

Grant of Planning Permission

Town and Country Planning (Scotland) Act 1997

Local Review Body
Tuesday 26 April 2016
Item No 5.1

Local Review Body: Review of Planning Application Reg. No. 15/00767/PPP

Dr Lyndhurst Collins
Capielaw Cottage
Near Rosewell
EH24 9EE

Midlothian Council, as Planning Authority, having considered the review of the application by Dr Lyndhurst Collins, Capielaw Cottage, Near Rosewell, EH24 9EE, which was registered on 28 January 2016 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

Erection of extension to dwellinghouse at 42 St Marys Cottage, Rosewell, in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	1:2500	01.10.2015
Site Plan	DRWG 2 1:250	01.10.2015
Existing elevations	DRWG 3A 1:50	01.10.2015
Existing elevations	DRWG 4 1:50	01.10.2015
Existing elevations	DRWG 5 1:50	01.10.2015
Existing floor plan	DRWG 6 1:50	01.10.2015
Existing floor plan	DRWG 7A 1:100	01.10.2015
Proposed floor plan	DRWG 8 1:50	01.10.2015
Proposed floor plan	DRWG 9 1:50	01.10.2015
Proposed floor plan	DRWG 10 1:50	01.10.2015
Proposed cross section	DRWG 11 1:50	01.10.2015
Proposed cross section	DRWG 12 1:50	01.10.2015
Roof plan	DRWG 13 1:100	01.10.2015

Subject to the following condition:

1. The external materials and finishes of the extension shall match those on the existing extension.
2. The design, materials and treatment of the window and door surrounds on the extension shall match the corresponding details on the existing extension.

3. Unless otherwise approved in writing by the Planning Authority the dormer roof and cheeks shall be finished externally in natural slate to match that on the roof of the existing extension.
4. Details of the colour finish of the timber cladding proposed on the dormer fascias shall be submitted to the Planning Authority and no work shall start on the dormers until these details have been approved in writing by the Planning Authority.

Reason for conditions 1 – 4: To safeguard the character of the existing building.

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

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

Development Plan Policies:

1. RP1 Midlothian Local Plan – Protection of the countryside
2. RP6 Midlothian Local plan – Areas of Great Landscape Value
3. RP12 Midlothian Local Plan – Regionally & locally important nature conservation sites
4. DP6 Midlothian Local Plan – House extensions

Material Considerations:

1. The individual circumstances of the site.

In determining the review the LRB concluded:

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

Dated: 08/03/2016

Councillor J Bryant
Chair of the Local Review Body
Midlothian Council

NOTICE TO ACCOMPANY REFUSAL ETC.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions, or

Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8)

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the town and Country Planning (Scotland) Act 1997

Advisory note:

If you have any questions or enquiries regarding the Local Review Body procedures or this decision notice please do not hesitate to contact Peter Arnsdorf, Planning Manager tel: 0131 2713310 or via peter.arnsdorf@midlothian.gov.uk