

## Notice of Review: 8 Saint Davids Avenue, Dalkeith

### Determination Report

Report by Derek Oliver, Chief Officer Place

#### 1 Purpose of Report

- 1.1 The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for the installation of replacement windows and doors at 8 Saint Davids Avenue, Dalkeith.

#### 2 Background

- 2.1 Planning application 21/00745/DPP for the installation of replacement windows and doors at 8 Saint Davids Avenue, Dalkeith was granted planning permission subject to conditions on 21 October 2021; a copy of the decision is attached to this report. Conditions 1 and 2 attached to planning permission 21/00745/DPP are subject to review and are as follows:

1. Notwithstanding the plans hereby approved, the replacement windows within the front elevation are hereby not approved.
2. The door as proposed is not hereby approved, it shall be of timber construction in a colour to be approved in writing by the planning authority.

***Reason for conditions 1 and 2:*** *The introduction of uPVC 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. This part of the housing development was designed to incorporate traditional materials in order to integrate it in to the existing conservation area and the use of non-timber windows and door on the front elevation would significantly undermine that design approach.*

The applicant is requesting that the conditions are removed from the grant of planning permission and as a consequence enable uPVC windows and a composite/uPVC door to be installed in the front elevation of the building.

- 2.2 The review has progressed through the following stages:

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

### **3 Supporting Documents**

3.1 Attached to this report are the following documents:

- A site location plan (Appendix A);
- A copy of the notice of review form and supporting statement (Appendix B). Any duplication of information is not attached;
- A copy of the case officer's report (Appendix C);
- A copy of the decision notice, excluding the standard advisory notes, issued on 21 October 2021 (Appendix D); and
- A copy of the relevant 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 (as amended during the COVID-19 pandemic) agreed by the LRB, the LRB by agreement of the Chair:

- Have determined to consider a visual presentation of the site instead of undertaking a site visit; and
- Have determined to progress the review by way of written submissions.

4.2 The case officer's report identified that there were no consultation response and one representation received. As part of the review process the interested party was notified of the review. No additional comments have been received. All comments can be viewed online on the electronic planning application case file.

4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:

- Identify any provisions of the development plan which are relevant to the decision;
- Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
- Consider whether or not the proposal accords with the development plan;
- Identify and consider relevant material considerations for and against the proposal;
- Assess whether these considerations warrant a departure from the development plan; and
- State the reason/s for the decision and state any conditions required if planning permission is granted.

4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.

4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported 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 The nature of the proposal is such that it is considered that no conditions would be required if the LRB is minded to grant planning permission.

## **6 Recommendations**

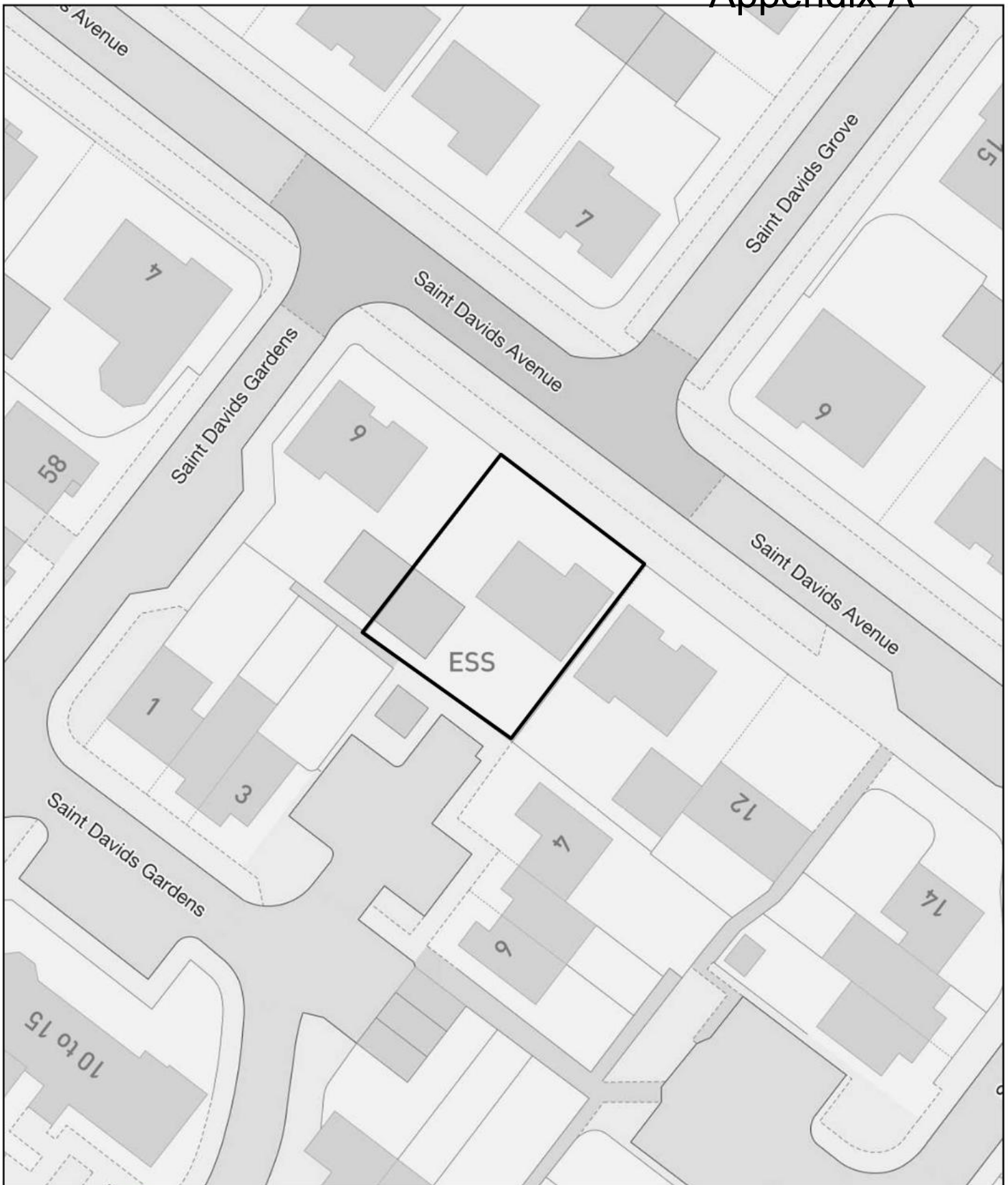
6.1 It is recommended that the LRB:  
a) determine the review; and  
b) the planning advisor draft and issue the decision of the LRB through the Chair

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 23 December 2021

**Report Contact:** Peter Arnsdorf  
Planning, Sustainable Growth and Investment Manager  
[peter.arnsdorf@midlothian.gov.uk](mailto:peter.arnsdorf@midlothian.gov.uk)

**Background Papers:** Planning application 21/00745/DPP available for inspection online.



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

Installation of replacement windows and doors at 8 Saint Davids Avenue, Dalkeith, EH22 3FF

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File No: 21/00745/DPP

Scale: 1:500

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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      100468274-002

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="John Gordon Associates Ltd"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="John"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Gordon"/>	Building Number:	<input type="text" value="3"/>
Telephone Number: *	<input type="text" value="01383850134"/>	Address 1 (Street): *	<input type="text" value="Dean Acres"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Comrie"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Dunfermline"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="KY12 9XS"/>
Email Address: *	<input type="text" value="gordonassociates@sky.com"/>		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr &amp; Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="-"/>	Building Number:	<input type="text" value="8"/>
Last Name: *	<input type="text" value="Badger"/>	Address 1 (Street): *	<input type="text" value="St. David's Avenue"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Dalkeith"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text" value="REDACTED"/>	Postcode: *	<input type="text" value="EH22 3FF"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

## Site Address Details

Planning Authority:	<input type="text" value="Midlothian Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="8 SAINT DAVIDS AVENUE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="DALKEITH"/>
Post Code:	<input type="text" value="EH22 3FF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="666512"/>	Easting	<input type="text" value="333098"/>
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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 windows and doors

## 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.

The applicant believes condition 1 should be removed because there are numerous examples of PVCU windows on the front of properties within the surrounding area and this is one of last few properties left with timber windows installed & condition 2 should be removed because the existing door is composite, the same as the proposed composite door. The existing door is also the original door and it is unreasonable to expect it to be replaced with timber when it was never timber to begin with.

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)

APPLICATION FORM; APPLICATION DRAWINGS; DECISION NOTICE;

## Application Details

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

21/00745/DPP

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

07/09/2021

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

21/10/2021

## 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)

SITE VISIT REQUESTED TO VIEW EXAMPLES OF PVCU

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

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

Yes  No

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

Yes  No



## Checklist – Application for Notice of Review

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

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

Yes  No

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

Yes  No

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

Yes  No  N/A

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

Yes  No

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

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

Yes  No

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

## Declare – Notice of Review

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

Declaration Name: Mr John Gordon

Declaration Date: 19/11/2021

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      100468274-001

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.

## Description of Proposal

Please describe accurately the work proposed: \* (Max 500 characters)

Installation of replacement windows

Has the work already been started and/ or completed? \*

No    Yes - Started    Yes – Completed

## 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:	John Gordon Associates Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	
Last Name: *	Gordon	Building Number:	3
Telephone Number: *	01383850134	Address 1 (Street): *	Dean Acres
Extension Number:		Address 2:	Comrie
Mobile Number:		Town/City: *	Dunfermline
Fax Number:		Country: *	Scotland
		Postcode: *	KY12 9XS
Email Address: *	gordonassociates@sky.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 & Mrs	Building Name:	
First Name: *	-	Building Number:	8
Last Name: *	Badger	Address 1 (Street): *	St. Davids Avenue
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Dalkeith
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	EH22 3FF
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:

Midlothian Council

Full postal address of the site (including postcode where available):

Address 1:

8 SAINT DAVIDS AVENUE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

DALKEITH

Post Code:

EH22 3FF

Please identify/describe the location of the site or sites

Northing

666512

Easting

333098

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

Yes  No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: John Gordon

On behalf of: Mr & Mrs - Badger

Date: 07/09/2021

Please tick here to certify this Certificate. \*

## Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? \*  Yes  No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? \*  Yes  No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? \*  Yes  No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? \*. This should have a north point and be drawn to an identified scale.  Yes  No
- e) Have you provided a certificate of ownership? \*  Yes  No
- f) Have you provided the fee payable under the Fees Regulations? \*  Yes  No
- g) Have you provided any other plans as necessary? \*  Yes  No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). \*

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding.  Yes  No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. \*  Yes  No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

## Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr John Gordon

Declaration Date: 07/09/2021

## Payment Details

Online payment: XMEP00005091  
Payment date: 07/09/2021 15:27:00

Created: 07/09/2021 15:27

## **MIDLOTHIAN COUNCIL**

### **DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:**

**Planning Application Reference:** 21/00745/DPP

**Site Address:** 8 Saint Davids Avenue, Dalkeith, EH22 3FF

#### **Site Description:**

The application site comprises a two storey detached dwellinghouse situated within a primarily residential area. The application property is finished externally in mix of cream coloured wet dash render and brick, with a slate roof, white painted timber framed windows, and timber front door.

The application property is located within a relatively modern housing development within the Newbattle Conservation Area.

#### **Proposed Development:**

Installation of replacement windows and doors

#### **Proposed Development Details:**

It is proposed to replace 14 existing windows with white uPVC double glazed windows, along with the replacement of the existing French doors to the rear of the property with white uPVC double glazed doors, white composite door in white uPVC to side of the dwelling, and the replacement of the existing front door of the property with grey composite door with grey uPVC frame.

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

History Sheet Checked.

#### **Consultations:**

None received.

#### **Representations:**

One representation was received objecting to the proposals on the basis that the proposed use of uPVC within the Conservation Area deviates from the original planning consent for the development, and impacts upon the character of the property and visual amenity of the surrounding area.

This has been assessed below.

#### **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 sitting 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, authenticity and physical integrity of most historic buildings and also to the character and interest of historic streets and places. They are an important element of a building's design. The size, shape and positioning of the openings are significant, as are the form and design of the framing, astragals and glazing. Their style, detailing and materials help us to understand the date when a building was constructed or altered, its function, and advances in related technology.

The relevant policies of the **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.

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

It is noted that policy DP6 House Extensions, from the now superseded 2008 Midlothian Local Plan, set out design guidance for new extensions requiring that they are well designed in order to maintain or enhance the appearance of the house and the locality. The policy guidelines contained in DP6 also relate to size of extensions, materials, impact on neighbours and remaining garden area. It also states that front porches to detached or semi-detached houses are usually acceptable provided they project less than two metres out from the front of the house. It also allowed for novel architectural solutions. The guidance set out within this policy has been successfully applied to development proposals throughout Midlothian and will be reflected within the Council's Supplementary Guidance on Quality of Place which is currently being drafted.

#### **Planning Issues:**

The main planning issue to be considered is whether or not the proposal complies with the development plan policies and, if not, whether there are any material planning considerations which would otherwise justify approval.

The Planning Authority generally do not support uPVC window frames on properties within conservation areas, particularly on front or public elevations of buildings.

Plastic window frames can have an adverse impact on the visual amenity of the area, as well as making replacement window dimensions more bulky than traditional timber frames.

The use of uPVC framed double glazed windows and doors within the rear and side elevations 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. The rear of the property faces onto an area of parking associated with properties off St Davids Garden where public views are limited. It is noted that the installation of uPVC windows and doors has previously been approved on the rear elevation of properties within this housing development. In this instance the introduction of the uPVC double glazed windows and doors within the rear and side elevations of the application dwelling is considered to be acceptable.

Taking in to account the location of the application property within a conservation area ideally the windows on the front of the property should be replaced with timber windows reflective of the current design. The front elevation is exposed and open to public views from St Davids Avenue. Therefore the introduction of uPVC is not considered to be an appropriate option for the replacement windows. The use of uPVC windows within this elevations results in an adverse visual impact upon the character and appearance of the conservation area. A condition will be attached to refusing the proposed alteration to windows on the principle elevation.

Planning permission is also sought for the replacement of the existing front door to a grey composite door with grey uPVC frame double glazed door. The introduction of a non-timber door within the front elevation would look visually 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 as proposed.

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

**Recommendation:**

Grant planning permission

## Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 21/00745/DPP



John Gordon Associates Ltd  
3 Dean Acres  
Comrie  
Dunfermline  
KY12 9XS

Midlothian Council, as Planning Authority, having considered the application by Mr and Mrs Badger, 8 St. Davids Avenue, Dalkeith, EH22 3FF, which was registered on 8 September 2021, in pursuance of their powers under the above Acts, hereby grant permission to carry out the following proposed development:

### **Installation of replacement windows and doors at 8 Saint Davids Avenue, Dalkeith, EH22 3FF**

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

<u>Document/Drawing</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	5153/LP 1:1250	08.09.2021
Proposed Elevations	5153/2 1:100	08.09.2021
Illustration/Photograph (existing)	5153/1 1:100	08.09.2021
Proposed Window Details	625872	08.09.2021
Proposed Door Details	625871	08.09.2021
Proposed Window Details	625870	08.09.2021
Proposed Door Details	625867	08.09.2021

This permission is granted for the following reason:

*The development will not have a significant adverse impact on the character of the 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 2017 and Historic Environment Scotland policy and guidance.*

Subject to the following conditions:

1. Notwithstanding the plans hereby approved, the replacement windows within the front elevation are hereby not approved.
2. The door as proposed is not hereby approved, it shall be of timber construction in a colour to be approved in writing by the Planning Authority.

**Reason for conditions 1 and 2:** *The introduction of uPVC 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. This part of the housing development was designed to incorporate traditional materials in order to integrate it in to the existing conservation area and the use of non-timber windows and door on the front elevation would significantly undermine that design approach.*

Dated 21 / 10 / 2021

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

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



Northeast Elevation



Northeast Elevation



Northeast Elevation



Southeast Elevation



Southeast Elevation



Southwest Elevation

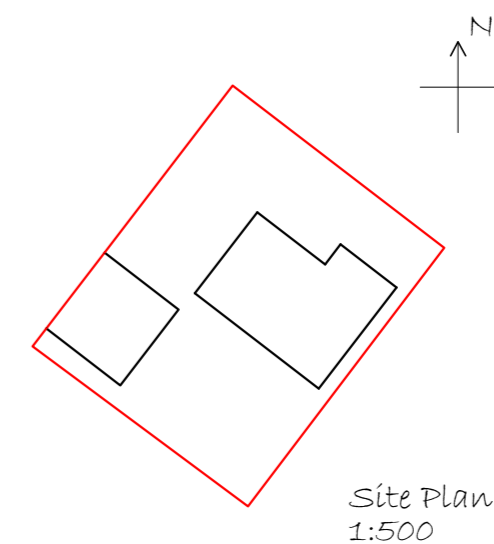
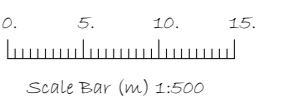


Southwest Elevation



Southwest Elevation

14 windows 3 door sets to be replaced in total.  
 Existing windows & doors are white painted timber.  
 Proposed windows are white PVCU, double glazed.  
 Proposed French doors are white PVC, double glazed.  
 Proposed side door is a white composite door with a white PVCU frame, double glazed.  
 Proposed front door is a grey composite door with a grey PVCU frame, double glazed.



Mr. & Mrs. Badger,  
 8 St. Davids Avenue,  
 Dalkeith. EH22 3FF.

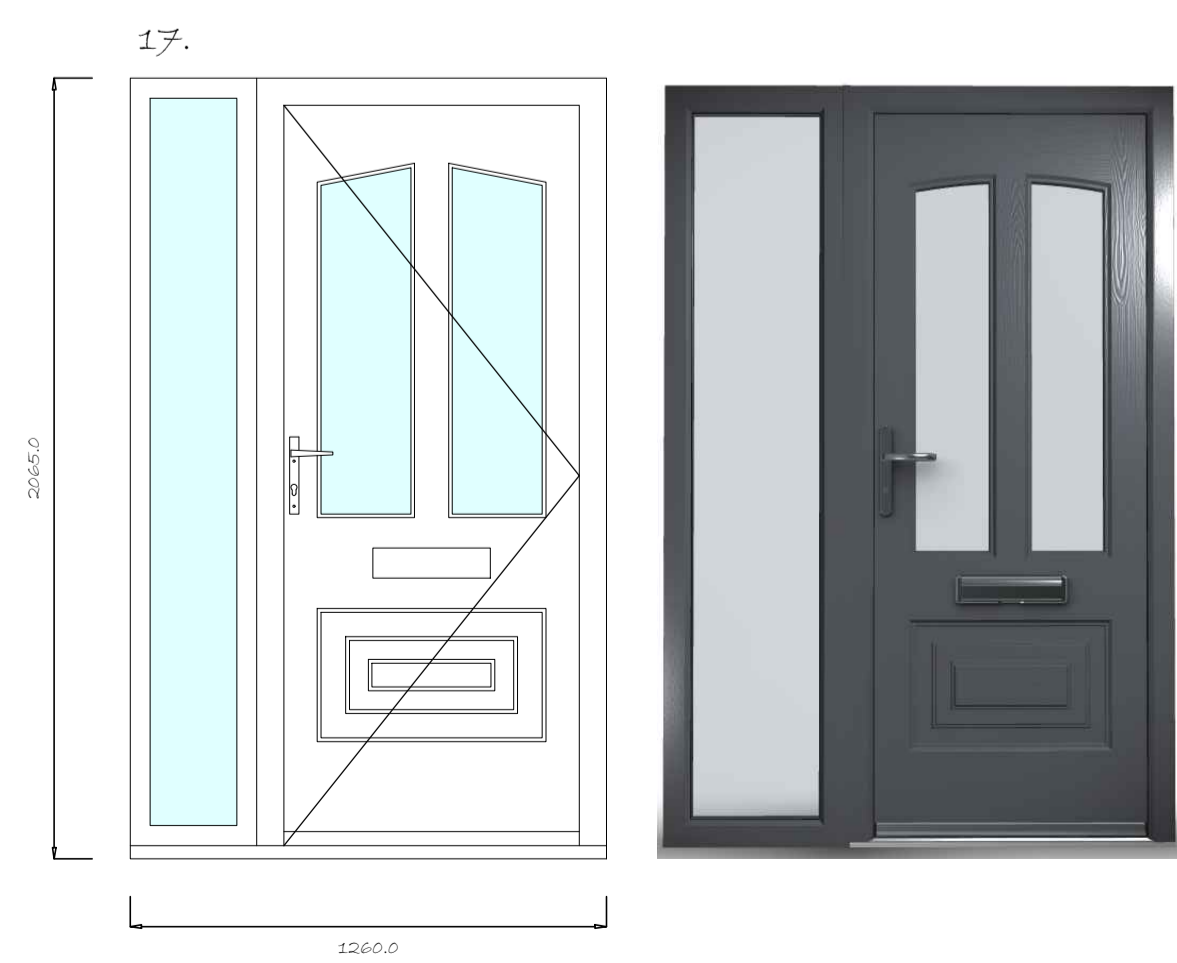
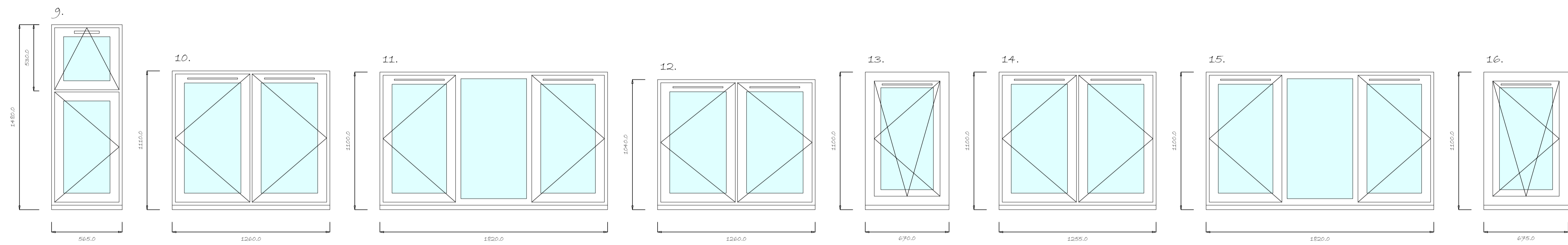
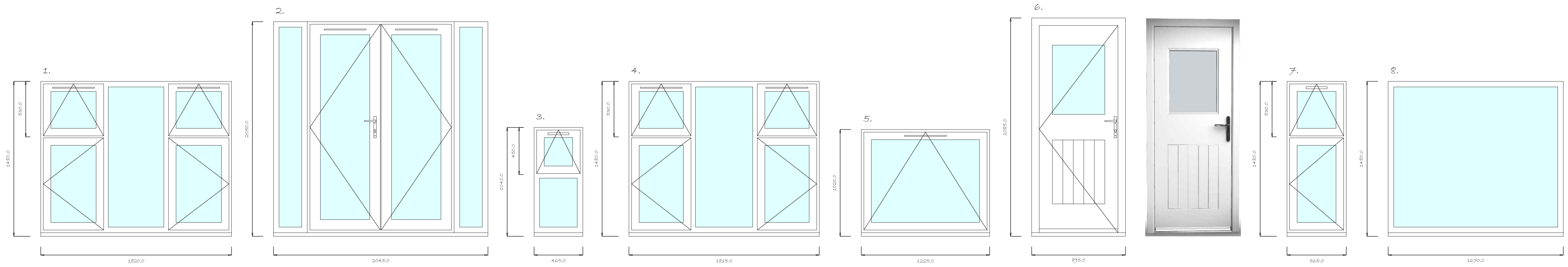
As Existing

17/8/21

Ref: 5153/1

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0 200 400 600  
 Scale bar (mm) 1:20



Mr. & Mrs. Badger,  
 8 St. Davids Avenue,  
 Dalkeith. EH22 3FF.

Proposed Details

Scale: 1:20 17/18/21

Ref: 5153/2

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