

Notice of Review: 53A High Street, Bonnyrigg Determination Report

Report by Chief Officer Place

1 Purpose of Report

- 1.1 The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for the formation of dormer window at 53A High Street, Bonnyrigg.

2 Background

- 2.1 Planning application 25/00091/DPP for the formation of dormer window at 53A High Street, Bonnyrigg was refused planning permission on 8 April 2025; a copy of the decision is attached to this report.

- 2.2 The review has progressed through the following stages:

- 1 Submission of Notice of Review by the applicant.
- 2 The Registration and Acknowledgement of the Notice of Review.
- 3 Carrying out Notification and Consultation.

3 Supporting Documents

- 3.1 Attached to this report are the following documents:

- A site location plan (Appendix A);
- A copy of the notice of review form and supporting statement (Appendix B). Any duplication of information is not attached;
- A copy of the case officer's report (Appendix C);
- A copy of the decision notice, excluding the standard advisory notes, issued on 8 April 2025 (Appendix D); and
- A copy of the key plans/drawings (Appendix E).

- 3.2 The full planning application case file and the development plan policies referred to in the case officer's report can be viewed online via www.midlothian.gov.uk.

4 Procedures

- 4.1 In accordance with agreed procedures, the LRB:

- Have determined to undertake a site visit (only elected members attending the site visit can participate in the determination of the review); and
- Have determined to progress the review by written submissions.

- 4.2 The case officer's report identified that there was one consultation response, and no representations. As part of the review process the interested parties were notified of the review – no additional comments have been received. All comments can be viewed online on the electronic planning application case file.
- 4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:
- Identify any provisions of the development plan which are relevant to the decision;
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
 - Consider whether or not the proposal accords with the development plan;
 - Identify and consider relevant material considerations for and against the proposal;
 - Assess whether these considerations warrant a departure from the development plan; and
 - State the reason/s for the decision and state any conditions required if planning permission is granted.
- 4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.
- 4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported back to the LRB for noting.
- 4.6 A copy of the LRB decision will be placed on the planning authority's planning register and made available for inspection online.

5 Conditions

- 5.1 In accordance with the procedures agreed by the LRB at its meeting of 20 June 2022, and without prejudice to the determination of the review, the following conditions have been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.

1. The development to which this permission relates shall commence no later than the expiration of three years beginning with the date of this permission.

Reason: *To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning (Scotland) Act 2019).*

6 Recommendations

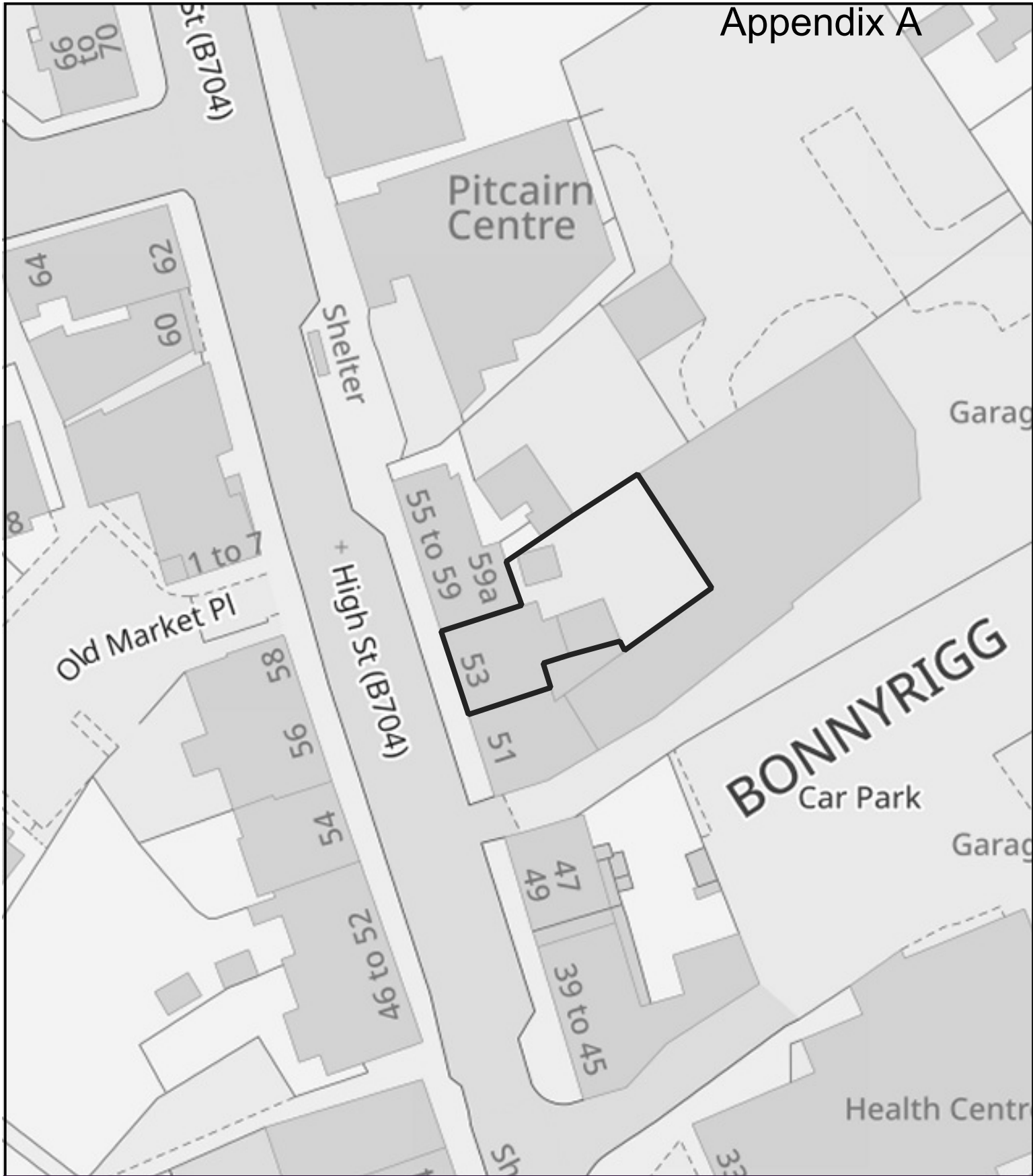
- 6.1 It is recommended that the LRB:
- a) determine the review; and
 - b) the planning advisor draft and issue the decision of the LRB through the Chair

Peter Arnsdorf
Planning, Sustainable Growth and Investment Manager

Date: 2 May 2025

Report Contact: Ingrid Forteath – Planning Officer
Ingrid.Forteath@midlothian.gov.uk

Background Papers: Planning application 25/00091/DPP available for inspection online



**Planning Service
Place Directorate**

Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith, EH22 3AA

Formation of dormer window

53A High Street, Bonnyrigg, EH19 2DB

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File No. 25/00091/DPP

Scale 1:500





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 the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100701680-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

≤ Applicant **T** Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Scott"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Allan"/>	Building Number:	<input type="text" value="36"/>
Telephone Number: *	<input type="text" value="07790 846 990"/>	Address 1 (Street): *	<input type="text" value="Wallace Avenue"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Wallyford"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="East Lothian"/>
		Postcode: *	<input type="text" value="EH21 8BZ"/>
Email Address: *	<input type="text" value="scott@ego3d.co.uk"/>		

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

T Individual ≤ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Habibur"/>	Building Number:	<input type="text" value="53A"/>
Last Name: *	<input type="text" value="Khan"/>	Address 1 (Street): *	<input type="text" value="High Street"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Bonnyrigg"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH19 2DB"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

Site Address Details

Planning Authority:	<input type="text" value="Midlothian Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="53A HIGH STREET"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="BONNYRIGG"/>
Post Code:	<input type="text" value="EH19 2DB"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="665332"/>	Easting	<input type="text" value="330859"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Formation of dormer window

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Stated included with submission documents.

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

Yes No

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

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Refusal Notes, Supporting Statement, Architectural Drawings

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

25/00091/DPP

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

14/02/2025

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

09/04/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

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

Can the site be clearly seen from a road or public land? *

Yes No

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

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Scott Allan

Declaration Date: 10/04/2025

Scott Francis Allan

Architectural Design

09 April 2025

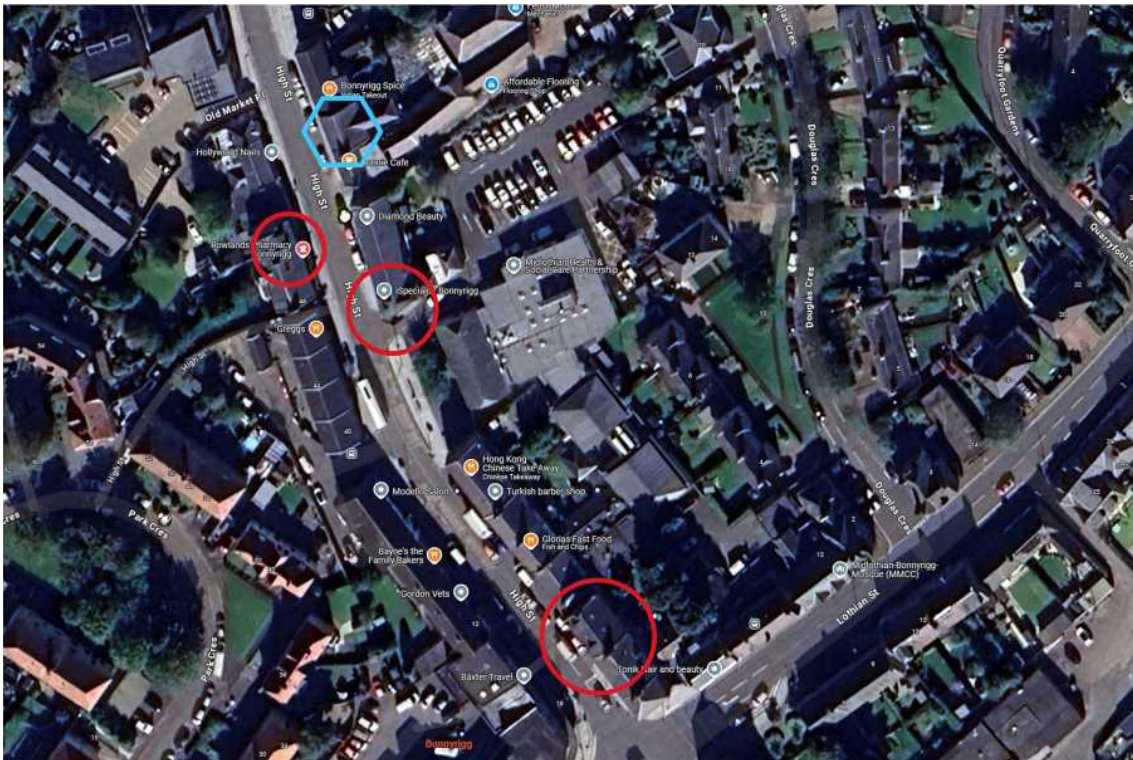
Midlothian Council
Strategic Services
Fairfield House
8 Lothian Road
Dalkeith
EH22 3ZN

Proposed Attic Conversion with Front Dormer and Internal Alterations
53A High Street, Bonnyrigg, EH19 2DB
Application for Local Review of Planning Application Ref 25/00091/DPP

Dear Sirs,

Uploaded for consideration is an application for Local Review in respect of the Proposed Attic Conversion with Front Dormer and Internal Alterations at 53A High Street, Bonnyrigg, EH19 2DB. The application 25/00091/DPP submitted to Midlothian Planning had been refused and we seek a review of the decision and associated reasons for refusal.

1. The proposed dormer extension would appear as an unduly dominant feature at roof level, the design of which is unsympathetic to, and would detract from, the form of the roof of the building, the character and appearance of the principal elevation of the application property and the terrace of which it forms a part.



Dormers on High Street (Blue Application Site, Red Existing Dormers)

Scott Francis Allan

Architectural Design



Photos of Dormer and Roof Extension Opposite and within Site Line of the Application Site



Elevation Image Extracted from Application

Scott Francis Allan

Architectural Design

It is noted that the dormer has been designed in accordance with design guidance is, less than 1/3 of the roof scape, 300mm below ridge line and does not form a dominant feature to the roofscape.

Whilst Ceral Cladding is proposed, the objecting is for the appearance, scale of the dormer however we would highlight this to no different to those shown in the attached photos, in some instances less prominent.

It is further noted that the existing street scape is of varying roof heights, roof materials, dormers, roof windows, chimney and heights of buildings and the vast arrangement of shop fronts, therefore the additional of a single dormer that has been designed to be sympathetic to its surrounding has not detrimental effect on the character of the street.

2. As a result of its unsatisfactory relationship with the existing building the dormer will have a detrimental impact on the visual amenity of the street scene.



Existing Street Scene with Dormers on Adjacent Terrace

3. For the above reasons the proposal is contrary to the aims of policies 14 and 16 of NPF4 and DEV2 of the adopted Midlothian Local Development Plan 2017 which seek to improve the quality of an area, resist poorly designed development and protect the character or environmental quality of the home and the surrounding area.

Improvement in the quality of an area, the addition of a dormer does not detract from the character or environmental quality of the surrounding area, it is set back from the front elevation of the building, lower than the ridge line. Given the property is over a shop the only opportunity to extend is into the existing attic space, which enhances the quality and amenity to the property.

Scott Francis Allan

Architectural Design

4. It has not been demonstrated that the proposal will not have an adverse effect on protected species which are potentially present at the site contrary to policy 4 of NPF4 and Policy ENV15 of the adopted Midlothian Local Development Plan 2017 which presume against development that would have an adverse effect on a species protected by European or UK law.

It is noted by Planning of the 'potentially presence', should that be a reason for refusal, should clarification not be sought by Planning as to the existence of something rather than speculation? This seems to be a lack lustre approach to the Planning process, also what protected species are being referred to? Policy 4 of NPF4 and Policy ENV15 of the adopted Midlothian Local Development Plan 2017 are not a get out jail free card for Planning however guidance to be followed.

Finally, the applicant has noted.

Beyond the planning design points, I would like to draw attention to a wider, pressing issue —the national and local housing crisis, especially the acute shortage of suitable homes for families and individuals. My intention behind the dormer is to create additional living space to help meet these needs, whether for my own family or to increase the availability of housing in the private rental sector. The extension would provide much-needed accommodation without requiring new land or large-scale development.

I trust the enclosed documents meet your satisfaction and await your registration confirmation. For further information, please contact me by email or phone.

Kind Regards,

Scott Francis Allan
Architectural Design

<https://www.facebook.com/scottfrancisallan/>

Enclosures

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference:25/00091/dpp

Site Address: 53A High Street, Bonnyrigg

Site Description:

The application property comprises a first floor flat in use as a house of multiple occupation. It is located within a terrace of two storey traditional stone buildings within Bonnyrigg town centre with commercial uses at ground floor level. The application property has a slate roof and white upvc window frames.

Proposed Development:

Formation of dormer window

Proposed Development Details:

It is proposed to form a flat roof dormer window at the front of the application property. It measures 2.6m wide and 1.5m high and is to be predominantly finished in grey cedral fibre cement cladding with a grey upvc window on the front elevation.

Roof vents are proposed at eaves and ridge level on the front elevation.

It is also proposed to install 2 rooflights at the front of the property. These works constitute permitted development under class 4A of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

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

History sheet checked.

16/00332/dpp - Change of use from flatted dwelling to house in multiple occupation at 53A High Street, Bonnyrigg – pp 30.03.17

Consultations:

The Wildlife Information Centre have recommended that due to the nature of the work, the condition of the roof that a bat and bird survey is carried out by a suitable qualified ecologist.

Representations:

None received.

Relevant Planning Policies:

Planning policy currently comprises National Planning Framework 4 and the adopted Midlothian Local Development Plan 2017. The following policies are relevant to the proposal:

NPF4

Policy 1 Tackling the climate and nature crises

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 3 Biodiversity

d) Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. This will take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration.

Policy 4 Natural places

f) Development proposals that are likely to have an adverse effect on species protected by legislation will only be supported where the proposal meets the relevant statutory tests. If there is reasonable evidence to suggest that a protected species is present on a site or may be affected by a proposed development, steps must be taken to establish its presence. The level of protection required by legislation must be factored into the planning and design of development, and potential impacts must be fully considered prior to the determination of any application.

Policy 14 Design, quality and place

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 16 Quality homes

g) Householder development proposals will be supported where they:
i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

The relevant policy of the **Midlothian Local Development Plan 2017** is;

DEV2 – Protecting amenity within the built-up area - seeks to protect the character and amenity of the built-up area.

ENV15 - Species and Habitat Protection and Enhancement presumes against development that would affect a species protected by European or UK law.

It is noted that policy DP6 House Extensions, from the now superseded 2008 Midlothian Local Plan, set out design guidance for new extensions requiring that they are well designed in order to maintain or enhance the appearance of the house and the locality. The policy guidelines contained in DP6 also relate to size of extensions, materials, impact on neighbours and remaining garden area. It also states that front porches to detached or semi-detached houses are usually acceptable provided they project less than two metres out from the front of the house. It also allowed for novel architectural solutions. Policy DP6 also provided specific guidance with respect to dormer extensions. In particular, dormers should not extend, other than to a limited extent beyond the glazed area, i.e. they should be dormer windows rather than box dormers, and should not occupy a predominant proportion of the existing roof area. The guidance set out within this policy has been successfully applied to development proposals throughout Midlothian and will be reflected within the Council's Supplementary Guidance on Quality of Place which is currently being drafted.

Supplementary Planning Guidance – Dormer Extensions - This was prepared in part due to a growing concern regarding the increasing size of dormers and the impact of large box dormer extensions on the character of the original building and on the visual amenity of the surrounding 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.

On the basis of available information the proposed development does not conflict with the aims of NPF4 with regards to sustainability.

There are other examples of dormer windows on the fronts of similar properties along the High Street including;

- a 2m approx. wide flat roof dormer at a property on High Street at the corner with Park Road ;
- a bay dormer at a property on the corner of High Street with the road leading to the car park at the rear, near to the health centre;
- 2 flat roof dormers at the property next door to The Anvil pub; and
- 2 small flat roof dormers at the front of no. 50.

The front face of the above-mentioned dormers is predominantly glazed with more traditional window styles.

Whilst the shop front at ground floor of the application property is not sympathetic to the traditional character of the building the form and character of the original building is still evident

At 2.6m wide the proposed dormer will be a prominent feature at roof level. The large box-like design is out of keeping and unsympathetic to the conventional pitched roof form of the building. The dormer will appear as a bulky addition at roof level exacerbated by the area of solid wall on the front face of the dormer. Whilst the dormer is centred above one of the windows below at first floor level there is no

other visual reference between the proposed dormer and the original building in terms of its form or materials and the window opening is off centre and its design is uncharacteristic of and unsympathetic to the character of the existing building. The dormer is neither traditional in design in keeping with the character of the original building or a high quality example of contemporary design. The proposed dormer will seriously detract from the appearance of the principal elevation of the building. As a result of its unsatisfactory relationship with the existing building the dormer will detract from the terrace of which the application property forms a part and will have a detrimental impact on the visual amenity of the street scene.

The proposal will not have a significant impact on the amenity of neighbouring properties.

Taking into account the recommendation on the application a bat and bird survey has not been requested at this stage but would be required should a recommendation be made to grant planning permission for the proposal.

Recommendation:
Refuse planning permission

Reg. No. 25/00091/DPP

Scott Allan
36 Wallace Avenue
Wallyford
East Lothian
EH21 8BZ

Midlothian Council, as Planning Authority, having considered the application by Mr Habibur Khan, 53A High Street, Bonnyrigg, EH19 2DB, which was registered on 18 February 2025 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Formation of dormer window at 53A High Street, Bonnyrigg, EH19 2DB

in accordance with the application and the following documents/drawings:

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	2025-03-000 1:1250	18.02.2025
Existing Floor Plan, Elevations and Block Plan	2025-03-001 1:1250 1:500 1:100	18.02.2025
Proposed Floor Plans and Elevations	2025-03-002A 1:100 1:50	18.02.2025

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

- The proposed dormer extension would appear as an unduly dominant feature at roof level, the design of which is unsympathetic to, and would detract from, the form of the roof of the building, the character and appearance of the principal elevation of the application property and the terrace of which it forms a part.*
- As a result of its unsatisfactory relationship with the existing building the dormer will have a detrimental impact on the visual amenity of the street scene.*
- For the above reasons the proposal is contrary to the aims of policies 14 and 16 of NPF4 and DEV2 of the adopted Midlothian Local Development Plan 2017 which seek to improve the quality of an area, resist poorly designed development and protect the character or environmental quality of the home and the surrounding area.*
- It has not been demonstrated that the proposal will not have an adverse effect on protected species which are potentially present at the site contrary to policy 4 of NPF4 and Policy ENV15 of the adopted Midlothian Local Development Plan 2017 which presume against development that would have an adverse effect on a species protected by European or UK law.*

Dated 8 / 4 / 2025

A handwritten signature in black ink, consisting of the letters 'D' and 'R' written in a cursive, stylized manner.

.....
Duncan Robertson
Lead Officer – Local Developments
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN



Informative Note

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? <https://www.gov.uk/government/publications/permit-process/permit-process>

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

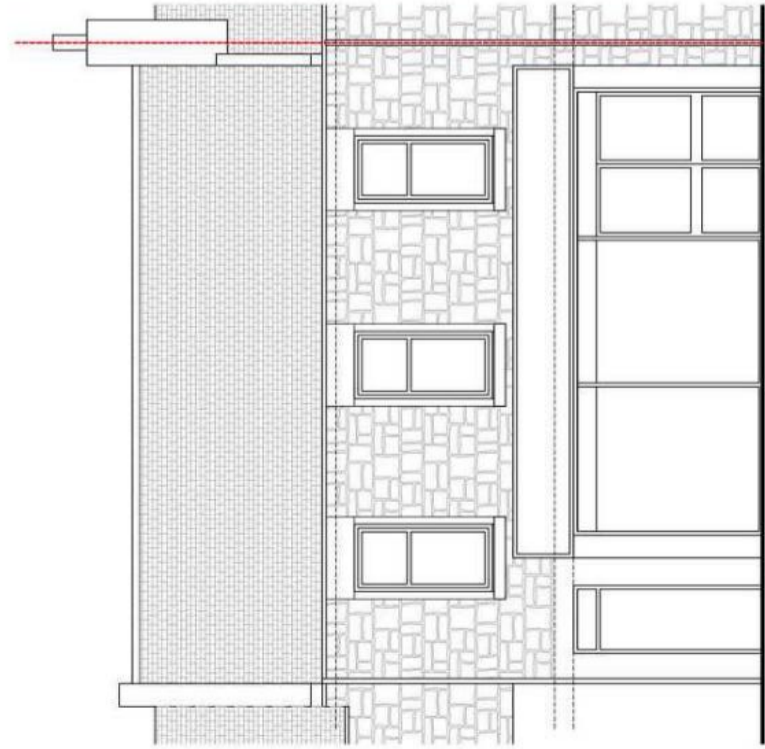
<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at:

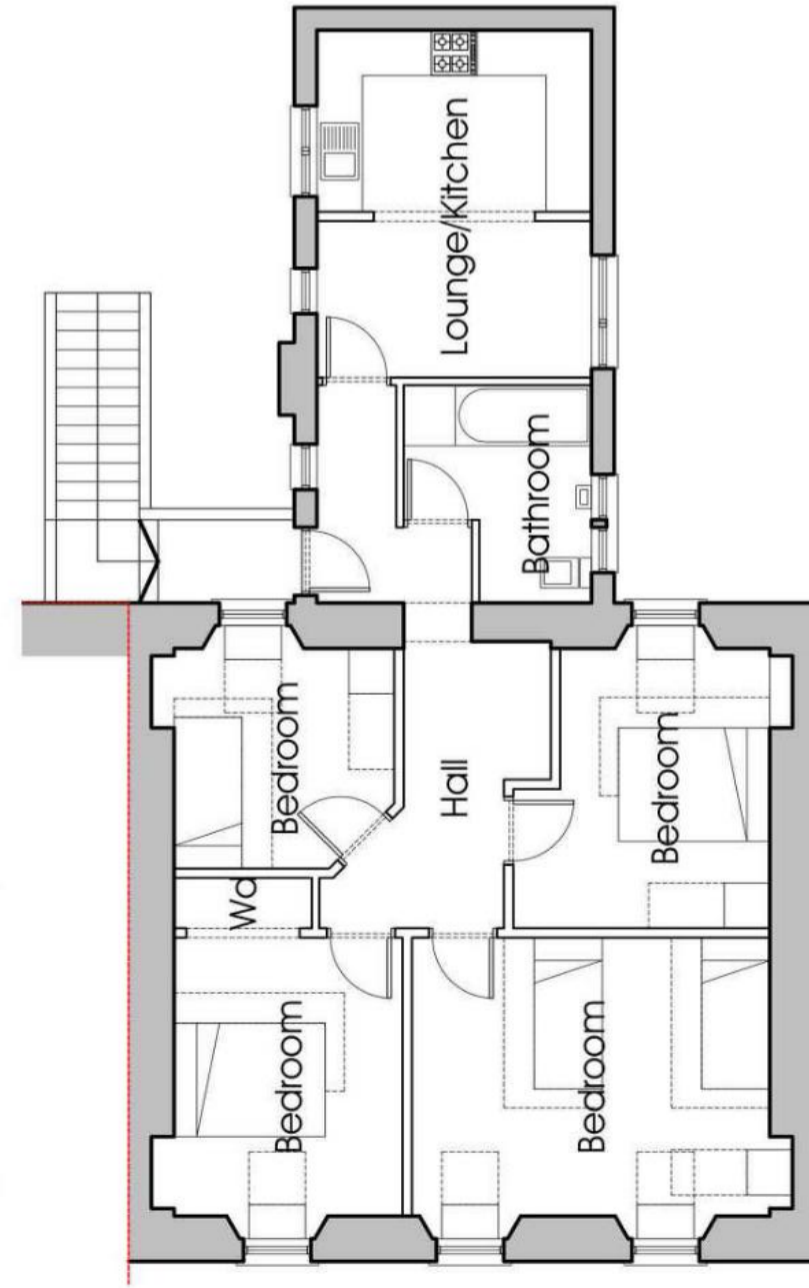
***Mining Remediation Authority** <https://www.gov.uk/government/organisations/mining-remediation-authority>*

REFUSED
08.04.2025
25/00091/DPP

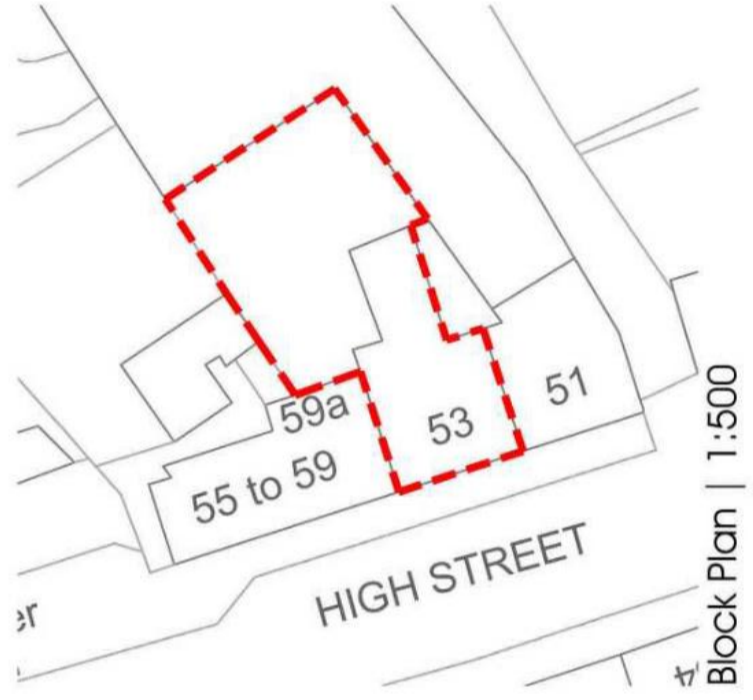
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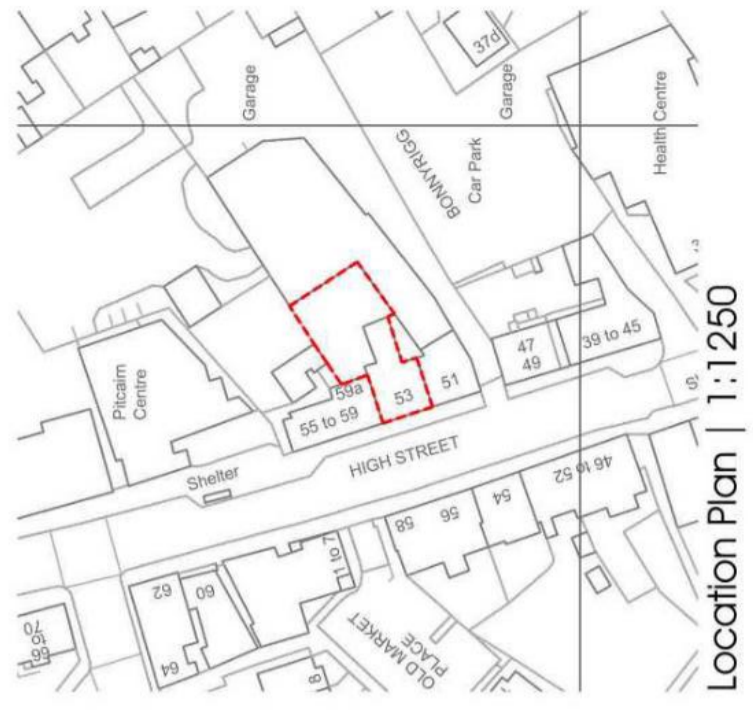
Existing Front Elevation | 1:100



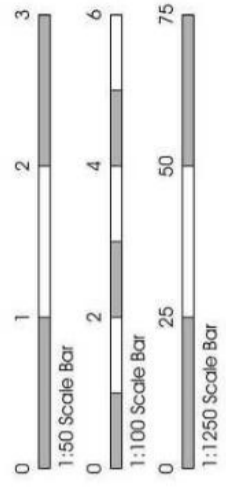
Existing First Floor Plan | 1:100



Block Plan | 1:500



Location Plan | 1:1250



Revision: Description: Date:

Scott Francis Allan
 Architectural Design

36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
 Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
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Planning and Building Warrant

Project:
Proposed Attic Conversion with Front Dormer with Alterations forming 6 Bedroom HMO with Lounge/Kitchen and Shower Rooms 53A High Street, Bonnyrigg, EH19 2DB

Client:
Eskbank Investment Ltd

Drawing:
Existing Floor Plan and Elevation

Drawing No.	Scale	Date	Name	Sheet Size
2025-03-001	As Noted	Jan 2025	SFAllan	A3

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