

# Notice of meeting and agenda



## Local Review Body

**Venue:** Council Chambers, Midlothian House, Dalkeith, EH22 1DN

**Date:** Tuesday, 10 April 2018

**Time:** 14:00

**John Blair**  
Director, Resources

**Contact:**

Clerk Name: Mike Broadway

Clerk Telephone: 0131 271 3160

Clerk Email: [mike.broadway@midlothian.gov.uk](mailto:mike.broadway@midlothian.gov.uk)

**Further Information:**

This is a meeting which is open to members of the public.

**Audio Recording Notice:** Please note that this meeting will be recorded. The recording will be publicly available following the meeting. The Council will comply with its statutory obligations under the Data Protection Act 1998 and the Freedom of Information (Scotland) Act 2002.

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## **1 Welcome, Introductions and Apologies**

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## **2 Order of Business**

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Including notice of new business submitted as urgent for consideration at the end of the meeting.

## **3 Declarations of Interest**

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Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

## **4 Minutes of Previous Meeting**

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- |            |  |               |
|------------|--|---------------|
| <b>4.1</b> | Minutes of Meeting held on 27 February 2018 - For Approval | <b>3 - 12</b> |
|------------|--|---------------|

## **5 Public Reports**

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Decision Notices:-

- |            |   |                |
|------------|---|----------------|
| <b>5.1</b> | Land at Airybank, Quarrybank, Cousland 17/00649/DPP | <b>13 - 16</b> |
| <b>5.2</b> | 16 School Green, Lasswade, 17/00672/DPP             | <b>17 - 20</b> |
| <b>5.3</b> | 153 The Loan, Loanhead, 17/00630/DPP                | <b>21 - 24</b> |

Notice of Review Requests Considered for the First Time:-

- |            |  |                 |
|------------|--|-----------------|
| <b>5.4</b> | Land north west of Braidwood House, Penicuik, 17/00872/PPP | <b>25 - 50</b>  |
| <b>5.5</b> | 10 Broomhill Avenue, Penicuik, 17/00801/DPP                | <b>51 - 72</b>  |
| <b>5.6</b> | 3 Bankmill View, Penicuik, 17/00734/DPP                    | <b>73 - 92</b>  |
| <b>5.7</b> | 75 Castlelaw Crescent, Bilston, 17/00828/DPP               | <b>93 - 110</b> |

## **6 Private Reports**

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No private reports to be discussed at this meeting.

Plans and papers relating to the applications on this agenda can also be viewed online at [www.midlothian.gov.uk](http://www.midlothian.gov.uk).

# Minute of Meeting



## Local Review Body

Date	Time	Venue
27 February 2018	2.00pm	Council Chambers, Midlothian House, Buccleuch Street, Dalkeith

### Present:

Councillor Imrie (Chair)	Councillor Alexander
Councillor Baird	Councillor Cassidy
Councillor Lay-Douglas	Councillor Milligan
Councillor Muirhead	Councillor Munro
Councillor Smail	

## 1 Apologies

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No apologies were received.

## 2 Order of Business

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The order of business was confirmed as outlined in the agenda that had been previously circulated.

## 3 Declarations of interest

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No declarations of interest were received.

## 4 Minutes of Previous Meetings

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The Minutes of Meeting of 16 January 2018 were submitted and approved as a correct record.

## 5 Reports

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Agenda No	Report Title	Presented by:
5.1	Decision Notice – 2A Nivensknowe Road, Loanhead [17/00404/S42].	Peter Arnsdorf
<b>Executive Summary of Report</b>		
With reference to paragraph 5.3 of the Minutes of 16 January 2018, there was submitted a copy of the Local Review Body decision notice upholding a review request from Mr J Sorrell, Sorrell Associates, The Green House, 41 St Bernard's Crescent, Edinburgh seeking on behalf of their client, Mr S Greenhorn, 911 Rescue & Recovery Ltd a review of the decision of the Planning Authority to refuse planning permission (17/00404/S42, refused on 7 July 2017) for the removal of Conditions 3 and 4 of Planning Permission 16/00497/DPP (Alterations to and change of use of building from warehouse to vehicle maintenance and service depot, erection of gatehouse, fencing, gates, formation of hardstanding, car parking and truck wash bay (retrospective)) at 2A Nivensknowe Road, Loanhead and granting planning permission.		
<b>Decision</b>		
To note the LRB decision notice.		

Agenda No	Report Title	Presented by:
5.2	Decision Notice – 14 High Street, Lasswade [17/00636/DPP].	Peter Arnsdorf

### Executive Summary of Report

With reference to paragraph 5.4 of the Minutes of 16 January 2018, there was submitted a copy of the Local Review Body decision notice upholding a review request application from Mr A Hird, Cundall, 4<sup>th</sup> floor Partnership House, Regent Farm Road, Gosford, Newcastle upon Tyne seeking on behalf of their client Mrs L Toye, a review of the decision of the Planning Authority to refuse planning permission (17/00636/DPP, refused on 13 October 2017) for the change of use of office building (class 4) to restaurant (class 3) and installation of roof vent at 14 High Street, Lasswade and granting planning permission.

### Decision

To note the LRB decision notice.

Agenda No	Report Title	Presented by:
5.3	Decision Notice – 31A Eldindean Road, Bonnyrigg [17/00758/DPP].	Peter Arnsdorf

### Executive Summary of Report

With reference to paragraph 5.5 of the Minutes of 16 January 2018, there was submitted a copy of the Local Review Body decision notice dismissing a review request from Mrs M Anderson, 31a Eldindean Road, Bonnyrigg seeking a review of the decision of the Planning Authority to refuse planning permission (17/00758/DPP, refused on 14 November 2017) for the erection of an extension at that address and refusing planning permission.

### Decision

To note the LRB decision notice.

Agenda No	Report Title	Presented by:
5.4	Decision Notice – Land west of Roanshead Crescent, Easthouses [17/00690/PPP].	Peter Arnsdorf

### Executive Summary of Report

With reference to paragraph 5.5 of the Minutes of 16 January 2018, there was submitted a copy of the Local Review Body decision notice dismissing a review request from Mr R McQueenie, REM Associates, 21 Young Street, Edinburgh seeking on behalf of their client Mr B McBride, a review of the decision of the Planning Authority to refuse planning permission in principle (17/00690/PPP, refused on 17 October 2017) for the erection of three dwellinghouse at land west of Roanshead Crescent, Easthouses, Dalkeith and refusing planning permission.

### Decision

To note the LRB decision notice.

#### Eligibility to Participate in Debate

In considering the following items of business, all the LRB Members present had attended the site visits on Monday 26 February 2018 and therefore they all participated in the review process.

Agenda No	Report Title	Presented by:
5.5	Notice of Review Request Considered for the First Time – Land at Airybank, Quarrybank, Cousland [17/00649/DPP].	Peter Arnsdorf

#### Executive Summary of Report

There was submitted report, dated 15 February 2018, by the Head of Communities and Economy regarding an application from Mr A Bennie, Andrew Bennie Planning Ltd, 3 Abbott's Court, Dullatur seeking on behalf of their clients, Midlothian Developments Ltd a review of the decision of the Planning Authority to refuse planning permission (17/00649/DPP, refused on 13 November 2017) for the erection of four dwellinghouses at Airybank, Quarrybank, Cousland.

Accompanying the Notice of Review Form and supporting statement, which were appended to the report, was a copy of the report of handling thereon, together with a copy of the decision notice.

The Local Review Body had made an accompanied visit to the site on Monday 26 February 2018.

#### Summary of Discussion

In accordance with the procedures for the Local Review Body, the Planning Advisor gave a brief overview of the review hearing procedures and outlined the background to the case. He then introduced Mr Andrew Bennie, Andrew Bennie Planning Ltd (the applicant's agent).

Thereafter, oral representations were received firstly from Mr Bennie on behalf of the applicants, then from Mr Robertson, the local authority Planning Officer; following which they both responded to Members' questions/comments.

The LRB then gave careful consideration to the merits of the case based on all of the information provided both in writing and in person at the Hearing. In discussing the proposed development, reference was made to the planning history of the site, in particular the rejection of proposals for the erection of eight dwellinghouses on a larger site that encompassed the current application site (paragraph 5.3 of the LRB minutes of 7 March 2017 refer) and an earlier application, subsequently withdrawn by the applicants, for four dwellinghouses again on the larger site, which officers had been minded to approve; these being viewed as material considerations. Whilst the LRB were not opposed to the principle of the larger site being developed out for four houses, there was concern that the current proposals represented an overdevelopment of the smaller application site; failed to take full cognisance of the requirements of the site's edge of village rural setting and could be seen as a backdoor method of achieving the eight houses proposed in the rejected scheme.

## Decision

After further discussion, the LRB agreed to dismiss the review request, and uphold the decision to refuse planning permission for the following reasons:-

1. *The proposed development, on account of its scale, massing, form and design, is significantly out of character with the edge-of village setting and surrounding area and will have a materially detrimental impact on the character and appearance of the area. As a result of the proposed development being incompatible with the surrounding area it is contrary to policies DEV2 and STRAT2 of the adopted Midlothian Local Development Plan.*
2. *The proposed development, on account of its massing, form, impact on existing trees and lack of additional planting, will have a significant adverse impact on the character and appearance of the local landscape and this edge-of-village site which is contrary to policies ENV11, ENV7, DEV2 and STRAT2 of the adopted Midlothian Local Development Plan.*
3. *The proposed development, on account of its scale, massing and layout, comprises an overdevelopment of the site to the detriment of the surrounding area and is therefore contrary to policies DEV2 of the adopted Midlothian Local Development Plan.*
4. *On account of the scale and layout of the proposed development the proposal represents a low quality and unimaginative urban design solution, significantly at odds with the overriding character of this semi-rural edge-of-village location, which is contrary to the aims and objectives of the Scottish Government's 'Designing Streets' and 'Creating Places' policy documents and policies ENV7 and DEV2 of the adopted Midlothian Local Development Plan.*
5. *The proposed development would result in overlooking, and loss of amenity, to the private rear garden of the dwellinghouse at 1 Hadfast Road, which is contrary to policies DEV2 of the adopted Midlothian Local Development Plan.*
6. *It has not been demonstrated to the satisfaction of the Planning Authority that the proposed development would not have a detrimental impact on protected species and is therefore contrary to policy ENV15 of the adopted Midlothian Local Development Plan.*

## Action

Head of Communities and Economy

Agenda No	Report Title	Presented by:
5.6	Notice of Review Request Considered for the First Time – 16 School Green, Lasswade [17/00672/DPP]	Peter Arnsdorf

## Executive Summary of Report

There was submitted report, dated 15 February 2018, by the Head of Communities and Economy regarding an application from Mr T Thomas, APT Planning and Development Ltd, 6 High Street, East Linton seeking on behalf of their client Mr C McClung, a review of the decision of the Planning Authority to refuse planning permission (17/00672/DPP, refused on 23 October 2017) for the erection of a dwellinghouse at 16 School Green, Lasswade.

Accompanying the Notice of Review Form and supporting statement, which were appended to the report, was a copy of the report of handling thereon, together with a copy of the decision notice.

The Local Review Body had made an accompanied visit to the site on Monday 26 February 2018.

## Summary of Discussion

In accordance with the procedures for the Local Review Body, the Planning Advisor gave a brief overview of the review hearing procedures and outlined the background to the case. He then introduced Mr T Thomas, APT Planning and Development Ltd (applicant's agent).

Thereafter, oral representations were received firstly from Mr Thomas on behalf of the applicants, then from Ms Cowie, the local authority Planning Officer; following which they both responded to Members' questions/comments.

The LRB then gave careful consideration to the merits of the case based on all the information provided both in writing and in person at the Hearing. Whilst noting the reasons for refusal, the LRB discussed the proposed development at some length, in particular, consideration was given to the fact that the designation of the application site as Green Belt, had been challenged by the applicants, but not upheld, at the recent Local Plan Inquiry. Notwithstanding this fact, the sympathetic nature of the proposed scheme with its innovative design drew favourable comments, as did the applicants involvement in a scheme on land adjoining the application site. The debate amongst Members being where these in themselves sufficient material grounds to justify a departure from the policy position. The fact that the application site lay within a Conservation Area was also given due consideration by the LRB as part of its deliberations.

After further discussion, Councillor Cassidy, seconded by Councillor Lay-Douglas, moved that the review request be upheld and planning permission granted subject to the conditions contained in the report.

As an amendment, Councillor Milligan, seconded by Councillor Smaill, moved that the review request be dismissed and planning permission refused for the reasons outlined in the planning officers' decision.

On a vote being taken, four Members voted for the amendment and five for the motion, which accordingly became the decision of the meeting.



## Decision

The LRB agreed to uphold the review request, and grant planning permission for the following reason:-

*The proposed dwelling by means of its siting, form, design and materials fits into the landscape and is not detrimental to the green belt, special landscape area or conservation area and as such does not undermine the spirit of those development plan policies designed to protect the local landscape and green belt.*

subject to the following conditions:-

1. Development shall not begin until a revised scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
  - i existing and finished ground levels and floor levels for all buildings and roads in relation to a fixed datum;
  - ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
  - iii proposed new planting including trees, shrubs, hedging and grassed areas;
  - iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
  - v schedule of plants to comprise species, plant sizes and proposed numbers/density;
  - vi programme for completion and subsequent maintenance of all soft and hard landscaping. The landscaping shall be completed prior to the house is occupied; and
  - vii drainage details and sustainable urban drainage systems to manage water runoff.

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the planning authority as the programme for completion and subsequent maintenance (vi). Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of planting shall be replaced in the following planting season by trees/shrubs of a similar species to those originally required. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird nesting season (March-August) and bat roosting period (April–Sept).

**Reason:** *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies ENV1, ENV6, ENV19 and DEV6 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

2. Development shall not begin until samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

**Reason:** *In the interest of protecting the character and appearance of the conservation area so as to comply with ENV6 and ENV19 of the Midlothian Local Development Plan 2017 and Historic Environment Scotland's policy and guidance.*

3. Development shall not begin until a programme of archaeological work and investigation has been submitted to and approved by the planning authority. The approved programme shall be carried out prior to the commencement of development unless an alternative phasing is agreed as part of the approved programme.

**Reason:** *To ensure this development does not result in the unnecessary loss of archaeological material in accordance with policies ENV24 and ENV25 of the Midlothian Local Development Plan 2017.*

#### Action

Head of Communities and Economy

Agenda No	Report Title	Presented by:
5.7	Notice of Review Request Considered for the First Time – 153 The Loan, Loanhead [17/00630/DPP].	Peter Arnsdorf
<b>Executive Summary of Report</b>		
<p>There was submitted report, dated 15 February 2018, by the Head of Communities and Economy regarding an application from Mr J Sorrell, Sorrell Associates, The Green House, 41 St Bernard's Crescent, Edinburgh seeking on behalf of their clients Owners Group, a review of the decision of the Planning Authority to refuse planning permission (17/00630/DPP, refused on 22 December 2017) for the change of use of office to form two dwellings and associated external alterations at 153 The Loan, Loanhead.</p> <p>Accompanying the Notice of Review Form and supporting statement, which were appended to the report, was a copy of the report of handling thereon, together with a copy of the decision notice.</p> <p>The Local Review Body had made an unaccompanied visit to the site on Monday 26 February 2018.</p>		
<b>Summary of Discussion</b>		
<p>Having heard from the Planning Advisor, the LRB then gave careful consideration to the merits of the case based on all the written information provided. . In discussing the proposed development and the reasons for its refusal, the LRB considered that the proposed use was compatible to its location and that it would see a property that had been vacant for some time being brought back into use; these being viewed as material considerations. The LRB also discussed the issues of the lack of off street car parking provision, and of outdoor amenity space.</p>		

<b>Decision</b>
After further discussion, the LRB agreed to uphold the review request, and grant planning permission for the following reason:  <i>The proposed change of use would bring a vacant building within a residential area back into use and as such this would outweigh concerns regarding the lack of outdoor amenity space and off street parking provision. The proposed alterations would enhance the appearance of the building to the benefit of the street scene.</i>
<b>Action</b>
Head of Communities and Economy

The meeting terminated at 3.07 pm.



## Local Review Body: Review of Planning Application Reg. No. 17/00649/DPP

Andrew Bennie Planning Limited  
3 Abbots Court  
Dullatur  
G68 0AP

Midlothian Council, as Planning Authority, having considered the review of the application by Midlothian Developments, 26 Forth Street, Edinburgh, EH1 3LH, which was registered on 28 November 2017 in pursuance of their powers under the above Act, hereby **refuse** permission to carry out the following proposed development:

**Erection of 4 dwellinghouses at Airybank, Quarrybank, Cousland, Dalkeith**, in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	(PL)00 1:1250	15.08.2017
Site Plan	(PL)102C 1:250	15.08.2017
Site Plan	(PL)103C 1:250	28.09.2017
Proposed Floor Plan	(X)BW01B 1:100	15.08.2017
Proposed Floor Plan	(X)BW03B 1:100	15.08.2017
Proposed Floor Plan	(Y)BW01B 1:100	15.08.2017
Proposed Floor Plan	(Y)BW02B 1:100	15.08.2017
Proposed Elevations	(X)BW01B 1:100	15.08.2017
Proposed Elevations	(X)BW04B 1:100	15.08.2017
Proposed Elevations	(Y)BW04B 1:100	15.08.2017
Proposed Elevations	(Y)BW03B 1:100	15.08.2017
Proposed Cross Section	(Y)BW05B 1:100	15.08.2017
Elevations, Floor Plan And Cross Section	(G)101A 1:100	15.08.2017
Proposed Cross Section	(S)01C 1:200	15.08.2017
Planning Statement		15.08.2017
Planning Statement		15.09.2017

The reasons for the Council's decision are set out below:

1. *The proposed development, on account of its scale, massing, form and design, is significantly out of character with the edge-of village setting and surrounding area and will have a materially detrimental impact on the character and appearance of the area. As a result of the proposed development being incompatible with the surrounding area it is contrary to policies DEV2 and STRAT2 of the Midlothian Local Development Plan 2017.*
2. *The proposed development, on account of its massing, form, impact on existing trees and lack of additional planting, will have a significant adverse impact on the character and appearance of the local landscape and this edge-of-village site which is contrary to policies ENV11, ENV7, DEV2 and STRAT2 of the Midlothian Local Development Plan 2017.*
3. *The proposed development, on account of its scale, massing and layout, comprises an overdevelopment of the site to the detriment of the surrounding area and is therefore contrary to policy DEV2 of the Midlothian Local Development Plan 2017.*
4. *On account of the scale and layout of the proposed development the proposal represents a low quality and unimaginative urban design solution, significantly at odds with the overriding character of this semi-rural edge-of-village location, which is contrary to the aims and objectives of the Scottish Government's 'Designing Streets' and 'Creating Places' policy documents and policies ENV7 and DEV2 of the Midlothian Local Development Plan 2017.*
5. *The proposed development would result in overlooking, and loss of amenity, to the private rear garden of the dwellinghouse at 1 Hadfast Road, which is contrary to policy DEV2 of the Midlothian Local Development Plan 2017.*
6. *It has not been demonstrated to the satisfaction of the Planning Authority that the proposed development would not have a detrimental impact on protected species and is therefore contrary to policy ENV15 of the Midlothian Local Development Plan 2017.*

The Local Review Body (LRB) considered the review of the planning application at its meeting of 27 February 2018. The LRB carried out a site visit on the 26 February 2018.

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

Development Plan Policies:

1. STRAT2 Midlothian Local Development Plan - Windfall Housing Sites
2. DEV2 Midlothian Local Development Plan – Protecting Amenity within the Built Up Area
3. DEV6 Midlothian Local Development Plan - Landscaping in New Development
4. DEV7 Midlothian Local Development Plan – Landscaping in New Development
5. ENV7 Midlothian Local Development Plan – Landscape Character
6. ENV11 Midlothian Local Development Plan – Woodland, Trees and Hedges
7. ENV15 Midlothian Local Development Plan – Species and Habitat Protection and Enhancement
8. IMP1 Midlothian Local Development Plan – New Development
9. IMP2 Midlothian Local Development Plan – Essential Infrastructure Required to Enable New Development to Take Place

Material considerations:

1. The individual circumstances of the proposal

Dated: 27/02/2018



Peter Arnsdorf  
Planning Manager (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

## 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)*



## Local Review Body: Review of Planning Application Reg. No. 17/00672/DPP

Tony Thomas  
APT Planning and Development  
6 High Street  
East Linton  
EH40 3AB

Midlothian Council, as Planning Authority, having considered the review of the application by Mr and Mrs Colin and Jane McClung, Sunnybrae Gardens, 16 School Green, Lasswade, EH18 1NB, which was registered on 19 January 2018 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

**Erection of dwellinghouse at 16 School Green, Lasswade**, in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	PL-100 1:1250	24.08.2017
Site Plan	PL02-1 1:500	24.08.2017
Site Plan	PL02-2B 1:500	24.08.2017
Proposed Floor Plan	PL03B 1:100	24.08.2017
Proposed Elevations	PL04 1:100	24.08.2017
Proposed Elevations	PL05B 1:100	24.08.2017
Illustration/Photograph		24.08.2017
Illustration/Photograph		24.08.2017
Illustration/Photograph		24.08.2017
Illustration/Photograph		24.08.2017
Illustration/Photograph		24.08.2017
Design And Access Statement		24.08.2017

Subject to the following conditions:

1. Development shall not begin until a revised scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- i existing and finished ground levels and floor levels for all buildings and roads in relation to a fixed datum;
- ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
- iii proposed new planting including trees, shrubs, hedging and grassed areas;
- iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
- v schedule of plants to comprise species, plant sizes and proposed numbers/density;
- vi programme for completion and subsequent maintenance of all soft and hard landscaping. The landscaping shall be completed prior to the house is occupied; and
- vii drainage details and sustainable urban drainage systems to manage water runoff.

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the planning authority as the programme for completion and subsequent maintenance (vi). Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of planting shall be replaced in the following planting season by trees/shrubs of a similar species to those originally required. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird nesting season (March-August) and bat roosting period (April – September).

**Reason:** *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies ENV1, ENV6, ENV19 and DEV6 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

2. Development shall not begin until samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

**Reason:** *In the interest of protecting the character and appearance of the conservation area so as to comply with ENV6 and ENV19 of the Midlothian Local Development Plan 2017 and Historic Environment Scotland's policy and guidance.*

3. Development shall not begin until a programme of archaeological work and investigation has been submitted to and approved by the planning authority. The approved programme shall be carried out prior to the commencement of development unless an alternative phasing is agreed as part of the approved programme.

**Reason:** *To ensure this development does not result in the unnecessary loss of archaeological material in accordance with policies ENV24 and ENV25 of the Midlothian Local Development Plan 2017.*

The Local Review Body (LRB) considered the review of the planning application at its meeting of 27 February 2018. The LRB carried out a site visit on the 26 February 2018.

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

Development Plan Policies:

1. DEV6 Midlothian Local Development Plan - Landscaping in New Development
2. ENV1 Midlothian Local Development Plan – Protection of the Green Belt
3. ENV6 Midlothian Local Development Plan – Special Landscape Areas
4. ENV19 Midlothian Local Development Plan – Conservation Areas

Material considerations:

1. The individual circumstances of the proposal

In determining the review the LRB concluded:

The proposed dwelling by means of its siting, form, design and materials fits into the landscape and is not detrimental to the green belt, special landscape area or conservation area and as such does not undermine the spirit of those development plan policies designed to protect the local landscape and green belt.

Dated: 27/02/2018



Peter Arnsdorf  
Planning Manager (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

## 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)*

## Local Review Body: Review of Planning Application Reg. No. 17/00630/DPP

Jim Sorrell  
Jim Sorrell Associates  
The Green House  
41 St Bernard's Crescent  
Edinburgh  
EH4 1NR

Midlothian Council, as Planning Authority, having considered the review of the application by The Owners Group 153 The Loan, Loanhead, EH20 9AN, which was registered on 18 December 2017 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

**Change of use of office to form two dwellinghouses and associated external alterations at 153 The Loan, Loanhead**, in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Site Plan	1 1:1250, 1:200	08.08.2017
Existing Floor Plan	2 1:100	08.08.2017
Existing Elevations	3 1:100	08.08.2017
Proposed Floor Plan	4 1:100	08.08.2017
Proposed Elevations	5 1:100	08.08.2017

The Local Review Body (LRB) considered the review of the planning application at its meeting of 27 February 2018. The LRB carried out a site visit on the 26 February 2018.

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 individual circumstances of the proposal
2. The building being vacant for a period of time

In determining the review the LRB concluded:

The proposed change of use would bring a vacant building within a residential area back into use and as such this would outweigh concerns regarding the lack of outdoor amenity space and off street parking provision. The proposed alterations would enhance the appearance of the building to the benefit of the street scene.

Dated: 27/02/2018

A handwritten signature in dark ink, appearing to read 'Peter Arnsdorf', with a stylized, flowing script.

Peter Arnsdorf  
Planning Manager (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

## 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)*





## **Notice of Review: Land North West of Braidwood House, Penicuik**

### **Determination Report**

Report by Ian Johnson, Head of Communities and Economy

#### **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 planning permission in principle for the erection of a dwellinghouse at land north west of Braidwood House, Penicuik.

#### **2 Background**

- 2.1 Planning application 17/00872/PPP for planning permission in principle for the erection of a dwellinghouse at land north west of Braidwood House, Penicuik was refused planning permission on 22 December 2017; 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, issued on 22 December 2017 (Appendix D); and
  - A copy of the relevant drawings/plans (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](http://www.midlothian.gov.uk).

#### **4 Procedures**

- 4.1 In accordance with procedures agreed by the LRB, the LRB by agreement of the Chair:
- Have scheduled an accompanied site visit for Monday 9 April 2018; and
  - Have determined to progress the review by way of a hearing.

- 4.2 The case officer's report identified that there was two consultation responses and one representation received. As part of the review process the interested parties were notified of the review. In response the representor advised that they wish their objection remain and be considered as part of the review. All the 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 to the next 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 13 June 2017, 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. Development shall not begin until an application for the approval of matters specified in conditions for the following details has been submitted to and approved in writing by the Planning Authority:
    - a. A detailed layout plan of the site, showing the siting of the proposed house, details of vehicular access and parking provision within the site and details of all walls and fences to be erected;
    - b. Existing and finished ground levels and floor levels for all buildings, open space and access roads in relation to a fixed datum;
    - c. Detailed plans, sections and elevations of the proposed house, indicating the colour and type of materials to be used on the external walls, roof and windows;

- d. Details of all hard surfacing and kerbing;
- e. Details of the proposed water supply;
- f. Proposals for the treatment and disposal of foul and surface water drainage from the proposed house. Unless otherwise approved in writing by the Planning Authority, the surface water drainage shall comply with the standards detailed in the SUDS Manual; and
- g. Details of a scheme of landscaping for the site. Details shall include a plan showing the position, number, size and species of all trees and shrubs that are proposed to be planted; all trees on the site which are to be removed and retained; and details of the means of protection of all trees that are to be retained.

***Reason:*** *Permission is granted in principle only. No details were approved with the application and detailed consideration is required for the siting, massing and design of the proposed dwellinghouses and site access arrangements.*

2. Prior to occupation of the house the vehicular access referred to in condition 1 (a) above shall be completed to the satisfaction of the Planning Authority and the Roads Authority. The vehicular access shall comply with the following details:
  - a. The proposed access shall join the trunk road at a new junction which shall be constructed by the applicant to a standard as described in the Department of Transport Advice Note TD 41/95 (Vehicular Access to All-Purpose Trunk Roads) (as amended in Scotland) complying with layout 3. The junction shall be constructed in accordance with details that shall be submitted to and approved by the Planning Authority, after consultation with Transport Scotland, as the Trunk Roads Authority, before any part of the development is commenced;
  - b. The gradient of the access road shall not exceed 1 in 40 for a distance of 5 metres from the nearside edge of the trunk road carriageway, and the first 5 metres shall be surfaced in a bituminous surface and measures shall be adopted to ensure that all drainage from the site does not discharge onto the trunk road;
  - c. Visibility Splays shall be provided and maintained on each side of the access to the satisfaction of the local Planning Authority, after consultation with Transport Scotland, as the Trunk Roads Authority. These splays are the triangles of ground bounded on 2 sides by the first 2.4 metres of the centreline of the access driveway (the set back dimension) and the nearside trunk road carriageway measured 215 metres (the y dimension) in both directions from the intersection of the access with the trunk road. In a vertical plane, nothing shall obscure visibility measured from a driver's eye height of between 1.05 metres and 2.00 metres positioned at the set back dimension to an object height of between 0.26 metres and 1.05 metres anywhere along the y dimension;
  - d. The width of the access shall be at least 5.5 metres wide for a distance of 10 metres from the nearest edge of the trunk road carriageway; and

- e. There shall be no drainage connections to the trunk road drainage system.

Unless otherwise approved in writing by the Planning Authority the above standards shall be adhered to for the duration of the vehicular access' use.

**Reason:** *To ensure that the standard of access layout complies with the current standards and that the safety of the traffic on the trunk road is not diminished.*

3. Before the new house is occupied the installation of the means of water supply approved in terms of condition 1(e) above shall be completed to the satisfaction of the planning authority.

**Reason:** *To ensure the appropriate supply of potable water to the development in, compliance with Midlothian Local Development Plan policy RD1, and to ensure that the addition of the new house has no adverse impact upon the quality or reliability of the water supply for existing residents in the area.*

4. Before the new house is occupied the installation of the means of drainage treatment and disposal approved in terms of condition 1 (f) above shall be completed to the satisfaction of the planning authority.

**Reason:** *To ensure that the house is provided with adequate drainage facilities prior to occupation.*

5. The scheme of landscaping approved in accordance with condition 1 (g) above shall be carried out and completed within six months of the building either being completed or brought into use, whichever is the earlier date. Any trees removed, dying, severely damaged or becoming seriously diseased within five years of planting shall be replaced in the following planting season by trees of a size and species similar to those originally required.

**Reason:** *To ensure the landscaping is carried out and becomes successfully established.*

6. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any subsequent order amending or superseding it, no external alterations to or extensions to the dwellinghouse, nor the erection of any new buildings within the application boundary, shall be permitted without the prior written consent of the Planning Authority.

**Reason:** *In order that the visual impact of the development is controlled and that the concept of the development is not compromised by improper extensions or alterations, and that the quality and form of development remains to a high standard.*

## **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

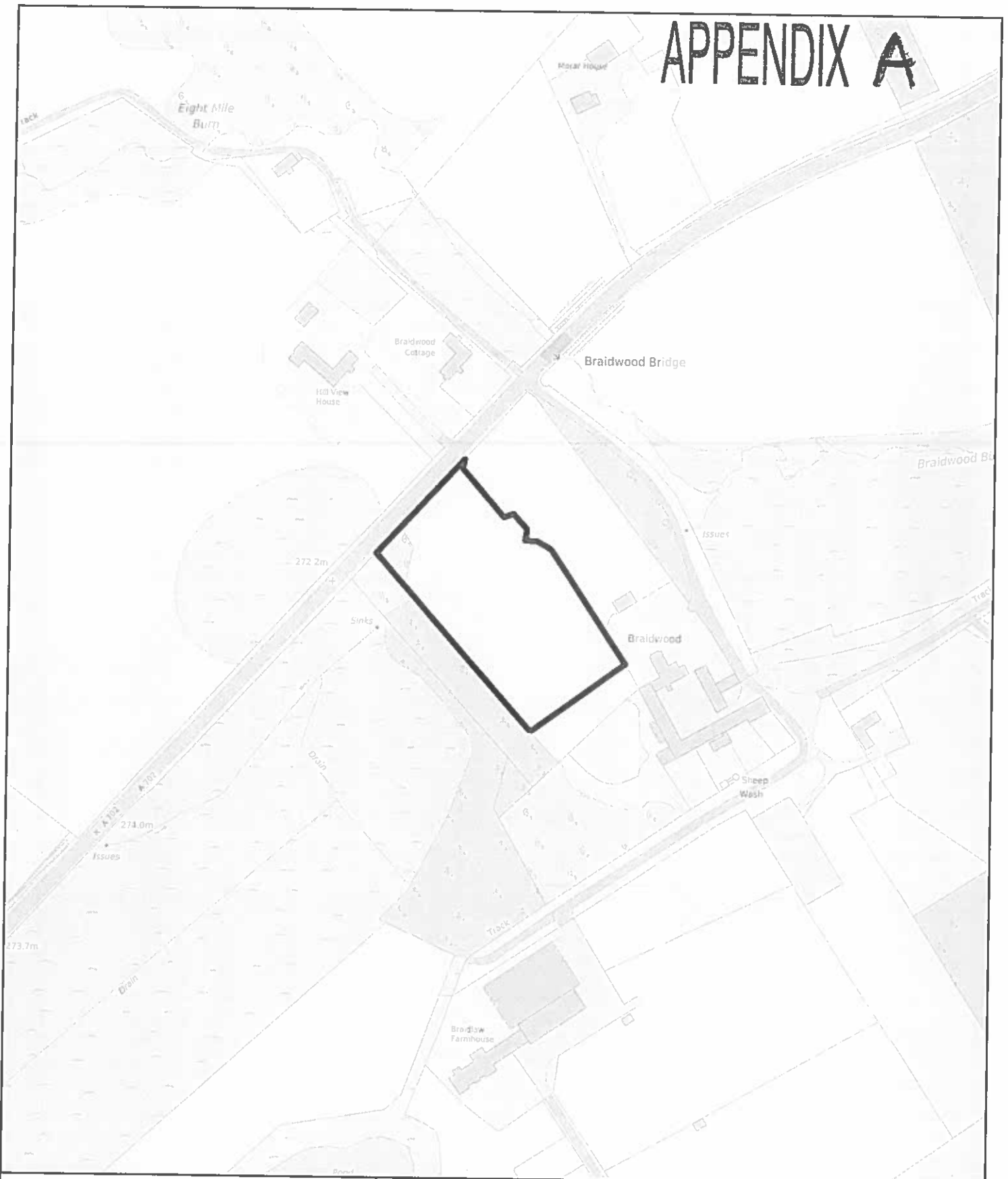
**Date:** 3 April 2018

**Report Contact:** Peter Arnsdorf, Planning Manager (LRB Advisor)  
peter.arnsdorf@midlothian.gov.uk

**Tel No:** 0131 271 3310

**Background Papers:** Planning application 17/00872/PPP available for inspection online.

# APPENDIX A



**Education, Economy  
& Communities**  
Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3AA

Application for planning permission in principle for erection  
of dwellinghouse at Land North West Of Braidwood House,  
Penicuik

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prosecution or civil proceedings

File No. 18/00872/PPP

Midlothian Council Licence No. 1000550110 Page 30 of 110

Scale: 1:2,500



Midlothian



Fairfield House 8 Lothian Road Dalkeith EH22 3ZN Tel: 0131 271 3302 Fax: 0131 271 3537 Email: [planning-applications@midlothian.gov.uk](mailto: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 100081169-001

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:	Niall Young Architecture Ltd.		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Kirsty	Building Name:	
Last Name: *	Scott	Building Number:	32-12
Telephone Number: *	01316606599	Address 1 (Street): *	Harden Green Business Park
Extension Number:		Address 2:	Dalhousie Road
Mobile Number:		Town/City: *	Eskbank
Fax Number:		Country: *	Midlothian
		Postcode: *	EH22 3NX
Email Address: *	kirsty@nyarchitecture.co.uk		

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" value="Braidwood House"/>
First Name: *	<input type="text" value="I"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Walsh"/>	Address 1 (Street): *	<input type="text" value="Braidwood Farm"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Silverburn"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Penicuik"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH26 9LP"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## 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="BRAIDWOOD HOUSE"/>
Address 2:	<input type="text" value="BRAIDWOOD FARM"/>
Address 3:	<input type="text" value="SILVERBURN"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PENICUIK"/>
Post Code:	<input type="text" value="EH26 9LP"/>

Please identify/describe the location of the site or sites

Northings	<input type="text" value="659070"/>	Easting	<input type="text" value="319381"/>
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Page 32 of 110



## 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)

This dwelling would form part of the Baidwood Community. The dwelling will be located close to Braidwood House and Steading, enabling the development to relate to the buildings grouping. New access from the A702, should have no adverse safety implication, previously advised from Transport Scotland. Shelter landscaping is provided to ensure the dwelling would have no adverse impact on the great landscape value.

## 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.

Please refer to Supporting 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)

1799\_Planning Appeal Document

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

17/00872/PPP

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

02/11/2017

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

22/12/2017

## 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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Please refer to Supporting Documentation.

Please select a further procedure \*

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Please refer to Supporting Documentation.

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

Page 34 of 110

## 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 Kirsty Scott

Declaration Date: 31/01/2018



### **Planning Appeal Statement**

This report provides the grounds of Appeal against the decision to refuse Planning Permission in Principal for the erection of dwelling house at Land North of Braidwood House, Penicuik – Planning Reference No. 17/00872/PPP.

The reasons for the Councils decision to refuse were stated as follows:

*"The proposed development requires the formation of a new access to the A702; this will create a house that will have a separate access arrangement from the 5 existing units within the housing group. The proposed house will have a poor physical relationship with the housing group and will appear as ribbon development when viewed from the A702. The proposal is therefore contrary to policy RD1 of the adopted Midlothian Local Development Plan 2017."*

Firstly, we would like to point out that building group referred to by the planning officer is just the steading and not the Farm Group. The Braidwood Community or more accurately The Braidwood Farm Group actually consists of 8 properties South of the A702: Braidwood House; Braidwood Steadings No. 1, 2 (in progress), 3, 4, and 5; Braidlaw Farm and Braidwood Farm. The community straddles the A702 with 5 other properties located North of the A702. These are now named Morar House; Rose Cottage; Braidwood Cottage; a New Build and an in-progress New Build. The area North of the A702 lies within the Pentland Hills Regional Park. The location of this application site does not lie within the park. The Braidwood Community actually consists of the above and historically always has been. Please see Appendices for evidence.

We refute the claim by the planning officer that this proposed dwellinghouse would constitute to 'Ribbon Development'. Reasons for this are:

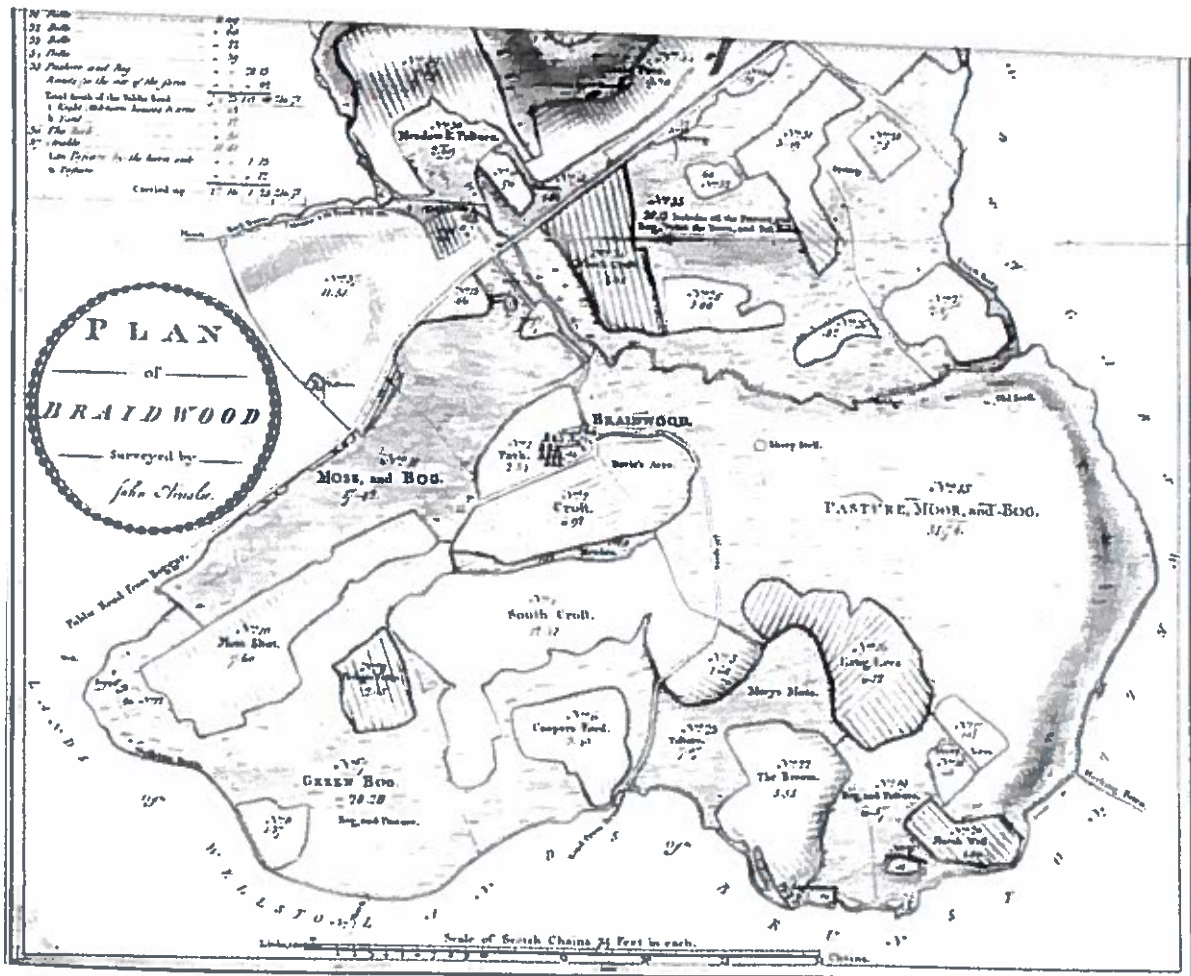
- The proposed dwelling house is set back over 150 metres from the A702.
- There is currently only 1 access; a single track road on the South side of the A702 which provides the only access by all 8 of the properties listed above, making this a heavy utilised access. However, there are 3 access roads to serve only the 5 properties located North of the A702. Therefore, the proposed access road would only mirror the existing opposite site and would not constitute as a Ribbon Development and would not significantly alter the character of the area.

We would also like to highlight that the grounds of decline being the proximity of the proposed dwellinghouse to the existing group, was not mentioned in any previous correspondence with the planning officer. The proposed alternative plan provided by the planning officer, did not indicate any change of location of the dwellinghouse itself.

The planning officer's proposal of utilising the existing access to the Braidwood Farm Group would not be possible as this is not owned by the applicant and the applicant has already received a verbal decline to use this road for a new build access, therefore we need to create direct access from the A702. We would also like to highlight that Transport Scotland have already given a positive response to the proposed new access. Also, our client would like to draw attention to the two large new builds, mentioned above, to the North of the A702, directly opposite the site of this proposal. They were awarded planning permission (12/00033/DPP) with additional access from the A702 despite being closer to the road and lying within the Pentland Hills National Park.

To conclude, we would request an appeal to this decision by means of an accompanied site visit of the Local Review Body. Also, our client Mr Ian Walsh, would like to request a hearing at the Local Review Body meeting to determine the outcome of this appeal.

## Appendix 1 – Braidwood Farm Map 1796



## Appendix 2 – Braidwood Farm Map 1796

[illegible]

### 1799 – Braidwood House



# Appendix 3 – Thomas Murray Census 1901

31/03/1901 MURRAY, THOMAS (Census 1901 697/00 001/00 010)											
The undermentioned Houses are shown within the boundaries of the											
Civil Parish of	Town Ward of	Subdivided Parish of	Grand-Sub-Parish of	School Board District of		Parliamentary Election					
Braidwood	Braidwood	Braidwood	Braidwood	Braidwood		Braidwood					
House No. and Name of House	NAME and Surname of each Person	RELATION to Head of Family	SEX	AGE	PROFESSION or OCCUPATION	Place of Birth	WEEKS DONE	Years of Schooling	Years of University	Years of Technical	Years of Artistic
Braidwood Farm 1	Thomas Murray	Head	Man	81	Farmer	Penicuik					
	Joanna Murray	Wife	Woman	82		Penicuik					
	Thomas P. Steven	Servant	Man	21	Ploughman	Penicuik					
	Robina May	Servant	Woman	19	General servant	Currie, Midlothian					
	John Gallagher	Servant	Man	18	Cattleman	Ireland					
	James Gallagher	Servant	Man	35	Farm servant	Ireland					
Braidwood Farm 1 Cottage No. 1	John Gilroy	Head	Man	30	Ploughman	Penicuik					
	John Gilroy	Wife	Woman	28		Penicuik					
	James Watt	Boarder	Man	30	Quarry man	Penicuik					
Braidwood Farm 1 Cottage No. 2	James H. Veitch	Head	Man	36	Farm Grieve	Penicuik					
	Mary Veitch	Wife	Woman	36		Penicuik					
	James Veitch	Son	Man	14	Farm labourer	Penicuik					
	John Veitch	Son	Man	12		Penicuik					
	James Veitch	Son	Man	10		Penicuik					
	John Veitch	Son	Man	8		Penicuik					
	John Veitch	Son	Man	6		Penicuik					
Braidwood Farm Cottage No. 3											

31 March 1901 Census: Penicuik

Braidwood Farm

Thomas Murray	Head	Marr	81yrs	Farmer, employer	Innerleithen, Peeblessh.
Joanna Murray	Wife	Marr	82yrs		Penicuik
Thomas P Steven	Serv	Unm	21yrs	Ploughman	Penicuik
Robina May	Serv	Unm	19yrs	General servant	Currie, Midlothian
John Gallagher	Serv	Unm	18yrs	Cattleman	Ireland
James Gallagher	Serv	Unm	35yrs	Farm servant	Ireland

Rooms with one or more windows: 8

Braidwood Farm Cottage No.1: Ploughman John Gilroy & family plus boarder James Watt 30yrs Quarry man

Braidwood Farm Cottage No.2: James Veitch 36yrs Farm Grieve and family of 6, the oldest, 14 a farm labourer

Braidwood Farm Cottage No.3: uninhabited



Planning Ref. No. – 17/00872/PPP  
Planning Appeal - Further Evidence for the Hearing  
To be Held on the 9th and 10th April 2018

The reasons for the Councils decision to refuse planning were stated as follows:

*"The proposed development requires the formation of a new access to the A702; this will create a house that will have a separate access arrangement from the 5 existing units within the housing group. The proposed house will have a poor physical relationship with the housing group and will appear as ribbon development when viewed from the A702. The proposal is therefore contrary to policy RD1 of the adopted Midlothian Local Development Plan 2017."*

We appeal on this decision citing the following separate points, namely:

1. The proposed dwelling house does not constitute "ribbon development"
  2. Access to the A702; cognisance requires to be taken of the decisions taken in respect of the most recent planning permission granted for a new dwelling to the east of Braidwood Steading 09/00503/PPP and Ref No: 10/00519/MSD.
  3. The proposed house has an appropriate physical relationship with the housing group.
  4. Finally, and most importantly: Recent planning permissions granted in the immediate vicinity 12/00033/DPP and Ref. No. 15/00411/DPP
- 
1. The proposed dwelling house does not constitute "ribbon development"
    - The proposed dwelling house is set back over 150 metres from the A702, adjoins the existing Housing Group and is capable of being screened by landscaping.
    - Further development on this route is curtailed by inappropriate building land.
    - The proposal for a new dwelling, would have a lesser impact and comply with planning policy more than the permission Ref No: 12/00033/DPP granted for two dwellings immediately to the north of the A702, the proposed access road would only mirror the existing opposite site and would not constitute a ribbon development and would not alter the character of the area.
  2. Access to the A702
    - Transport Scotland has NO objection to a new access from the A702 serving the subject property.
    - The existing access to Braidwood is in separate ownership and is therefore not capable of being utilised to access the subject property. This fact is also highlighted within the planning permission granted for a new dwelling to the east of Braidwood Steading Ref No: 09/00503/PPP and Ref No: 10/00519/MSD, (oddly missing from the Property History Sheet). It is a condition that the new dwelling was required to have a separate access from the A766 and not the A702 so as not to add additional traffic to the existing access road. The recommendation for refusal on this point is therefore in error on this point given the previous decision as stated.
  3. The proposed house has an appropriate physical relationship with the housing group.
    - We would also like to highlight that the grounds of decline being the proximity of the proposed dwelling house to the existing group, was not mentioned in any previous correspondence with the planning officer. The proposed alternative plan provided by the planning officer, did not indicate any change of location of the dwelling house itself.

- Housing in the countryside policy i.e. the one that states one additional house can be built where there's a grouping of 5 or more during any Local Development Plan period, so we are compliant with this policy (RD1).
- As referenced by the case officer, Policy DP1, Section 1.2 was supported by Supplementary Planning Guidance (SPG) Development in the Countryside: Policy DP1, Section 1.2: Housing Groups and represents current best practise with regard to the siting of housing within housing groups in the countryside and as such can be considered as a material consideration in the assessment of the current application.
- The guidance on acceptable plots states that:
  - Gap sites within groups will generally take precedence over other locations. *There are no gap sites within the Braidwood Housing Group, therefore this cannot be taken account of.*
  - Where no gaps sites are present, sites adjoining the group are preferable. The site of the current proposal is adjoining the Braidwood Housing Group.
  - Proposals which adjoin a group should either be contained within an existing physical or visual feature which contains the group, or have potential for a feature, in keeping with the scale and appearance of the group, to be created.
  - The landscaping for the proposed dwelling has the potential to continue the tree belt that forms the northern boundary of Braidwood Houses' garden in order to provide screening.
  - Proposals located in open fields adjoining a group, which have no physical features to provide containment will not be acceptable. The fields are in the private ownership of the applicant and as per the comment above are capable of incorporating a landscape tree belt in front.
  - Proposals located on the opposite side of physical features which form strong boundaries for a group (e.g. main roads, burns, substantial tree belts, etc.) will not be acceptable. The proposed dwelling is on the same side of the burn in front of Braidwood House as the remainder of the Housing Group.

Therefore, with respect to the observations above in relation to the guidance points within the SPG, we would respectfully suggest that the proposed dwelling is compliant.

4. Finally, but Importantly: Recent planning permissions granted in the immediate vicinity.

- We would like to draw attention to the two large new builds, mentioned above, to the North of the A702, directly opposite the site of this proposal.
- This development was awarded planning permission 12/00033/DPP and Ref No.15/00411/DPP with additional access from the A702 despite being:
  - Closer to the road (ribbon development? And,
  - Located within the Pentland Hills National Park.

The above reasons are set out to show that this proposal is completely compliant with policy RD1 of the adopted Midlothian Local Development Plan 2017.

**MIDLOTHIAN COUNCIL****DEVELOPMENT MANAGEMENT  
PLANNING APPLICATION DELEGATED WORKSHEET:****Case Officer:** Graeme King **Site Visit Date:** 08/11/2017**Planning Application Reference:** 17/00872/PPP**Site Address:** Land North West of Braidwood House, Penicuik

**Site Description:** The application site is a grazing field to the West of the garden of Braidwood House. The site measures 0.7 hectares in area. The majority of the site is level; there is an area of sloping ground in the Southern portion of the plot where the land slopes upwards towards the existing buildings at Braidwood Steading. A small burn passes through the site, from West to East, and divides the site approximately in half. The site is bounded to the South West by an established tree belt. To the North West the site is bounded by the verge of the A702 trunk road; on the North side of the A702 there is a grouping of 3 houses, of which 2 are currently built and occupied. To the North East the site is bounded by an area of grazing field and the garden of Braidwood House. To the South East the site is bounded by an area of former grazing field that has been fenced off and is now attached to the garden of Braidwood House.

The house is a 19thC two storey former farm house with a large garden with an established belt of trees along the Northern edge; there is a small agricultural shed immediately North of the belt of trees. The walls are finished with stone and render, the roof is slate and the windows are uPVC. The steading that was formerly associated with the farm was converted to housing in the 1980's/1990's. The steading buildings are currently occupied by 4 dwellinghouses; planning permission for a 5<sup>th</sup> house has been implemented but not yet completed. The house, the steading conversion and a separate farmhouse to the South West of the steading share a private access road from the A702. The access road is situated 55m North East of the application site boundary.

**Proposed Development:** Application for planning permission in principle for erection of dwellinghouse

**Proposed Development Details:** It is proposed to erect a single dwellinghouse on the plot. A new access road from the A702 is proposed. The indicative layout submitted shows a house situated at the South Eastern boundary of the application site and an access road of 125m length situated along the North Eastern boundary of the plot. No supporting information has been provided with the application.

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

0180/98 - Outline permission for the erection of a dwellinghouse at Braidwood House. Refused. Appeal dismissed

02/00041/FUL - Change of use and alterations of stable block to form dwellinghouse at 1 Braidwood Steading. Consent with conditions

02/00864/FUL - Erection of detached dwelling at Lansik Stud, Braidwood. Consent with conditions

09/00503/PPP - Application for planning permission in principle to erect a dwellinghouse at Land to East of Braidwood Steading. Consent with conditions

10/00229/PPP - Application for Planning Permission in Principle for erection of dwellinghouse at Land To The South-west Of Braidwood Steading. Refused

10/00519/MS - Erection of dwellinghouse (approval of matters specified in conditions attached to planning permission 09/00503/PPP) at land to East of Braidwood Steading. Consent with conditions

14/00348/PNAG – Erection of agricultural building at land North of Braidwood House. Permitted (This notification relates to the shed situated North of the tree belt)

16/00298/PNAG – Erection of agricultural building Land North East of Braidwood House. Permitted (The building that this notification relates to has not been erected)

**Consultations:** The A702 is a trunk road and therefore it was necessary to consult **Transport Scotland**. They have no objection to the proposal subject to any decision notice including conditions relating to the dimensions and specification of the access road; the dimensions of the visibility splay; and no drainage connections being made to the trunk road drainage system.

East Lothian Council **Archaeology** service has no objection to the proposal subject to any decision notice including a condition to secure a programme of archaeological (Monitored Soil Strip) work.

**Representations:** One objection has been received from a resident of the steading. The grounds for objection are that the development will be detrimental to the amenity and value of the representor's property. It is also stated that the new access will be hazardous due to its proximity to the existing access to the steading and the access to the 3 houses on the North side of A702.

Page 44 of 110

**Relevant Planning Policies:** The adopted development plan is the **Midlothian Local Development Plan 2017 (MLDP)**. The Plan was adopted by Midlothian Council on 7<sup>th</sup> November 2017. The following policies are relevant to this application:

**Policy RD1: Development in the Countryside** states that development in the countryside will only be permitted if:

- it is required for the furtherance of agriculture, including farm related diversification, horticulture, forestry, countryside recreation or tourism; or
- it accords with policies RD2, MIN1, NRG1 or NRG2; or
- It accords with the Council's Supplementary Guidance on *Development in the Countryside and Green Belt*.

With regard to Housing in the countryside policy RD1 lists 4 exceptions to the requirement to demonstrate that housing is for the furtherance of a countryside activity. The exceptions are as follows:

- Housing groups (allowing 1 new dwelling during the plan period where there are 5 existing units);
- Conversions of redundant farm buildings or other non-residential buildings;
- Redevelopment of redundant farm buildings or other non-residential buildings; or
- Enabling development where it can be clearly shown to be the only means of preventing the loss of a heritage asset and securing its long-term future.

The details of these exceptions will be set out in the Supplementary Guidance; the Council is in the process of preparing the guidance and at present it has still to be published.

**Policy ENV6: Special Landscape Areas** states that development proposals will only be permitted where they incorporate high standards of siting and design and where they will not have significant adverse effect on the special landscape qualities of the area.

**Planning Issues:** The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise. Any representations and consultation responses received are material considerations.

There are 5 existing houses that form a housing group at Braidwood; namely Braidwood House and the 4 houses within the steading conversion. Braidlaw Farmhouse is situated 165m South West of the steading and the clear visual separation, when viewed on the ground, means that the Planning Authority does not consider it to be part of the grouping, for the purposes of assessing policy RD1. The 3 consented houses at Braidwood Cottage on the North side of the A702 are situated 175m North West of the steading; the separation distance and the obvious physical boundary of the A702 means that there is no obvious visual connection with the housing group at Braidwood. While there are another 2 houses North of the A702, they have their own separate access points and the positioning of the houses means that they appear as individual houses with no obvious visual connection with either the 3 houses at Braidwood Cottage or the housing group at Braidwood. For the purposes of assessing policy RD1 the only housing group that is being considered is the 5 houses at Braidwood.

As is noted above the MLDP was recently adopted by the Council on 7<sup>th</sup> November 2017. Prior to that date the adopted development plan was the Midlothian Local Plan 2008 (MLP). The housing group element of policy RD1 carries forward a policy (DP1, Section 1.2: Housing Groups) that was introduced in the MLP. Policy DP1, Section 1.2 was supported by Supplementary Planning Guidance (SPG) Development in the Countryside: Policy DP1, Section 1.2: Housing Groups which was adopted by the Council on 6<sup>th</sup> October 2009. While the SPG does not specifically relate to the adopted development plan it represents current best practise with regard to the siting



of housing within housing groups in the countryside and as such can be considered as a material consideration in the assessment of the current application.

The SPG identifies provides guidance on the criteria used for identifying acceptable plots; identifies housing groups which the Planning Authority considers to have potential to accommodate additional units; and includes guidance on where development could be accommodated within the identified housing groups. The housing group at Braidwood is identified as a housing group that could accommodate one additional unit. The guidance notes that the fields to the South, East, North West and North East are very open with no physical features to provide containment. It also notes that any new dwelling should complement the steading design and that landscaping may be required to mitigate the negative visual impacts of development when viewed from the A702.

The guidance on acceptable plots states that:

- Gap sites within groups will generally take precedence over other locations.
- Where no gaps sites are present, sites adjoining the group are preferable.
- Proposals which adjoin a group should either be contained within an existing physical or visual feature which contains the group, or have potential for a feature, in keeping with the scale and appearance of the group, to be created.
- Proposals located in open fields adjoining a group, which have no physical features to provide containment will not be acceptable.
- Proposals located on the opposite side of physical features which form strong boundaries for a group (e.g. main roads, burns, substantial tree belts, etc.) will not be acceptable.

As noted above the new Supplementary Guidance is in the process of being prepared. The Council intends to provide guidance on the identification of acceptable housing groups and plots within the groups; it is not intended replicate the previous approach of identifying specific housing groups and providing specific comments on the identified groups.

The housing group at Braidwood is a visually well contained group that relates well to its surroundings and sits comfortably in the surrounding landscape. The group is visible from the A702 but it is sited 135m from the road and the scale of the group is not discernible from the road. The successful visual containment of the Braidwood group is achieved due to a number of factors: as a former farmhouse and steading the buildings have a very close physical relationship; the grouping shares one common access road which diminishes the visual impact of the grouping when viewed from the A702 and establishes a unifying physical feature; the open fields between the grouping and the A702 help to create a physical boundary that mitigates against the ribbon development to the North; and the tree planting to the North and West of the grouping creates visual containment and physical boundaries. The housing group at Braidwood is a successful example of a well contained housing group of the type that Midlothian Council wishes to encourage and support via policy RD1.

The applicant wishes to create a new access road as the existing access road is jointly owned and the applicant is of the view that individual co-owners will not agree

to further development that could prejudice the co-owners chances of achieving planning permission for sites that they own. A new house that relied on its own distinct access would remove one of the key features that unifies the existing group and would reduce the sense of open space which exists between the A702 and the grouping; this would fundamentally alter the character of the Braidwood housing group. The fact that Transport Scotland has no objection to the access road merely indicates that the technical specification of the access is likely to be achievable; it is not an assessment of the planning merits of the principle of a new access.

The Planning Authority is aware that policy RD1 is intended to allow some flexibility with regard to development in the countryside and having assessed the site on the ground the case officer has suggested an alternative scheme that would take access from the existing access road at the existing access to the shed and would create a landscape buffer to the South of the burn. The applicant was given the option of withdrawing the current application and pursuing the alternative proposal, but has declined this option and wishes to continue with the current application.

The applicant is of the view that the co-owners will not agree to a further house accessing from the shared access and is concerned that withdrawing the application would mean that another applicant would be able to seek permission for an alternative site. As policy RD1 allows for only one house to be granted within the current plan period, this would create a significant delay for the applicant. While the Planning Authority does not dispute the validity of the applicant's concerns it must be noted that these concerns are not material planning considerations. The Planning Authority must consider what is the most appropriate solution for the character and appearance of the housing group rather than what is convenient for the applicant's aspirations. The fact that the proposed alternative approach is inconvenient for the applicant does not remove the fact that an acceptable, from a planning perspective, solution is available.

The proposed development would not appear as a logical extension to the existing grouping, but would instead appear as ribbon development that happened to be sited close to the existing grouping. The housing North of the A702 clearly demonstrates the drawbacks of ribbon development which lacks the physical and visual containment that policy RD1 seeks to support and encourage. The existing housing group is a successful example of a housing group; the proposed development would fundamentally alter the character of the group and undermine its success.

#### **Recommendation: Refuse Planning Permission**

**Reason for Refusal:** The proposed development requires the formation of a new access to the A701; this will create a house that will have a separate access arrangement from the 5 existing units within the housing group. The proposed house will have a poor physical relationship with the housing group and will appear as ribbon development when viewed from the A701. The proposal is therefore contrary to policy RD1 of the adopted Midlothian Local Development Plan 2017.

## Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

**Reg. No. 17/00872/PPP**

Niall Young Architecture Ltd  
32-12 Harden Green Business Park  
Dalhousie Road  
Eskbank  
EH22 3NX

Midlothian Council, as Planning Authority, having considered the application by Mr I Walsh, Braidwood House, Braidwood Farm, Silverburn, Penicuik, EH26 9LP, which was registered on 3 November 2017 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

**Application for planning permission in principle for erection of dwellinghouse at Land North West Of Braidwood House, Penicuik**

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

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan (Existing)	1799(PE)01 1:1250	03.11.2017
Location Plan (Proposed)	1799(PE)02 1:1250	03.11.2017

The reasons for the Council's decision are set out below:

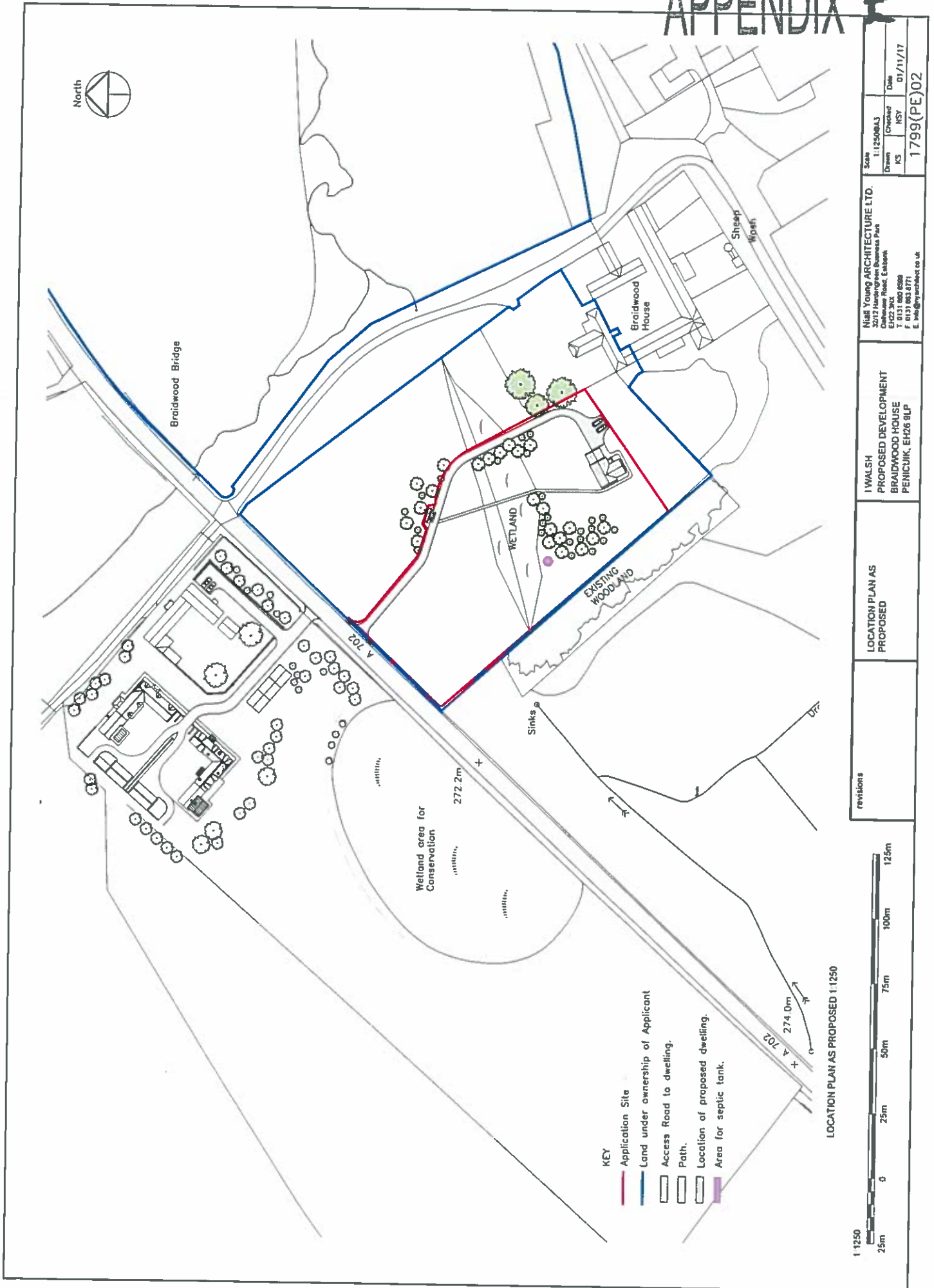
- The proposed development requires the formation of a new access to the A701; this will create a house that will have a separate access arrangement from the 5 existing units within the housing group. The proposed house will have a poor physical relationship with the housing group and will appear as ribbon development when viewed from the A701. The proposal is therefore contrary to policy RD1 of the adopted Midlothian Local Development Plan 2017.*

Dated 22 / 12 / 2017



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







## **Notice of Review: 10 Broomhill Avenue, Penicuik**

### **Determination Report**

Report by Ian Johnson, Head of Communities and Economy

#### **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 erection of two storey and single storey extension at 10 Broomhill Avenue, Penicuik.

#### **2 Background**

- 2.1 Planning application 17/00801/DPP for the erection of two storey and single storey extension at 10 Broomhill Avenue, Penicuik was refused planning permission on 31 January 2018; 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, issued on 31 January 2018 (Appendix D); and
  - A copy of the relevant drawings/plans (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](http://www.midlothian.gov.uk).

#### **4 Procedures**

- 4.1 In accordance with procedures agreed by the LRB, the LRB by agreement of the Chair:
- Have scheduled an unaccompanied site visit for Monday 9 April 2018; and
  - Have determined to progress the review by way of written submissions.

- 4.2 The case officer's report identified that no consultations were required and one representation was received. As part of the review process the interested party was notified of the review. In response the representor advised that they wish their objection remain and be considered as part of the review. All the 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 to the next 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 13 June 2017, and without prejudice to the determination of the review, the following condition has been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.
1. A revised set of elevations of the proposed extensions to accurately show the height and size of the roof of the single storey hipped roof extension on the north side of the house shall be submitted to the Planning Authority and no work shall start on the extensions until these details have been approved in writing by the Planning Authority.

**Reason:** *For the avoidance of doubt as to what is approved; there is a discrepancy between the height of the hipped roof extension as shown on the rear elevation as compared to the front and side elevations.*

## **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

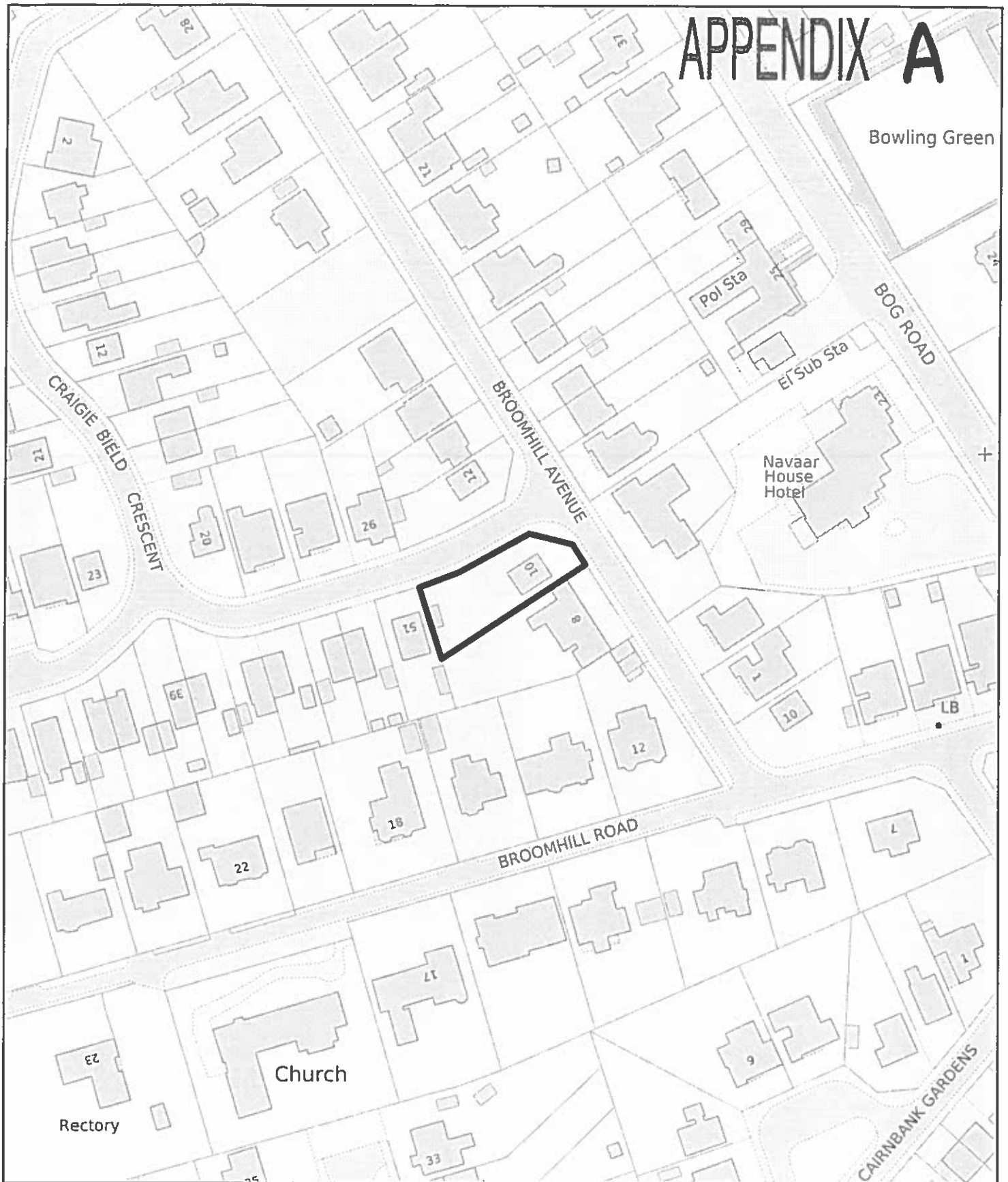
**Date:** 3 April 2018

**Report Contact:** Peter Arnsdorf, Planning Manager (LRB Advisor)  
peter.arnsdorf@midlothian.gov.uk

**Tel No:** 0131 271 3310

**Background Papers:** Planning application 17/00801/DPP available for inspection online.

# APPENDIX A



**Education, Economy  
& Communities**  
Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3AA

**Erection of two storey and single storey extension at  
10 Broomhill Avenue, Penicuik**

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prosecution or civil proceedings

**File No. 17/00801/DPP**

**Scale: 1:1,250**



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Midlothian



Fairfield House 8 Lothian Road Dalkeith EH22 3ZN Tel: 0131 271 3302 Fax: 0131 271 3537 Email: [planning-applications@midlothian.gov.uk](mailto: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 100068704-002

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="Peter Alford Architect"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Peter"/>	Building Name:	<input type="text" value="-"/>
Last Name: *	<input type="text" value="Alford"/>	Building Number:	<input type="text" value="19"/>
Telephone Number: *	<input type="text" value="01968-673911"/>	Address 1 (Street): *	<input type="text" value="Tipperwell Way"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Howgate"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Pencuik"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="EH26 8QP"/>
Email Address: *	<input type="text" value="peteralfordarchitect@gmail.com"/>		

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

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr and Mrs	Building Name:	
First Name: *	Andrew	Building Number:	14
Last Name: *	Hogg	Address 1 (Street): *	Craiglefield Crescent
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Penicuik
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH26 9EQ
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:	Midlothian Council
Full postal address of the site (including postcode where available):	
Address 1:	10 BROOMHILL AVENUE
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	PENICUIK
Post Code:	EH26 9EF

Please identify/describe the location of the site or sites

--	--

Northing

659852

Easting

323261



## 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)

Erection of two storey and single storey extension

## 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.

See submitted Notice of Review Statement ref 1721-NRS01

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)

Cover Letter ref 1721-LA03 Notice of Review Statement ref 1721-NRS01

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

17/00801/DPP

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

10/10/2017

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

31/01/2018

## 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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

The reasons for refusal of planning permission relate to matters concerning the impact of the proposals on a neighbouring property and the visual amenity of the surrounding area. It is, therefore, important for a site inspection to take place to appreciate the comments of the Notice of Review Statement.

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

Page 58 of 110

## 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 Peter Alford

Declaration Date: 06/03/2018

**NOTICE OF REVIEW STATEMENT (REF: 1721-NRS01)**

**APPLICATION REF: 17/00801/DPP**

**10 Broomhill Avenue, Penicuik, EH26 9EF**  
**Erection of Two-Storey and Single-Storey Extension**

We are appealing against the decision of the Planning Authority in relation to our application for a new extension.

We strongly disagree with the reasons given in the Refusal of Planning Permission notice. It is our opinion that the extension has been designed to be sympathetic to the character of the original building and, therefore, would not have a detrimental effect on the visual amenity of the surrounding area. It is also considered that the extension will not have a significant impact on the outlook of the kitchen of No.8 Broomhill Avenue.

The 'Planning Application Delegated Worksheet' which accompanied the Refusal of Planning Permission indicated more specifically the concerns that resulted in the refusal and we would like to address these comments as follows:

1. It is not considered that the extension would appear as a succession of 'stuck on additions'.

On the west side (the rear), the two-storey dual-pitched part of the extension extends the simple form of the original house and, on the north side (Craigiebiel Crescent), the single-storey mono-pitched part of the extension will align with the roof slope of the existing and proposed two-storey areas to create a coherent whole. Smaller lean-to parts of the extension (the porch and living area) will appear subservient to the overall house.

It should be noted that similarly styled two-storey and single-storey extensions have been considered acceptable by Midlothian Planning Department on similar Wimpey house types nearby (see Fig.1 and Fig.2)



Fig.1 Blenheim Court, Penicuik



Fig.2 Caplaw Way, Penicuik

It is also observed that mixtures of extension roof forms on similar Wimpey house-types have also been considered acceptable and that these have not always been to the same roof pitch or roof form as the host building (see Fig.3 and Fig.4).



Fig.3 Rullion Road, Penicuik



Fig.4 Rullion Road, Penicuik

Additionally, we have also noticed that a combination of hipped roofs, flat roofs and gable ends have even been deemed acceptable on various new house-types being constructed in the Hawthornden development at Rosewell (see Fig.5 and Fig.6).



Fig 5 Hawthornden, Rosewell



Fig 6 Hawthornden, Rosewell

2. It is not considered that the extension will be prominent in the street scene on the Broomhill Avenue/Craigiefield Crescent corner.

The proposed two-storey part of the extension is no nearer Craigiefield Crescent than the existing two-storey house and the single-storey part of the extension on the north side of the house is formed with a roof sloping away from Craigiefield Crescent – the hipped roof projection also slopes back from Craigiefield Crescent.

The proposed lean-to porch complies with the recommended setting out advised through the Pre-Planning Application Enquiry stage. It would be finished in materials sympathetic to the existing house and will certainly be far more sympathetic to the street scene than the existing uPVC flat-roofed porch which is proposed for removal under the proposals.

It should be noted that, elsewhere in Penicuik, it has been considered acceptable on similar Wimpey house-types on corner plots for two-storey extensions to be built in much closer proximity to footpaths and without any form of screening.

3. It is not considered that the extended property would have a 'detrimental impact on the visual amenity of the surrounding area'.



The roof forms, materials and detailing of both the two-storey and single-storey elements of the extension would relate strictly to original Wimpey designs of the estate and, therefore, would blend well with the existing house.

In addition, the extension does not project forward of the principle elevation on Broomhill Avenue (see Fig.7) and, on the Craigiefield Crescent side, the extension would be partly shielded by the existing hedge which is to be retained (see Fig.8) – this hedge will be extended towards the garage as part of the proposals to complete the privacy screening.



Fig.7 Artist's Impression



Fig.8 Artist's Impression

4. It was considered important that the roof pitch of the proposed extension should match the existing house to respect the character of the existing house. This design decision, however, limited the reach of the single-storey part of the extension on the north side and a projection for Bedroom 4 was formed.

Rather than make the pitch of the roof shallower to cover the increased dimension, it was considered acceptable to form a hipped roof over the Bedroom 4 area only as this is a typical roof form of detached houses in Craigiefield Crescent (see Fig.9 and Fig.10).



Fig.9 Craigiefield Crescent



Fig.10 Craigiefield Crescent

It should be noted that extensions with shallower pitched roofs have been considered acceptable on similar Wimpey house-types including full-width side extensions (see Fig.11 and Fig.12) but it was understood from the Pre-Planning Application Enquiry feedback that this would not be acceptable for our proposals.



Fig.11 Marchburn Drive, Penicuik



Fig.12 Caplaw Way, Penicuik

5. It is considered that the size of the extension is appropriate to create a property that is entirely accessible for a wheelchair user.

The extension and improvements required to the property cannot be restricted to those items eligible for grant funding and it is considered inappropriate for the Planning Department to make a judgement on the extent of the alterations without understanding the requirements of the applicant. Furthermore, it is our opinion that a refusal partly based on matters relating to disability as contravening the Equality Act 2010.

6. It is not considered that the extension will have an overbearing impact on the outlook from No.8 Broomhill Avenue.

By the nature of the change in ground levels between 8 and 10 Broomhill Avenue, 10 Broomhill Avenue has always had a certain dominance over 8 Broomhill Avenue. In spite of this, 8 Broomhill Avenue has constructed extensions that infill land between the original house and the boundary or bring them within 2.8m of the boundary with No.10 (see Fig.13 & Fig.14) which in itself has exacerbated this dominance. This has left views from the kitchen and utility room windows that look directly towards a fence and the side wall of No.10 beyond or diagonally upwards to the west of the sky.



Fig.13 8 Broomhill Avenue, Penicuik



Fig.14 8 Broomhill Avenue, Penicuik

It is acknowledged that the proposed extension might impact on the skyward view to a very small extent but it should also be noted that the windows serve rooms regarded as non-habitable under the Building Standards (ie a sole-use Kitchen and Utility Room).

The application property is currently not habitable and we are living in temporary accommodation which does not have adequate facilities and access for wheelchair use. It has always been very important, therefore, for us to obtain approval for the remodelling of the house as soon as possible.

With the above in mind, we met with the planning department to discuss adjustments which could be made to secure an approval of the submitted proposals and this included the following:

- Increasing the distance from the site boundary of the south side part of the extension and reducing the overall depth of the two-storey extension to lessen the perceived impact on the outlook from the kitchen window of No.8 Broomhill Avenue.
- Remodelling the projection and hipped-roof form on the north side part of the extension to reduce the perceived piecemeal effect.

We were advised, however, that the two-storey element of the extension to the rear of the property was not acceptable and that, therefore, adjustments of this kind would not be enough to change the view that the application should be refused. Although the impact on No.8 was raised through the pre-planning application enquiry process, we were not advised that, ultimately, the two-storey rear extension would not be unacceptable. We consider this to be totally unreasonable as it was quite clear from the pre-planning application enquiry drawings that the two-storey element of the extension represented a fundamental part of the overall design.

Furthermore, we are of the opinion that refusal of the overall design was fundamentally due to the subjective and personal preferences of the case officer who had frequently expressed a bias towards a flat-roofed design approach.

We are, however, still willing to make modest revisions to our proposals and would be happy to discuss any suggestions that the Local Review Body might have to reach a mutual decision. This would help minimize the inconvenience, delay and hardship caused by the refusal.

Mr and Mrs A. Hogg

06 March 2018



**MIDLOTHIAN COUNCIL****DEVELOPMENT MANAGEMENT  
PLANNING APPLICATION DELEGATED WORKSHEET:****Planning Application Reference:** 17/00801/dpp**Site Address:** 10 Broomhill Avenue, Penicuik**Site Description:**

The application property comprises a detached two storey dwellinghouse. It is finished externally in a mix of brick and drydash render with aluminium windows and red contoured concrete rooftiles. There is an existing glazed lean to porch on the north side of the house.

**Proposed Development:**

Erection of two storey and single storey extension

**Proposed Development Details:**

It is proposed to take down the existing porch and erect a single storey extension on the north side of the house measuring a maximum of 4.5m wide and 12.7 m deep. A two storey extension measuring 4.9m deep and 6.2m wide, continuing the form of the existing building is proposed at the rear of the house with a single storey extension to the south side of this measuring 2.5m wide and 5.1m deep. External wall and roof materials are to match existing. White upvc windows are proposed.

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

History sheet checked.

The applicants have submitted a letter in support of the application stating that;

- The property as extended has been designed to be entirely wheelchair accessible allowing for a through floor disabled lift and hoist transfer equipment;
- The dimensions of the rooms were decided upon in consultation with one of Midlothian Council's Occupational Therapists;
- The proposals are to be part funded by Midlothian Council Disability Grant;
- No objections for neighbours have been received;
- There are no daylight or sunlight issues;
- The application property has always had a certain dominance over no 8 due to the change in garden levels however this did not stop no 8 extending closer to the boundary with no. 10;
- The extension has been designed to be low key with the single storey extensions masking the two storey extension;
- The design is more acceptable than full length 2 storey extensions on similar house types in the area;
- The single storey extension facing Craigiefield Crescent will be screened by the hedge along the boundary;
- The roof pitch of the extension was amended in line with pre-application comments however this limits the floor area and given the accessibility

- requirements the footprint was extended further with a hipped roof extension which they consider preferable to a gable end; and
- The house is currently not habitable and they are in temporary accommodation which does not have adequate facilities or access for wheelchair users and therefore it is important to obtain an approval for the remodelling of the house as soon as possible.

The applicant's agent submitted a pre-application enquiry in relation to an extension at the application property in response to which comments were made in relation to its design and concern expressed regarding the impact on the amenity of the occupier of no.8 Broomhill Avenue.

**Consultations:**

None required.

**Representations:**

One representation has been received in relation to the application from the occupier of 8 Broomhill Avenue objecting to the proposed extension on the following grounds:

- Due to her property being at a lower level the existing building at the application property is already overbearing to her property;
- Proposed extensions will completely obliterate sky and daylight to her kitchen and utility room; and
- Direct overlooking from kitchen window proposed on the side of the existing house to her kitchen, dining room and lounge.

**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. Page 66 of 110 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.

As regards the design of the extension each application is considered on its own merits.

The staggered building line of the extension on the north side of the house with the mix of monopitch roofs and a hipped roof makes it appear as a succession of somewhat piecemeal stuck on additions rather than as a coherent whole. It does not appear integral to the original building and its design does not relate well to that of the existing building detracting from the character of the building. (There appears to be some discrepancy between the height of the hipped roof extension as shown on the rear elevation as compared to the front and side elevations.) The extension constitutes a large addition and will be very prominent in the street scene on the corner of Broomhill Avenue and Craigiebiel Crescent. At 1.5m high the hedge along the site boundary will not screen the extension. The unsatisfactory relationship of the extension to the original building will have a detrimental impact on the visual amenity of the surrounding area.

The form of the two storey part of the extension is sympathetic to the character of the existing building. Also the single storey extension on the south side of the extension will not have a significant impact on the character of the building.

It is acknowledged that the alteration to the roof pitch as suggested by the case officer at pre-application stage on the north side of the house restricts the footprint of the extension on this side of the house. However whilst the personal circumstances of the applicant are acknowledged it is up to the applicant/their agent to come up with an acceptable design solution both in terms of aesthetics and impact on neighbours. From the submitted plans it appears that the requirements of the applicant at ground floor level the subject of grant funding could be accommodated in an extension with a reduced footprint. This was demonstrated to some extent at pre-application stage where the proposed ground floor bedroom did not project as far out to the boundary with Craigiebiel Crescent. The through floor lift referred to by the applicant in the supporting statement is not shown on the submitted plans.

Sufficient garden area will remain.

One letter of objection has been received in relation to the application. In any event the impact of the proposals on the amenity of neighbouring properties is a material consideration in the assessment of the application. The impact on neighbouring properties is assessed on the basis of current circumstances.

Overshadowing of neighbouring properties will not be significant. The extension will not be overbearing to or impact on daylight to a significant degree to nos 12 Broomhill Avenue or 51 Craigiebiel Crescent.

No 8 Broomhill Avenue next door has a relatively large garden. The extension will not be overbearing to the garden of no. 8. The kitchen window at no 8 already looks on to the existing two storey building at the application site however the proposed single storey extension on the south side projecting closer to the boundary and the two storey extension proposed at the rear of the house will be very dominant to with an overbearing impact on the outlook from the kitchen window of no. 8. Also the new kitchen window proposed on the south side of the existing house at no 10 would

directly overlook this window with a detrimental impact on the privacy of the occupiers of no. 8. However this could be installed as permitted development. A new en-suite window at first floor level on the same elevation is indicated as having obscure glass. The extension will not have a significant impact on daylight to the kitchen of no. 8 as compared to existing. (Vertical sky component daylight test carried out.) Not being a main habitable room the impact on the utility room does not warrant refusal of planning permission

A meeting has been held with the applicant's agent to go over the above concerns and discuss possible alternatives. Further to this a meeting was held on site with the applicant and their agent where again some options were discussed to achieve a development which could secure a similar floor area to that which the applicants are seeking whilst also protecting the amenity of the neighbouring resident. Alternative proposal drawings have been received from the applicant's agent for comment. The revised scheme would necessitate the submission of a new planning application and as such it is appropriate that the current application is determined as originally submitted.

**Recommendation:**

Refuse planning permission.

# Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

**Reg. No. 17/00801/DPP**

Peter Alford Architect  
19 Tipperwell Way  
Howgate  
Pencuik  
EH26 8QP

Midlothian Council, as Planning Authority, having considered the application by Mr And Mrs Andrew Hogg, 14 Craigiebiel Crescent, Penicuik, EH26 9EQ, which was registered on 10 October 2017 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

**Erection of two storey and single storey extension at 10 Broomhill Avenue, Penicuik, EH26 9EF**

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

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	1721-LP01 1:1250	10.10.2017
Elevations, Floor Plan And Cross Section	1721-PL01 1:1250 1:200 1:100	10.10.2017

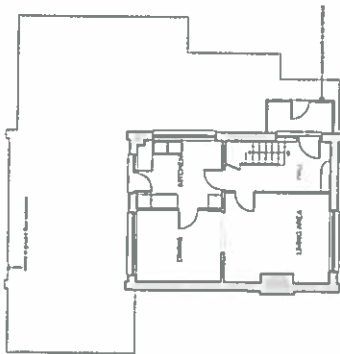
The reasons for the Council's decision are set out below:

- The design of the extension is unsympathetic to and would detract from the character of the original building and the visual amenity of the surrounding area.*
- The proposed extension would be an overly dominant feature with an overbearing impact on the outlook of no.8 Broomhill Avenue, to the detriment of the amenity of the occupiers of this property.*
- For the above reasons the proposal is contrary to policy DEV 2 of the adopted Midlothian Local Development Plan 2017 which seeks to protect the character and amenity of the built-up area. If the proposal were approved it would undermine the consistent implementation of this policy.*

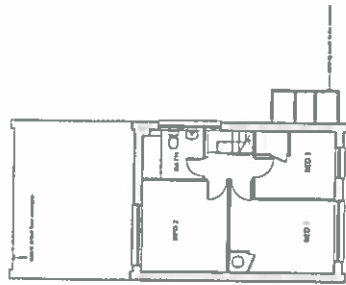
Dated 31 / 1 / 2018

A handwritten signature in black ink, consisting of a stylized 'D' and 'R'.

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



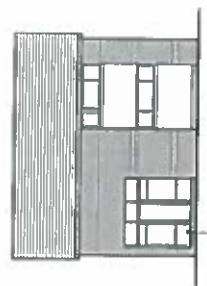
01 GROUND FLOOR PLAN (EXISTING) 1:100



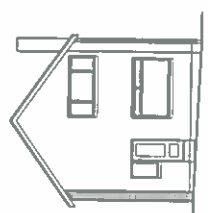
02 FIRST FLOOR PLAN (EXISTING) 1:100



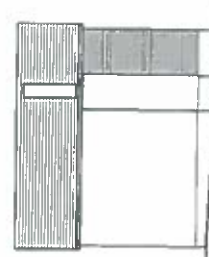
03 FRONT ELEVATION (EXISTING) 1:100



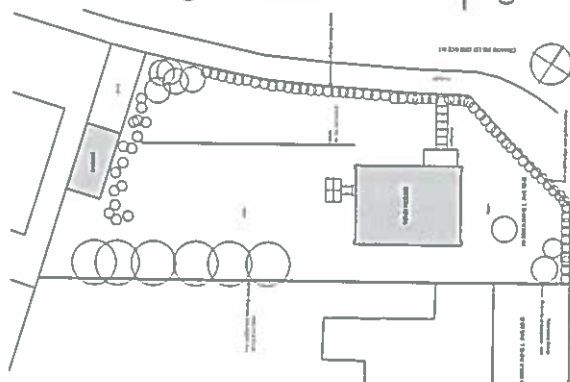
04 REAR ELEVATION (EXISTING) 1:100



05 REAR ELEVATION (PROPOSED) 1:100



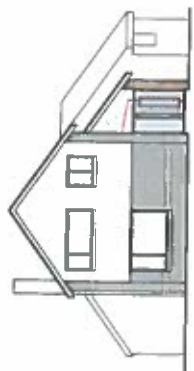
06 SIDE ELEVATION (SOUTH) (EXISTING) 1:100



07 SITE PLAN (EXISTING) 1:100



08 GROUND FLOOR PLAN (PROPOSED) 1:100



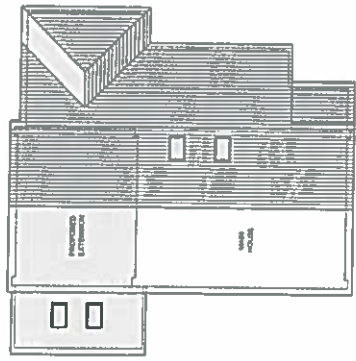
09 FRONT ELEVATION (PROPOSED) 1:100



10 REAR ELEVATION (PROPOSED) 1:100



11 FIRST FLOOR PLAN (PROPOSED) 1:100



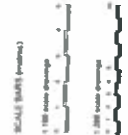
12 SIDE ELEVATION (WEST) (PROPOSED) 1:100

**MATERIALS - EXISTING HOUSE**

Roof	Asph/Flt Shingles
Walls	Brick
Floors	Timber
Windows	Timber
Doors	Timber
Chimney	Brick
Pathways	Gravel
Driveway	Asph/Flt
Garage	Asph/Flt

**MATERIALS - PROPOSED EXTENSION**

Roof	Asph/Flt Shingles
Walls	Brick
Floors	Timber
Windows	Timber
Doors	Timber
Chimney	Brick
Pathways	Gravel
Driveway	Asph/Flt
Garage	Asph/Flt



16 LOCATION PLAN 1:1250

**peleralfordarchitects**

19 BRIDGEMAN AVENUE, PUNJABI, VIC 3087  
 Phone: 03 9477 1111  
 Email: info@peleralfordarchitects.com.au  
 Website: www.peleralfordarchitects.com.au

**PROJECT INFORMATION**

Project Name	19 BRIDGEMAN AVENUE, PUNJABI, VIC 3087
Client	AS EXISTING AND AS PROPOSED
Project Type	HOUSE ELEVATIONS & SITE PLANS
Project No.	1721-PUNJ
Project Date	AUG 2017





## Notice of Review: 3 Bankmill View, Penicuik

### Determination Report

Report by Ian Johnson, Head of Communities and Economy

#### 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' to remove conditions 1, 2 and 3 of planning permission 17/00734/DPP for the installation of replacement windows and doors at 3 Bankmill View, Penicuik.

#### 2 Background

- 2.1 Planning application 17/00734/DPP for the installation of replacement windows and doors at 3 Bankmill View, Penicuik was granted planning permission on 10 November 2017; a copy of the decision is attached to this report. Conditions 1, 2 and 3 on planning permission 17/00734/DPP are as follows:

1. Notwithstanding the plans hereby approved, the replacement windows within the front and side elevations are hereby not approved.

**Reason:** *The introduction of uPVC within the front and side elevation will result in an adverse visual impact upon the character and appearance of the dwellinghouse and conservation area, which is contrary to policy ENV19 of the adopted Midlothian Local Development Plan and Historic Environment Scotland policy and guidance.*

2. Notwithstanding the plans hereby approved, the replacement door within the front elevation is hereby not approved.

**Reason:** *The introduction of a red uPVC door within the front elevation will result in an adverse visual impact upon the character and appearance of the dwellinghouse and conservation area, which is contrary to policy ENV19 of the adopted Midlothian Local Development Plan and Historic Environment Scotland policy and guidance.*

3. Notwithstanding the plans hereby approved, the replacement windows within the rear elevation shall be green uPVC as per the sample provided on the 31st of October 2017.

**Reason:** *The installation of white uPVC fenestration within the rear elevation would result in an adverse visual impact upon the character and appearance of the dwellinghouse and conservation*

*area, which is contrary to policy ENV19 of the adopted Midlothian Local Development Plan and Historic Environment Scotland policy and guidance.*

- 2.2 The removal of the stated conditions would result in a grant of planning permission for the installation of white uPVC windows and red uPVC front door.
- 2.3 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, issued on 10 November 2017 (Appendix D); and
  - A copy of the relevant drawings/plans (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](http://www.midlothian.gov.uk).

### **4 Procedures**

- 4.1 In accordance with procedures agreed by the LRB, the LRB by agreement of the Chair:
- Have scheduled an unaccompanied site visit for Monday 9 April 2018; and
  - Have determined to progress the review by way of written submissions.
- 4.2 The case officer's report identified that there were no consultations required and no representations 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 to the next 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 13 June 2017, and without prejudice to the determination of the review, the following condition has been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.

1. The replacement windows and doors shall be green uPVC as per the sample provided on the 31st of October 2017.

**Reason:** *The installation of the proposed white uPVC fenestration within the front and side elevation would result in an adverse visual impact upon the character and appearance of the dwellinghouse and conservation area, which is contrary to policy ENV19 of the adopted Midlothian Local Development Plan and Historic Environment Scotland policy and guidance.*

## **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

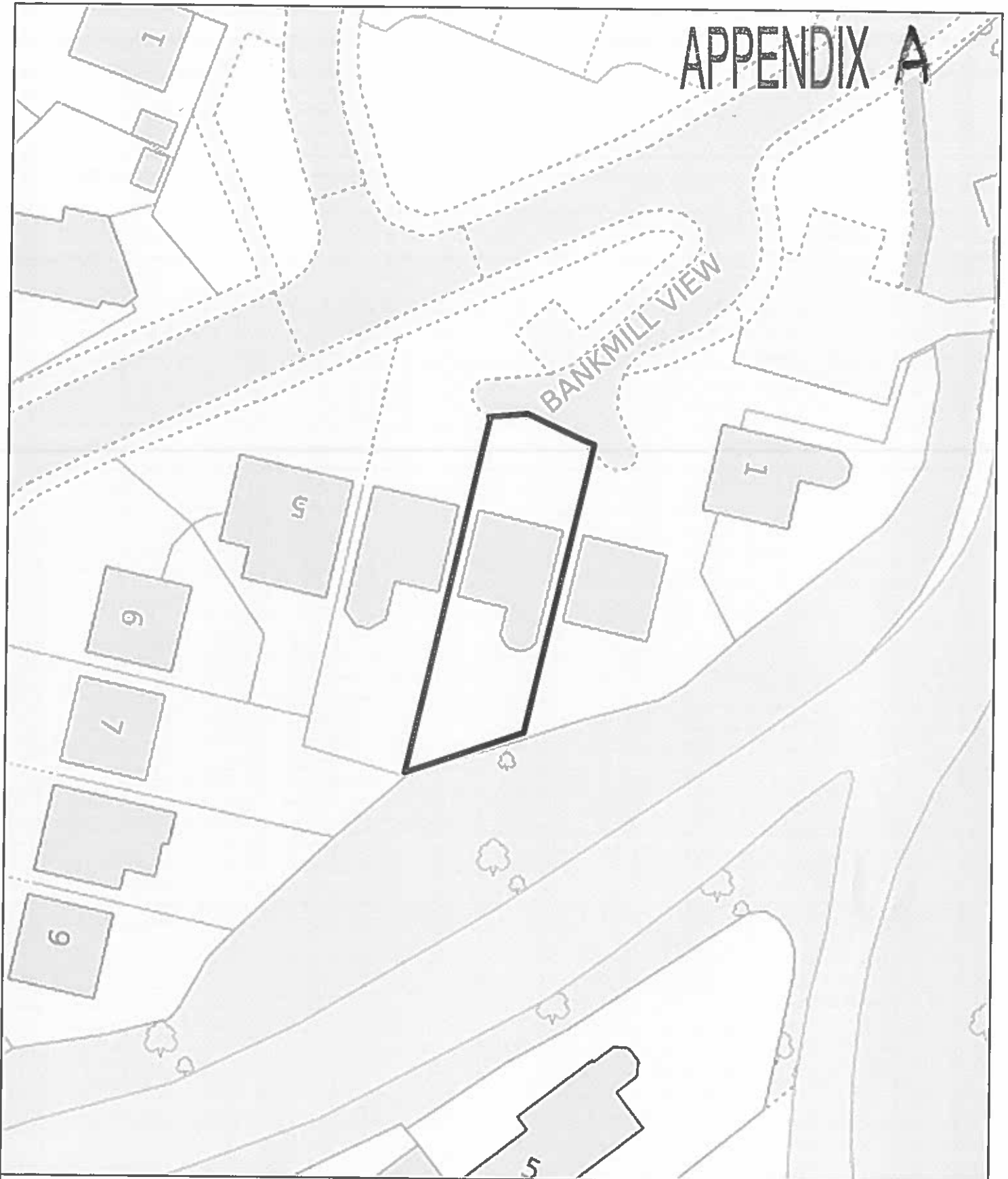
**Date:** 3 April 2018

**Report Contact:** Peter Arnsdorf, Planning Manager (LRB Advisor)  
peter.arnsdorf@midlothian.gov.uk

**Tel No:** 0131 271 3310

**Background Papers:** Planning application 17/00734/DPP available for inspection online.

# APPENDIX A



**Education, Economy  
& Communities**  
Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3AA

Installation of replacement windows and door at 3 Bankmill  
View, Penicuik

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File No. 17/00734/DPP

Scale: 1:500



Midlothian



Fairfield House 8 Lothian Road Dalkeith EH22 3ZN Tel: 0131 271 3302 Fax: 0131 271 3537 Email: [planning-applications@midlothian.gov.uk](mailto: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 100065771-002

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:	Bryant & Cairns Ltd		
Ref. Number:	W7582	You must enter a Building Name or Number, or both: *	
First Name: *		Building Name:	2/3
Last Name: *	McPherson	Building Number:	
Telephone Number: *	01314402855	Address 1 (Street): *	Borthwick View,
Extension Number:		Address 2:	Pentland Industrial Estate
Mobile Number:	01314402855	Town/City: *	Loanhead
Fax Number:		Country: *	Scotland
		Postcode: *	EH20 9QH
Email Address: *	Gmbandc@live.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	W	Building Number:	3
Last Name: *	Hall	Address 1 (Street): *	Bankmill View
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Penicuik
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH26 8NZ
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:	Midlothian Council
Full postal address of the site (including postcode where available):	
Address 1:	3 BANKMILL VIEW
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	PENICUIK
Post Code:	EH26 8NZ

Please identify/describe the location of the site or sites

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Northings	659692	Easting	323727
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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)

Installation of replacement upvc windows and entrance door.

## 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.

Consent granted with conditions to restrict the replacement of existing timber windows to the rear elevation of the property. This decision has been taken on the grounds that the property lies within a conservation area, and the use of 'dark green' upvc would undermine the character of the property and the surrounding area. This area is proliferated with upvc window installations, and we believe that the proposed materials/specification would not result in the loss of character within the locale

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)

W7582/01, 02 & 03 updated to reflect the proposed alterations to specification as discussed with case officer throughout original application. In addition to the above drawing numbers W7582/04 & 05 illustrate the relationship between existing & proposed profiles, and provides additional site photographs for reference and context purposes.

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

17/00734/DDP

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

18/09/2017

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

10/11/2017

## 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.

Page 80 of 110

## **Declare – Notice of Review**

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

Declaration Name: Mr G McPherson

Declaration Date: 08/02/2018

**Application Reference - 17/00734/DPP**  
**Proposed Replacement UPVC Windows & Doors;**  
**3 Bankmill View, Penicuik, Midlothian EH26 8NZ**

**Product Benefits;**

- Deuceninck Heritage PVC profile has been developed specifically for 'Period Properties' and offers the benefits of modern technology, with an elegant yet traditional aesthetic.
- In addition to the above, the product also offers the following benefits;
- Improved Thermal Efficiency - Profile achieves u-values up to  $0.9\text{w/m}^2\text{K}$
- A\* energy rated Window product
- Improved Air Permeability - Achieving A4 classification
- Improved Water tightness - achieving 9A classification
- Improved Wind Resistance - achieving A5 classification
- Improved Security - achieves PAS 24 accreditation
- Product profile carries the KM12895 Kite Mark, whilst complying with BS EN 12608
- Product profile carries the KM586446 Kite Mark, whilst complying with BS 7412
- Product profile carries the KM586447 Kite Mark, whilst complying with BS 7412 & PAS24
- Reduced Maintenance, courtesy of Colour fast PVC construction removes the burden of regular maintenance and re-painting.
- Improved weathering, reduces wear on hardware components & improves the lifespan of the installed product(s).
- Deuceninck are a renowned manufacturer of 'sustainable' PVC products, with all products being supplied as fully recyclable.
- Painted timber frames are NOT fully recyclable, with many painted products requiring land fill disposal as a result of the chemicals used throughout production & or maintenance.
- Deuceninck 'Heritage' Fir Green Foil finish (as shown within accompanying Photographs) provides a 'like for like' alternative to the existing painted window frames.

**Conclusion/Statement;**

It is our view that the proposed installation of Deuceninck Heritage PVC Profile, in 'Fir Green' foil finish, is in keeping with the character of the property & the surrounding locale. The product can be demonstrated to replicate the existing Timber products on a like for like basis, and offers further benefits ranging from improved security, thermal efficiency, and are recyclable.

The Planning Authority's Policy on Conservation Areas is understood & supported, with efforts being made to not only preserve the Character of these areas, but to further enhance them. In our view, the capabilities of the proposed product(s) help achieve this. The profile matches the existing frames, whilst replicated Astragal details remain consistent with the original planning consent for the development. Furthermore, the benefit of a 'Colour fast' foil finish is that it will retain its appearance over many years, and will not suffer from the colour variation associated with UV exposure, or paint manufacture/application. This strives to ensure that the property's character is safeguarded, whilst offering the customer the benefits that come with a market leading, modern day product.

**MIDLOTHIAN COUNCIL****DEVELOPMENT MANAGEMENT  
PLANNING APPLICATION DELEGATED WORKSHEET:**

**Planning Application Reference:** 17/00734/DPP

**Site Address:** 3 Bankmill View, Penicuik

**Site Description:**

The application site comprises a two storey detached dwellinghouse that is located within a residential area which is situated within the conservation area of Penicuik.

The application dwellinghouse is finished in an off-white painted wet dash render with painted green timber windows and painted green timber doors. The existing windows have 'planted on' Georgian bars.

The residential area comprises of two storey detached dwellings finished in similar materials. The wider area comprises of two storey detached, semi-detached and terraced dwellings finished in similar materials within either painted off-white or green timber windows. There are a couple windows in Bellerophon Drive that have uPVC windows, the vast majority of windows within the locale are painted timber.

**Proposed Development:** Installation of replacement windows and doors.

**Proposed Development Details:**

Planning permission is sought for the replacement of the existing painted green timber windows for white uPVC windows along with the replacement of the front painted green timber door located within the front with red uPVC doors.

The style of the replacement fenestration will be of a similar design to that of the existing fenestration. The glazing within the replacement fenestration is double glazed and some 28mm thick.

It is noted that the agent provided a sample of a green uPVC window frame 31<sup>st</sup> October 2017 as an alternative replacement window frame option.

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

**Consultations:** No consultations undertaken.

**Representations:** No representations received.

**Relevant Planning Policies:**

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Historic Environment Scotland Policy Statement 2016 and Scottish Planning Policy (SPP) offer guidance on the protection and management of the historic environment. Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Their designation provides the basis for the positive management of an area. A proposed development that would have a neutral effect on the character or appearance of a conservation area (i.e. does no harm) should be treated as one which preserves that character or appearance. The Policy Statement and SPP also indicated that the planning authority should consider the design, materials, scale and siting of any development, and its impact on the character of the conservation areas and their setting.

Historic Environment Scotland's Managing Change in the Historic Environment document on Windows states that windows make a substantial contribution to the character and physical integrity of most historic buildings and also to the character and interest of historic streets and places. The size, shape and proportion of a window, the pattern of design, the materials and details of construction, the method of opening, the finish and associated fixtures typically contribute to the interest of a window.

The relevant policies of the **Midlothian Local Development Plan** 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.

Policy **ENV19: Conservation Areas** seeks to prevent development which would have any adverse effect on the character and appearance of Conservation Areas.

#### **Planning Issues:**

The existing windows contain double glazing; the use of double glazing within the windows is acceptable and won't have a harmful impact on the conservation area.

The use of uPVC fenestration is not encouraged within conservation areas. The majority of surrounding dwellings within the locale have timber framed fenestration of a similar design which contributes towards the character of this part of the conservation area. The design of the replacement windows are of a similar style to that of the existing. However, the material finish and colour does not reflect the character of the dwellinghouse or the locale. The use of white uPVC fenestration is out of character for the area and will result in a negative visual impact on the dwelling and conservation area.

It is noted that the agent provided a sample of part of a window frame in a green uPVC on the 31<sup>st</sup> of October 2017. This was submitted as an alternative to the white uPVC window frames.

The front and side elevation are more exposed and open to public views from Valleyfield Road and Waterloo Bank and therefore the introduction of green uPVC is still not considered to be an appropriate option for the replacement windows. The use of uPVC windows within the front and side elevation would have an adverse



visual impact upon the character and appearance of the conservation area. A condition will be attached refusing the replacement windows within the front and side elevations.

However, the use of green uPVC framed double glazed windows within the rear elevation is unlikely to result in an adverse visual impact upon the character or appearance of the conservation area or dwelling due to it being less open to public views. In this instance the introduction of the green uPVC double glazed windows within the rear elevation of the application dwelling is considered to be acceptable. A condition will be attached to ensure that the windows within the rear elevation are green uPVC as per the sample provided on the 31<sup>st</sup> October 2017.

Planning permission is also sought for the replacement of the existing to replace the existing painted green timber front door for a red uPVC door of a similar style to the existing door. The introduction of a red uPVC door within the front elevation would visually look out-of-character within the streetscape and would result in an adverse visual impact upon the dwelling and conservation area. Therefore, a condition will be attached refusing the replacement door within the front elevation.

There is no adverse impact on neighbour amenity as a consequence of the proposal, due to the nature of the works.

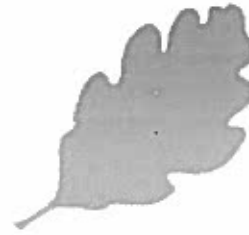
Overall, all relevant matters have been taken into consideration in determining this application. It is considered that the proposal accords with the principles and policies of Midlothian Local Plan and is acceptable in terms of all other applicable material considerations. Therefore, it is recommended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

**Recommendation:** Grant planning permission.

## Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 17/00734/DPP



Bryant and Cairns Ltd  
2/3 Borthwick View  
Pentland Industrial Estate  
Loanhead  
EH20 9QH

Midlothian Council, as Planning Authority, having considered the application by Mr W Hall, 3 Bankmill View, Penicuik, EH26 8NZ, which was registered on 18 September 2017, in pursuance of their powers under the above Acts, hereby grant permission to carry out the following proposed development:

**Installation of replacement windows and door at 3 Bankmill View, Penicuik, EH26 8NZ.**

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

<u>Document/Drawing</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Existing Elevations	W7582/02 Rev A	18.09.2017
Proposed Elevations	W7582/03	18.09.2017
Location Plan/Inc Neighbours Notified	W7582/01	18.09.2017
Supporting Statement	Sample	31.10.2017

This permission is granted for the following reasons:

*The development will not have a significant adverse impact on the character of the conservation area or on the amenity of neighbouring land and buildings and therefore complies with policies DEV2 and ENV19 of the adopted Midlothian Local Development Plan and Historic Environment Scotland policy and guidance.*

Subject to the following conditions:

1. Notwithstanding the plans hereby approved, the replacement windows within the front and side elevations are hereby not approved.

**Reason:** *The introduction of uPVC within the front and side elevation will result in an adverse visual impact upon the character and appearance of the dwellinghouse and conservation area, which is contrary to policy ENV19 of the adopted Midlothian Local Development Plan and Historic Environment Scotland policy and guidance.*

2. Notwithstanding the plans hereby approved, the replacement door within the front elevation is hereby not approved.

**Reason:** *The introduction of a red uPVC door within the front elevation will result in an adverse visual impact upon the character and appearance of the dwellinghouse and conservation area, which is contrary to policy ENV19 of the adopted Midlothian Local Development Plan and Historic Environment Scotland policy and guidance.*

3. Notwithstanding the plans hereby approved, the replacement windows within the rear elevation shall be green uPVC as per the sample provided on the 31<sup>st</sup> of October 2017.



***Reason: The installation of white uPVC fenestration within the rear elevation would result in an adverse visual impact upon the character and appearance of the dwellinghouse and conservation area, which is contrary to policy ENV19 of the adopted Midlothian Local Development Plan and Historic Environment Scotland policy and guidance.***

Dated 10 / 11 / 2017

A handwritten signature in black ink, consisting of the letters 'DR' in a stylized, cursive font.

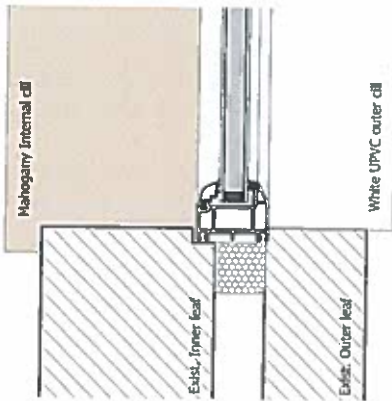
.....  
Duncan Robertson  
Lead Officer – Local Developments,  
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN



Proposed Front Elevation - 1: 100 @ A3

Existing Dark green 'timber' windows on front elevation to be removed and replaced with new 'White' upvc double glazed equivalent, with accompanying georgian bar detail to match existing.

Existing Dark Green 'timber' entrance door to be removed and new 'Red' upvc double glazed equivalent to be installed within existing aperture.



Proposed Jamb/Frame Detail - 1: 5 @ A3

## General Information:

Replacement window(s):  
Existing double glazed timber windows to be removed & replaced with new 'White' upvc double glazed windows to suit.  
All existing masonry finishes to remain unaltered & unaffected by proposals.

Deceuninck Heritage upvc framed double glazed windows and door.

Door hardware - Chrome

Glazing bars - White

Glazing - Clear DP85 Patterned Glass

Window hardware - Chrome

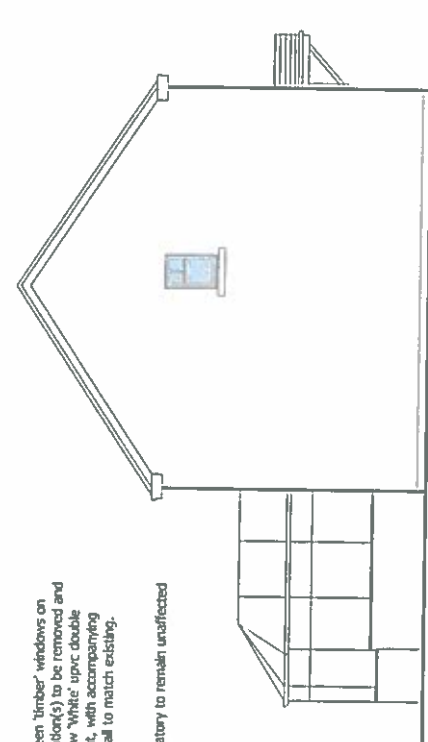
Glazing bars - White

Glazing - Clear

Scale Key;

0m 1 2 3 4 5m

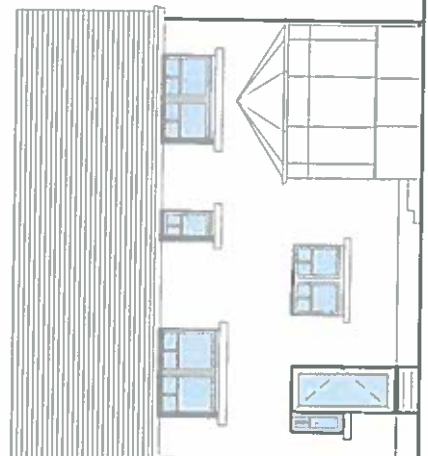
Scale 1:100



Proposed Side Elevation - 1: 100 @ A3

Existing Dark green 'timber' windows on rear & side elevation(s) to be removed and replaced with new 'White' upvc double glazed equivalent, with accompanying georgian bar detail to match existing.

Please note:  
Existing Conservatory to remain unaffected by proposal.



Proposed Rear Elevation - 1: 100 @ A3

**Bryant Cairns**  
ARCHITECTS & CONSERVATORS  
2/3, Berwick View  
Penrith, Cumbria, LA19 4QJ  
Tel: 0131 410 2855  
Fax: 0131 418 2090  
Web: BryantCairns.co.uk

Replacement Upvc Double Glazing

at: 3 Bankmill View, Penicuik  
for: Mr & Mrs Hall

Work: N/A Home: N/A

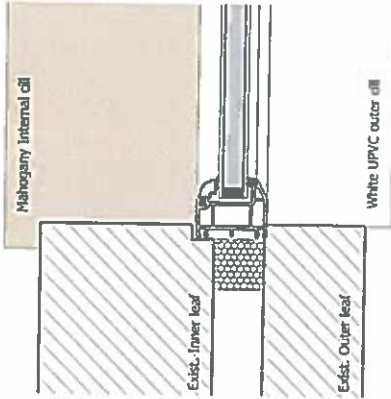
Drawing title:

Proposed Elevations & Jamb Detail

drawing no.	revision	drawn by	date	meter	scale
W7582/03	-	GM	18.02.17	see	drg



Proposed Front Elevation - 1: 100 @ A3



Proposed Jamb/Frame Detail - 1: 5 @ A3

**Additional Information:**

Replacement window(s):  
New 'fir green' Astragal's are now available, and form part of the proposal to ensure a 'like for like' appearance, and preserve the Character of the property.

**General Information:**

Replacement window(s):  
Existing double glazed timber windows to be removed & replaced with new 'fir green' upvc double glazed windows to suit.  
All existing masonry finishes to remain unaltered & unaffected by proposals.

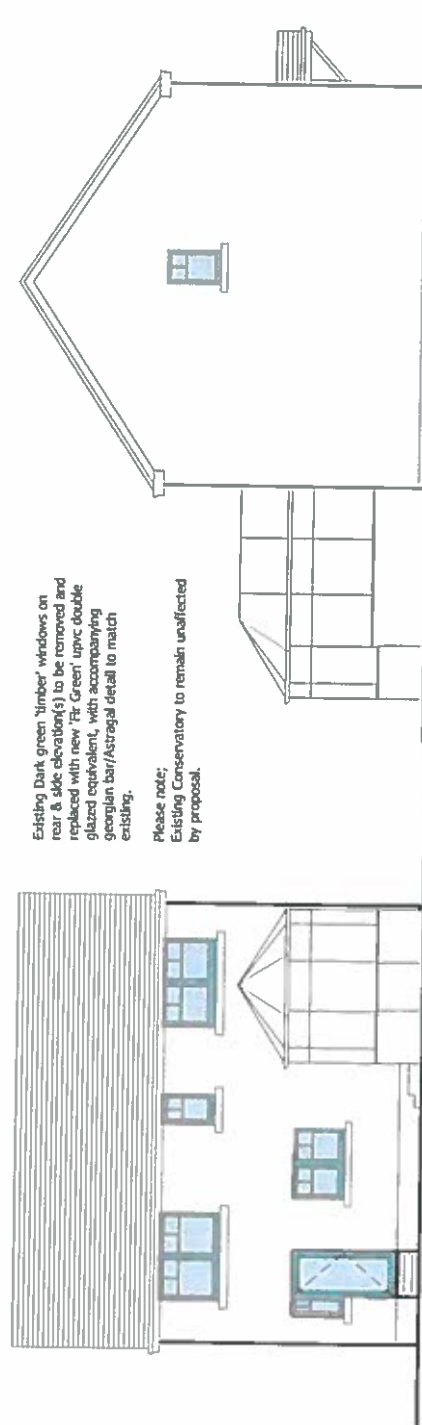
Deceuninck Heritage upVC framed double glazed windows and door.

Door hardware - Chrome  
Glazing bars - White  
Glazing - Clear DP85 Patterned Glass  
Window hardware - Chrome  
Glazing bars - White  
Glazing - Clear

Scale Key;


0m 1 2 3 4 5m

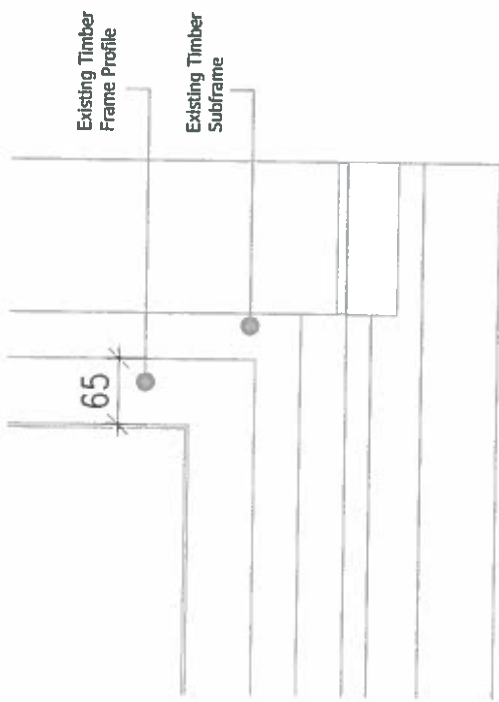
Scale 1:100



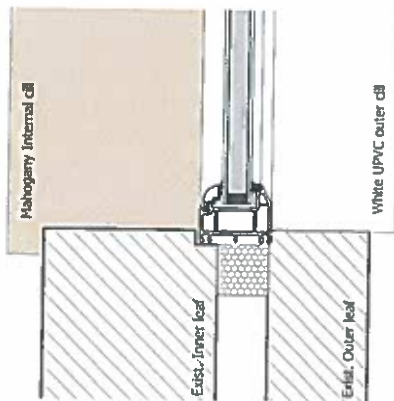
Proposed Rear Elevation - 1: 100 @ A3

Proposed Side Elevation - 1: 100 @ A3

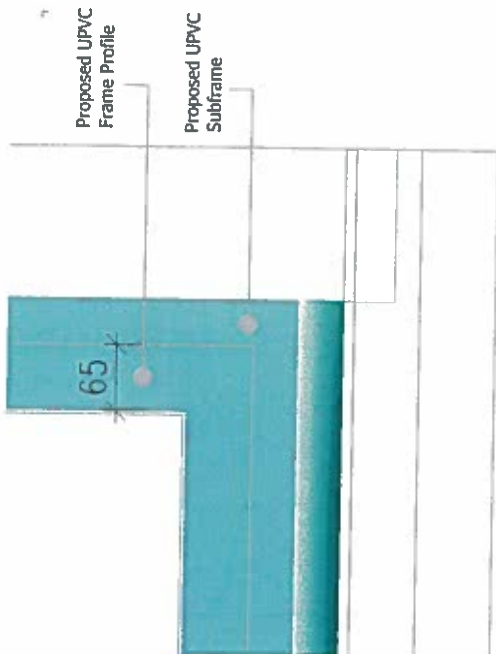
 <p>2/3 Barthwick View Lanarth Industrial Estate, Midlothian, Scotland EH20 8QH Tel: 0131 418 2000 Fax: 0131 418 2000 Web: BryantandCairns.co.uk</p>		<p>Replacement Upvc Double Glazing at: 3 Bankmill View, Penicuik for: Mr &amp; Mrs Hall</p>	
Work:	N/A	Home:	N/A
Drawing title: Proposed Elevations & Jamb Detail			
Drawing no.	revision	drawn by:	checked by:
W7582/03	A	GM	18.02.17
			see drg



**Existing Jamb/Frame Detail - 1: 5 @ A3**



**Proposed Jamb/Frame Detail - 1: 5 @ A3**



**Proposed Jamb/Frame Detail - 1: 5 @ A3**

Deceuninck Heritage upPVC framed double glazed windows and door.			
Door hardware - Chrome	Window hardware - Chrome		
Glazing bars - White	Glazing bars - White		
Glazing - Clear DPB5 Patterned Glass	Glazing - Clear		

Existing Astragal's can also be supplied to match existing.  
Please refer to 'Proposed Elevations' for details.



**Existing Installation - Pictured with UPVC Sample for Comparison**  
Please Note; Sample is available on-site for inspection/consideration

Note;  
Photograph shows a section of UPVC profile against existing Timber frame for context and illustrative purposes.

**UPVC profile**



Note;  
Photograph shows a section of UPVC profile held against existing Timber frame for context and illustrative purposes.

UPVC profile  
(as proposed)

**Upvc Sample - photographed inline with existing frames**  
Please note; Proposed UPVC profile matches frame width of existing Timber Windows

**General Information:**

Replacement window(s):  
Existing double glazed timber windows to be removed & replaced with new 'Dark Green' upVC double glazed windows to suit.  
All existing masonry finishes to remain unaltered & unaffected by proposals.  
Please note: Proprietary Stub Cills & Astragal's can also be supplied to match existing. Please refer to 'Proposed Elevations' for details.

Scale Key;



Scale 1:100

		2/2 Berrivick View Lowland Industrial Estate, Middleham, Scotland E16 6PP. Tel: 01814 48 5555 Fax: 0131 448 2088 Web: BryantandCairns.co.uk	
		Replacement Upvc Double Glazing at: 3 Bankmill View, Penicuik for: Mr & Mrs Hall	
Work:	N/A	Home:	N/A
drawing title: Frame Comparison			
drawing no:	revision:	drawn by:	scale:
W7582/04	-	GM	18.02.17 see drg



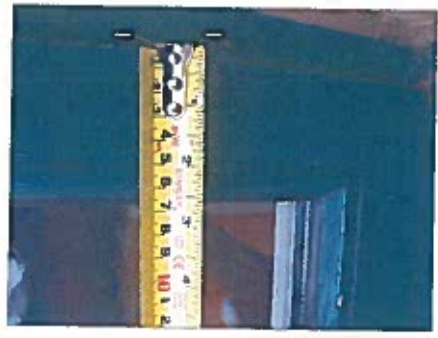
**Photograph Looking West along Valleyfield Road, towards Bankmill View**

The above photograph illustrates a view back towards Bankmill View, from Valleyfield Road, Penicuik. The property located on the left, includes a UPVC Conservatory which was previously approved by the Planning Authority under application 03/00426/RUL.




**Photograph Looking East along Valleyfield Road, towards Bankmill View**

The above photograph illustrates a view down Valleyfield Road, Penicuik. A large proportion of properties located here & upon Bridge Street [prominent location within the Conservation area] are fitted with White UPVC Window & Door products. Furthermore, this aesthetic [White UPVC Products] is also present within the properties built on Lower Valleyfield View, which are of a similar age & construction to that of Bankmill View. Whilst this Street is currently outwith the Conservation area, it is currently under consideration for inclusion.



**Existing Timber Profile**

		2/3 Bankmill View 3 Bankmill View Leamhead, Middlebush, Edinburgh, EH10 8QJ. Tel: 0131 418 2888 Fax: 0131 418 2888 web: BryantandCairns.co.uk	
Replacement Upvc Double Glazing			
at: 3 Bankmill View, Penicuik			
for: Mr & Mrs Hall			
Work:	N/A	Home:	N/A
drawing title:			
Site Photographs			
drawing no. W7582/05	revision: -	drawn by: GM	date: 18.02.17
			scale: see drg





## **Notice of Review: 75 Castlelaw Crescent, Bilston**

### **Determination Report**

Report by Ian Johnson, Head of Communities and Economy

#### **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 erection of an extension at 75 Castlelaw Crescent, Bilston.

#### **2 Background**

- 2.1 Planning application 17/00828/DPP for the erection of an extension at 75 Castlelaw Crescent, Bilston was refused planning permission on 18 December 2017; 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, issued on 18 December 2017 (Appendix D); and
  - A copy of the relevant drawings/plans (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](http://www.midlothian.gov.uk).

#### **4 Procedures**

- 4.1 In accordance with procedures agreed by the LRB, the LRB by agreement of the Chair:
- Have scheduled an unaccompanied site visit for Monday 9 April 2018; and
  - Have determined to progress the review by way of written submissions.
- 4.2 The case officer's report identified that there were no consultations required and no representations 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 to the next 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 It is considered that no conditions would be required if the LRB is minded to grant planning permission. The reasons for refusing the application relate to its potential impact on amenity and it is considered that this cannot be mitigated by conditions if the LRB are minded to support the review on the basis that the proposed development is acceptable.

## **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

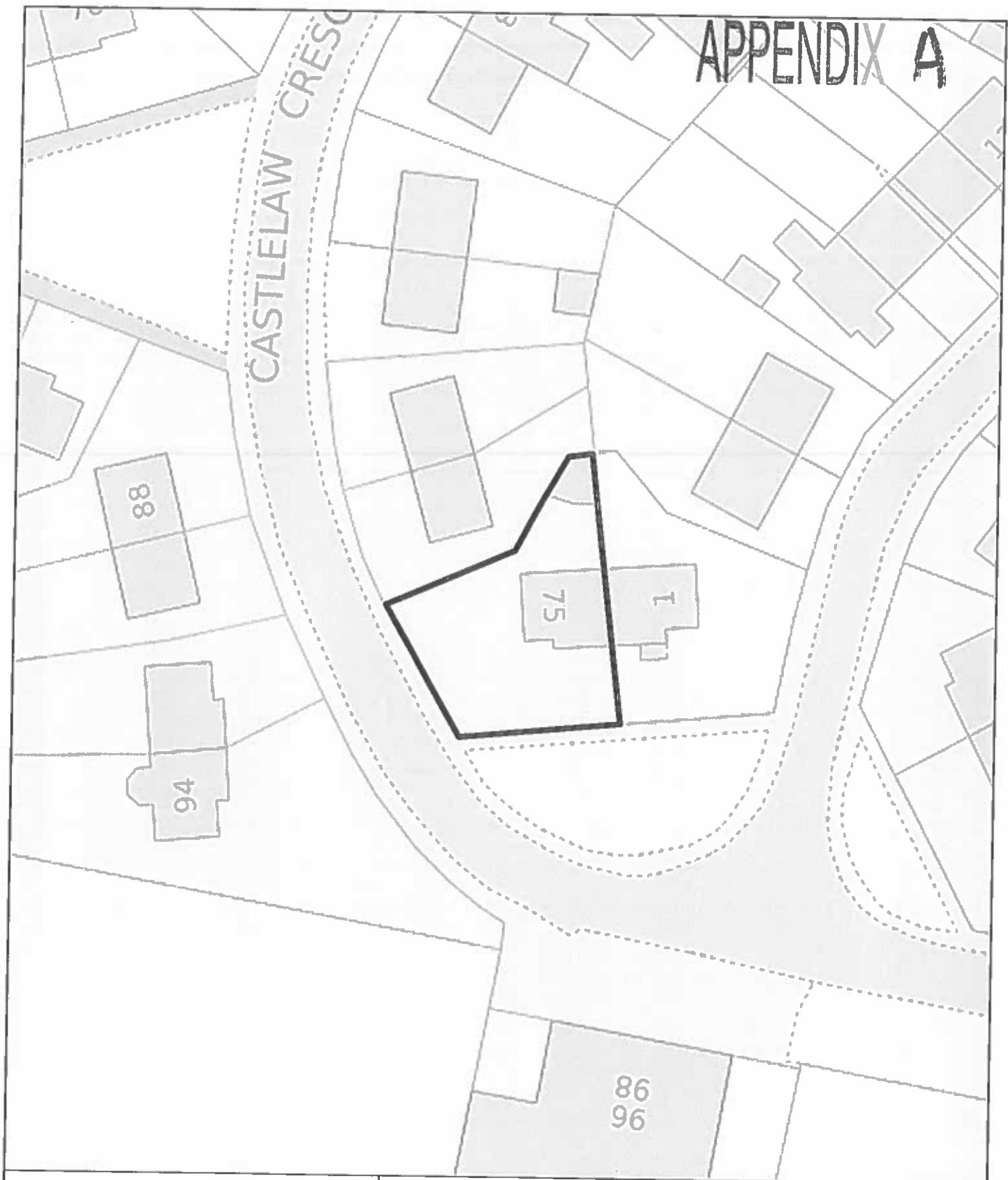
**Date:** 3 April 2018

**Report Contact:** Peter Arnsdorf, Planning Manager (LRB Advisor)  
peter.arnsdorf@midlothian.gov.uk

**Tel No:** 0131 271 3310

**Background Papers:** Planning application 17/00828/DPP available for inspection online.

# APPENDIX A



**Education, Economy  
& Communities**  
Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3AA

Extension to dwellinghouse at 75 Castlelaw Crescent, Bilston

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File No. 18/00828/DPP

Scale: 1:500



Midlothian Council Licence No. 100023416 (2018)

## NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect  
of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND)  
Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS  
ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename	JAMES	Forename	LES
Surname	MURPHY	Surname	Mc CASKEY
Company Name		Company Name	
Building No./Name	75	Building No./Name	18A
Address Line 1	CASTLELAW	Address Line 1	ROTHESAY PLACE
Address Line 2	CRESCENT	Address Line 2	
Town/City	BILSTON	Town/City	EDINBURGH
Postcode	EH 25 9SR	Postcode	EH 3 7SQ
Telephone	-	Telephone	-
Mobile		Mobile	07817 809 327
Fax	-	Fax	-
Email		Email	lesmccaskeyaciob@gmail.com

3. Application Details	
Planning authority	MIDLOTHIAN COUNCIL
Planning authority's application reference number	17/00 828/DPP
Site address	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>75 CASTLELAW CRESCENT BILSTON EH 25 9SR</p> </div> <div style="width: 35%; border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin: 0;">CORPORATE RESOURCES</p> <p style="margin: 0;">FILE:</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <p style="margin: 0;">RECEIVED 06 FEB 2018</p> </div> </div>
Description of proposed development	<p style="text-align: center; margin: 0;">EXTENSION TO DWELLING HOUSE</p>

Date of application

19-10-17

Date of decision (if any)

18-12-17

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

#### 4. Nature of Application

Application for planning permission (including householder application)



Application for planning permission in principle



Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)



Application for approval of matters specified in conditions



#### 5. Reasons for seeking review

Refusal of application by appointed officer



Failure by appointed officer to determine the application within the period allowed for determination of the application



Conditions imposed on consent by appointed officer



#### 6. 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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions



One or more hearing sessions



Site inspection



Assessment of review documents only, with no further procedure



If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

#### 7. Site inspection

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

Can the site be viewed entirely from public land?



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



If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

#### 8. Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

REFER TO SUPPORTING STATEMENT  
ENCLOSURE

Have you raised any matters which were not before the appointed officer at the time your application was determined?

Yes ☐ No ☒

If yes, please explain below a) why you are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

### 9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

APPLICATION FORM  
REFUSE NOTICE  
SUPPORTING STATEMENT  
PLANS 01, 02, 03, 04, 05, 06 + 07

**Note.** The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

### 10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form



Statement of your reasons for requesting a review



All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.



**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 from that earlier consent.

### DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:

[Redacted Signature]

Name:

L. M. CASAREY

Date:

5/2/18

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

## **Notice of Review / Supporting Statement**

The applicant acknowledges the planning authorities findings, but would disagree with the reasons given in respect of refusal of the said application.

The applicant would question the planning authorities comments that the proposed footprint of new extension would be an over development of the site, dominant in scale and would not be in keeping with the general appearance and character of the neighbourhood.

The area in general area / streetscape comprises a mix of numerous different shapes and sizes of house types, with the proposed extension adding favourably to the variety.

The applicant would state that the introduction of said extension would sit comfortably against side of the property, within the large overall property plot, whilst maintaining adequate amenity / garden area.

It would certainly not have a detrimental impact on either the property itself, the street scene in general, or the overall character of the surrounding area.

The idea in respect of the 60 degree roof was to have the front and rear elevations of the extension reflecting the main house, resulting in an obvious extension in appearance but with a lower flat roof area, which would be sympathetic to the main house in style and finish. Consideration has been taken to ensure that the proposed extension shall appear to have been there for some time and not just a box like addition bolted to side of the property.

The valley at the front would provide a better look visually with gutters to provide continuity. The external wall finishes and window arrangement would reflect the existing house

The applicant is of the firm opinion that the proposals as submitted would not impinge on the overall amenity of the said property.

The applicant is of the opinion that the proposed location and design of new extension results in the best use of space within the property and provides the required additional accessible ground floor living accommodation required by the applicant.

The proposed extension is designed as granny flat accommodation ancillary to the main house, comprising fully accessible / compliant ground floor layout, allowing maximum mobility throughout for use by elderly family member.

The scale, design and materials proposed in respect of new extension reflect generally what is currently in place and in adjacent properties in respect of material, style and design and would not have a detrimental impact or look out of place in general.

The applicant is aware that no objections have been raised by neighbouring properties.

It is hoped that the review board shall look favourably in respect of this appeal and take into consideration the points raised by the applicant in support of his appeal.



**MIDLOTHIAN COUNCIL****DEVELOPMENT MANAGEMENT  
PLANNING APPLICATION DELEGATED WORKSHEET:**

**Planning Application Reference:** 17/00828/DPP

**Site Address:** 75 Castlclaw Crescent, Bilston

**Site Description:**

The application site comprises of a two storey semi-detached dwellinghouse situated within a primarily residential area. The application dwellinghouse is located on the corner of Castlclaw Crescent and is attached to no.1 Castlclaw Crescent. There is a small area of open space to the front of the application dwelling.

The application dwellinghouse is finished in an off-white dry dash render with a slate roof and white uPVC fenestration. The attached neighbouring dwellinghouse is finished in a brown dry dash render.

**Proposed Development:** Extension to dwellinghouse

**Proposed Development Details:**

Planning permission is sought for the erection of a single storey extension to the gable end of the application dwelling. The proposed extension is offset at an angle which brings the proposed extension forwards of the front elevation. The rear elevation of the proposed extension extends 9m from the side elevation and the front elevation of the proposed extension extends 7m from the side elevation.

The roof design of the proposed extension is a combination of a mansard style roof with an exaggerated slope to the front. The overall height of the proposed extension is 6m from ground level. The height of the eaves of the proposed extension are 5.3m to the rear elevation and 3.1m to the front elevation.

It is noted on the submitted plans that the proposed extension is to be finished in a painted render with a slate and felt roof and white uPVC fenestration to match the main dwelling.

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

No relevant planning history.

**Consultations:** No consultations undertaken.

**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.

**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 extension is open to public views and is located to the gable end of the semi-detached dwellinghouse at an offset angle from the main dwelling that brings the extension forward of the front elevation. The rear of the proposed extension protrudes some 9m from the gable end, and the front elevation of the proposed extension protrudes some 7m from the gable end. To the north-west of the application site are neighbouring dwellinghouses at no.s 71 & 73 Castlelaw Crescent. The scale of the proposed extension results in it projecting beyond the defined building line and impacting the streetscape.

The proposed extension has a footprint of 52.5m<sup>2</sup>. The proposed extension almost doubles the footprint of the existing dwellinghouse. Although the proposed extension is set down from the main dwellinghouse, the overall all scale and prominent siting results in the proposed extension dominating the main dwellinghouse and detracting from the character and appearance of the dwellinghouse and streetscape.

Whilst the proposed material finishes of the proposed extension are noted to match the existing dwellinghouse so as to reflect the character of the application dwelling, the form and appearance of the proposed extension including the roof design do not draw from the character of the dwelling resulting in the proposed extension visually appearing as an alien addition. The proposed extension does not complement the character of the original building. An alternative, smaller, scheme, with an alternative roof design would more successfully reflect the character of the dwelling and not result in an adverse visual impact upon the character or appearance of the dwelling or streetscape.

It is noted that the proposed extension does not include any internal connections. The agent advised that the proposed extension is not to be utilised as a separate dwelling and it is proposed to be used as a granny flat Page 192 of 110 ancillary to the main dwelling. A condition could be used to ensure that the proposed extension remains ancillary to the application dwelling.

There are no significant adverse amenity implications as a consequence of the development proposal.

Overall, all relevant matters have been taken into consideration in determining this application. It is considered that the proposal does not accord with the principles and policies of Midlothian Local Development Plan and is not acceptable in terms of all other applicable material considerations. Therefore, it is recommended that the application is refused.

**Recommendation:** Refuse planning permission.

## Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

**Reg. No. 17/00828/DPP**

Les McCaskey  
18A Rothesay Place  
Edinburgh  
EH3 7SQ

Midlothian Council, as Planning Authority, having considered the application by Mr James Murphy, 75 Castlelaw Crescent, Bilston, EH25 9SR, which was registered on 19 October 2017 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

### **Extension to dwellinghouse at 75 Castlelaw Crescent, Bilston, EH25 9SR**

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

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Existing Elevations	1:100	19.10.2017
Proposed Cross Section	1:100	19.10.2017
Proposed Elevations	1:100	19.10.2017
Roof Plan (Proposed/Existing)	1:100	19.10.2017
Location Plan/Inc Neighbours Notified	1:1250	19.10.2017
Site Plan	1:200	19.10.2017
Proposed Floor Plan	Ground 1:100	19.10.2017
Site Plan	Site Layout 1:100	19.10.2017

The reasons for the Council's decision are set out below:

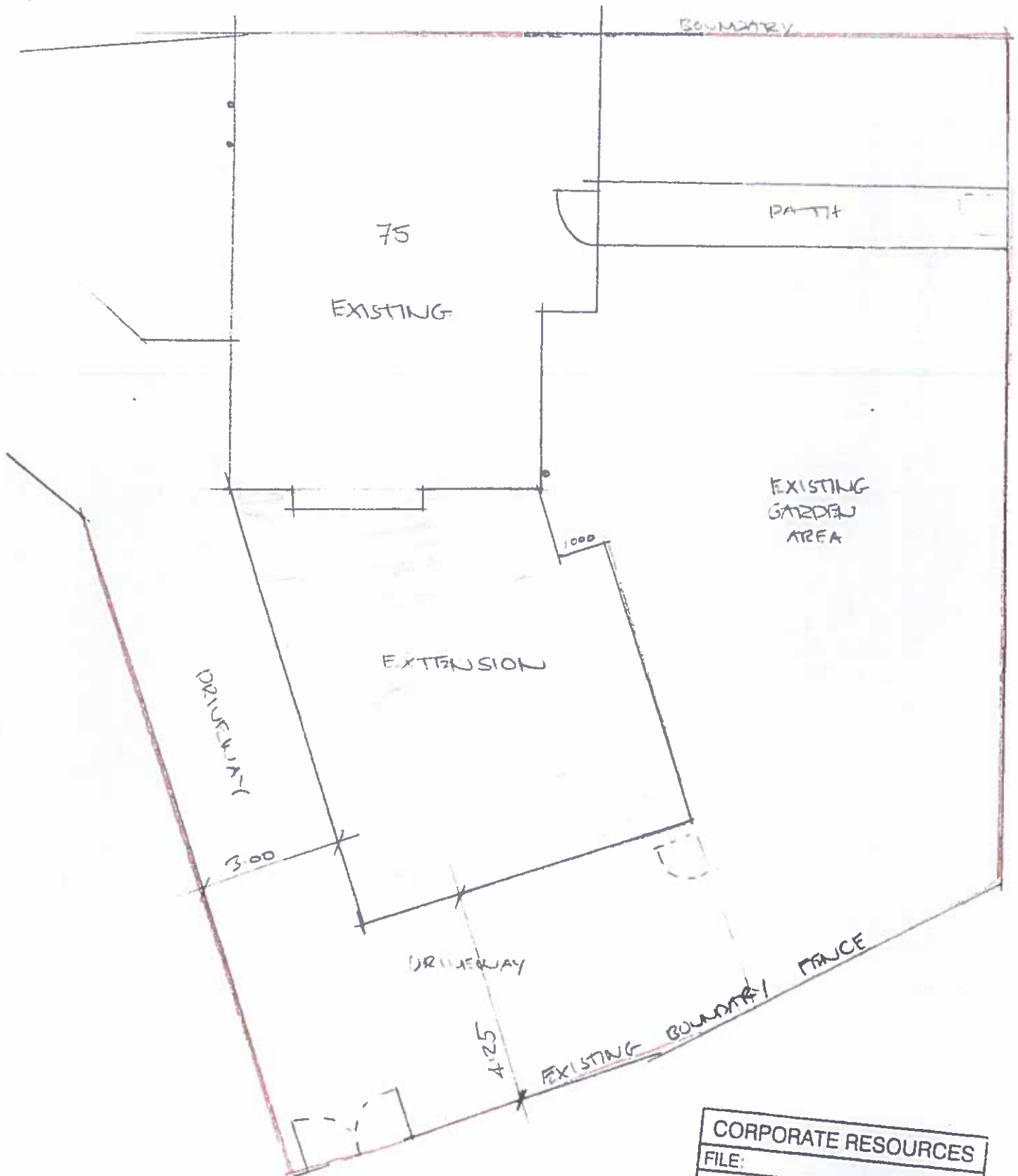
1. *The proposed extension does not reflect the roof design, form or character of the existing dwellinghouse and would result in a significant adverse impact upon the character and appearance of the dwellinghouse and streetscape.*
2. *The prominent siting and excessive scale of the extension detracts from the character of the application dwelling and attached neighbouring property (particularly as they form a symmetrical pair), and results in an adverse visual impact upon the character and appearance of the streetscape/locale.*
3. *For the above reasons the proposal is contrary to policies DEV2 of the adopted Midlothian Local Development Plan 2017. If the application was approved it would undermine the principals set out within DEV2, which seeks to ensure that development does not materially detract from the existing character or amenity of the area.*

Dated 18 / 12 / 2017

A handwritten signature in black ink, appearing to be 'DR' with a stylized flourish.

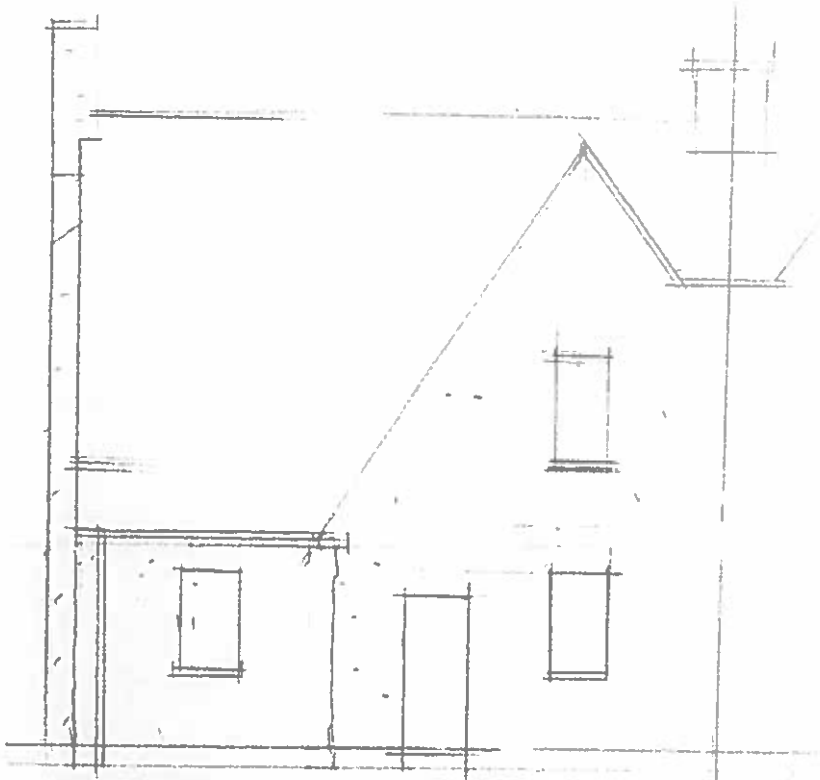
.....  
Duncan Robertson  
Lead Officer – Local Developments  
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN

# APPENDIX E

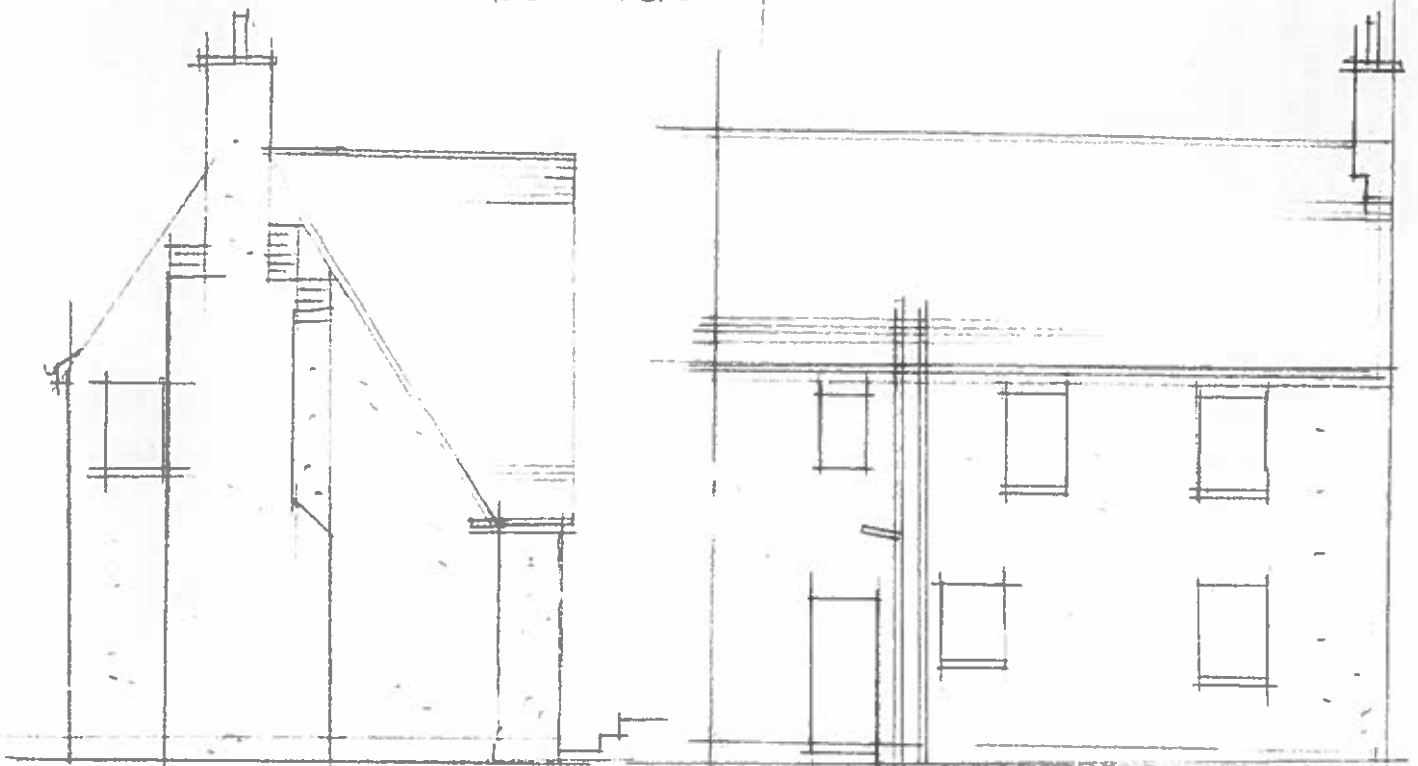


SITE LAYOUT 1:100

CORPORATE RESOURCES	
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02	



SOUTH FRONT ELEVATION



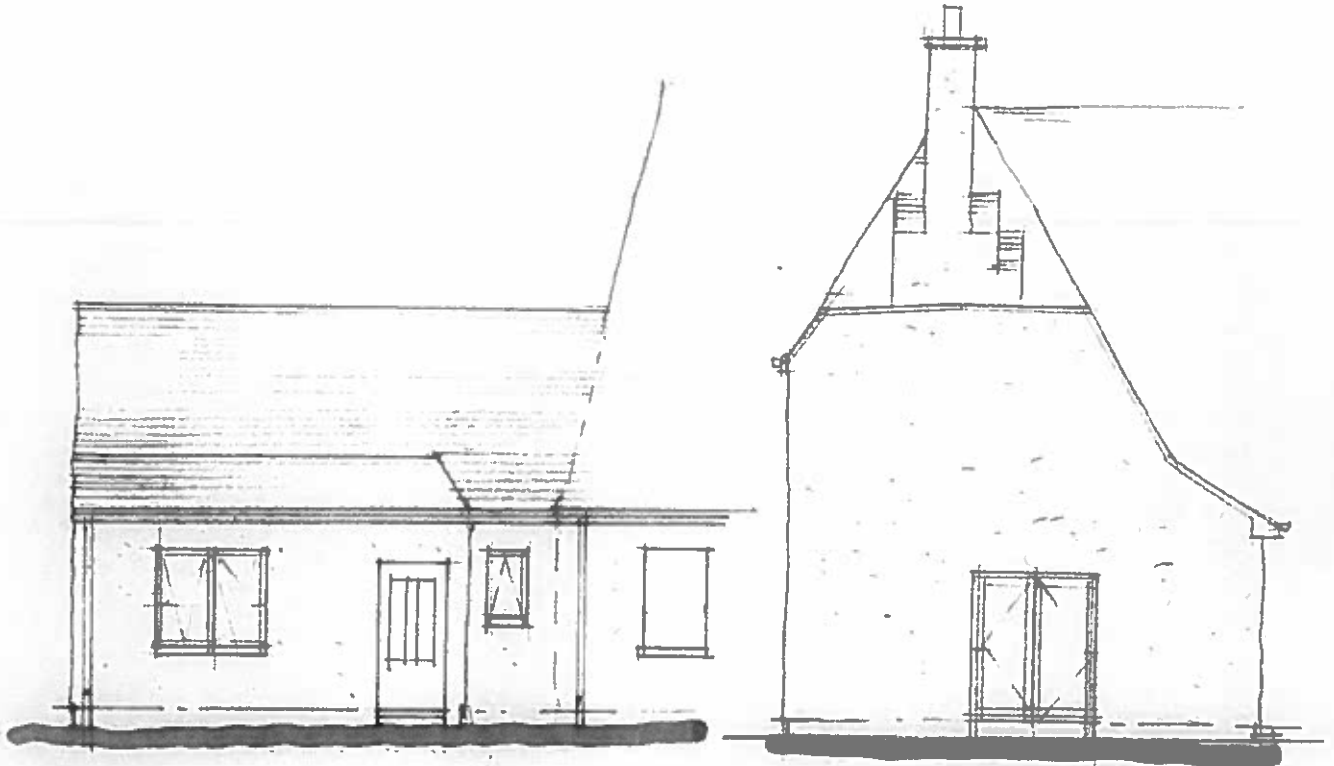
WEST GABLE ELEVATION

NORTH REAR ELEVATION

EXISTING ELEVATIONS 1:100

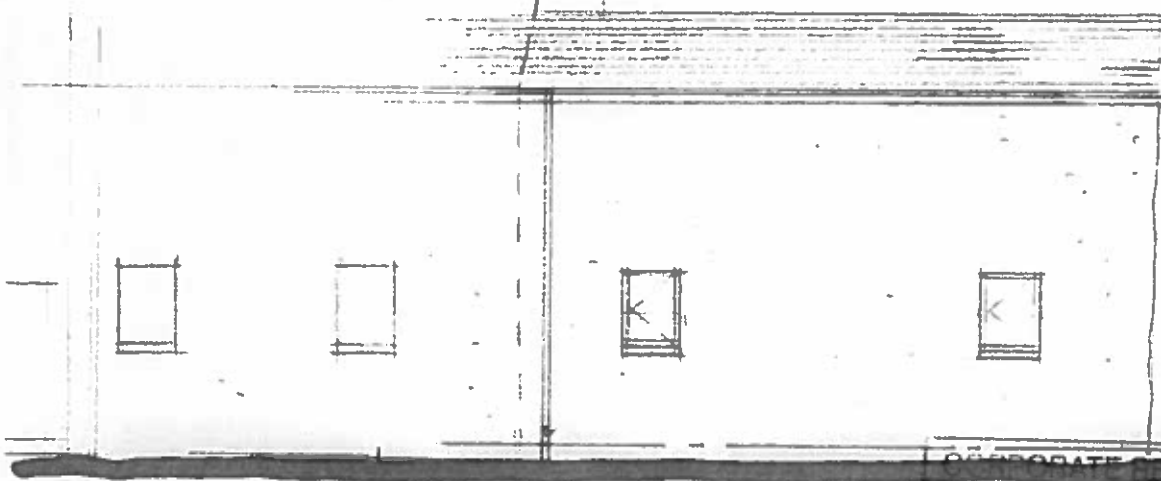
CORPORATE RESOURCES	
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- \* WALLS PAINTED REMOTE AS MAIN HOUSE
- \* ROOF - SHALE / FECT
- \* WINDOWS / DOORS - WHITE PVC DOUBLE GLAZED



FRONT ELEVATION 'SOUTH'

GABLE ELEVATION '1100 WEST'

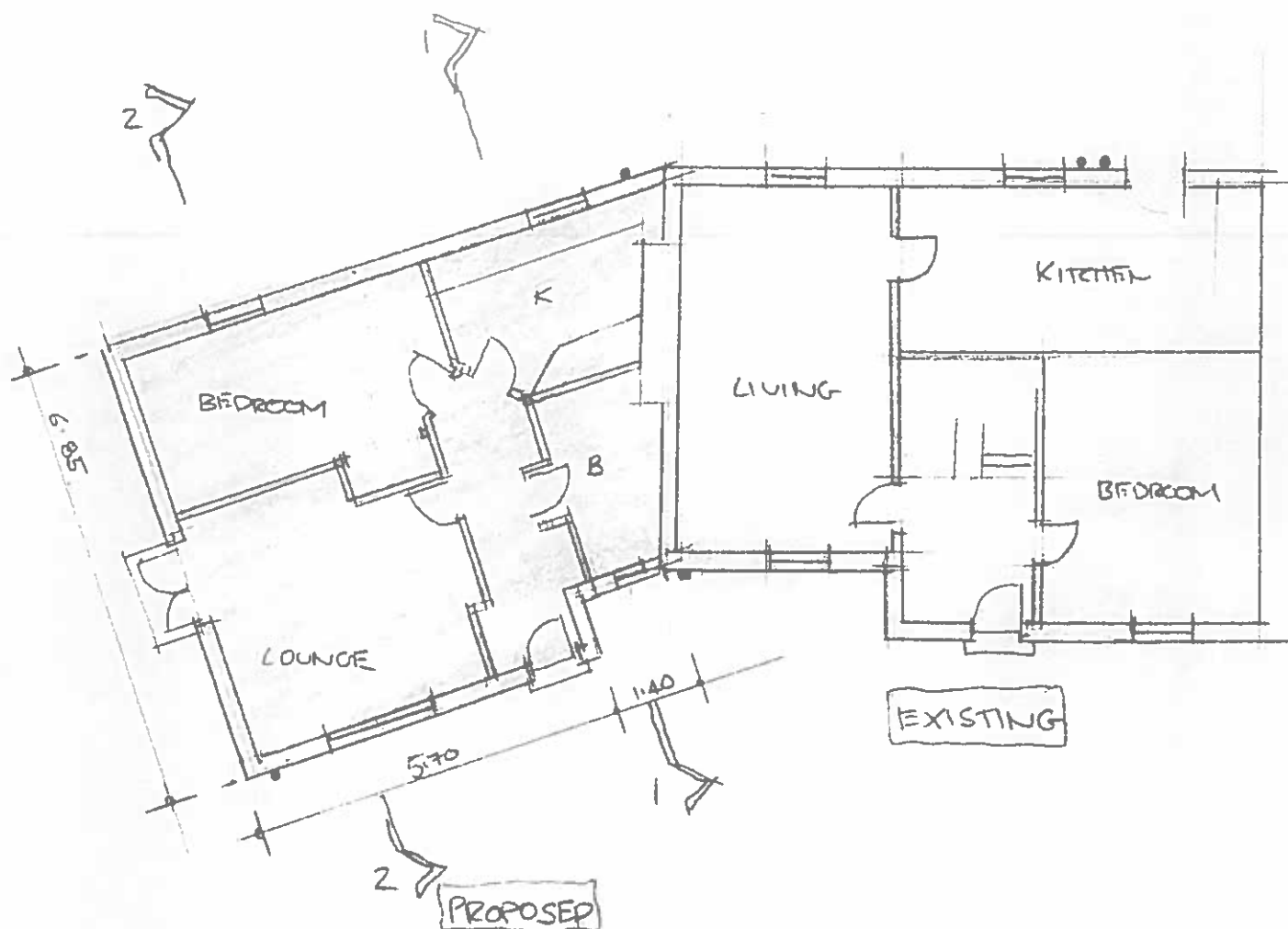


REAR ELEVATION '1100 NORTH'

PROPOSED ELEVATIONS (EXTENSION)

CORPORATE RESOURCES	
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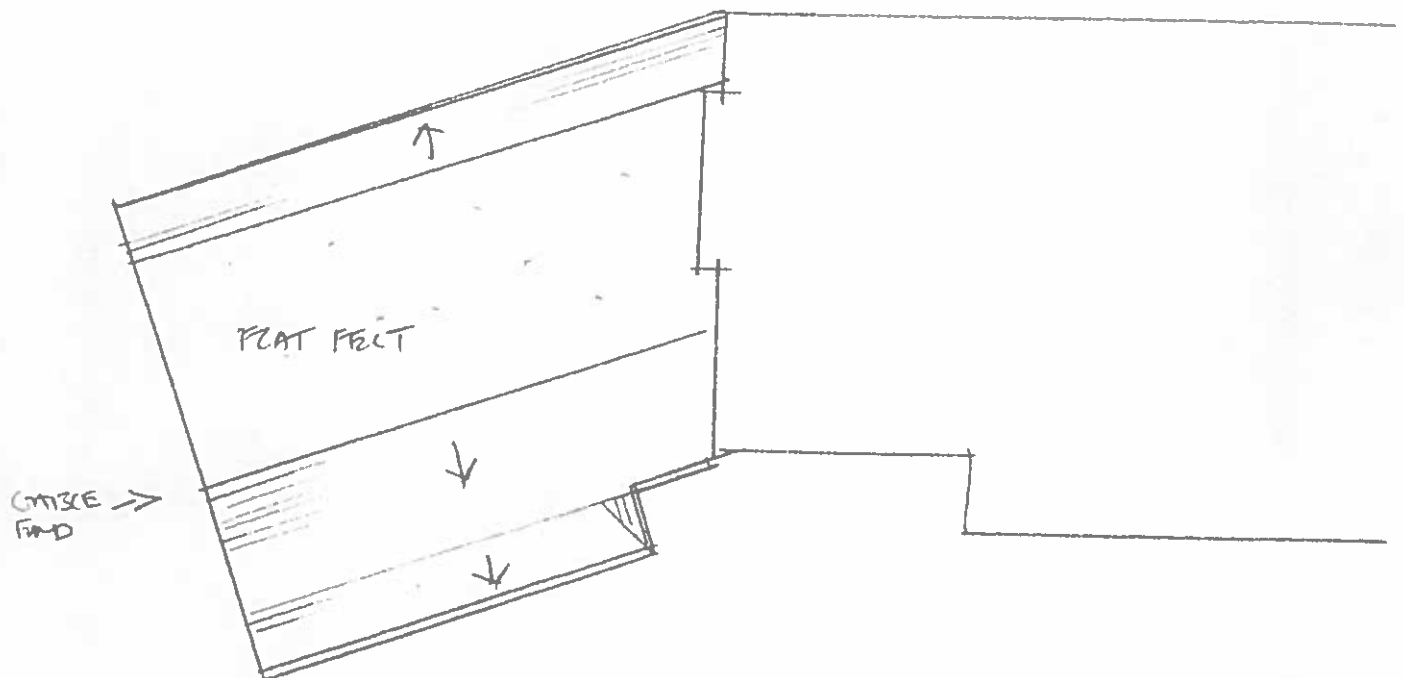




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GROUND FLOOR PLAN 1:100  
 \* FLOOR AREA 48m<sup>2</sup>

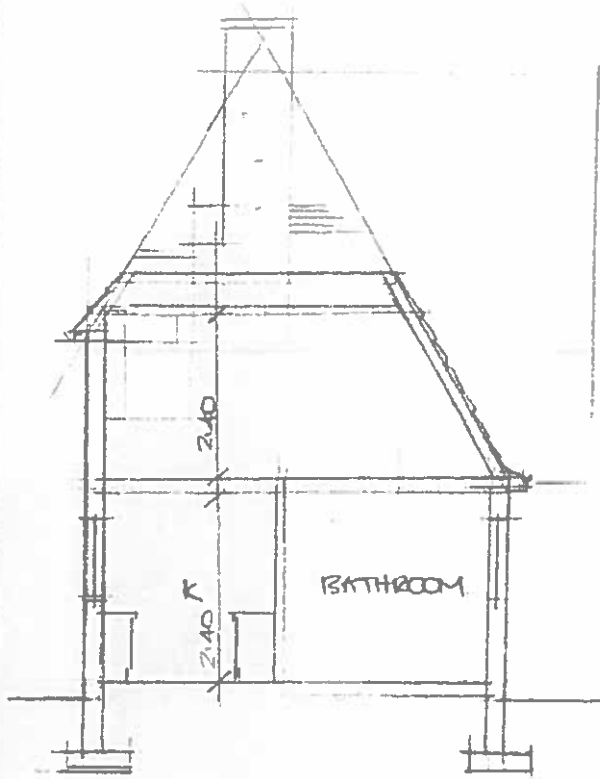
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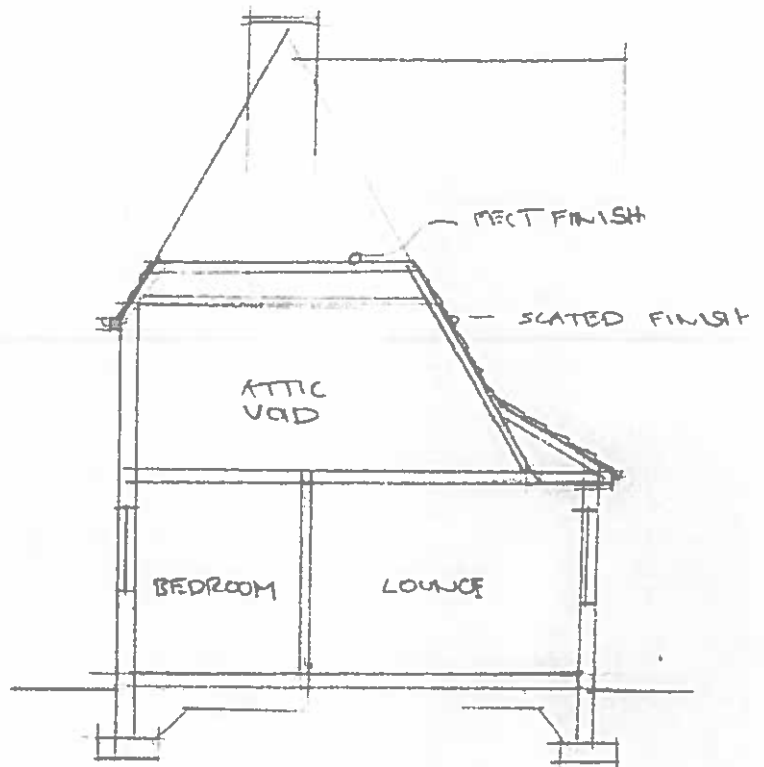
ROOF PLAN 1:100

06

CORPORATE RESOURCES	
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SECTION 1-1 1:100



SECTION 2-2

60° DECREE ROOF PITCH AS MAIN HOUSE

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04