

Local Review Body: Review of Planning Application Reg. No. 17/00801/DPP

Peter Alford Architect
19 Tipperwell Way
Howgate
Pencuik
EH26 8QP

Midlothian Council, as Planning Authority, having considered the review of the application by Mr and Mrs Andrew Hogg, 14 Craigiebiel Crescent, Penicuik, EH26 9EQ, which was registered on 7 March 2018 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

Erection of two storey and single storey extension at 10 Broomhill Avenue, Penicuik, EH26 9EF, in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	1721-LP01 1:1250	10.10.2017
Elevations, Floor Plan And Cross Section	1721-PL01 1:1250 1:200 1:100	10.10.2017

Subject to the following condition:

1. A revised set of elevations of the proposed extensions to accurately show the height and size of the roof of the single storey hipped roof extension on the north side of the house shall be submitted to the Planning Authority and no work shall start on the extensions until these details have been approved in writing by the Planning Authority.

Reason: *For the avoidance of doubt as to what is approved; there is a discrepancy between the height of the hipped roof extension as shown on the rear elevation as compared to the front and side elevations.*

The Local Review Body (LRB) considered the review of the planning application at its meeting of 10 April 2018. The LRB carried out a site visit on the 9 April 2018.

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 – Protecting amenity within the built-up area

Material considerations:

1. The individual circumstances of the applicant

In determining the review the LRB concluded:

The proposed extensions by means of their design and form will complement the host dwellinghouse and will not have a detrimental impact on the amenity of the neighbouring property at 8 Broomhill Avenue, Penicuik.

Dated: 10/04/2018

A handwritten signature in dark ink, appearing to read 'Peter', with a large, sweeping flourish underneath.

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