

**Notice of Review: Land 100m South of Glenarch Lodge,
Melville Road, Dalkeith****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 three dwellinghouses at land 100m south of Glenarch Lodge, Melville Road, Dalkeith.

2 Background

- 2.1 Planning application 17/00267/DPP for the erection of three dwellinghouses at land 100m south of Glenarch Lodge, Melville Road, Dalkeith was refused planning permission on 2 June 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 2 June 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

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 28 August 2017; and
 - Have determined to progress the review by way of written submissions.
- 4.2 The case officer's report identified that six consultation responses and six representations have been received. As part of the review process the consultees and representors were notified of the review. No additional comments have been received. All the comments can be viewed online on the electronic planning application case file via www.midlothian.gov.uk.
- 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 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. The external walls of the houses shall be finished in natural stone, wet dash render, zinc, larch or timber cladding. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

Reason: To ensure the quality of the development is enhanced by the use of quality materials to reflect its setting in accordance with policies RP20 and DP2 of the Midlothian Local Plan, policies DEV2, DEV5 and DEV6 of the Proposed Midlothian Local Plan and national planning guidance and advice.

2. Unless otherwise approved in writing by the Planning Authority, the stone walls around the boundary of the site, including the wall along Melville Road, shall be repaired within 12 months of the commencement of development, using lime based mortar and matching natural stone. The height and form of the wall shall be as existing.

Reason: To ensure that appropriate and traditional materials are used in the repair of this stone wall.

3. The visible infill in the gabion baskets hereby approved shall be infilled with natural stone to match the existing walls along the site frontage to Melville Road.

Reason: To promote visual cohesion in the area; to ensure that the gabion baskets are in keeping with the existing stone walls in the area.

4. Unless otherwise agreed in writing, the garage doors hereby approved shall be of roller shutter design.

Reason: To ensure there is adequate room a car in the vehicular manoeuvre area when these doors to be open; in the interests of road safety.

5. Development shall not begin until a scheme to deal with any contamination of the site and/or previous mineral workings has been submitted to and approved in writing by the planning authority. The scheme shall contain details of the proposals to deal with any contamination and/or previous mineral workings and include:
 - i. the nature, extent and types of contamination and/or previous mineral workings on the site;
 - ii. measures to treat or remove contamination and/or previous mineral workings to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination and/or previous mineral workings originating within the site;
 - iii. iii measures to deal with contamination and/or previous mineral workings encountered during construction work; and
 - iv. iv the condition of the site on completion of the specified decontamination measures.

Before any part of the site is occupied for residential purposes, the measures to decontaminate the site shall be fully implemented as approved by the planning authority.

Reason: To ensure that any contamination on the site is adequately identified and that appropriate decontamination

measures are undertaken to mitigate the identified risk to site users and construction workers, built development on the site, landscaped areas, and the wider environment.

7. Development shall not begin until a scheme of hard and soft landscaping works 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 in communal areas and open space, 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. The details shall include a trespass proof fence along the eastern boundary;
 - 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 in the open spaces shall be completed prior to the houses on adjoining plots are occupied;
 - vii drainage details and sustainable urban drainage systems to manage water runoff (not within 10 metres of any railway infrastructure);
 - viii proposed car park configuration and surfacing;
 - ix proposed footpaths; and
 - x proposed cycle parking facilities.

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.

Reason: *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies RP20 and DP2 of the Midlothian Local Plan, policies DEV2, DEV5, DEV6, DEV7 and DEV9 of the Proposed Midlothian Local Plan and national planning guidance and advice.*

8. Unless otherwise agreed in writing by the Planning Authority, the window serving the lounge on the west elevation of the corner house as shown on drawing no. 6 shall be obscurely glazed prior to the occupation of the house. The obscure glazing shall not be replaced with clear glass without the prior written approval of the Planning Authority.

Reason: *In order to minimise overlooking and protect the privacy of the occupants of this property.*

- 5.2 If the LRB is minded to uphold the review and grant planning permission for the proposed development it shall be subject to a legal agreement to secure developer contributions towards education provision, the Borders Railway and children's play provision. The legal agreement shall be concluded prior to the issuing of the LRB decision. The legal agreement shall be concluded within 6 months of the resolution to grant planning permission, if the agreement is not concluded the review will be reported back to the LRB for reconsideration.
- 5.3 There is an outstanding objection to the planning application from the Coal Authority which needs to be addressed prior to any grant of planning permission being issued. If the LRB resolve to grant permission the applicant shall be required to submit a Coal Mining Risk Assessment for consideration by the Coal Authority, and only once the Coal Authority is satisfied that appropriate measures can be taken to mitigate the historical coal legacy issues on the site will the planning permission be issued.

6 Recommendations

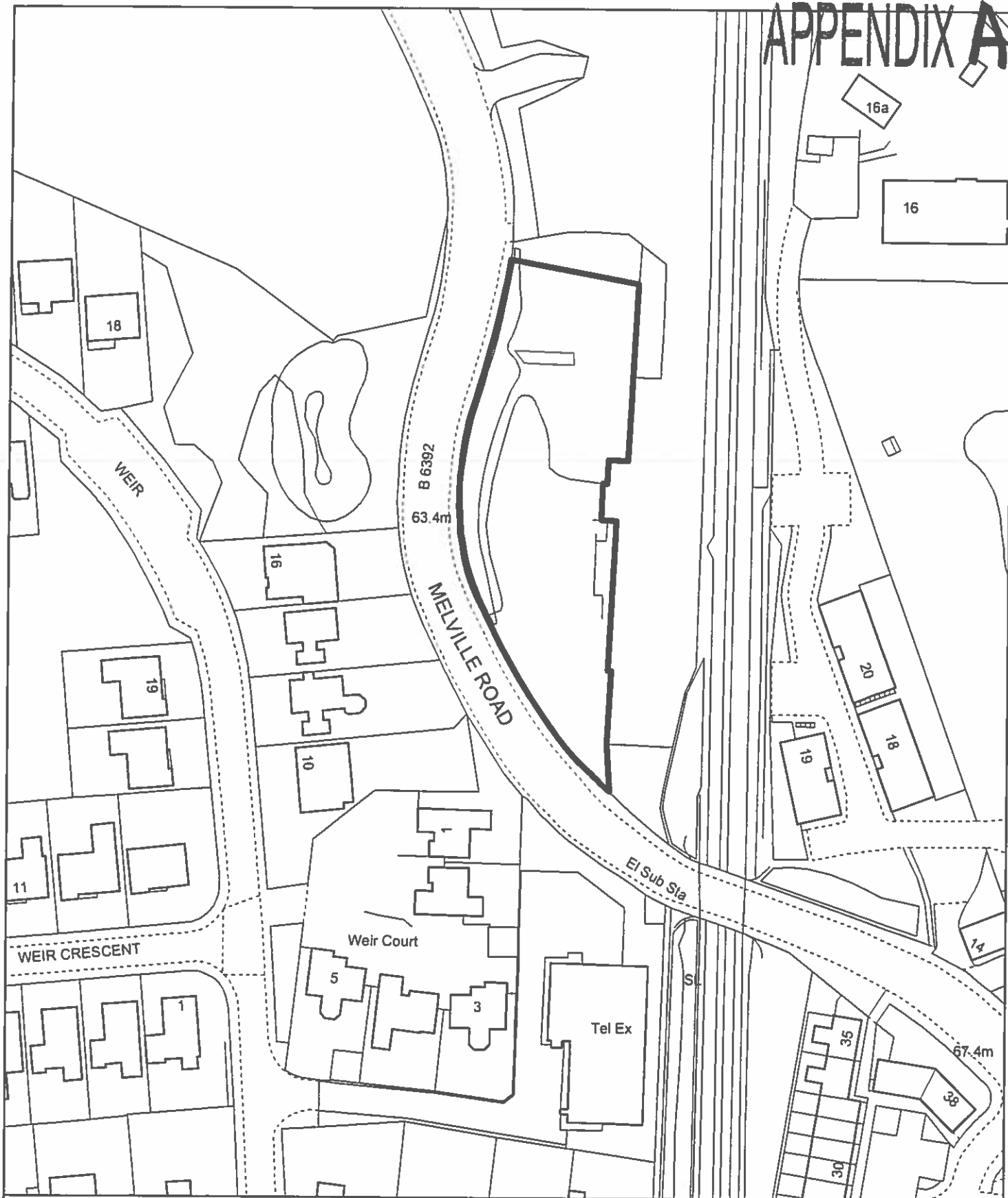
- 6.1 It is recommended that the LRB:
- a) determine the review; and
 - b) the planning advisor draft and issue the decision of the LRB through the Chair

Date: 15 August 2017

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

Tel No: 0131 271 3310

Background Papers: Planning application 17/00267/DPP available for inspection online.



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

Land 100 m South of Glenarch Lodge, Melville Road, Dalkeith

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File No. 17/00267/DPP

Scale: 1:1,000



Midlothian

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

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100047823-003

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: Eskbank Design Studio Ltd

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Craig

Building Name:

Last Name: *

Douglas

Building Number:

7

Telephone Number: *

01316633308

Address 1
(Street): *

Newbattle Road

Extension Number:

Address 2:

Eskbank

Mobile Number:

Town/City: *

Dalkeith

Fax Number:

Country: *

United Kingdom

Postcode: *

EH22 3DA

Email Address: *

eskbankdesignstudio@talktalk.net

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: *	Craig	Building Number:	7
Last Name: *	Douglas	Address 1 (Street): *	Newbattle Road
Company/Organisation	Eskbank Design Studio Ltd	Address 2:	Eskbank
Telephone Number: *	01316633308	Town/City: *	Dalkeith
Extension Number:		Country: *	UK
Mobile Number:	07708479656	Postcode: *	EH22 3DA
Fax Number:			
Email Address: *	eskbankdesignstudio@talktalk.net		

Site Address Details

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

Please identify/describe the location of the site or sites

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Northing	666888	Easting	332332
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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)

Erection of 3 dwellinghouses at Land 100M South Of Glenarch Lodge, Melville Road, Dalkeith

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 see document - 1333 Review Statement.

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)

1333 Review Statement

Application Details

Please provide details of the application and decision.

What is the application reference number? *

17/00267/DPP

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

05/04/2017

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

02/06/2017

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.

Declare – Notice of Review

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

Declaration Name: Mr Craig Douglas

Declaration Date: 16/06/2017

PLANNING REFERENCE: 17/00267/DPP

PROPOSED HOUSING AT MELVILLE ROAD, ESKBANK, DALKEITH, MIDLOTHIAN EH22 3AA.

STATEMENT TO ADDRESS PLANNING REFUSAL.

Reason for refusal:

1. The proposed houses would be provided with inadequate levels of private usable amenity space, contrary to policy DP2 of the adopted Midlothian Local Plan.
3. As the proposed development would result in very poor levels of amenity being provided for the future occupants of the residential properties, the proposal is contrary to policies RP20, HOUS3 and DP2 of the adopted Midlothian Local Plan.

Response:

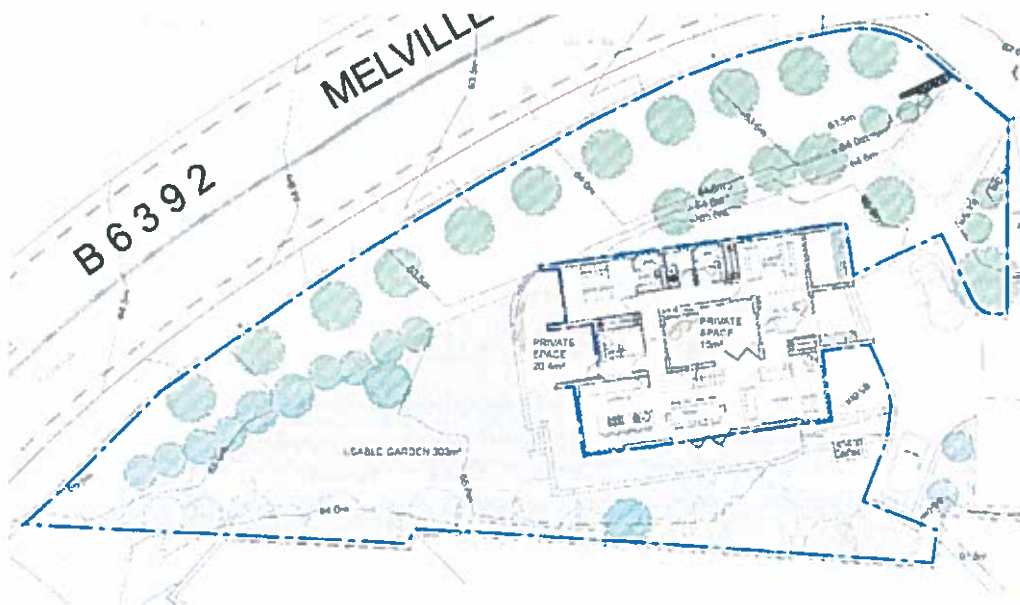
The garden ground provided for each house is in excess of the requirements in 5(b) of the current local plan, namely:

b) houses of 4 apartments or more should have usable garden areas no less than 130m².

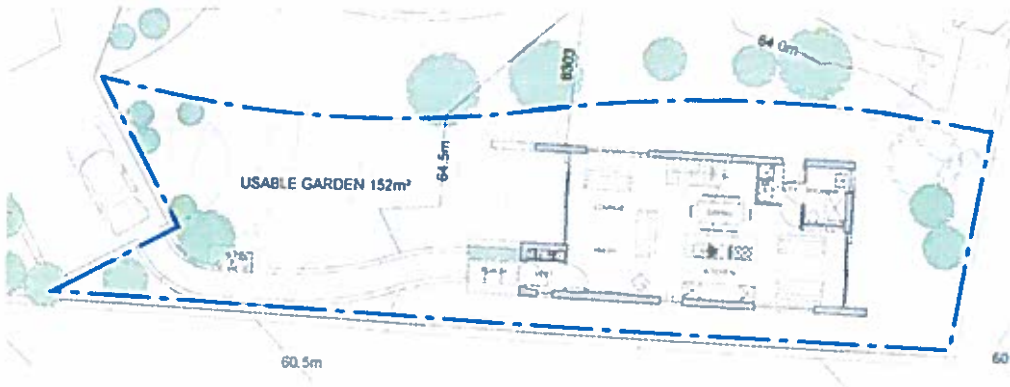
Garden areas referred to above should be so designed and located so that a usable part of the garden area will enjoy at least three hours of any available sunlight on 1 March.

The planner recognises in the 'Planning Application Delegated Worksheet' that the 'position of windows and rooms these serve (that are on boundaries) limit (overlooking) concerns. These windows are to shower rooms and would have opaque glazing.

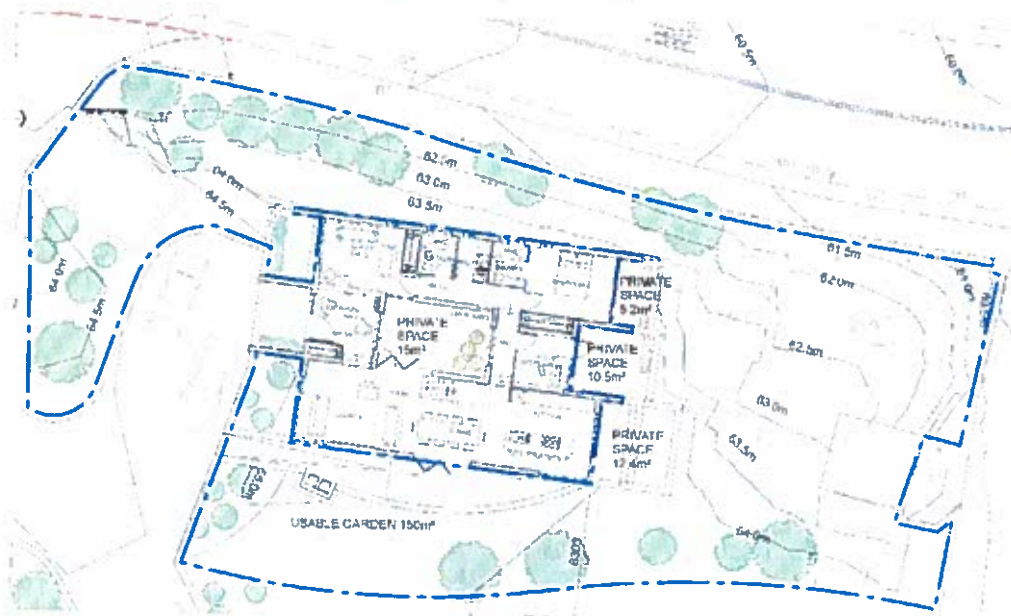
Courtyard house 1 (below) has an overall plot of 767m² (denoted by a blue chain link line). The usable garden is 303m² (green shading) with additional 'Private Spaces' totalling 35.4m²



Corner house (below) has an overall plot of 207m² (denoted by a blue chain link line). The usable garden is 150m² (green shading).



Courtyard house 2 (below) has an overall plot of 574m² (denoted by a blue chain link line). The usable garden is 150m² (green shading) with additional 'Private Spaces' totalling 43.1m²



The plot sizes above exclude the house footprint.

Private spaces open directly to and link rooms in the houses.

DP2 - Distance between buildings complies with the criteria in the 'Local Plan' (5c). The houses offer private (secret) gardens complying with (5b) of the 'Local Plan' as well as conventional garden spaces allowing a multiple of different domestic uses. The site has been carefully designed to maximise outdoor south facing space without compromising privacy.

The main part of the corner house garden is intentionally to the front to benefit from the southerly aspect and links with the open plan living area.

SUNPATH ANALYSIS 1



View 1 - 1st March at 08.00hrs



View 1 - 1st March at 10.00hrs



View 1 - 1st March at 12.00hrs



View 1 - 1st March at 14.00hrs



View 1 - 1st March at 16.00hrs

See sun path at:

<https://www.dropbox.com/s/pit4zpk0an85br7/View%201%20-%20SUN.mp4?dl=0>

SUNPATH ANALYSIS 2



View 2 - 1st March at 08.00hrs



View 2 - 1st March at 10.00hrs



View 2 - 1st March at 12.00hrs



View 2 - 1st March at 14.00hrs



View 2 - 1st March at 16.00hrs

See sun path at:

<https://www.dropbox.com/s/dht3aneaps4uguv/View%20%20-%20SUN.mp4?dl=0>

SUNPATH ANALYSIS 3



View 3 - 1st March at 08.00hrs



View 3 - 1st March at 10.00hrs



View 3 - 1st March at 12.00hrs



View 3 - 1st March at 14.00hrs



View 3 - 1st March at 16.00hrs

See sun path at:

<https://www.dropbox.com/s/csz95yy7kfpj02b/View%203%20-%20SUN.mp4?dl=0>

The above illustrations demonstrate that each of the houses/gardens enjoy at least six hours of sunlight on 1st March – from 09.00hrs to 15.00hrs.

The proposed contemporary houses are low carbon/passive, highly insulated with photo voltaic roof panels (electricity) and ground source heat pumps (hot water/heating). The main living areas and gardens are south facing making use of natural sunlight (concrete floors/thermal mass). They are individually designed to suit their location on the site. Contemporary design not mass house-builder. DP2 – 5d encourages the use of 'novel architectural solutions, high standard of design, energy conservation and sustainability'.

The houses are built using good quality materials including natural stone, zinc cladding, cedar lining, smooth render and sedum (grass) roofs. Please refer to the design statement for details of the proposed materials.

The houses and gardens are orientated to face south maximising the amount of sunshine enjoyed by the gardens. The houses and gardens are not conventional, they are individually designed to suit their situation, providing a mix of 'private' courtyards, conventional garden as well as woodland/screening.

Reason for refusal:

2. The proposed dwellings would be exposed to high levels of noise and potentially vibration from the adjacent railway line and inadequate information has been submitted to demonstrate the full impact this would have on the amenity of the occupants or the impact that any mitigation measures proposed to address this would have on the character and appearance of the conservation area, contrary to policies DP2 and RP22 of the adopted Midlothian Local Plan.

9. It has not been demonstrated to the satisfaction of the Planning Authority that the development can take place without affecting former coal mining activities at the application site through the submission of a Coal Mining Risk Assessment approved by the Coal Authority.

10. It has not been demonstrated to the satisfaction of the Planning Authority that there would be no unacceptable adverse impact on any European Protected Species, contrary to policy RP13 of the adopted Midlothian Local Plan.

Response:

The applicant is happy to commission an acoustic/vibration report, mining risk assessment and a bat survey and would put in place the necessary measures to comply with the findings, if planning permission is granted (with these conditions). It is difficult to justify the expense of these before that time – the acoustic/vibration report and mining risk assessment would cost in excess of £8,000.

The acoustic requirements would be met with a combination of house wall construction, triple glazing and acoustic fencing.

The existing houses at Railway Cottages, which are closer to the railway line and at the same level, have not been afforded much in the way of acoustic measures (chain link fencing). See photograph below:



It is likely that coring will be done to physically check the ground conditions for mining. It would be hoped at this stage to utilise these cores to introduce ground source heating pipework.

Reason for refusal:

4. The proposed house designs are not in keeping with and would not maintain or enhance the character and appearance of the surrounding area or conservation area. Neither are the house types of such a high quality or innovative design that they would represent an acceptable approach within the conservation area where buildings of traditional form, design and materials are encouraged. The houses will sit at an exposed prominent position and will detract from the character and appearance of the conservation area, contrary to policies DP2, HOUS3, RP20 and RP22 of the adopted Midlothian Local Plan.

5. The cumulative effect of the design, layout and prominence of the houses along with the amount of works required to accommodate the access and visibility splays will have a significant detrimental impact on the local landscape and character and appearance of the surrounding area, contrary to policies DP2, HOUS3, RP20 and RP22 of the adopted Midlothian Local Plan.

Response:

The planners' assessment of the merits of the architecture and their appropriateness in the setting is subjective.

Local Plan Policies state:

1.2.4. The Framework embraced the principles of sustainable development. It sought action to address the threat posed by climate change by using resources and infrastructure more efficiently, reducing energy consumption and CO emissions, promoting waste reduction and

recycling, developing renewable sources of energy, promoting more sustainable forms and patterns of transport, and reusing 'brownfield' land.

1.2.11. The settlement strategy continues to give priority to the reuse of urban brownfield land.

2.2.3. Policy ENV1G requires local plans, in encouraging the development of infill sites, the redevelopment of brownfield land....to promote a high quality of design in all new development.

3.2.4. The reuse of previously developed land and vacant buildings within settlements is encouraged.

3.10.1. National Planning Policy Government guidance in PAN 33 Development of Contaminated Land encourages the full and effective use of all land, including that which has been previously developed and is now lying derelict. Reuse of such 'brownfield' land helps to revitalise urban areas and reduces the need to use greenfield land for new development. This will assist in the protection of the Green Belt and the countryside.

3.10.2. Structure Plan Policy - One of the objectives of the ELSP 2015 is to protect and enhance the environment by ensuring that, where possible, brownfield land is developed in preference to greenfield land.

Policy 5(a) The housing layout and house types should be designed to provide for a high standard of passive energy gain; in this respect buildings should be arranged as to avoid unduly overshadowing one another

Policy 5(d) The Council wishes to encourage a high standard of design. Novel architectural solutions including those which meet the need for energy conservation and sustainability will be encouraged.

Of the objections made only two people objected to the style of the houses.

Reason for refusal:

6. The application site is at an important and prominent location at the entrance to Eskbank and the proposed development would materially detract from the appearance of the area and this and the above reasons the proposal is contrary to policies RP20 and RP22 of the adopted Midlothian Local Plan.

7. The proposed development will result in the significant loss of trees, which will result in the degrading of the landscape buffer and resultant definition of the settlement edge in this area to the detriment of the character and appearance of the conservation area and local landscape, contrary to the aims of policies RP5 and RP7 of the adopted Midlothian Local Plan.

Response:

It is proposed to retain the majority of trees/screening to the north, north west, south and south east of the site as indicated on the proposed site plan and the animation file:

<https://www.dropbox.com/s/mwwwxushk9kp5jvm/Glenesk.mp4?dl=0>

eskbank design studio ltd

Additional screening is proposed to replace trees removed as a consequence of the works.

If necessary additional landscaping could be incorporated in consultation with the councils' landscape officer.

A planning application has been submitted for the adjacent site, to the north, for six houses, which would be encountered before this site on the approach to Eskbank.

The existing houses at Weir Crescent (1970's estate) are as prominent on the approach to Eskbank. They are, in fact, at a higher level than any of the proposed new houses.

Reason for refusal:

8. The proposed access and associated works would result in significant road safety concerns which would be to the detriment of the safety of road users.

Response:

The council's transportation consultant has no objection to the proposals. The position of the site access, sight lines etc were discussed at great length to find the most suitable arrangement.

The adjusted sight lines will allow road users greater visibility to see oncoming traffic on the bend.

The applicant is prepared to discuss and consider contributing to additional traffic calming measures if necessary. The council's transportation consultant has agreed that the speed limit can be reduced from 40 mph to 30 mph. A condition of any consent is that street lighting would be introduced. Both of the above measures would be carried out the applicants' expense.

Conclusion:

The proposed houses are not mass house builder standard types, their design has been carefully considered to sit well within the site. They are very thermally efficient, have renewable energy sources, the materials used are of a good quality and recyclable.

The proposal would bring a brownfield site into use.

This development helps to address the shortage of new homes in Midlothian.

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

Planning Application Reference: 17/00267/DPP

Site Address: Land 100m south of Glenarch Lodge, Melville Road, Dalkeith.

Site Description: The site is an area of vacant land at the entrance to Eskbank on an elevated level above Melville Road. The applicant states this was a former colliery. It is located within the transition area between the countryside and the built up area. Melville Road is to the west and south, the Borders Railway to the east and countryside to the north. The ground levels within the site are much higher than the land to the east and west. The land to the north was recently used in connection with the construction of the Borders Railway. There are houses along part of the site at Melville Road to the west. A stone wall runs along the boundary to Melville Road. The site is within the Eskbank and Ironmills Conservation Area. There is an Area of Great Landscape Value/Special Landscaped Area 80 metres to the north.

Proposed Development: Erection of 3 dwellinghouses.

Proposed Development Details: Three houses are proposed, with single and two storey elements, in a contemporary design. These are to be finished in: sandstone, light grey render, larch cladding and zinc cladding walls; sedum, single ply membrane and glass roofs; light grey aluminium window and door frames; and solar panels.

An acoustic fence is proposed along the boundary to the railway and the elevations facing this direction are to have triple glazed windows. The fence height will be determined following an acoustic survey, which has not been undertaken. The retaining wall to the railway line will be retained with the cement infill areas painted. The houses will be connected to the public water supply and drainage network and have ground source heat pumps. Existing landscaping is to be removed.

A new access is to be formed onto Melville Road which will require engineering works given the changes in ground levels. Two garages are to be set into the land adjacent to the access. The boundary wall to Melville Road is to be lowered to achieve visibility splays. Gabion retaining walls by the access are to be filled with site rubble and sandstone. The speed limit along Melville Road at the site is to be lowered from 40mph to 30mph and street lighting is proposed.

A design and access statement has been submitted providing the rationale behind the proposal.

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

Land to the north

17/00421/DPP Erection of 6 dwellinghouses; formation of access road and car parking and associated works. Pending consideration.

Consultations:

The Council's **Policy and Road Safety Manager** has no objection to the proposal. They state the location of the access is located at the optimum position to achieve a satisfactory visibility splay. This means that the existing stone wall is to be reduced and a wide, level grass verge is to be formed on each side of the entrance. Should permission be granted, conditions should be attached, including: extending street lighting over the site; extend the 30mph speed limit to the end of the lighting; specific types of garage doors; and sections of the visibility splay. A developer contribution is required towards the costs of changing the speed limit at the site.

The Council's **Environmental Health Manager** has concerns over noise and disturbance given the proximity to the Waverly Line. They request that a noise impact assessment be carried out to demonstrate the site is suitable for residential development and that the houses would not be adversely affected by noise and vibration from train movements or that acceptable acoustic and vibration standards can be achieved through suitable mitigation and building layout/design measures. They request that a condition be imposed in order to address any ground contamination issues at the site.

The **Coal Authority** has objected to the application as the information submitted revealed a significant risk to any development of the site. Further specialist intrusive works and investigation is required before they can be satisfied that the site can be safely developed. This should determine the extent of past coal mining activities and the implications for the layout and design for the proposal. Any remedial, preventative and mitigation measures should then be proposed as part of a revised Mineral Position or Coal Mining Risk Assessment Report to address any issues of land instability.

Network Rail has no objection but requests that conditions be attached to any permission granted relating to drainage, boundary treatments, landscaping and noise. They also require details of the development prior to work starting on site.

The Council's **Education Resource Manager** states the development will result in one additional primary and one additional secondary place.

Eskbank and Newbattle Community Council objects to the proposal on road safety grounds. They note the stone walls along Melville Road are in a poor state of repair mainly due to road accidents, particularly outwith the application site. They request that should permission be granted, a condition be attached to repair these walls.

Representations: Six letters of objection have been received:

- The houses are unattractive and do not fit in the environment of Eskbank;
- Strong road safety concerns due to the high number of accidents on Melville Road;

- Although the speed limit would be dropped from 40mph to 30mph, there are still concerns over driver patterns and behaviour, the profile of the road and visibility;
- The temporary 30mph speed limit when the Borders Rail was carried out resulted in an increase in accidents in the area;
- Planting trees within the visibility splay would negate the safety aspect;
- A Road Safety Audit is required;
- The site is unsuitable for housing due to mine workings and its raised elevation;
- Light pollution due to the proposed street lighting;
- The acoustic fence may need to be significantly higher than expected following an acoustic assessment. This would be a further eyesore in the area;
- The lowering of cope stones will reduce screening at nearby properties;
- The proposed landscaping should be evergreen to limit overlooking between existing and proposed properties; and
- There are bats in the surrounding area.

Relevant Planning Policies: The relevant policies of the 2008 Midlothian Local Plan are;

RP5 Woodland Trees and Hedges does not permit development that would lead to the direct or indirect loss of woodland which has a particular value in terms of amenity, nature conservation, recreation, landscape character or shelter;

RP7 Landscape Character which advises that development will not be permitted where it may adversely affect the quality of the local landscape. Provision should be made to maintain local diversity and distinctiveness of landscape character and enhance landscape characteristics where improvement is required;

RP13 Species Protection states development that would affect a species protected by law will require an appropriate level of environmental and biodiversity assessment. Where development is permitted, proposals will require: measures for mitigation; and measures for enhancement or sustainable habitat replacement, where appropriate.

RP20 Development within the Built Up Area states that development will not be permitted where it is likely to detract materially from the existing character or amenity of the area;

RP22 Conservation Areas states within or adjacent to a conservation area, development will not be permitted which would have any adverse effect on its character or appearance. In the selection of site, scale, choice of materials and details of design it will be ensured that new buildings preserve or enhance the character and appearance of the conservation area. Traditional materials appropriate to the locality will be used in new buildings;

HOUS3 Windfall Housing Sites advises that within the built-up areas, housing development on non-allocated sites, including the reuse of buildings and redevelopment of brownfield land, will be permitted provided that: it does not lead to the loss or damage of valuable public or private open space; it does not conflict with the established land use of the area; it respects the character of the area in terms of scale, form, design and materials; it meets traffic and parking requirements; and it accords with other relevant Local Plan policies and proposals, including policies IMP1, IMP2, IMP3 and DP2;

IMP policies relate to developer contributions for new developments in Midlothian which are payable for housing development of over 3 dwellings.

DP2 Development Guidelines sets out Development Guidelines for residential developments. The policy indicates the standards that should be applied when

considering applications for dwellings, including distances between buildings and provision of parking and amenity space.

The relevant policies of the **2014 Midlothian Local Development Plan Proposed Plan** are;

STRAT2 Windfall Housing Sites contains similar policy requirements to HOUS3 of the adopted Local Plan

DEV2 Protecting Amenity within the Built Up Area contains similar policy requirements to RP20 of the adopted Local Plan;

DEV6 Layout and Design of New Development contains similar policy requirements to DP2 of the adopted Local Plan;

DEV7 Landscaping in New Development provides details on appropriate landscaping within new development sites;

ENV7 Landscape Character contains similar policy requirements to RP7 of the adopted Local Plan;

ENV11 Woodland, Trees and Hedges contains similar policy requirements to RP5 of the adopted Local Plan;

ENV15 Species and Habitat Protection and Enhancement contains similar policy requirements to RP13 of the adopted Local Plan, but has extra criteria to be met for development to be considered acceptable;

ENV18 Noise states that where new noise sensitive uses are proposed in the locality of existing noisy uses, the Council will ensure that the function of the established operation is not adversely affected;

ENV19 Conservation Areas contains similar policy requirements to RP22 of the adopted Local Plan; and

IMP1 New Development and IMP2 Essential Infrastructure Required to Enable New Development to Take Place contain similar policy requirements to IMP policies of the adopted Local Plan.

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 applicant made reference to pre-application discussions had with the Planning Authority and considers issues raised previously have been addressed. This is not the case.

While the application site is located in an area defined as being within the built up area of Eskbank it is immediately adjacent to the countryside and still has a rural/edge of settlement character. The vehicular approach to Eskbank, along Melville Road, is strongly characterised by trees and woodland within a steeply sloping valley. The application site itself is covered by part of a larger group of trees which defines the edge of the settlement. The removal of the trees from the site, and their replacement with buildings, will seriously undermine the strong definition of the settlement of Eskbank in this location.

It is only upon reaching the stone railway bridge where the trees recede and the view opens up to reveal that the character of the area has changed from countryside to the built up character associated with being in a settlement.

Although there are residential properties on the opposite side of Melville Road from the application site, these are set back from the road with garden space and landscaping between. On approach from both the north and the south, these properties are generally softened in to the landscape as a result of their distance from the road, the road trajectory, their position and orientation and the mature established garden planting. There are flatted dwellings to the east of the site, across the railway line, which are on a lower ground level than the site and are well screened from view. These are visually and physically read as being separate from the site. These residential developments integrate well with, and retain the rural character of, the area.

The proposed houses will be on a significantly higher ground level than Melville Road and the site plan, submitted with the planning application, indicates that a considerable amount of groundwork will be carried out and landscaping/trees and other planting will be removed from the site in order to accommodate the proposed dwellings and vehicular access. These works will result in the development being highly prominent. The prominence of the development will have a significant detrimental impact on the existing character and appearance of this area and conservation area.

Where settlements abut the countryside it is the Planning Authority's standard approach, established through adopted planning policy, to require the provision of a landscape buffer in order to clearly define the boundaries of settlements. This is particularly the case where new developments are proposed on the periphery of settlements. This proposed development will effectively remove a successfully established landscape buffer from this location, opening up views of the built up area which are otherwise softened by the existing trees.

The house designs are of a contemporary style. Such an approach may be acceptable provided the character of the site is not detrimentally affected by the siting and appearance of the new houses. The Planning Authority welcomes innovatively designed and detailed buildings where this is appropriate given the local context, with particular reference to the character of the local landscape and nearby buildings (especially in conservation areas) and topography of the area. The proposed houses are large and bulky, with little consideration or reference to the surrounding area. The houses will sit prominently on this site, which will be left more exposed as a result of the removal of trees. The development will dominate views at the edge of the settlement, resulting in a very hard entrance to Eskbank in contrast to the current character of the area.

The development, as proposed, will not preserve or enhance the character and appearance of the conservation area.

The site plan indicates that the proposed garden areas for the dwellings will far exceed the Local Plan standards. However, this is misleading as they include the total area of the plots, excluding the house footprints, which includes land in the visibility splays, steeply sloping land and areas of landscaping. This is not all usable garden ground. The houses are served by much smaller garden ground, some of which are to the front of houses or in areas where there would be some degree of

overlooking and therefore not private. The houses are not served by sufficient private usable garden ground.

The proximity of the two houses to the north of the site could result overlooking and impact on privacy of the occupants. However the position of the windows and rooms these serve limits such concerns. Should permission be granted, it should be conditioned that certain windows be obscurely glazed to ensure the privacy of the occupants.

The position of the two dwellings raises potential for the house to the west to overshadow the one to the east, due to the site's orientation and changes in ground levels.

As previously noted, there is a large amount of landscaping in the site, which is mainly self-seeded vegetation generally located along the boundaries. This vegetation consists of a mix of young to early-mature trees and shrubs including sycamore, birch, ash, hawthorn, elm and elderflower. Some trees have been coppiced. Although none are significant specimen trees, the overall appearance of the site is one of lush and green vegetation and surrounding meadow grass land. The site acts as a wildlife buffer zone between the railway and the road.

No detailed landscape proposals have been submitted with the proposals. Given the houses would be highly exposed and prominent, should permission be granted it is paramount that sufficient landscaping, including the retention of some of the existing vegetation and new tree planting, is incorporated into the design to attempt to integrate the development in the surrounding area. Any new planting would need to be agreed to ensure this is sufficient to integrate the site into the surrounding area and be natural to the area. If permission were granted then a number of other conditions relating to landscaping would be required, including replacement planting and tree protection measures. It should be noted that landscaping should be used to help integrate a development into an area, rather than screen and hide it. The Planning Authority are concerned that the scale and position of development is such that landscaping may not be sufficient to integrate it into the area.

All objectors raised road safety as a significant concern, particularly in relation to poor visibility, the twisting nature of the road, the high number of accidents which occur on a regular basis and the speed cars are driven. They allege that the high vehicle speeds cause accidents on this stretch of road. There is a perception that the development will increase the incidence of accidents in the area.

While the Council's Policy and Road Safety Manager has indicated that the proposed development will not have a detrimental impact on road safety in this location the Planning Authority must take in to account the concerns being raised by other third parties and reach a decision on whether the new access and development should be supported.

The Planning Authority considers that the issues raised by the objectors represent valid material concerns regarding the proposed development. Works to accommodate the required visibility splays include regrading of the ground in part of

the site and lowering the height of the existing boundary wall. It is also proposed that the speed limit across the site boundary be reduced to 30mph.

Although on plan these measures appear to address road safety concerns, the Planning Authority are concerned that introducing a vehicular access at the proposed location would still pose a significant threat to road safety given the speed of vehicles and the bending nature of the road, despite a proposed reduction in the speed limit. The proposed access is at the tightest curve in this road where vehicles travel at speed, with poor visibility. The Planning Authority is concerned that the visibility splay required to serve the new access may not be deliverable unobstructed while addressing the concerns over the landscaping of the site. In addition, the provision of an acceptable visibility splay is likely to require a significant use of land within the site, potentially further reducing the amenity provided to the residential properties.

The wall along the railway line is to be retained and the existing cement areas painted light grey. Although this will not be a particularly attractive feature in the conservation area, this maintains the existing situation. The inclusion of an acoustic fence on top of this may have a detrimental impact on the area depending on its height and design. The applicant has not established the necessary height of the fence and therefore it has not been demonstrated to the satisfaction of the Planning Authority that there will not be an adverse impact on the character and appearance of the conservation area.

The Environmental Health Manager requested further information to demonstrate that noise and vibration issues could be addressed to a satisfactory level due to the proximity to the railway. The strong concerns over the impact the railway would have on the amenity of occupants mean this information is vital to assess if the proposed development could be acceptable. The application cannot be fully assessed without this information and the Planning Authority cannot attach conditions to permission which are not reasonable or achievable. The applicant has been asked to submit this information but has not done so. It has, therefore, not been demonstrated that the development could offer adequate levels of noise protection within the houses or garden grounds or sufficiently address vibration issues which would result in a reasonable level of amenity to the occupants.

In addition, and as stated earlier, the absence of the noise report means that height of the acoustic fencing along the boundary of the railway is not clear. This may need to be higher than indicated on the proposed plans which may have a detrimental impact on the character and appearance of the surrounding conservation area and also the daylight and outlook from the house closest to this boundary.

The Coal Authority has objected to the planning application, as the information submitted revealed there is a significant risk to any development of the site, due to previous uses in the area and historic mine shafts. The information submitted with the application has not demonstrated that the site can be safely developed and further specialist intrusive works and investigation is required in order to determine the extent of past coal mining activities and the implications for the layout and design for the proposal. Only after considering this could the Coal Authority be satisfied that the site can be safely developed. Remedial, preventative and mitigation measures

should then be proposed as part of a revised Mineral Position or Coal Mining Risk Assessment Report to address any issues of land instability. Given the history of the site and the objection from the statutory consultee, the Planning Authority cannot support the proposal as it has not been demonstrated that the site can be safely developed.

The applicant states they cannot justify the expense of the additional surveys until they have some indication the application would be supported. They request conditions be attached to any permission requiring the further information be submitted in due course. The Planning Authority cannot support the application as it has not been demonstrated that the site can be safely developed and if it can, that future occupants would be offered adequate levels of noise protection within the houses or garden ground or sufficiently address vibration issues which would result in a reasonable level of amenity. These are fundamental material planning considerations which need to be considered as part of the assessment which cannot be conditioned.

A number of objectors stated there are bats in the surrounding area which could be affected by the proposal. This has been discussed with the applicant. It may be that bats are not roosting within the site but use it for foraging or navigation. It has not been demonstrated to the satisfaction of the Planning Authority that bats have been considered as part of the development or that mitigation measures have been put in place to ensure these are not detrimentally affected.

The following addresses issues raised by objectors and the Community Council not addressed above. The Planning Authority cannot require the applicant to carry out works to walls outwith their ownership as suggested. It is not clear how the lowering of the cope stones of the boundary wall will reduce screening to nearby properties.

Should permission be granted, developer contributions are required to ensure that essential infrastructure and environmental requirements associated with the provision of the dwellings can be carried out. A contribution towards the costs of changing the speed limit across the site is also required. Given the previous uses of the site, should permission be granted a condition should be attached to address ground contamination issues. Also, conditions reflecting the comments made by Network Rail should be attached.

Numerous discussions were had between the applicant and the Planning Authority at pre-application stage. The Planning Authority has consistently raised concerns over the impact of developing the site. These include concerns that the development would adversely impact on the surrounding area, as well as the impact on the amenity of future occupants, landscaping and access. The applicant has been informed that the Planning Authority considered that support for a residential development on this site would be very unlikely.

Recommendation: Refuse planning permission.



Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 17/00267/DPP

Eskbank Design Studio Ltd
7 Newbattle Road
Eskbank
Dalkeith
EH22 3DA

Midlothian Council, as Planning Authority, having considered the application by Mr Craig Douglas, 7 Newbattle Road, Eskbank, Dalkeith, EH22 3DA, which was registered on 6 April 2017 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Erection of 3 dwellinghouses at Land 100M South Of Glenarch Lodge, Melville Road, Dalkeith

In accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	1:5000 1:2500	06.04.2017
Site Plan	1 1:200	06.04.2017
Site Plan	2 1:200	06.04.2017
Proposed Elevations	3 1:100	06.04.2017
Elevations, Floor Plan and Cross Sections	4 1:100	06.04.2017
Elevations, Floor Plan and Cross Sections	5 1:100	06.04.2017
Elevations, Floor Plan and Cross Sections	6 1:100	06.04.2017
Proposed Elevations	7 1:100	06.04.2017
Design and Access Statement		06.04.2017

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

1. *The proposed houses would be provided with inadequate levels of private usable amenity space, contrary to policy DP2 of the adopted Midlothian Local Plan.*
2. *The proposed dwellings would be exposed to high levels of noise and potentially vibration from the adjacent railway line and inadequate information has been submitted to demonstrate the full impact this would have on the amenity of the occupants or the impact that any mitigation measures proposed to address this would have on the character and appearance of the conservation area, contrary to policies DP2 and RP22 of the adopted Midlothian Local Plan.*
3. *As the proposed development would result in very poor levels of amenity being provided for the future occupants of the residential properties, the proposal is contrary to policies RP20, HOUS3 and DP2 of the adopted Midlothian Local Plan.*
4. *The proposed house designs are not in keeping with and would not maintain or enhance the character and appearance of the surrounding area or conservation*

area. Neither are the house types of such a high quality or innovative design that they would represent an acceptable approach within the conservation area where buildings of traditional form, design and materials are encouraged. The houses will sit at in exposed prominent position and will detract from the character and appearance of the conservation area, contrary to policies DP2, HOUS3, RP20 and RP22 of the adopted Midlothian Local Plan.

5. The cumulative effect of the design, layout and prominence of the houses along with the amount of works required to accommodate the access and visibility splays will have a significant detrimental impact on the local landscape and character and appearance of the surrounding area, contrary to policies DP2, HOUS3, RP20 and RP22 of the adopted Midlothian Local Plan.
6. The application site is at an important and prominent location at the entrance to Eskbank and the proposed development would materially detract from the appearance of the area and this and the above reasons the proposal is contrary to policies RP20 and RP22 of the adopted Midlothian Local Plan.
7. The proposed development will result in the significant loss of trees, which will result in the degrading of the landscape buffer and resultant definition of the settlement edge in this area, to the detriment of the character and appearance of the conservation area and local landscape, contrary to the aims of policies RP5 and RP7 of the adopted Midlothian Local Plan.
8. The proposed access and associated works would result in significant road safety concerns which would be to the detriment of the safety of road users.
9. It has not been demonstrated to the satisfaction of the Planning Authority that the development can take place without affecting former coal mining activities at the application site through the submission of a Coal Mining Risk Assessment approved by the Coal Authority.
10. It has not been demonstrated to the satisfaction of the Planning Authority that there would be no unacceptable adverse impact on any European Protected Species, contrary to policy RP13 of the adopted Midlothian Local Plan.

Dated 2 / 6 / 2017



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

DO NOT SCALE THIS DRAWING - IF IN DOUBT PLEASE ASK.

TO EDINBURGH



TO ESKBANK

LOCATION PLAN 1:1250



eskbank design studio ltd
7 Newbattle Road, Eskbank, Midlothian, EH22 3DA.
web: www.eskbankdesignstudio.co.uk email: eskbankdesignstudio@talktalk.net
0131 6633308
07708 479656

SCALE 100mm 100ft
BAR 0 10 20 30 40 50 60 70 80 90 100mm



LOCATION PLAN 1:5000

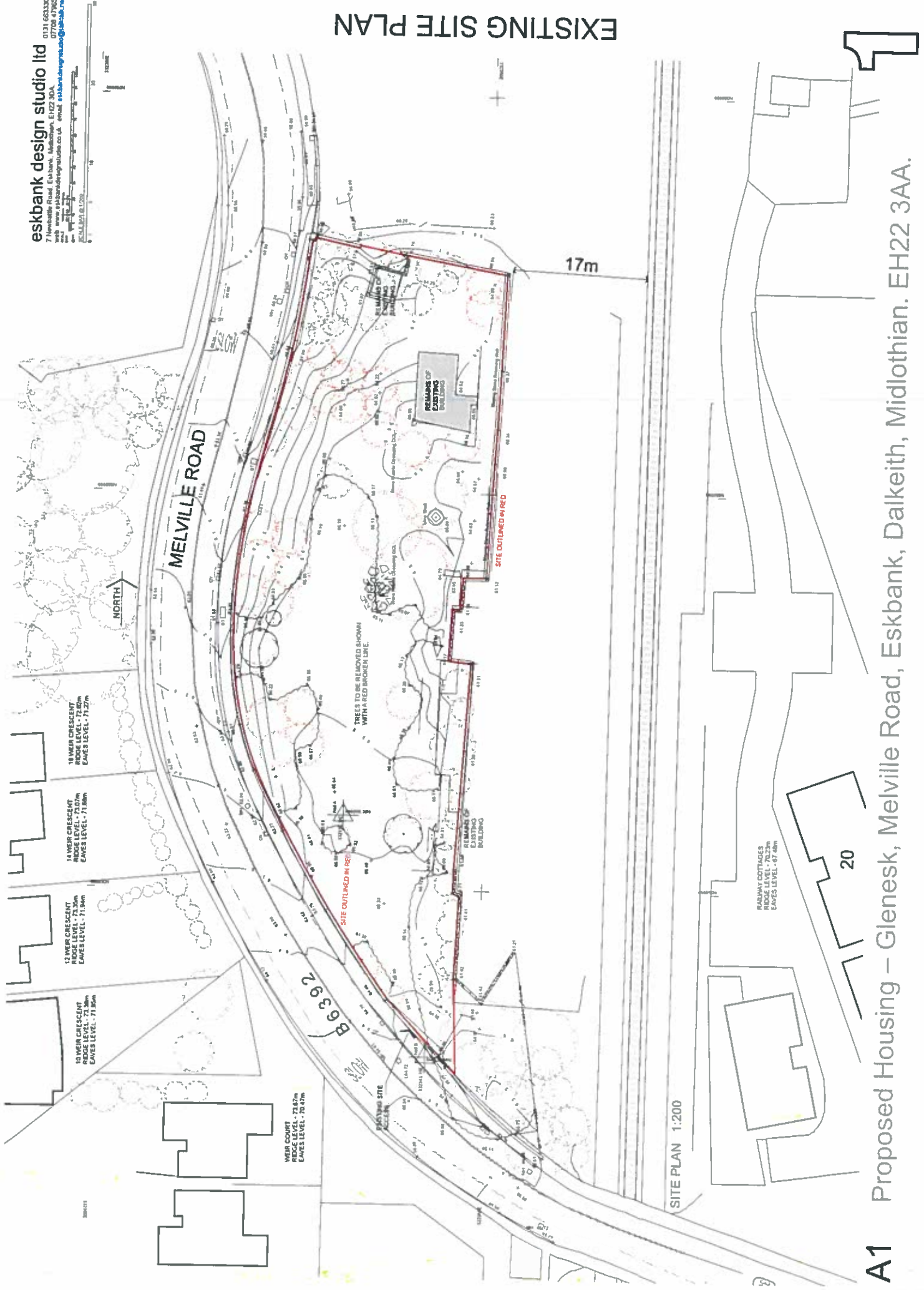
EXISTING LOCATION PLANS

APPENDIX



A3 Proposed Housing – Glenesk, Melville Road, Eskbank, Dalkeith, Midlothian, EH22 3AA.

EXISTING SITE PLAN



A1 Proposed Housing – Glenesk, Melville Road, Eskbank, Dalkeith, Midlothian. EH22 3AA.



PROPOSED SITE PLAN

WEIR COURT

NORTH

MELVILLE ROAD

B 392

SITE PLAN 1:200

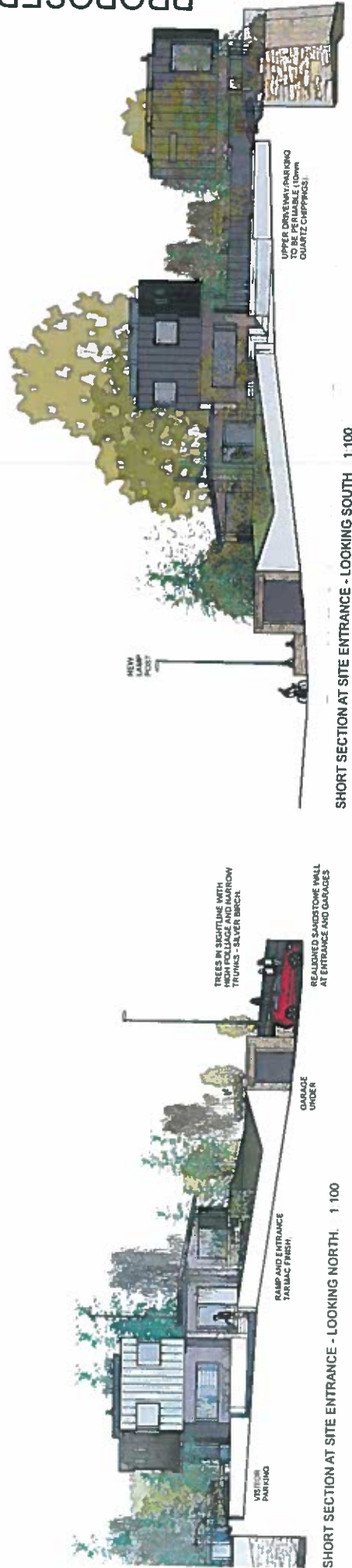
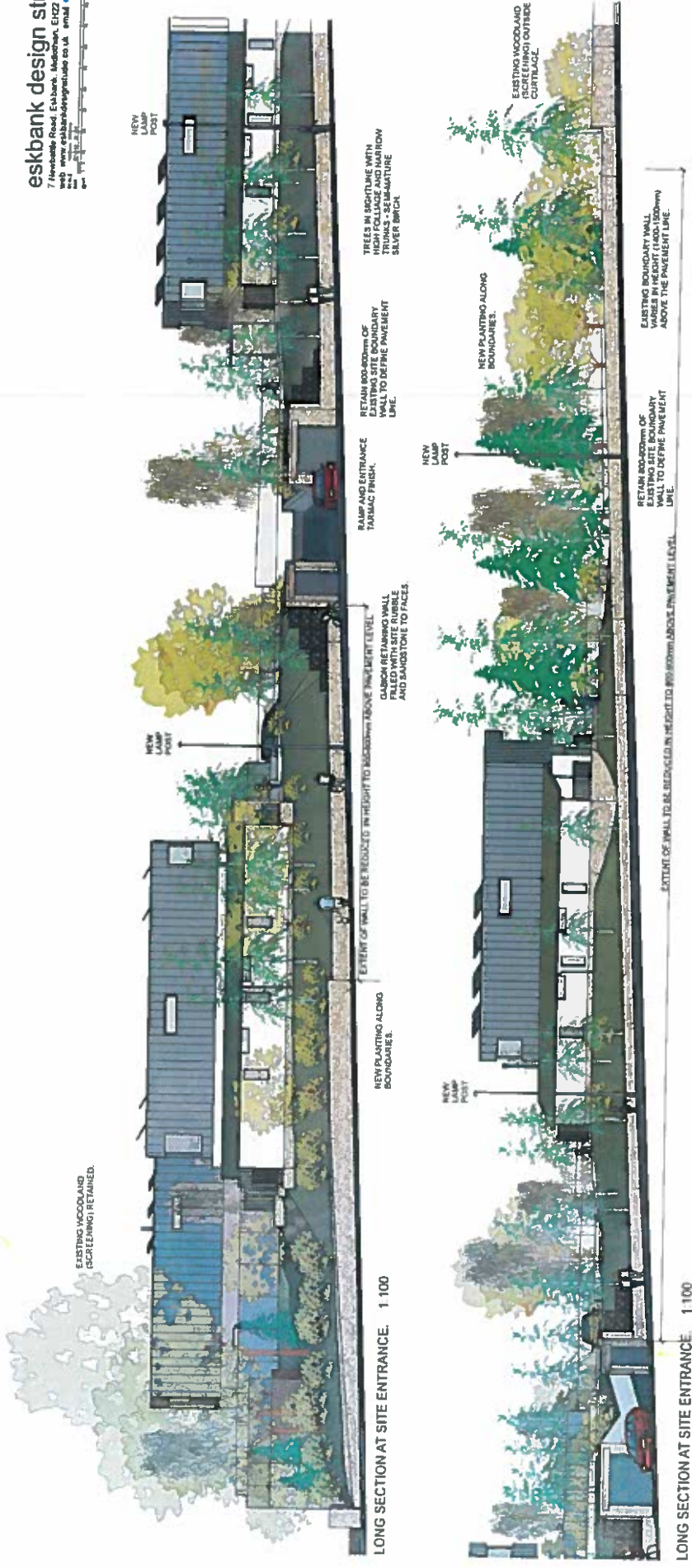
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A1 Proposed Housing – Glenesk, Melville Road, Eskbank, Dalkeith, Midlothian. EH22 3AA.



PROPOSED ENTRANCE SECTIONS

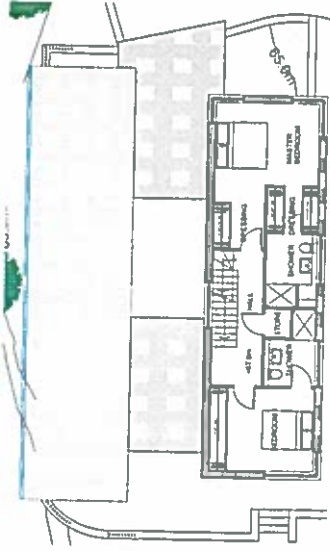
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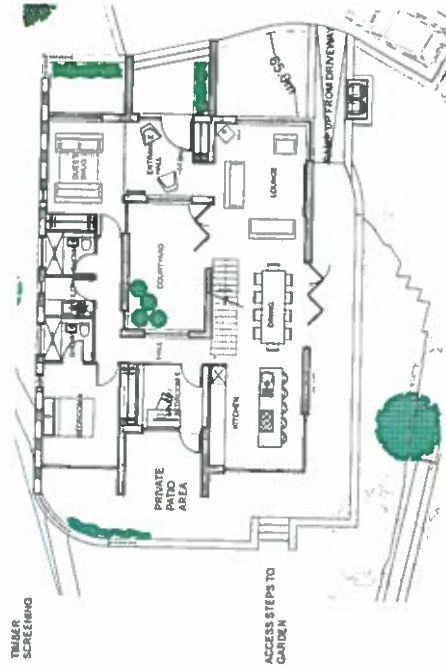
A1 Proposed Housing – Glenesk, Melville Road, Eskbank, Dalkeith, Midlothian. EH22 3AA.



PROPOSED COURTYARD HOUSE 1 ROOF PLAN 1:100



PROPOSED COURTYARD HOUSE 1 FIRST FLOOR PLAN 1:100



PROPOSED COURTYARD HOUSE 1 GROUND FLOOR PLAN 1:100



VIEW LOOKING SOUTH



VIEW LOOKING SOUTH



VIEW LOOKING NORTH WEST

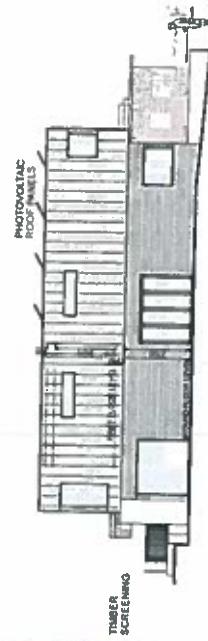


VIEW LOOKING NORTH

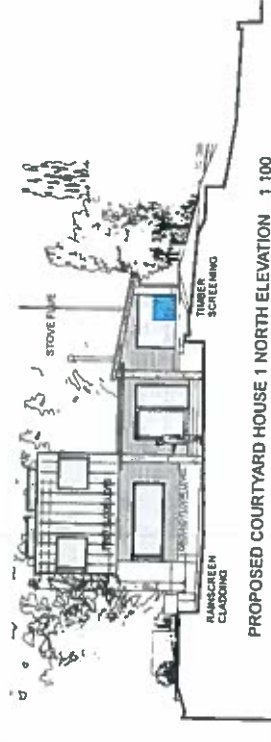


VIEW LOOKING EAST

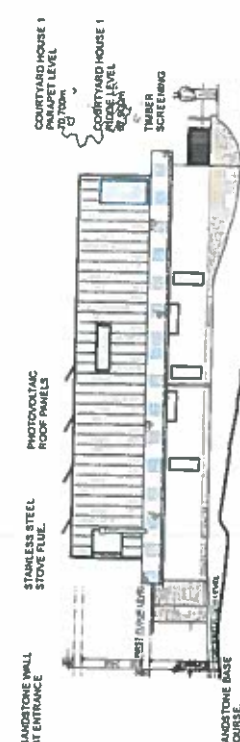
ROOF - SEDUM SLOPING AND MAIN ROOFS WITH LOWER LEVEL ROOFS AT ENTRANCES - SINGLE PLY MEMBRANE. ROOF OVERHANGS TO PROVIDE SHADOWN AND PROTECT FROM DIRECT WINTER SUN TO HOUSE. ARE A MIXTURE OF LARCH RAIN SCREENING WITH SANDSTONE FLAT WALLS AT ENTRANCES AND BASE COURSES. WINDOW AND DOOR FRAMES ALUMINIUM (RAL 7016). COURTYARD AND GARDEN WALLS PHOTOVOLTAIC ROOF PANELS. GALVANISED STEEL PHOTOVOLTAIC ROOF PANELS.



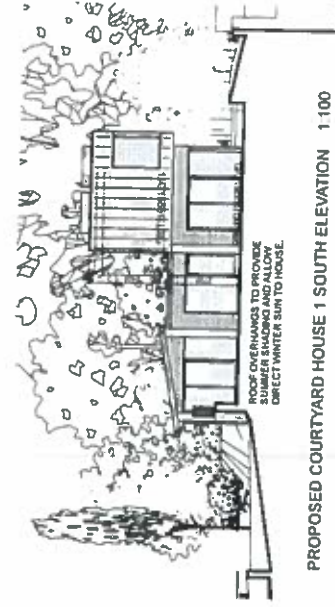
PROPOSED COURTYARD HOUSE 1 EAST ELEVATION 1:100



PROPOSED COURTYARD HOUSE 1 NORTH ELEVATION 1:100



PROPOSED COURTYARD HOUSE 1 WEST ELEVATION 1:100



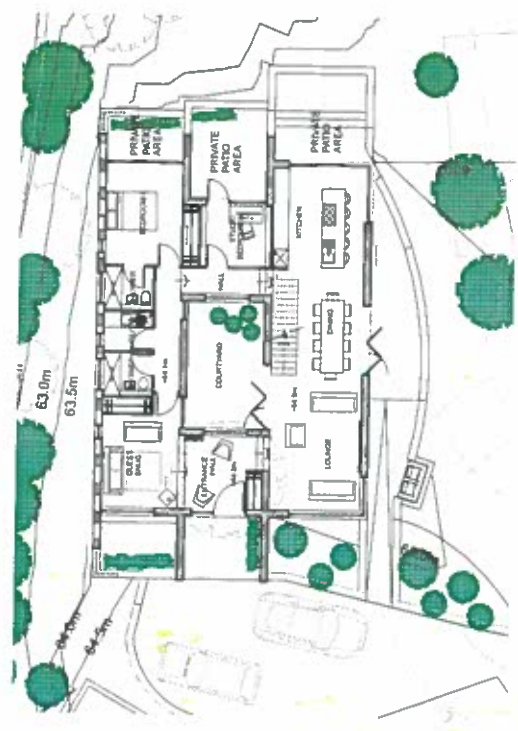
PROPOSED COURTYARD HOUSE 1 SOUTH ELEVATION 1:100



PROPOSED COURTYARD HOUSE 2 ROOF PLAN 1:100



PROPOSED COURTYARD HOUSE 2 FIRST FLOOR PLAN 1:100



PROPOSED COURTYARD HOUSE 2 GROUND FLOOR PLAN 1:100



VIEW LOOKING SOUTH EAST



VIEW LOOKING NORTH



VIEW LOOKING NORTH

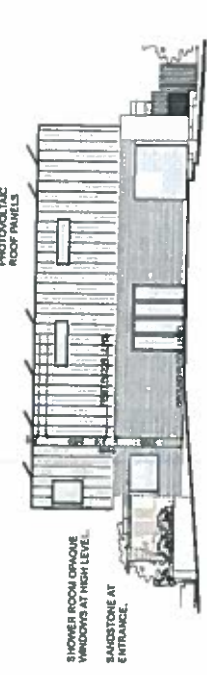


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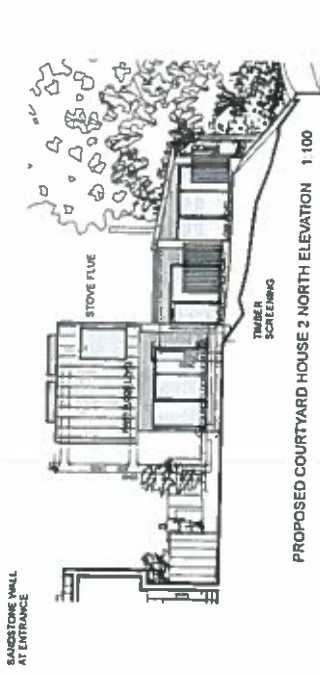


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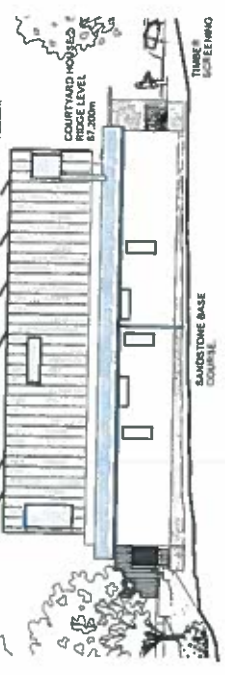
ROOF - SEDUM SLOPING AND MAIN ROOFS WITH LOWER LEVEL ROOFS AT ENTRANCES - SINGLE SLOPING ROOFS. GROUND FLOOR ARE A MIXTURE OF LIGHT GREY RENDERING (RAL 9010) ON CEMENT BOARD. LATCH FRAM SCREENING WITH SANDSTONE FEATURE WALLS AT ENTRANCES. WINDOWS AND DOOR FRAMES ALUMINIUM (RAL 7016). OUTTERS AND DOWNPIPES GALVANISED STEEL. PHOTO-VOLTAC ROOF PANELS.



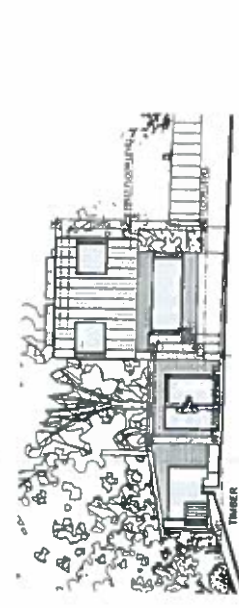
PROPOSED COURTYARD HOUSE 2 EAST ELEVATION 1:100



PROPOSED COURTYARD HOUSE 2 NORTH ELEVATION 1:100



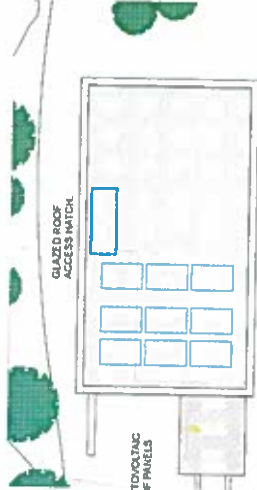
PROPOSED COURTYARD HOUSE 2 WEST ELEVATION 1:100



PROPOSED COURTYARD HOUSE 2 SOUTH ELEVATION 1:100



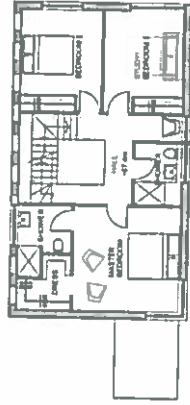
VIEW LOOKING NORTH EAST



PHOTOVOLTAIC
ROOF PANELS

GLAZED ROOF
ACCESS HATCH

PROPOSED CORNER ROOF PLAN 1:100



PROPOSED CORNER HOUSE FIRST FLOOR PLAN 1:100



PROPOSED CORNER HOUSE GROUND FLOOR PLAN 1:100



VIEW LOOKING NORTH



VIEW LOOKING NORTH



VIEW LOOKING WEST



VIEW LOOKING SOUTH



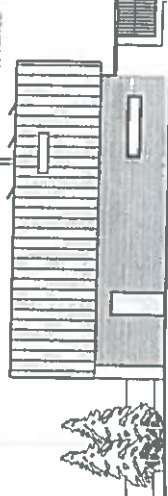
VIEW LOOKING SOUTH

ROOF - SEDUM SLOPING AND MAIN ROOFS WITH LOWER LEVEL ROOFS AT
ENTRANCES - SINGLE PLY MEMBRANE.
GLAZED ROOF ACCESS HATCH TO FIRST FLOOR LEVEL. GROUND FLOOR
ARE A MIXTURE OF LIGHT AGING ALUMINUM (RAL 7016) WITH ON CEMENT BOARD.
LARCH RAIN SCREENING WITH SANDSTONE FEATURE WALLS AT ENTRANCES
AND BASE COURSES.
WINDOW AND DOOR FRAMES ALUMINUM (RAL 7016).
CORNER HOUSE PARAPET LEVEL TO 4.00m.
PHOTOVOLTAIC ROOF PANELS.
PHOTOVOLTAIC
ROOF PANELS
TOUGHENED GLASS
JACKET BALCONY
SLIDING ALUMINUM
PATIO DOORS.



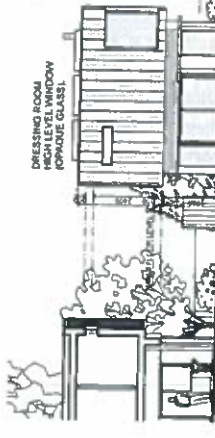
PROPOSED CORNER HOUSE NORTH ELEVATION 1:100

STOVE FLUE
SHOWER ROOM ORCHARD
WINDOW AT HIGH LEVEL



PROPOSED CORNER HOUSE WEST ELEVATION 1:100

TIMBER
SCREENING



PROPOSED CORNER HOUSE SOUTH ELEVATION 1:100



PROPOSED CORNER HOUSE EAST ELEVATION 1:100

ACOUSTIC FENCE TO 1.45
BOUNDARY - NOT SHOWN
FOR ILLUSTRATION
PURPOSES.

ACOUSTIC FENCE HEIGHT
AND EXTENT TO BE DETERMINED
FOLLOWING AN ACOUSTIC SURVEY

ACOUSTIC FENCE AND TRIPLE
GLAZED WINDOWS TO THIS
BOUNDARY.

PROPOSED CORNER HOUSE

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0131 6513309
7 Newville Road, Edinburgh, Midlothian, EH22 3DA.
www.eskbankdesignstudio.co.uk email: eskbankdesignstudio@esb.co.uk

NEW PLANTING ALONG
BOUNDARIES

ACOUSTIC FENCE TO THIS
BOUNDARY - NOT SHOWN
FOR ILLUSTRATION PURPOSES

EXISTING BUILDING CONCRETE
(ON BOUNDARY) RETAINED

PROPOSED SITE EAST ELEVATION 1:100

EXISTING WOODLAND
(SCREEMING) OUTSIDE
COURTYARD
EXISTING STONE BOUNDARY
WALL TO BE REPOINTED AND
REPAIRED. VEGETATION TO
BE REMOVED FROM THE WALL
FABRIC.

EXISTING CONCRETE WALLS TO
BOUNDARY WALL TO BE REPAIRED
AND PAINTED RAL 9018 (LIGHT GREY).

ACOUSTIC FENCE HEIGHT
TO BE DETERMINED
FOLLOWING AN ACOUSTIC SURVEY.

ACOUSTIC FENCE AND TRIPLE
GLAZED WINDOWS TO THIS
BOUNDARY
ACOUSTIC FENCE TO THIS
BOUNDARY - NOT SHOWN
FOR ILLUSTRATION PURPOSES

PROPOSED VIEW FROM RAILWAY BRIDGE LOOKING NORTH WEST

ACOUSTIC FENCE AND TRIPLE
GLAZED WINDOWS TO THIS
BOUNDARY
ACOUSTIC FENCE TO THIS
BOUNDARY - NOT SHOWN
FOR ILLUSTRATION PURPOSES

EXISTING STONE BOUNDARY
WALL TO BE REPOINTED AND
REPAIRED. VEGETATION TO
BE REMOVED FROM THE WALL
FABRIC.

EXISTING CONCRETE INFILLS TO
BOUNDARY WALL TO BE REPAIRED
AND PAINTED RAL 9018 (LIGHT GREY).

PROPOSED LONG VIEW LOOKING SOUTH WEST

A1 Proposed Housing – Glenesk, Melville Road, Eskbank, Dalkeith, Midlothian. EH22 3AA.

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EXISTING WOODLAND
TO NORTH AND NORTH
WEST CORNER RETAINED.
NEW PLANTING ALONG
BOUNDARIES.

PROPOSED SITE VIEWS

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