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**APPLICATION FOR PLANNING PERMISSION (12/00186/DPP) FOR  
ALTERATIONS TO ROOFING MATERIALS AT LASSWADE PRIMARY  
SCHOOL, 7A PENDREICH DRIVE, BONNYRIGG**

Report by Head of Planning and Development

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**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

- 1.1 The application is for the alteration of the roofing material, from concrete tiles to steel roof panels at Lasswade Primary School, Pendreich Drive, Bonnyrigg. There has been no representations received and no consultations were required. The relevant development plan policy is RP20 of the Midlothian Local Plan and the recommendation is to grant planning permission subject to the statutory time condition.**

**2 LOCATION AND SITE DESCRIPTION**

- 2.1** The application site comprises the Lasswade Primary School, which is a single storey building finished in beige dry dash harling. The roof comprises a sequence of monopitch components with intermittent flat and curved roof sections. The monopitch roof sections comprise brown profiled concrete tiles and the curved roof section is silver metal sheeting. The flat roof sections are felt covered.
- 2.2** The site is located within a residential area of Bonnyrigg. The surrounding houses are a mix of single storey and two storey properties with predominantly concrete roof tiles, however there are a number of properties in the area which have red metal sheet roofs.

**3 PROPOSAL**

- 3.1** It is proposed to remove the existing roof tiles on the monopitched sections of the school building and replace them with steel roof panels. The panels would be dark grey (anthracite) in colour, placed in 1 metre wide vertical sections. The existing flat roofed sections are to be re-felted.
- 3.2** The applicant has confirmed that the alterations to the roof materials are required as the existing roof tiles have become porous, resulting in a number of leaks causing internal damage to the building.

### **3 BACKGROUND**

- 3.1 The primary school is owned by the Council and the application has been made by the Council. Regulation 3 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 requires applications that relate to land in the ownership of the planning authority and applications made by the Council be considered by the Planning Committee.

### **4 CONSULTATIONS**

- 4.1 No consultations were required.

### **5 REPRESENTATIONS**

- 5.1 No representations have been received in connection with this application.

### **6 PLANNING POLICY**

- 6.1 The development plan comprises the Edinburgh and Lothians Structure Plan 2015, approved in June 2004, and the Midlothian Local Plan, adopted in December 2008. The following policy is relevant to the proposal;
- 6.2 Midlothian Local Plan Policy **RP20: Development within the Built-Up Area** states that development will not be permitted within the built-up area where it is likely to detract materially from the existing character or amenity of the area.

### **7 PLANNING ISSUES**

- 7.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise.
- 7.2 The site is located within the built up area of Bonnyrigg where, in accordance with development plan policy, there is a presumption in favour of development which does not detract materially from the existing character or amenity of the area.
- 7.3 The school building has a variety of roof forms rather than the traditional pitched form of the surrounding dwellings. This presents a visual impression of a number of smaller buildings linked to form a single school. This form of structure sits comfortably in its residential setting. Changing the roofing material does not impact on this coalescence of different uses and differing styles of buildings.
- 7.4 The residential properties surrounding the site have predominantly concrete roof tiles. However, there are a number of dwellinghouses in nearby Pendreich Avenue with metal roofs. The proposed change of

roofing material on the school building is appropriate in this context. Furthermore, it can be argued that a more contemporary material on this individual building further distinguishes the school in its local context.

- 7.5 The replacement of the existing roof finishes is required to protect the internal fabric of the building from rain water ingress. The proposed metal sheeting would achieve this through its construction in vertical over-locking panels. The over-locking will present an appearance of vertical ridges on the roof. The proposed panels are to be coloured dark grey and replace brown concrete profiled tiles. The change in texture and colour will be acceptable on the existing building and complement the light beige harling of the walls. There is also an existing section of metal roof on the curved part of the building and so the proposed roof materials will complement this section of roof.

## **8 RECOMMENDATION**

- 8.1 It is recommended that planning permission be granted for the following reason:

*The proposed development is located within the built up area and, accordingly, does not conflict with Midlothian Local Plan policy RP20. The presumption in favour of development is not outweighed by any other material considerations.*

subject to the following condition:

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).*

**Ian Johnson**  
**Head of Planning and Development**

**6 June 2012**

<b>Application No:</b>	<b>12/00186/DPP</b>
<b>Registered Valid:</b>	<b>2 April 2012</b>
<b>Applicant:</b>	<b>Mrs Marie Williams, Midlothian Council, Stobhill Depot, Newtongrange EH22 4NV</b>
<b>Contact Person:</b>	<b>Ms MA Cowie</b>
<b>Tel No:</b>	<b>0131 271 3308</b>
<b>Background Papers:</b>	<b>N/A</b>