

Notice of Review: 12 Dryden Terrace, Loanhead

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 extension of roof at 12 Dryden Terrace, Loanhead.

2 Background

- 2.1 Planning application 21/01024/DPP for the extension of roof at 12 Dryden Terrace, Loanhead was refused planning permission on 8 February 2022; 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 February 2022 (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 consider a visual presentation of the site and undertaking a site visit (elected members not attending the site visit can still participate in the determination of the review); and
 - Have determined to progress the review of written submissions.

- 4.2 The case officer's report identified that there were no consultations required and no representations received. No comments have been received.
- 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 The nature of the proposal is such that it is considered that no conditions would be required if the LRB is minded to grant planning permission.

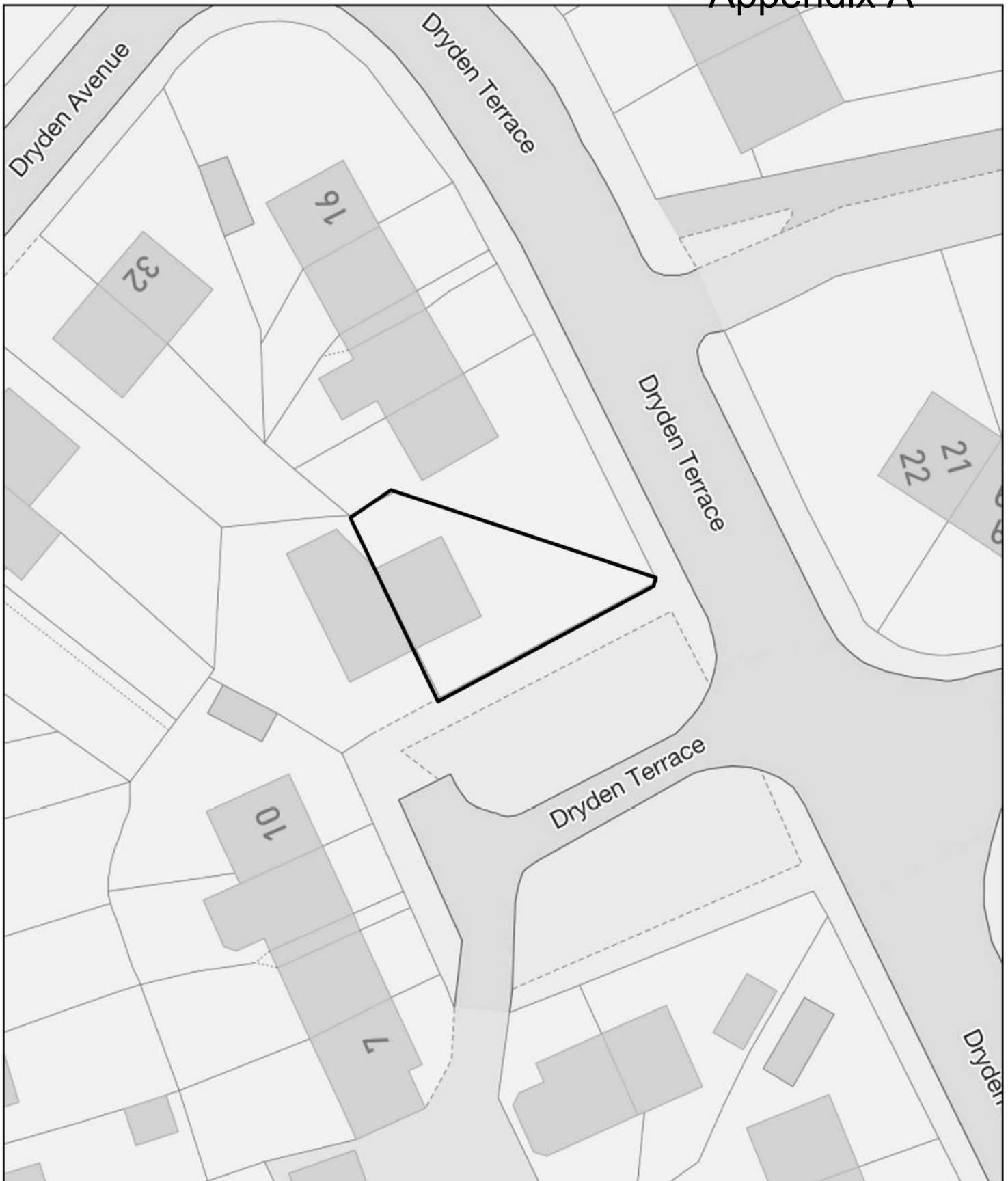
6 Recommendations

- 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: 10 June 2022
Report Contact: Ingrid Forteath, Planning Officer
Ingrid.Forteath@midlothian.gov.uk

Background Papers: Planning application 21/01024/DPP available for inspection online.



**Planning Service
Place Directorate**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Extension of roof at 12 Dryden Terrace, Loanhead, EH20 9JN

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File No: 21/01024/DPP

Scale:1:400





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 100548549-001

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 ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Suzanne McIntosh Planning Limited"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Suzanne"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="McIntosh"/>	Building Number:	<input type="text" value="45C"/>
Telephone Number: *	<input type="text" value="07792230979"/>	Address 1 (Street): *	<input type="text" value="Bath Street"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Portobello"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="EH15 1HB"/>
Email Address: *	<input type="text" value="smcintoshplan@gmail.com"/>		

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

☒ 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="Steven"/>	Building Number: <input type="text" value="12"/>
Last Name: *	<input type="text" value="Quinn"/>	Address 1 (Street): * <input type="text" value="Dryden Terrace"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Loanhead"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="EH20 9JN"/>
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="12 DRYDEN TERRACE"/>
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="LOANHEAD"/>
Post Code:	<input type="text" value="EH20 9JN"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="665426"/>	Easting	<input type="text" value="327298"/>
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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)

Refusal of a local application for an 'extension to the roof'

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.

A Grounds of Review Statement is provided separately

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)

All documents lodged with the application, the drawings for the same proposal at another address in Loanhead and the Grounds for Review

Application Details

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

21/01024/DPP

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

23/12/2021

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

08/02/2022

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: Mrs Suzanne McIntosh

Declaration Date: 29/03/2022

GROUNDS FOR REVIEW

TO THE LOCAL REVIEW BODY

AGAINST REFUSAL OF A LOCAL PLANNING APPLICATION

21/001024/DPP – Extension to Roof at 12 Dryden Terrace, Loanhead, EH20 9JN

Appellant: Mr Steven Quinn

Agent on the Application: David Paton Building Consultancy

Introduction:

The application was for an alteration to the roof in this semi-detached property to provide an additional bedroom for the family.

Planning Permission was refused on 8.2.22 under powers delegated to the officer for the following reasons:

- 1. The proposed roof extension is unsympathetic to, and would detract from, the symmetrical form of the building of which the application property forms one half.*
- 2. The proposed roof extension will appear incongruous and detract from the visual amenity of the immediately surrounding area.*
- 3. For the above reasons the proposal is contrary to policy DEV2 of the adopted Midlothian Local Development Plan 2017 which seeks to protect the character and amenity of the built-up area*

Material Considerations:

S25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires the council to take their decision in line with the development plan unless material considerations indicate otherwise.

The relevant policy in the development plan is DEV 2 (Development within the Built Up Area) Midlothian LDP 2017 which states that: *'Development will be permitted within existing and future built-up areas and in particular within residential areas, unless it is likely to detract materially from the existing character of amenity of the area.'*

SUZANNE MCINTOSH PLANNING LIMITED
GROUNDS FOR REVIEW

This is not quite the same as the way in which it is related by the officer in their report of handling. Their assumption, strangely, is conveyed in the negative – they say the development will not be supported etc...but that is not what the policy says. It is also certainly not what the Scottish Planning Policy (SPP) says in terms of the presumption in favour of development. There is quite a substantial difference in interpretation of the development management today compared to the situation in 2008 which the officer refers to.

The application by the officer of clearly out of date policy and guidance from 2008, some 14 years old, is entirely irrelevant to the case and worryingly for members – wherever else they are applying them. They have essentially misdirected themselves in applying these as tests to this proposal. The appellant, if had been appealing to the Reporter at DPEA, would be making a claim for expenses relating to this appeal on that point alone as it amounts to maladministration in the process. However, one of the shortcomings of the LRB process is that no claim for expenses can be made.

To the matters in hand the applicant has lodged a well designed solution to their growing family needs, produced by a competent, accredited local firm of professional designers. The proposal as members will see on the drawings is a good design solution, within the parameters of the existing building footprint, it is not incongruous, overbearing or a garish to the eye. It is the type of proposal the council should be supporting...and indeed have supported this year. Planning application 21/00602/DPP at 13 Hunter Terrace for exactly the same proposal was approved. The lack of consistency and rigor in the application of policy, consideration of applications or decision making between officers is frankly astounding.

This proposal represents a novel architectural solution to a problem; indeed – as it is described in the Hunter Terrace proposal for the exact same alteration to the same property type, by the officer in that case. There will be no adverse impact on neighbours or the street scene.

The approach taken to extending the roof of the application dwelling respects the scale, form and design of the application property. The proposed roof extension will read as an ancillary addition to the application dwelling. The extension to the roof is to be finished in materials that reflect the design approach and application dwelling so as to ensure the proposal will not visually read an alien addition. Overall, the proposed extension to the roof will not result in an adverse impact upon the application dwelling or area.

The proposed extension to the roof includes a single window within the newly formed gable end; the window looks to serve the stair, not a room. The proposed roof extension will not result in significant overlooking when compared to the existing situation.

Overall, the proposed roof extension will not result in a harmful loss of amenity due to the siting, scale and design along with the separation distance from neighbouring properties.

LOCAL REVIEW BODY
12 DRYDEN TERRACE, LOANHEAD
MIDLOTHIAN

Conclusion

The matters relevant in the determination of this appeal are set out above and in the drawing pack lodged to the LRB.

The LRB of the council is requested to overturn the decision of the officer and grant planning permission for this sympathetic extension to the property.

Suzanne C McIntosh MRTPI HonFRAS

Suzanne McIntosh Planning Limited in association with David Paton Building Consultancy

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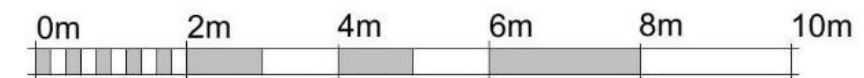


- Materials used
1. Gable wall with composite cladding
 2. Roofing tiles to match existing
 3. Gutter/fascia/soffit
 4. Window/Velux Rooflight
 5. Tile vents

03 Loft Level
5610

02 First Floor Level
2880

01 Ground Floor Level
0



VISUAL SCALE 1:100 @ A3

APPROVED
21.00602.DPP
09.09.2021

North Elevation Proposed
1 : 100

South Elevation Proposed
1 : 100

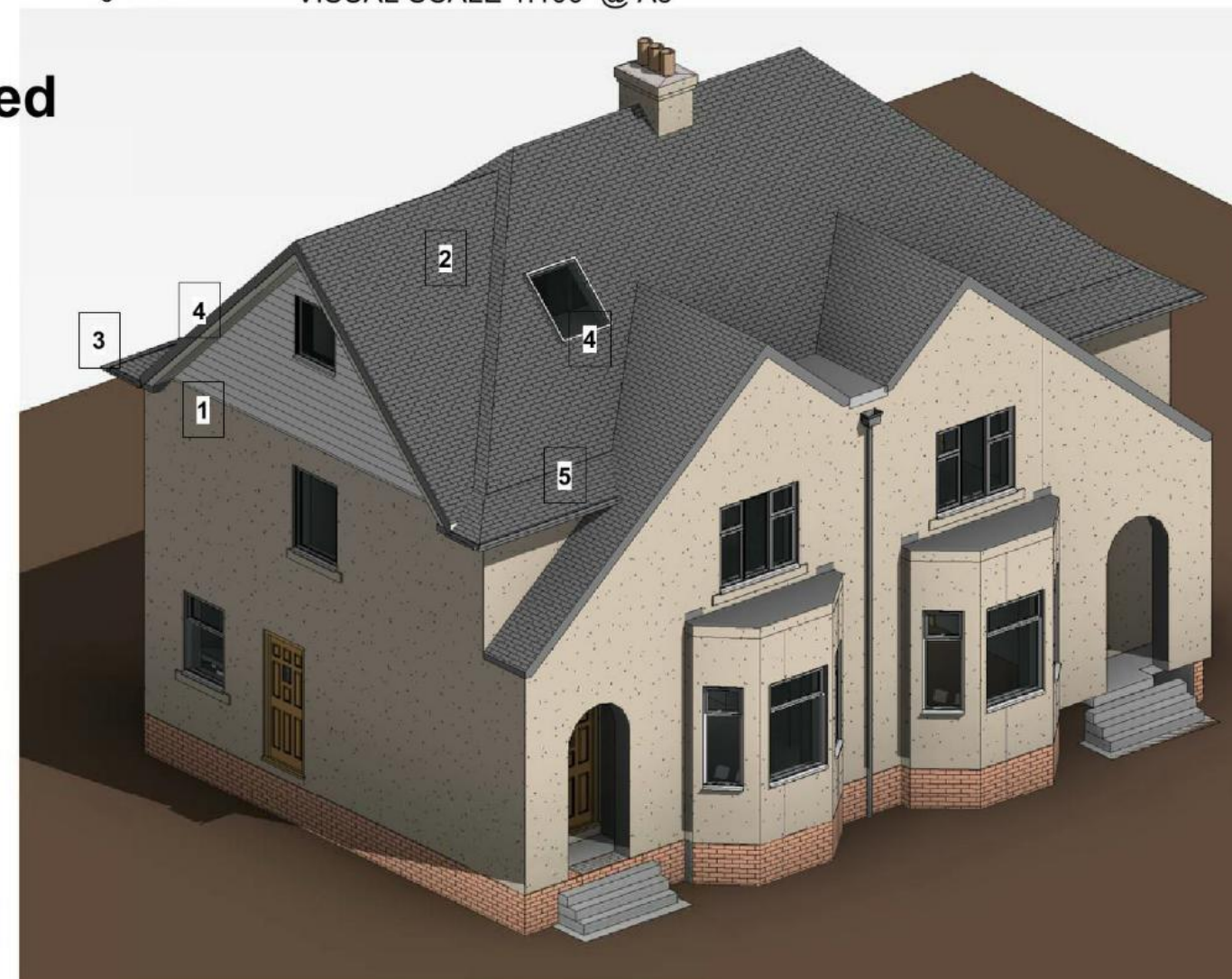
03 Loft Level
5610

02 First Floor Level
2880

01 Ground Floor Level
0

East Elevation Proposed
1 : 100

3D Proposed



Alan Hardie Architect

5 Mitchell Street, Dalkeith, EH22 1JQ
m. 07706 270072 e. alan@alanhardie.co.uk
w. www.alanhardie.co.uk

No dimensions for construction to be scaled from this drawing, refer to figured dimensions only. Any discrepancies to be referred to the architect. This drawing to be read in conjunction with relevant engineer's drawings and specifications. Structural & services information is indicative. Alan Hardie Architect owns the copyright for this drawing which should not be reproduced in any form without written permission.

Client

Chris & Aisling Nicholls

Project

Loft Conversion
13 Hunter Terrace,
Loanhead EH20 9SJ

PROPOSED ELEVATIONS

Project number	2021-037A	Drawing number	Revision
Date	June 2021	A(03)002	A
Drawn by	AH		
Status	PLANNING	Scale 1 : 100	Size A3

Rev Description

A	Updated to Planning status
0	Initial Issue

Date

12.07.2021
06.07.2021

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 21/00602/DPP

Site Address: 13 Hunter Terrace, Loanhead

Site Description:

The application site comprises of a two storey semi-detached dwelling located within a primarily residential area. The application dwelling has a hipped roof with a gable feature to the front elevation. The application dwelling is finished in a dry dash render with dark brown profiled tile roof and white uPVC windows.

The side and rear garden ground is fully enclosed by a combination of timber fencing and hedging. To the eastern side of the application dwelling and garden ground is a small vehicle turning head which also provides access to the driveway for the application dwelling and neighbouring dwelling, no.11 Hunter Terrace, beyond the turning head is the garden ground and side elevation of neighbouring dwelling no. 11 Hunter Terrace.

Proposed Development: Extension of roof.

Proposed Development Details:

Planning permission is sought for the erection of a pitched roof extension to the eastern hipped end of the existing roof of the application dwelling.

The ridge of the pitched roof extension is set down approximately 0.3 metres from the main roof ridge and projects approximately 3.9 metres from the roof plane when measured from the highest point. The proposed roof extension measures approximately 3.5 metres in height from the existing eaves to the proposed ridge.

The gable end of the proposed roof extension is to be finished in a composite cladding and will contain a single window. The roof is to be finished in tiles to match the main dwelling.

The submitted plans also include the installation of two rooflights; one within the rear roof plane and one within the front roof plane. It is noted that the installation of rooflights are deemed as permitted development and do not require the benefit of planning permission.

Background (Previous Applications, Supporting Documents, Development Briefs): Planning history sheet checked.

No relevant planning history.

Consultations: No consultations required.

Representations: No representations received.

Relevant Planning Policies:

The relevant policies of the adopted **Midlothian Local Development Plan 2017** are;

Policy **DEV2: Development within the Built-up Area** states that development will not be permitted within existing and future built-up areas where it is likely to detract materially from the existing character or amenity of the area.

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 allowed for novel architectural solutions. 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 (SG) on Quality of Place which is currently being drafted.

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 approach taken to extending the roof of the application dwelling respects the scale, form and design of the application property. The proposed roof extension will read as an ancillary addition to the application dwelling. The extension to the roof is to be finished in materials that reflect the design approach and application dwelling so as to ensure the proposal will not visually read an alien addition. Overall, the proposed extension to the roof will not result in an adverse impact upon the application dwelling or area.

The proposed extension to the roof includes a single window within the newly formed eastern gable end; the window looks to serve the stair/hall. The eastern side elevation is approximately 18 metres away from the western side elevation of neighbouring dwelling no.11 Hunter Terrace which contains a window at first floor level which serves a stair/hall and a window and half glazed door at ground floor level which serve a kitchen. The eastern side elevation of the application dwelling also contains a window at first floor level which serves a stair/hall and a window and half glazed door at ground floor level which serve a kitchen. The proposed roof extension will not result in significant overlooking as compared to the existing situation.

Overall, the proposed roof extension will not result in a harmful loss of amenity due to the siting, scale and design along with the separation distance from neighbouring properties.

Overall, all relevant matters have been taken into consideration in determining this application. It is considered that the proposal accords with the principles and policies of the adopted Midlothian Local Development Plan 2017 and is acceptable in terms of all other applicable material considerations. Therefore, it is recommended that the application is approved.

Recommendation: Grant planning permission.

Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 21/00602/DPP



Alan Hardie Architect
5 Mitchell Street
DALKEITH
EH22 1JQ

Midlothian Council, as Planning Authority, having considered the application by Mr Chris Nicholls, 13 Hunter Terrace, Loanhead, EH20 9SJ, which was registered on 16 July 2021, in pursuance of their powers under the above Acts, hereby grant permission to carry out the following proposed development:

Extension of roof at 13 Hunter Terrace, Loanhead, EH20 9SJ

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

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	(00)001 1:1250	16.07.2021
Existing Floor Plans	A(01)001 Rev A 1:50	16.07.2021
Proposed Floor Plans	A(01)002 Rev A 1:50	16.07.2021
Proposed Floor Plan	A(01)003 Rev A 1:50 LOFT	16.07.2021
Existing Elevations	A(03)001 Rev A 1:50	16.07.2021
Proposed Elevations	A(03)002 Rev A 1:50	16.07.2021

This permission is granted for the following reason:

The development will not have an adverse impact on the character of the area or on the amenity of neighbouring land and buildings and therefore complies with policy DEV2 of the adopted Midlothian Local Development Plan.

Dated 9 / 9 / 2021

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

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference:21/001024/dpp

Site Address: 12 Dryden Terrace, Loanhead

Site Description:

The application property comprises a semi-detached two storey dwellinghouse and its associated garden located within a residential area. The building has a hipped roof finished in small scale weathered roof tiles (possibly rosemary roof tiles) with drydash render on the walls and white upvc window frames. Houses in the immediately surrounding area are characterised by hipped roofs.

Proposed Development:

Extension of roof

Proposed Development Details:

It is proposed to form a pitched roof with a gable end at the east side of the existing hipped roof with its ridge at a lower level than the existing ridge and also set back from the existing front and rear roof planes. Materials are to match existing.

Two rooflights are proposed at the rear of the existing house. These constitute permitted development in terms of class 2B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

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

History sheet checked.

Consultations:

None required.

Representations:

None received.

Relevant Planning Policies:

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.

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. 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.

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 proposed alterations to the roof will significantly alter the form of the roof and the symmetrical form of the existing building. The proposed roof extension is unsympathetic to and would detract from the appearance of the building which is characterised by its symmetrical form. It would also appear incongruous and detract from the visual amenity of the surrounding area which is characterised by residential properties with hipped roofs.

No. 13 Dryden Terrace which is around the corner from the application property has a hall window at ground and first floor on the side elevation facing the application property and a door leading in to an internal vestibule. The nearest window at ground floor on the rear elevation at this property is set off the boundary. The extension will not be overbearing to the outlook from or have a significant impact on daylight or sunlight to this property.

Recommendation:

Refuse planning permission

Reg. No. 21/01024/DPP

David Paton Building Consultancy
13 High Street
Loanhead
EH20 9RH

Midlothian Council, as Planning Authority, having considered the application by Mr Steven Quinn, 12 Dryden Terrace, Loanhead, EH20 9JN, which was registered on 23 December 2021 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Extension of roof at 12 Dryden Terrace, Loanhead, EH20 9JN

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

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Elevations, Floor Plan And Cross Section	Ex1 1:1250 1:50	23.12.2021
Elevations, Floor Plan And Cross Section	Png1 1:1250 1:500 1:50	23.12.2021

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

- 1. The proposed roof extension is unsympathetic to, and would detract from, the symmetrical form of the building of which the application property forms one half.*
- 2. The proposed roof extension will appear incongruous and detract from the visual amenity of the immediately surrounding area.*
- 3. For the above reasons the proposal is contrary to policy DEV2 of the adopted Midlothian Local Development Plan 2017 which seeks to protect the character and amenity of the built-up area.*

Dated 8 / 2 / 2022



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



**The Coal
Authority**

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Direct Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/coalauthority

STANDING ADVICE

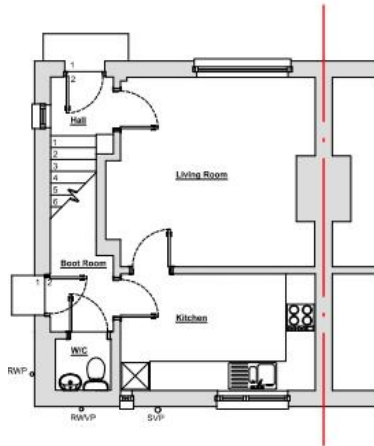
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

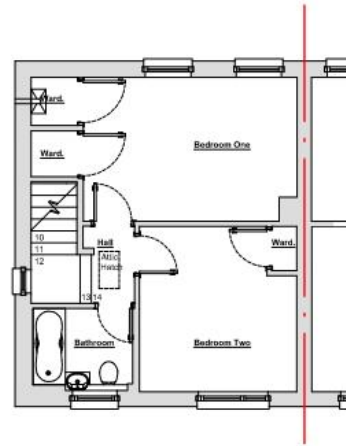
Standing Advice valid from 1st January 2021 until 31st December 2022

Appendix E

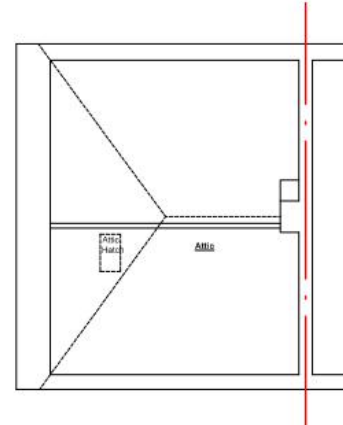
© david paton building consultancy DO NOT SCALE FROM DRAWINGS, IF IN DOUBT ASK.



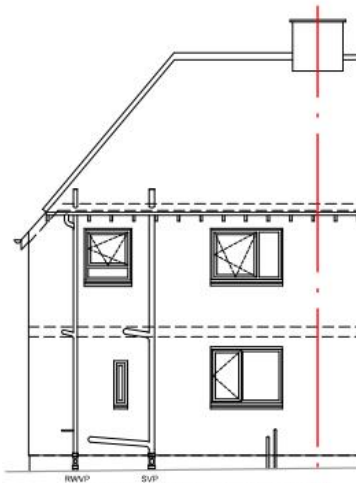
1:50 SCALE EXISTING GROUND FLOOR PLAN



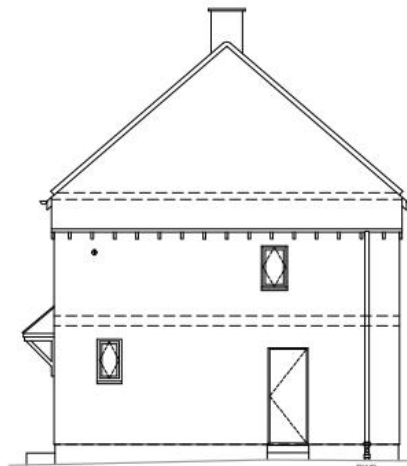
1:50 SCALE EXISTING FIRST FLOOR PLAN



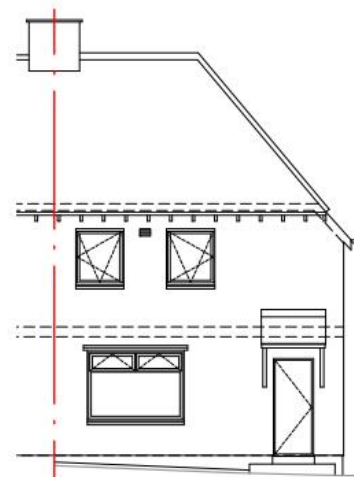
1:50 SCALE EXISTING ATTIC PLAN



1:50 SCALE EXISTING REAR ELEVATION



1:50 SCALE EXISTING SIDE ELEVATION



1:50 SCALE EXISTING FRONT ELEVATION



1:1250 SCALE LOCATION PLAN

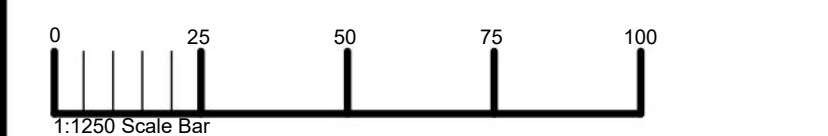
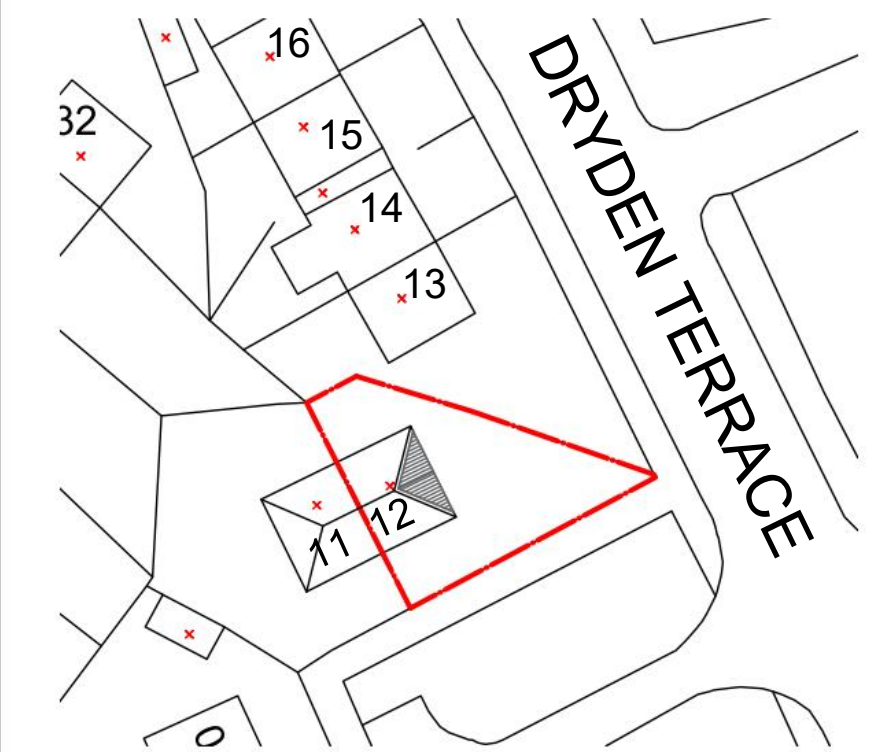


REVISIONS		

AS EXISTING DRAWING

CLIENT Mr Steven Quinn		PROJECT Allie Conversion to Dwellings House at 12 Dryden Terrace Loarhead, EH20 5UN	
DRAWING TITLE As Existing Plans Elevations Location Plan		DATE September 2021	
		DRAWN SA	
		SCALE 1:50 @ A1	
david paton building consultancy Chartered Architectural Technologists Established in 1981 12 High Street, Leamford Widmer, DD2 6BN Telephone No. 0151 440 1213 website: www.davidpaton.co.uk e-mail: davidpaton@btconnect.com			
JOB NO. 21/25		DRAWING NO. ex1	
REVISION			





CUSTOMER Mr Steven Quinn	PROJECT Attic Conversion to Dwelling House at; 12 Dryden Terrace Loanhead, EH20 9JN	
	DRAWING TITLE Proposed Plans Elevations Location Plan	DATE December 2021
		DRAWN SA
		SCALE 1:50 @ A1

d p b c

