

# Grant of Planning Permission

Town and Country Planning (Scotland) Act 1997

Local Review Body  
Tuesday 26 April 2016  
Item No 5.2

## Local Review Body: Review of Planning Application Reg. No. 15/00762/PPP

Rick Finc Associates  
Melford House  
3 Walker Street  
Edinburgh  
EH3 7JY

Midlothian Council, as Planning Authority, having considered the review of the application by Mr Alistair Cormack, 42 Station Road, Roslin, EH25 9LR, which was registered on 29 January 2016 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

**Erection of two storey extension to dwellinghouse at 42 Station Road, Roslin,** in accordance with the application and the following plans:

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

Subject to the following condition:

1. Details of the colour finish of the timber cladding and the window and door frames proposed on the extension shall be submitted to the Planning Authority and these features shall not be installed until these details have been approved in writing by the Planning Authority.

***Reason:*** To safeguard the character of the building as extended and the visual amenity of the surrounding area.

The Local Review Body (LRB) considered the review of the planning application at its meeting of 8 March 2016. The LRB carried out an unaccompanied site visit on the 7 March 2016.

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 – Built-Up area
2. DP6 Midlothian Local Plan – House Extensions

Material Considerations:

1. The individual circumstances of the site.

In determining the review the LRB concluded:

The proposed development by means of its size, form and design is compatible to the host dwellinghouse and does not have a detrimental impact on neighbouring properties or other land users.

Dated: 08/03/2016

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, Planning Manager tel: 0131 2713310 or via [peter.arnsdorf@midlothian.gov.uk](mailto:peter.arnsdorf@midlothian.gov.uk)*