

Local Review Body: Review of Planning Application Reg. No. 19/00563/DPP

David Paton Building Consultancy
13 High Street
Loanhead
EH20 9RH

Midlothian Council, as Planning Authority, having considered the review of the application by Mr Thomas Dick, 19 George Drive, Loanhead, EH20 9DL which was registered on 14 October 2019 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

Extension to dwellinghouse at 19 George Drive, Loanhead, EH20 9DL, in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	19-33-004 1:1250 1:20	24.06.2019
Existing Elevations, Floor Plan And Cross Sections	19-33-EX 1:1250 1:500	24.06.2019
Proposed Elevations, Floor Plan And Cross Sections	19-33-002 1:50	24.06.2019

The Local Review Body (LRB) considered the review of the planning application (and the condition attached to the original grant of planning permission) at its meeting of 2 December 2019. The LRB carried out an unaccompanied site visit on the 2 December 2019.

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

Development Plan Policies:

1. DEV2 Midlothian Local Development Plan 2017 – Protecting amenity within the built-up area

Material Considerations:

1. The individual circumstances of the site.
2. The potential impact of the proposed development on neighbouring properties and the street scene.

In determining the review the LRB concluded:

The proposed roof design on the extension, by nature of its size, the proposed materials and its partial screening by the boundary hedge, does not undermine the amenity of the local area, nor is it detrimental to the character of the existing building and as such the condition on the original decision requiring the form and materials of the roof to match the existing extension is not required. The proposed development accords with the Midlothian Local Development Plan 2017.

Dated: 02/12/2019

A handwritten signature in black ink, appearing to read 'Peter Arnsdorf', with a large, sweeping initial 'P'.

Peter Arnsdorf
Planning Manager (Advisor to the Local Review Body)
Communities and Economy
Midlothian Council

On behalf of:

Councillor R Imrie
Chair of the Local Review Body
Midlothian Council

NOTICE TO ACCOMPANY REFUSAL ETC.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

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

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the town and Country Planning (Scotland) Act 1997

Advisory note:

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