

## Notice of Review: 10A Lower Broomieknowe, Lasswade

### Procedural Report

Report by Ian Johnson, Head of Planning and Development

#### 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' to remove condition 2 of planning permission 12/00750/DPP for the erection of detached garage at 10A Lower Broomieknowe, Lasswade

#### 2 Background

- 2.1 Planning application 12/00750/DPP for the erection of detached garage at 10A Lower Broomieknowe, Lasswade was granted planning permission subject to conditions on 14 January 2012; a copy of the decision is attached to this report. Condition 2 on planning permission 12/00750/DPP is as follows:

2. The external materials and finishes of the garage shall match those on the existing dwellinghouse

**Reason:** *To ensure the garage matches the external appearance of the existing dwellinghouse and thereby maintains the visual quality of Broomieknowe Conservation Area*

- 2.2 The applicant wishes to use stone detailing on the proposed garage rather than brick as per the existing house and has therefore submitted a notice of review to seek the removal of the condition rather than correspond with the case officer. Although the approved plans identify the use of stone, condition 2 above supersedes this detail.

- 2.3 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 Procedures (Next Stage)

- 3.1 The next stage in the process is for the LRB to determine the following

- 1 Whether any further information is required to determine the review.
- 2 The time and date of the LRB site visit.
- 3 Whether the site visit shall be accompanied or unaccompanied.

- 4 Whether the review will progress by way of written representations or by a hearing. (The applicant is requesting that the review progresses by way of written submissions).
- 3.2 The final determination of the review will be scheduled for consideration by the LRB at its meeting 23 April 2013.

#### **4 Supporting Documents**

4.1 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);
- A copy of the case officer's report (Appendix C);
- A copy of the policies stated in the case officer's report (Appendix D);
- A copy of the decision notice issued on 14 January 2012 (Appendix E); and
- A copy of the submitted plans (Appendix F).

#### **5 Recommendations**

5.1 It is recommended that the LRB determine:

- 1 Whether any further information is required to determine the review.
- 2 The time and date of the LRB site visit.
- 3 Whether the site visit shall be accompanied or unaccompanied.
- 4 Whether the review will progress by way of written representations or by a hearing.

**Date: 26 February 2013**

**Report Contact:**

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**Background Papers: Planning application 12/00750/DPP available for inspection online.**