

Grant of Planning Permission

Town and Country Planning (Scotland) Act 1997

Local Review Body
Tuesday 10 March 2015
Item No 5

Local Review Body: Review of Planning Application Reg. No. 14/00787/DPP

Mr Alistair Forsyth
4 Greenlaw Grove
Milton Bridge
Penicuik
EH26 0RF

Midlothian Council, as Planning Authority, having considered the review of the application by Mr Alistair Forsyth, 4 Greenlaw Grove, Penicuik, EH26 0RF, which was registered on 14 December 2014 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

Extensions to dwellinghouse; formation of decking and raised patio at 4 Greenlaw Grove, Milton Bridge, Penicuik, EH26 0RF, in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	(PL)001 1:1250 1:500	29.10.2014
Site Plan	(PL)002 1:200	29.10.2014
Existing floor plan	(PL)003 1:100	29.10.2014
Existing floor plan	(PL)004 1:100	29.10.2014
Proposed floor plan	(PL)005 1:50	29.10.2014
Proposed floor plan	(PL)006 1:50	29.10.2014
Proposed floor plan	(PL)007 1:50	29.10.2014
Proposed floor plan	(PL)008 1:50	29.10.2014
Existing elevations	(PL)009 1:100	29.10.2014
Existing elevations	(PL)010 1:100	29.10.2014
Existing elevations	(PL)011 1:100	29.10.2014
Proposed elevations	(PL)012 1:100	29.10.2014
Proposed elevations	(PL)013 1:100	29.10.2014
Proposed cross section	(PL)014 1:50	29.10.2014
Proposed cross section	(PL)015 1:50	29.10.2014
Proposed cross section	(PL)016 1:50	29.10.2014
Proposed cross section	(PL)017 1:50	29.10.2014

Subject to the following conditions:

1. The artist's workspace shown on the approved floor plan, drawing no (PL)005 shall be used solely for domestic purposes incidental to the use of the dwellinghouse to which it relates.

Reason: *Use of this space for non-domestic purposes would be likely to cause disturbance to nearby residents and to spoil their amenity.*

2. The extended area of driveway shall be made of porous materials or provision made to direct runoff water to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason: *In order to minimise flooding and pollution of water courses.*

3. Details of the height, materials and design of the proposed new gates at the front of the property shall be submitted to the Planning Authority and the gates shall not be installed until these details have been approved in writing by the Planning Authority.

Reason: *No details of the gates were provided with the application submission; to safeguard the character of the existing house and the visual amenity of the surrounding area.*

The Local Review Body (LRB) considered the review of the planning application at its meeting of 20 January 2015. The LRB carried out an unaccompanied site visit on the 19 January 2015.

In reaching its decision the LRB gave consideration to the following development plan policies and material considerations:

Development Plan Policies:

1. RP20 Midlothian Local Plan – Development within the built-up area
2. DP6 Midlothian Local Plan – House extensions

Material Considerations:

1. The individual circumstances of the site; and
2. The representations made as part of the planning application.

In determining the review the LRB concluded:

The proposed extensions and alterations constitute an acceptable form of development which will not be detrimental to the street scene or undermine the character of the host building or local area. The development therefore accords with policies RP20 and DP6 of the Midlothian Local Plan.

Dated: 20/01/2015

Councillor J Bryant
Chair of the Local Review Body
Midlothian Council

NOTICE TO ACCOMPANY REFUSAL ETC.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions, or

Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8)

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the town and Country Planning (Scotland) Act 1997

Advisory note:

If you have any questions or enquiries regarding the Local Review Body procedures or this decision notice please do not hesitate to contact Peter Arnsdorf, Development Management Manager tel: 0131 2713310 or via peter.arnsdorf@midlothian.gov.uk