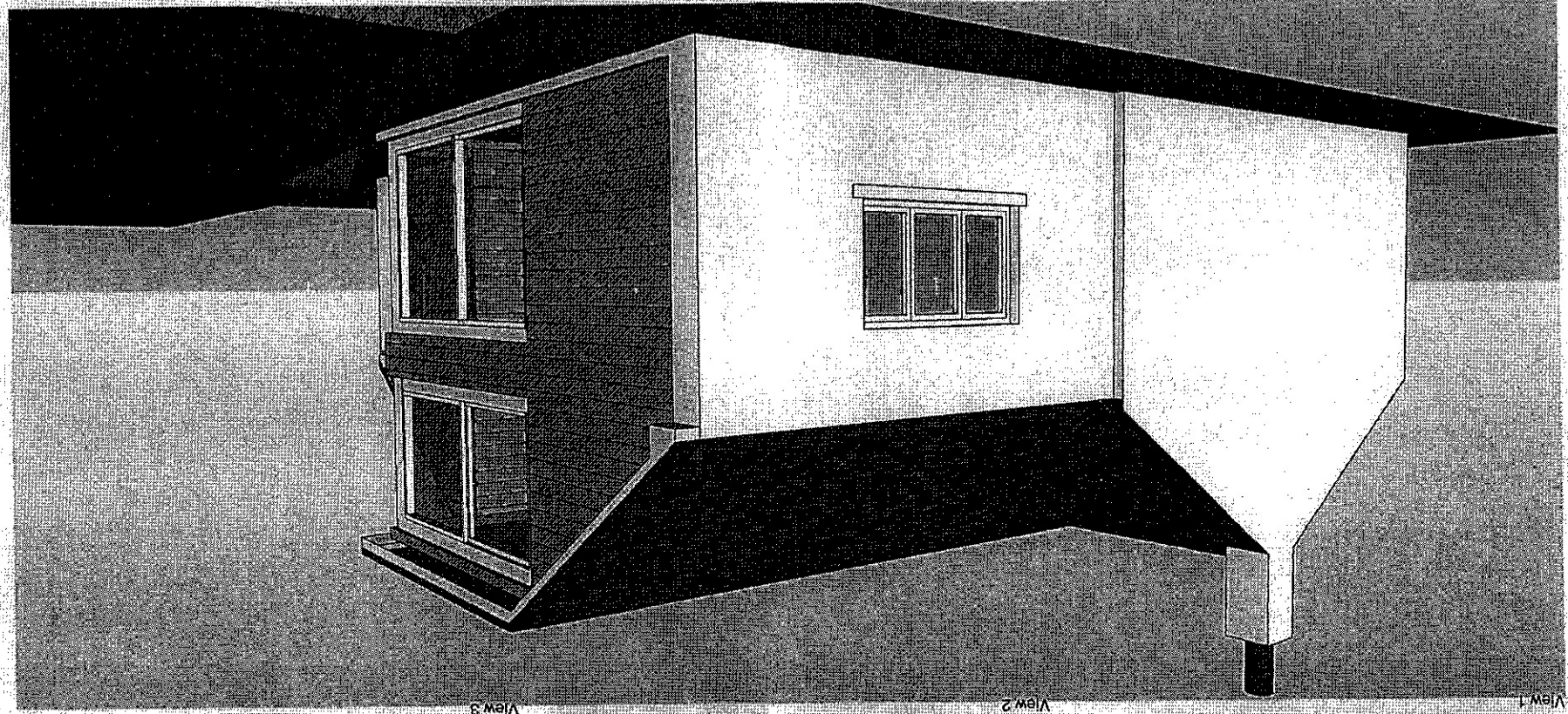
Dated 7 / 1 / 2014

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

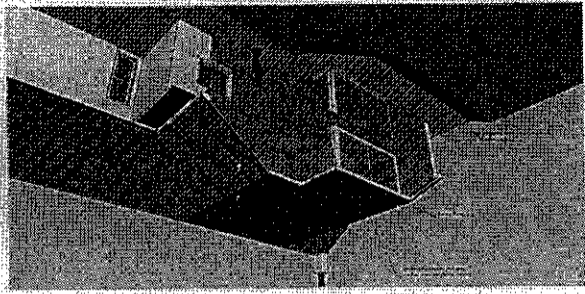
HOLSTON

SK01 18-01-14 RTL 0861 PEARSON 62 HADFAST ROAD GOSLAND MIDLOTHIAN EH22 2NZ

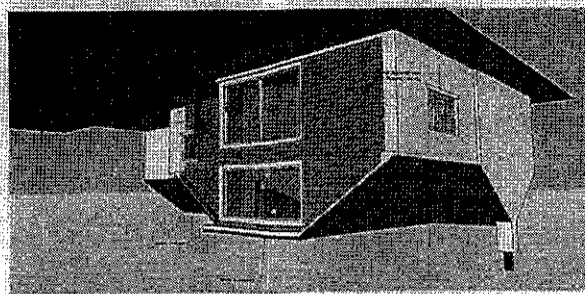
View 4



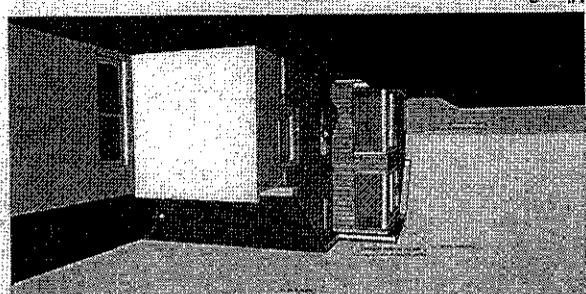
View 1



View 2

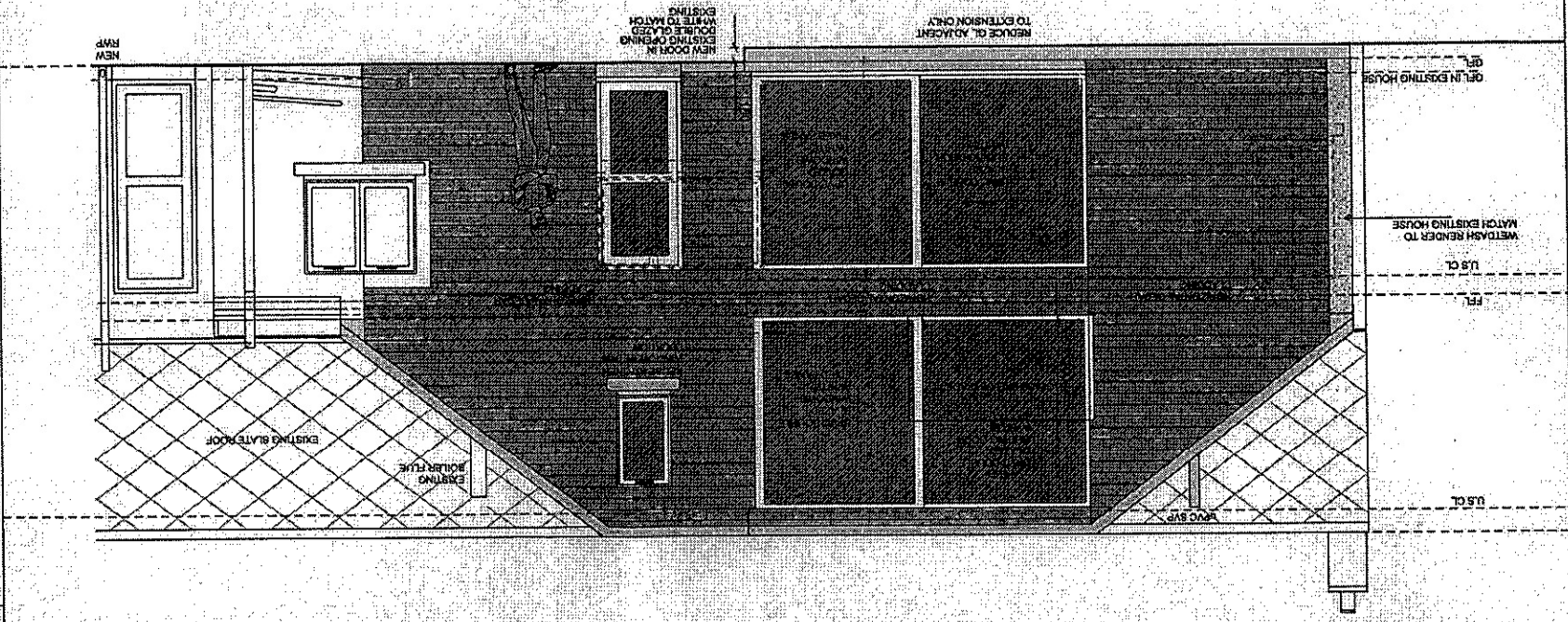


View 3



holstead lukas partnership

 holstead lukas partnership architects		9 Mollond Avenue, Musselburgh Edinburgh, EH21 6DZ T. 0131 665 9070 E. hlparchitects@btconnect.com	NOTES 1. Do not scale from this drawing. 2. Alterations to be taken on site prior to manufacture or ordering of any materials or components. 3. These drawings are not to be used as construction drawings without prior agreement with hlp architects.	DESCRIPTION DATE 62 HADFAST ROAD COUSLAND MODULIMAN EH22 2NZ TITLE PROPOSED REAR ELEVATION (PART OF)	CLIENT 62 HADFAST ROAD COUSLAND MODULIMAN EH22 2NZ	DATE CHECKED DRAWN SCALE DRAWING NO. REVISED SEPTEMBER 2013 AJ Checked 1:50 @ A3 0881/006 Rev. L	© Holstead Lukes Partnership Architects
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NOTES

1. Do not score from this drawing

2. All dimensions to be taken on site prior to manufacture or components.

3. These drawings are not to be used as construction drawings without prior agreement with help architects

THIS IS A COPY OF A PLAN REFERRED TO
IN THE PLANNING APPLICATION

DATED:

SIGNED

Date	Description
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CLIENT
62 HADFAST ROAD
COUSLAND
MIDLOTHIAN
EH22 2NZ

TITLE
PROPOSED REAR ELEVATION
(PART OF)

SEPTEMBER 2013

Checked	AY
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Score 1:50 @ A3

Drwg No. 0881/006 Rev. K

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