

Grant of Planning Permission

Town and Country Planning (Scotland) Act 1997

Local Review Body
Monday 10 January 2022
Item No 5.1

Local Review Body: Review of Planning Application Reg. No. 21/00542/DPP

ARKIPLAN LTD
28 Grahamsdyke Place
Bo'ness
EH51 9QZ

Midlothian Council, as Planning Authority, having considered the review of the application by ARKIPLAN LTD, 28 Grahamsdyke Place, Bo'ness EH51 9QZ which was registered on 29 June 2021 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

Formation of dormer at 23 Larkfield Drive, Dalkeith EH22 3HN

in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	1:1250	28.06.2021
Elevations, Floor Plan and Cross Section	RLCB-001 1:250 1:500 1:100	04.10.2018
Proposed Floor Plan	RLCB-002 1:50	28.06.2021
Proposed Floor Plan	RLCB-003 1:50	28.06.2021
Proposed Elevations	RLCB-004 1:100	28.06.2021
Proposed Cross Section	RLCB-005 1:50	28.06.2021

Subject to the following condition;

- 1 Details of the material and colour finish of the window frames on the dormer shall be submitted to the planning authority and the windows shall not be installed until these details have been approved in writing by the planning authority.
Reason: To safeguard the character of the application property and the visual amenity of the surrounding area.

The reason for the Council's decision is set out below:

The Local Review Body (LRB) considered the review of the planning application at

its meeting of 6 December 2021. The LRB carried out a site visit on the 6 December 2021

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

Development Plan Policies:

1. DEV2 Midlothian Local Development Plan – Protecting Amenity Within the Built up Area

Material considerations:

1. The impact of the development on the character and appearance of the area;

Dated: 07/12/2021

A handwritten signature in black ink, appearing to read 'MJA', is positioned above the typed name of Matthew Atkins.

Matthew Atkins
Lead Officer – Planning Obligations and Enforcement (Advisor to the Local Review Body)
Communities and Economy
Midlothian Council

On behalf of:

Councillor R Imrie
Chair of the Local Review Body
Midlothian Council

SCHEDULE 2

Regulation 21

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