

Grant of Planning Permission

Town and Country Planning (Scotland) Act 1997

Local Review Body: Review of Planning Application Reg. No. 12/00143/DPP

Mr Alan Mason
2 Livesey Terrace
Penicuik
EH26 0NA

Midlothian Council, as Planning Authority, having considered the review of the application by Mr Alan Mason, 2 Livesey Terrace, Penicuik, EH26 0NA, which was registered on 13 May 2012 in pursuance of their powers under the above Acts, hereby **grant** permission to carry out the following proposed development:

Erection of one and a half storey extension to dwellinghouse at 37 Belwood Road, Milton Bridge, Penicuik, Midlothian, EH26 0QN

in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	(PL)001 1:1250	09.03.2012
Site Plan	(PL)002A, 1:500	10.04.2012
Proposed floor plan	(PL)003A 1:100	10.04.2012
Proposed floor plan	(PL)004A 1:50	10.04.2012
Proposed floor plan	(PL)005A 1:50	10.04.2012
Roof plan (proposed/existing)	(PL)006A 1:50	10.04.2012
Proposed elevations	(PL)007A 1:100, 1:50	10.04.2012
Proposed elevations	(PL)008A 1:100, 1:50	10.04.2012
Proposed elevations	(PL)009A 1:100, 1:50	10.04.2012
Proposed elevations	(PL)0010A 1:100, 1:50	10.04.2012
Proposed cross section	(PL)0011A 1:50	10.04.2012
Proposed cross section	(PL)0012A 1:50	10.04.2012
Proposed cross section	(PL)0013A 1:50	10.04.2012
Proposed floor plan	(PL)0014 1:100	09.03.2012
Street Scene	(PL)0015 1:250, 1:100	10.04.2012
Proposed elevations	(PL)0016 1:100	10.04.2012
Site Plan	(PL)0017 1:500	10.04.2012
Design and Access Statement		10.04.2012

Subject to the following conditions:

1. The development hereby permitted shall be begun within three years from the date of this permission. Prior to the development commencing the planning authority shall be notified in writing of the expected commencement of work date and once development on site has been completed the planning authority shall be notified of the completion of works date in writing.

Reason: To accord with Section 58 and 27A of the Town and Country Planning (Scotland) Act 1997 (as amended by Planning etc (Scotland) Act 2006).

2. Development shall not begin until samples of materials to be used on the external surfaces of the extension have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

Reason: 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 DP6 of the Midlothian Local Plan and national planning guidance and advice.

The Local Review Body (LRB) considered the review of the planning application at its meeting of 31 July 2012. The LRB carried out an accompanied site visit on the 30 July 2012.

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

Development Plan Policies:

1. RP20 Midlothian Local Plan – Development in the built-up area
2. DP6 Midlothian Local Plan – House Extensions
3. DP2 Midlothian Local Plan – Development Guidelines

Material Considerations:

1. The individual circumstances of the applicant's family.
2. The planning history of the site.
3. The size of the proposed extension.
4. The relationship between the application property, as extended, and the neighbouring properties.

In determining the review the LRB concluded:

The principle of the proposed extension within the built –up area of Penicuik is acceptable. Furthermore, it is considered to be subservient to the host building by means of its size and design and therefore accords with development plan policies. The proposed extension is considered compatible to the host building and

neighbouring properties by means of its form and design and will not have a detrimental impact on the street scene or result in overlooking of the neighbouring properties.

Dated 31/07/2012

Councillor J Bryant
Chair of the Local Review Body
Midlothian Council

SCHEDULE 2

Regulation 21

NOTICE TO ACCOMPANY REFUSAL ETC.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

NOTICE TO ACCOMPANY REFUSAL ETC.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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, Development Management Manager tel: 0131 2713310 or via peter.arnsdorf@midlothian.gov.uk