

Notice of Review: 1 Galadale Drive, Newtongrange

Determination Report

Report by Ian Johnson, Head of Communities and Economy

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' for the erection of extension at 1 Galadale Drive, Newtongrange.

2 Background

- 2.1 Planning application 16/00044/DPP for the erection of extension at 1 Galadale Drive, Newtongrange was refused planning permission on 14 March 2016; a copy of the decision is attached to this report.
- 2.2 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 Supporting Documents

- 3.1 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). Any duplication of information is not attached;
 - A copy of the case officer's report (Appendix C);
 - A copy of the decision notice, excluding the standard advisor notes, issued on 14 March 2016 (Appendix D); and
 - Copies of the relevant plans (Appendix E).
- 3.2 The full planning application case file and the development plan policies referred to in the case officer's report can be viewed online via www.midlothian.gov.uk

4 Procedures

- 4.1 In accordance with procedures agreed by the LRB, the LRB by agreement of the Chair:

- Have scheduled an unaccompanied site visit for Monday 6 June 2016; and
 - Have determined to progress the review by way of written submissions.
- 4.2 The case officer's report identified that no consultations were required and no representations have been received.
- 4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:
- Identify any provisions of the development plan which are relevant to the decision;
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
 - Consider whether or not the proposal accords with the development plan;
 - Identify and consider relevant material considerations for and against the proposal;
 - Assess whether these considerations warrant a departure from the development plan; and
 - State the reason/s for the decision and state any conditions required if planning permission is granted.
- 4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.
- 4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported to the next LRB for noting.
- 4.6 A copy of the LRB decision will be placed on the planning authority's planning register and made available for inspection online.

5 Conditions

- 5.1 In accordance with the procedures agreed by the LRB at its meeting of 19 June 2012 and 26 November 2013, and without prejudice to the determination of the review, the following conditions have been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.

1. Development shall not begin until samples of materials to be used on 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 complementary materials to reflect its setting in accordance with policies RP20 and DP6 of the Midlothian Local Plan and national planning guidance and advice.

6 Recommendations

6.1 It is recommended that the LRB:

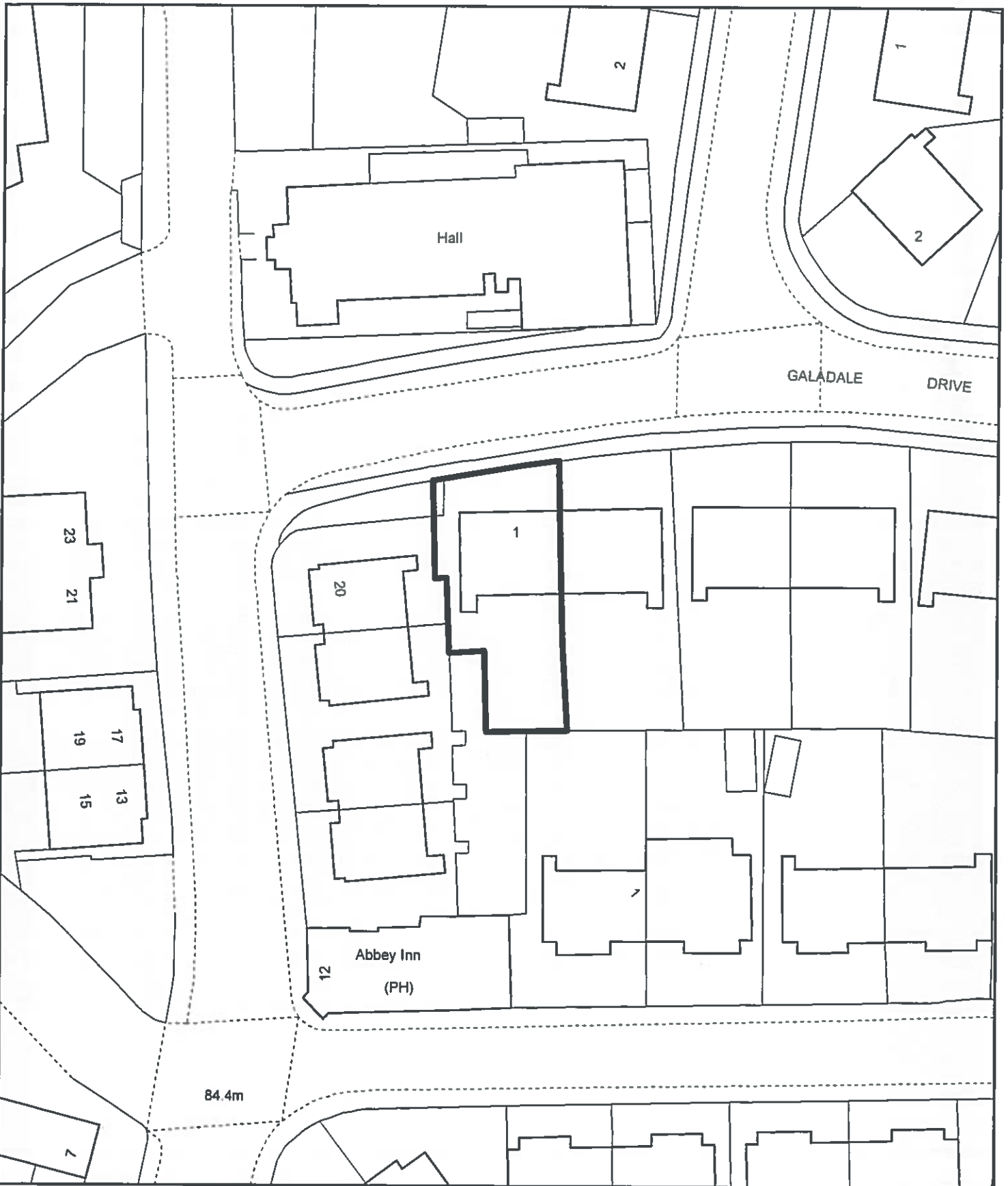
- a) determine the review; and
- b) the planning advisor draft and issue the decision of the LRB through the Chair

Date: 31 May 2016

Report Contact: Peter Arnsdorf, Planning Manager
peter.arnsdorf@midlothian.gov.uk

Tel No: 0131 271 3310

Background Papers: Planning application 16/00044/DPP available for inspection online.



**Education, Economy
& Communities**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Extension to dwellinghouse at 1 Galadale Drive,
Newtongrange

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Midlothian

Fairfield House 8 Lothian Road Dalkeith EH22 3ZN Tel: 0131 271 3302 Fax: 0131 271 3537 Email: planning-applications@midlothian.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100011902-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	G.S.M. Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Greig	Building Name:	
Last Name: *	McCauley	Building Number:	36-12
Telephone Number: *	0131 258 2138	Address 1 (Street): *	Malbet Park
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Midlothian
		Postcode: *	EH16 6SY
Email Address: *	greig@gsmarchitecture.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Andrew	Building Number:	1
Last Name: *	Willkie	Address 1 (Street): *	Galadale Drive
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Newtongrange
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH22 4RP
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:	Midlothian Council
Full postal address of the site (including postcode where available):	
Address 1:	1 GALADALE DRIVE
Address 2:	NEWTONGRANGE
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	DALKEITH
Post Code:	EH22 4RP

Please identify/describe the location of the site or sites

--	--

Nothing

664708

Easting

333281

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

EXTENSION TO DWELLINGHOUSE.

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

PLEASE SEE ATTACHED SUPPORTING DOCUMENTS.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☒ Yes ☐ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

PLEASE SEE ATTACHED SUPPORTING DOCUMENTS FOR EXPLANATION.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

ADDITIONAL MATTERS RAISED. APPEAL REPORT TO SUBSTANTIATE AND SUPPORT APPLICATION PROPOSALS.
LETTERS OF SUPPORT FROM NEIGHBOURING PROPERTIES REFERENCED IN REFUSAL REPORT. PHOTOGRAPHIC
EXAMPLES OF SIMILAR EXTENSIONS AS-BUILT.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

16/00044/DPP

What date was the application submitted to the planning authority? *

26/01/2016

What date was the decision issued by the planning authority? *

26/01/2016

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To assess the impact the extension would have on neighbouring properties and clarify stated measurements on the Planning refusal report.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Greig McCauley

Declaration Date: 09/05/2016

1 GALADALE DRIVE, NEWTONGRANGE, MIDLOTHIAN, EH22 4RP
PLANNING APPLICATION NUMBER: 16/00044/DPP -

ADDITIONAL MATTERS RAISED

Matters raised which were not before the appointed officer at the time the determination on our application was decided.

One additional photo sheet has been submitted showing examples of rear extensions which have been granted planning permission and built elsewhere within Galadale Drive, Galadale Crescent, Eighth Street, Ninth Street and Tenth Street. All examples are in close proximity of no. 1 Galadale Drive and are of similar style houses. These examples are in support of our application further to receiving the reasons for refusal by local delegated decision. We have also responded to points raised in the case officer's report which we were unaware of until the final refusal was issued.

Further to planning refusal we have obtained letters of support for this application from two of the properties referenced in the Planning Refusal Report.

At the time of the determination on our application by the appointed officer there was no written or verbal communication within the process timescales advising us of the recommendations for refusal or what the final decision was to be. We received the formal refusal with no correspondence prior to this.

The Planning application was registered on 26th January 2016. We received no further response beyond the formal acknowledgement registration letter. The determination deadline for the application was 26th March 2016. The refusal was issued on 14th March 2016. This was the only correspondence or communication throughout the planning process. We were given no opportunity within the determination period to respond to any recommendations or feedback prior to the final decision being issued. We were not made aware of the case officer's recommendations to their report being placed on the council's scheme of delegation list and were not provided with any information as to when this stage was progressing.

We received no response and were disappointed with this.

The local review submission has been the only opportunity for us to substantiate and respond to the case officer's report and reasons for refusal with the additional information included.

1 GALADALE DRIVE, NEWTONGRANGE, MIDLOTHIAN, EH22 4RP

REFUSAL OF PLANNING PERMISSION - Decision date: 14 March 2016

APPLICATION NUMBER: 16/00044/DPP -

Proposed extension to existing dwellinghouse.

Additional notes and supporting information for the Council's Local Review Body.

The following additional supporting statement and photographic examples have been considered and provided further to assessment of the conditions and reasons for refusal detailed in the case officers report determined by local delegated decision. The information is in response to the Planning Authority's grounds and reasons for refusal, which are as follows:

Reasons:

- 1. The proposed extension would be an overly dominant feature with an overbearing impact on the outlook of no. 20 Newbattle Road, to the detriment of the amenity of the occupiers of this property.**
- 2. The proposed extension would result in increased overlooking of no. 1 Galadale to the detriment of the amenity of the occupiers of this property.**
- 3. For the above reasons the proposal is contrary to policies RP20 and DP6 of the Midlothian Local Plan which seeks to protect the amenity of residential areas and require that in providing additional space for the existing building there should be no material loss of amenity for adjoining houses. If the proposal were approved it would undermine the consistent implementation of these policies.**

Relevant Planning Policies

The relevant policies of the 2008 Midlothian Local Plan.

RP20 - Development within the built-up area - seeks to protect the character and amenity of the built-up area.

DP6 - House Extensions - Requires that extensions are well designed in order to maintain or enhance the appearance of the house and locality. The policy guidelines also relate to size of extensions, materials, impact on neighbours and remaining garden area.

SPG - Rear extensions to single storey and semi-detached houses - This was prepared partly in response to concern regarding the impact of extensions on the character of the original house. The SPG provides guidance on the design, size and proportions of extensions.

Comments to substantiate and support the application proposals:

ORIGINAL CLIENT DESIGN BRIEF:

The proposed single storey extension to the rear of the house was designed to incorporate self-contained sleeping accommodation for an elderly family member with the provision of private shower/toilet facilities and glazed french doors providing direct access to the rear garden area. The current kitchen and bathroom are small and the circulation space narrow and tight. The proposed alterations involve removal of a section of the rear external wall enlarging the kitchen with an open plan dining area and the bathroom relocated to enhance all new rooms and circulation areas, greatly improving the ground floor living accommodation and existing activity spaces to satisfy compliance with current Scottish Building Standards.

The original design brief was for an extension spanning the full width of the rear elevation to create as much additional floor space as possible. This idea was based on the existing full length rear extensions at no. 2 Galadale Drive which extends 2.5m from the face of the rear house wall and the extension at no. 15 Galadale Drive which projects 4m from the face of the house wall. There are also a number of full length rear extensions, some with pitched roofs within Galadale Crescent, which were taken into consideration when assessing the design of our extension. We determined that a precedence had clearly been established in Galadale Drive and Galadale Crescent. When finalising the requirements for our application it was decided that the proposed extension could be more sympathetically designed within a smaller footprint having less impact on neighbouring properties and still include all the facilities without the need to extend full width of the house. The existing external lean-to store was altered and extended at the existing roof height to accommodate additional storage space. Over half of the new extension width projects 3.46m deep from the face of the rear external wall of the house on the side of no. 20 Newbattle Road. However the proposed house extension projects 2.1m deep from the face of the existing lean-to store, as shown on the proposed floor plan. The remaining dining area section is 4m deep at the side of no. 3 Galadale Drive.

RESPONSE TO PLANNING ISSUES RAISED

It has been noted on the Planning Refusal Report that the proposed extension will be positioned 1.9m from the rear boundary of no. 20 Newbattle Road and 5.41m from the house at no. 20. We would comment that the side wall of the new house extension is actually positioned 7.1m away measured from the face of the side wall to the face of the rear wall at no. 20 Newbattle Road. The proposed extension is situated 3.2m from the rear boundary of the property at no. 20 Newbattle Road. The dimensions stated in the case officers report would seem to relate to the smaller extended store. We feel it would be unreasonable to assess the distances measured from this point. It's our view that this small lean-to building would fall within permitted development under the current Householder Permitted Development Rights In Scotland. The store has no impact on the adjoining property and the distances should be assessed from the house extension footprint. We would hope that confirmation of these dimensions can be clarified on-site prior to a final determination by the Local Review Body. It's our view that the stated dimensions are misleading.

It was also noted on the refusal report that the proposed extension satisfies the vertical sky component test for daylight to the living room of no. 20 Newbattle Road and that the impact of sunlight was not in itself sufficient to warrant refusal of planning permission.

In response to the point raised in the Planning Refusal Report stating that the proposed extension would bring the building closer to the boundary with no. 1 Galadale resulting in increased overlooking of the house and garden of this property we would comment as follows:

The outer face of the external back wall of the proposed extension is located approximately 20m from the face of the rear elevation at no. 1 Galadale. This property also has a large timber shed directly in the sight-lines of where the new extension is proposed as well as a timber boundary fence approximately 1.8m high. Our response to the proximity of the new building resulting in increased overlooking to the detriment of the amenity of the occupiers of this property is that it would be unreasonable to determine that this distance is unacceptable in view of what has been deemed as acceptable elsewhere in the area.

It has also been stated on the Planning Refusal Report that sufficient garden area would remain after the erection of the extension. We would add that the remaining garden area further to erection of the extension is substantial when calculating the minimum requirements under the current Planning Guidelines.

Consideration of the development, design, layout and orientation of the proposed single storey extension was assessed at an early stage in the design brief prior to planning submission. An appraisal was carried out to evaluate the impact on the existing spatial character and appearance of the surrounding areas. A detailed analysis was provided to establish what has been built, extended and altered within close proximity of the application site, and has been deemed as acceptable in the wider community by Midlothian Council Planning Department. Photographs have been taken to record the development of domestic extensions situated within and around the surrounding areas of Galadale Drive. We found that there were a large number of houses of very similar design with examples encompassing a varied mix of larger scaled modern styles of rear extended properties which have subsequently been constructed and modernised, dramatically altering the character and visual appearance of the buildings and surrounding areas within the Newtongrange catchment area, which have been granted planning consent. When assessing and comparing these larger extensions that have been granted planning permission by Midlothian Council it seems unreasonable and unfair to refuse our application on the grounds that the proposed extension will result in an overly dominant feature with an overbearing impact and the proposed extension would result in increased overlooking to the detriment of the amenity on the neighbouring properties.

The scale and form of our proposed extension has a smaller footprint, lower eaves height and far less of an overly dominant feature and overbearing impact than the majority of the examples shown. As stated above the rear elevation wall of the extension is positioned over 20m away from the face of the rear elevation to no. 1 Galadale which has been assessed as resulting in increased overlooking to the detriment of the amenity of the occupiers of this property. We are very aggrieved and unhappy with Midlothian Council's grounds for refusal and as a result have approached the owner of no. 1 Galadale, Mr John Stewart to consult and

discuss his views on the matter. Mr Stewart has subsequently written a letter in clear support of the application and has advised that he does not believe that the development would have any negative impact on his property. A copy of this letter is attached. The client has also received a letter of support further to Planning refusal from the neighbour at no. 3 Galadale Drive, Mary Gray. Again copy of letter attached for information.

IN CONCLUSION

We feel we have demonstrated that the design of the proposed house extension has been sympathetically and carefully considered to compliment the surrounding areas.

There have been no comments of objections from any of the surrounding affected neighbours notified or any members of public.

Further to refusal we have obtained letters of support for this application from two of the properties referenced in the Planning Refusal Report.

There are a large number of examples of similar and much larger scaled developments which have been granted planning permission within and around the surrounding area which visually have a greater density of development to the existing spatial character and have a greater detrimental impact on the character and appearance of the existing properties of similar style.

The example at no. 15 Galadale Drive is the most recent Planning Application prior to this application being refused, in Galadale Drive. Planning Permission was granted by Midlothian Council in August 2013, Ref. No. 13/00509/DPP, assessed under the relevant policies listed above and deemed as acceptable and has subsequently successfully been extended.

This would seem to be in contrast to the reasons that our application has been refused Planning Permission on the grounds that if the proposal were approved it would undermine the consistent implementation of these policies. We strongly disagree with the grounds for refusal and would hope that the Local Review Body view this application more favourably with a view to overturning the decision.

3 Galadale Drive
Newtongrange
MIDLOTHIAN
EH22 4RP

Midlothian Council
Planning Applications

4th May 2016

Dear Sir

I am writing with regard to the planning application of my neighbour Mr Andrew Wilkie for an extension to his property – 1 Galadale Drive, Newtongrange, EH22 4RP.

I believe that permission to extend has been refused and ahead of any consideration of an appeal I wish to record my support for this extension to go ahead, which is entirely in keeping with other permitted developments in the area.

I do not believe that the extension would have any detrimental impact on my property or any of the neighbouring properties. I understand that Mr Wilkie wishes to extend the property to provide more suitable accommodation for his elderly father to stay and I think the Council should take this into account and allow the extension to go ahead.

Yours truly

A black rectangular box redacting the signature of Mary Gray.

Mary Gray

1 Galadale
Newtongrange
Dalkeith
Midlothian
EH22 4R11

Planning Appeals Review Group
Midlothian Council

28 April 2016

To whoever it concerns

Re. Planning Application for 1 Galadale Drive, Newtongrange, Dalkeith EH22 4RP

I am writing in support of the application by my neighbour Andrew Wilkie to extend his property to the rear at the above address. I understand that the impact on my property has been cited as a reason to refuse permission.

I do not believe that this development will have any negative impact on my property. It is not inconsistent with similar developments that have been allowed in the area and in adjacent properties.

I would ask the Planning Review Group to overturn the decision of the Planning Committee to refuse permission and would emphasise again that I am supportive of my neighbour's extension application.

Yours sincerely



John Stewart



VIEWS LOOKING FROM NO. 1 GALADALE DRIVE

EXISTING REAR EXTENSIONS APPROVED AND ERECTED IN GALADALE CRESCENT



SINGLE AND TWO STOREY REAR EXTENSIONS LOCATED IN EIGHT, NINTH AND TENTH STREET. ALL IN CLOSE PROXIMITY TO NO. 1 GALADALE DRIVE AND ARE OF SIMILAR STYLE HOUSES.



EIGHT, NINTH AND TENTH STREET.

1 GALADALE DRIVE, NEWTONGRANGE - PLANNING REFUSAL APPLICATION NO: 16/00044/DPP.

EXAMPLES SHOWING HOUSE EXTENSIONS SITUATED CLOSE TO APPLICATION SITE, GRANTED PLANNING PERMISSION BY MIDLOTHIAN COUNCIL - PHOTO SHEET.

gsmlarchitecture

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 16/00044/dpp

Site Address: 1 Galadale Drive, Newtongrange

Site Description:

The application property comprises a semi-detached single storey dwellinghouse finished externally in drydash render with a brick base course and quoin details, white plastic framed windows and a slate roof. There is large box dormer at the rear of the house. There is an existing sunroom at the rear of the house and a small shed in the rear garden. The ground level at the rear of the house is approximately 0.5m higher than that at the side.

Proposed Development:

Extension to dwellinghouse

Proposed Development Details:

It is proposed to erect a flat roof extension at the rear of the house measuring 7.8m wide and varying in depth between 3.5m and 4m. The scheme also includes extending an existing store attached to the rear elevation of the house from 1.4m deep to 3m deep and changing the orientation of the roof. The extension is to be rendered to match the house with white upvc framed windows and doors on the rear elevation.

Background (Previous Applications, Supporting Documents, Development Briefs):

History sheet checked.

Consultations:

None required.

Representations:

None received.

Relevant Planning Policies:

The relevant policies of the **2008 Midlothian Local Plan** are;

RP20 – Development within the built-up area - seeks to protect the character and amenity of the built-up area.

DP6 – House Extensions - requires that extensions are well designed in order to maintain or enhance the appearance of the house and the locality. The policy guidelines also relate to size of extensions, materials, impact on neighbours and remaining garden area.

SPG - Rear extensions to single storey terraced and semi-detached houses – this was prepared partly in response to concern regarding the impact of extensions on the character of the original house. The SPG provides guidance on the design, size and proportions of extensions.

Planning Issues:

The main planning issue to be considered is whether or not the proposal complies with the development plan policies and, if not, whether there are any material planning considerations which would otherwise justify approval.

Paragraph 11 of the SPG states that single storey flat roof extensions to the rear of dwellinghouses shall not exceed 3m in depth as beyond this size the disparity between the appearance of a flat roofed extension and the original house with its pitched roof will become more noticeable. However there is a large box dormer at the rear of the house which has already altered the original character of the house. Taking this in to account the proposed extension would not have a significant impact on the character of the house as compared to existing. Also the large areas of glazing on the rear elevation help to give it a more lightweight appearance.

Sufficient garden area would remain after the erection of the extension.

There is an existing 2.5m deep flat roof extension at no. 3 next door. The proposed extension will not have a significant impact on the amenity of this property.

The application property is located around the corner from 20 Newbattle Road. The ground level at no. 20 is approximately 1.7m lower than the lower ground level at the rear of the application property with the rear elevation of no. 20 facing the gable of the application property. The proposed extension will be 1.9m from the rear boundary of no. 20 and 5.41m from the house at no. 20. As a result of a combination of the proximity of the two properties and the change in ground levels the proposed extension will be a very prominent feature with an overbearing impact on the outlook of the living room window of no.20. It will also be overbearing to the rear garden of no 20. It will also be very prominent to the outlook from the first floor bedroom window on the rear elevation of no. 20.

The extension satisfies the Vertical Sky Component test for daylight to the living room window of no. 20.

The extension will impact on sunlight to no. 20 in the early morning, however this in itself is not sufficient to warrant refusal of planning permission.

The existing sunroom overlooks the property to the rear at no. 1 Galadale. The proposed extension would bring the building closer to the boundary with no. 1 resulting in increased overlooking of the house and garden of this property.

Recommendation:

Refuse planning permission.

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 16/00044/DPP

G.S.M. Architecture
36-12 Malbet Park
Edinburgh
Midlothian
EH16 6SY

Midlothian Council, as Planning Authority, having considered the application by Mr Andrew Wilkie, 1 Galadale Drive, Newtongrange, Scotland, EH22 4RP, which was registered on 26 January 2016 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Extension to dwellinghouse at 1 Galadale Drive, Newtongrange, EH22 4RP

in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Existing floor plan	36/101 1:50	26.01.2016
Existing floor plan	36/102 1:50	26.01.2016
Existing elevations	36/103 1:100	26.01.2016
Proposed floor plan	36/104 1:50	26.01.2016
Proposed floor plan	36/105 1:50	26.01.2016
Proposed elevations	36/106 1:100	26.01.2016
Location Plan	36/107 1:1250 1:200 1:100	26.01.2016

The reasons for the Council's decision are set out below:

1. *The proposed extension would be an overly dominant feature with an overbearing impact on the outlook of no. 20 Newbattle Road, to the detriment of the amenity of the occupiers of this property.*
2. *The proposed extension would result in increased overlooking of no. 1 Galadale to the detriment of the amenity of the occupiers of this property.*
3. *For the above reasons the proposal is contrary to policies RP20 and DP6 of the Midlothian Local Plan which seek to protect the amenity of residential areas and require that in providing additional space for the existing building there should be no material loss of amenity for adjoining houses. If the proposal were approved it would undermine the consistent implementation of these policies.*

Dated 14 / 3 / 2016

A handwritten signature in blue ink, consisting of a stylized 'D' and 'R'.

.....
Duncan Robertson
Lead Officer – Local Developments
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN

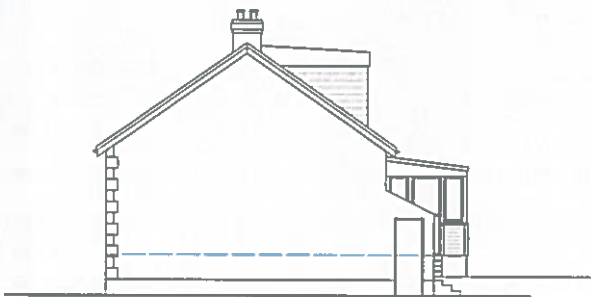
APPENDIX E



FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



SIDE (WEST) ELEVATION



SIDE (EAST) ELEVATION

EXISTING ELEVATIONS -
1 GALADALE DRIVE, NEWTONGRANGE

SCALE - 1:100 @ A3
DATE: . JAN. 2016.

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FRONT (NORTH) ELEVATION

EXTERNAL WALL FINISH -

New single storey Extension, external walls are to be roughcast render to match existing house.

WINDOWS AND DOORS -

New external window, glazed 3-Leaf Bi-fold door system and french doors are to be PVC-u framed double glazed units, Argon filled with Low emissivity 'K' glass, 4mm Optifloat, 8mm cavity units. Glazing type providing band 'A' Energy Rating (WER).

NEW FLAT ROOFING SECTIONS -

Flat sections of new roofing finish to be single ply 'TOPSEAL' or similar GRP waterproof weathering system, and associated GRP edge trims/flashings/aprons.



REAR (SOUTH) ELEVATION

EXTENDED STORE DOORS -

New external doors are to be good quality Redwood timber framed, ledged & boarded door system.

VELUX ROOFLIGHTS - WHITE FINISH

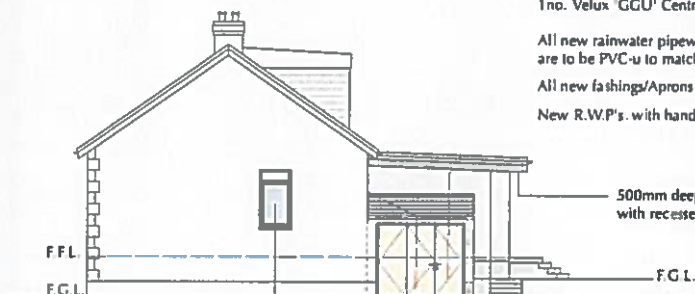
2no. Velux 'CVP' Flat roof windows (fixed), 980 x 980mm each. Located above new Dining/Kitchen area.

1no. Velux 'GGU' Centre-pivot roof window, 780mm wide x 1180mm above new En-suite.

All new rainwater pipework connections and guttering are to be PVC-u to match existing house.

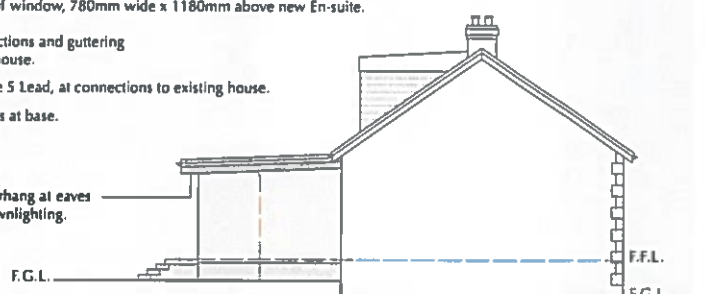
All new flashings/Aprons to be Code 5 Lead, at connections to existing house.

New R.W.P.'s. with handhole access at base.



SIDE (WEST) ELEVATION

New window opening to Bathroom, obscured glass for privacy screening.



SIDE (EAST) ELEVATION

500mm deep Roof overhang at eaves with recessed soffit downlighting.

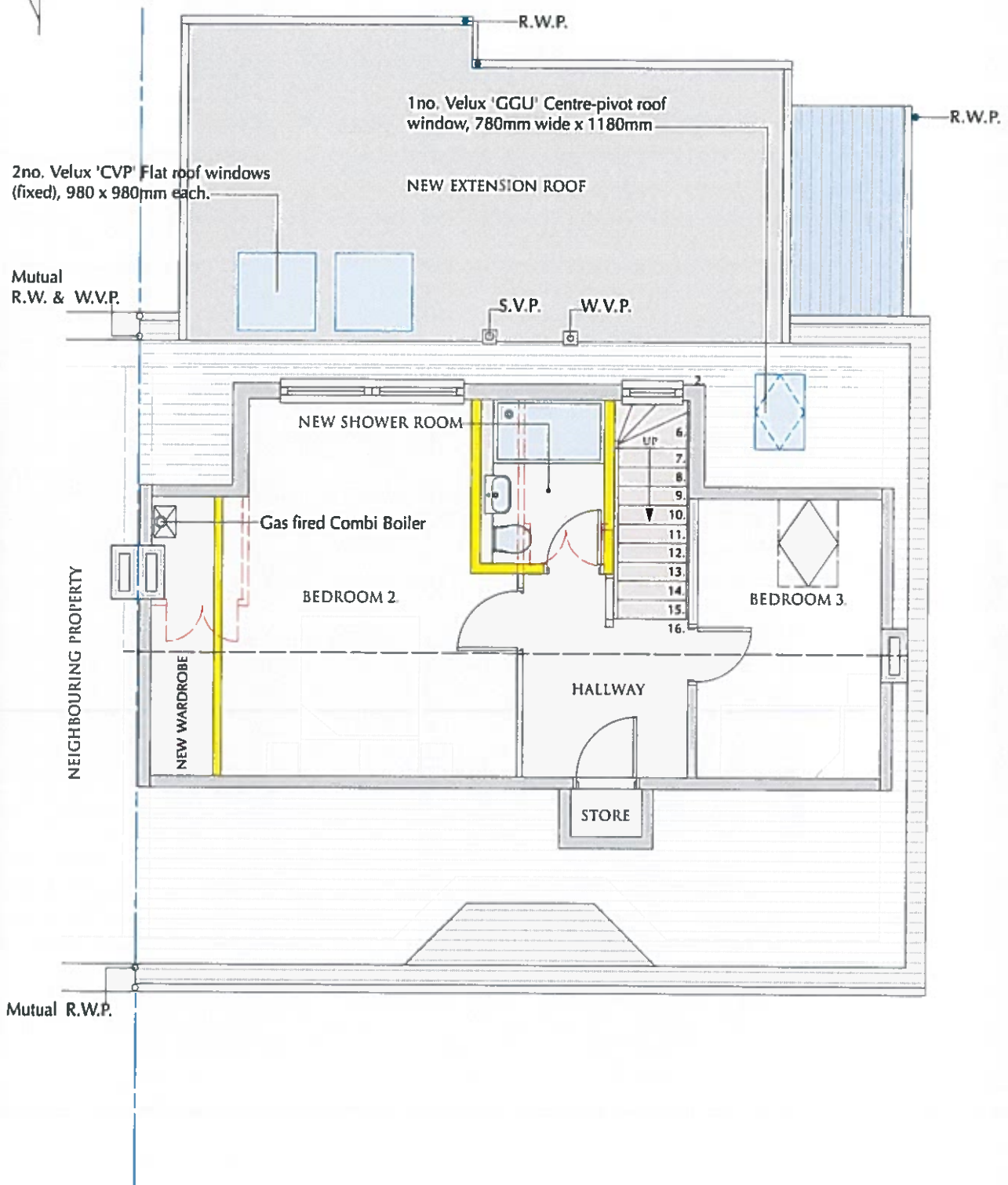
PROPOSED ELEVATIONS -
1 GALADALE DRIVE, NEWTONGRANGE

SCALE - 1:100 @ A3
DATE: . JAN. 2016.

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NORTH



PROPOSED FIRST FLOOR PLAN -
1 GALADALE DRIVE, NEWTONGRANGE

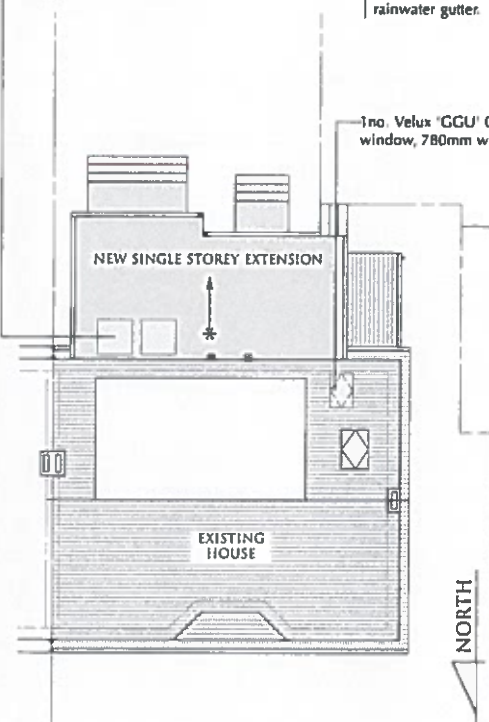
SCALE - 1:50 @ A3
DATE: . JAN. 2016.

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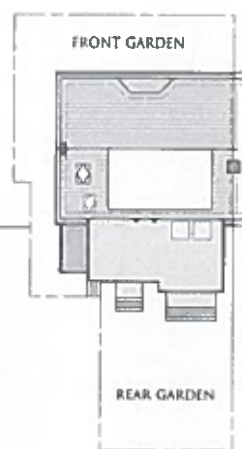
2no. Velux 'CVP' Flat roof windows (fixed), 980 x 980mm each.

* & Surface water drain-off (1 in 80 fall) to each rainwater gutter.

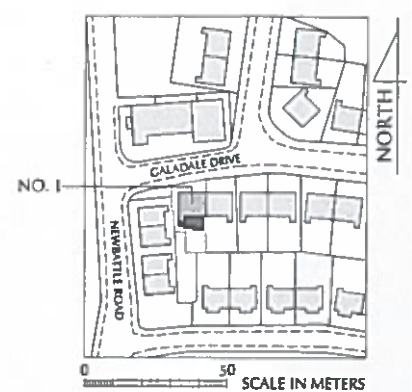
1no. Velux 'GGU' Centre-pivot roof window, 780mm wide x 1180mm



PROPOSED ROOF PLAN - SCALE 1:100



SITE PLAN - SCALE 1:200



LOCATION PLAN - SCALE 1:1250

PROPOSED SITE, ROOF AND LOCATION PLAN -
1 GALADALE DRIVE, NEWTONGRANGE

SCALE - 1:100/1:200 & 1:1250 @ A3
DATE: JAN. 2016.

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