

## **Notice of Review: 13 Glenview Road, Gorebridge**

### **Determination Report**

Report by Chief Officer Place

#### **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 subdivision of existing dwellinghouse to form two flatted dwellings and associated external alterations at 13 Glenview Road, Gorebridge.

#### **2 Background**

- 2.1 Planning application 22/00870/DPP for the subdivision of existing dwellinghouse to form two flatted dwellings and associated external alterations at 13 Glenview Road, Gorebridge was refused planning permission on 16 February 2023; 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 advisory notes, issued on 16 February 2023 (Appendix D); and
  - A copy of the key plans/drawings (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](http://www.midlothian.gov.uk).

#### **4 Procedures**

- 4.1 In accordance with agreed procedures, the LRB:

- Have determined to undertake a site visit (only elected members attending the site visit can participate in the determination of the review); and
  - Have determined to progress the review by written submissions.
- 4.2 The case officer's report identified that there were one consultation response and six representations received. As part of the review process the interested parties were notified of the review. No additional comments have been received. All comments can be viewed online on the electronic planning application case file.
- 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 back to the 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 20 June 2022, and without prejudice to the determination of the review, the following condition has been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.
1. The development to which this permission relates shall commence no later than the expiration of three years beginning with the date of this permission.

**Reason:** *To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning (Scotland) Act 2019).*

2. The materials used to implement the external alterations hereby approved shall match those on the existing dwellinghouse.

***Reason:*** *These details were not submitted with the application; in order to ensure that the development hereby approved does not detract from the character and appearance of the existing building and surrounding area.*

## **6 Recommendations**

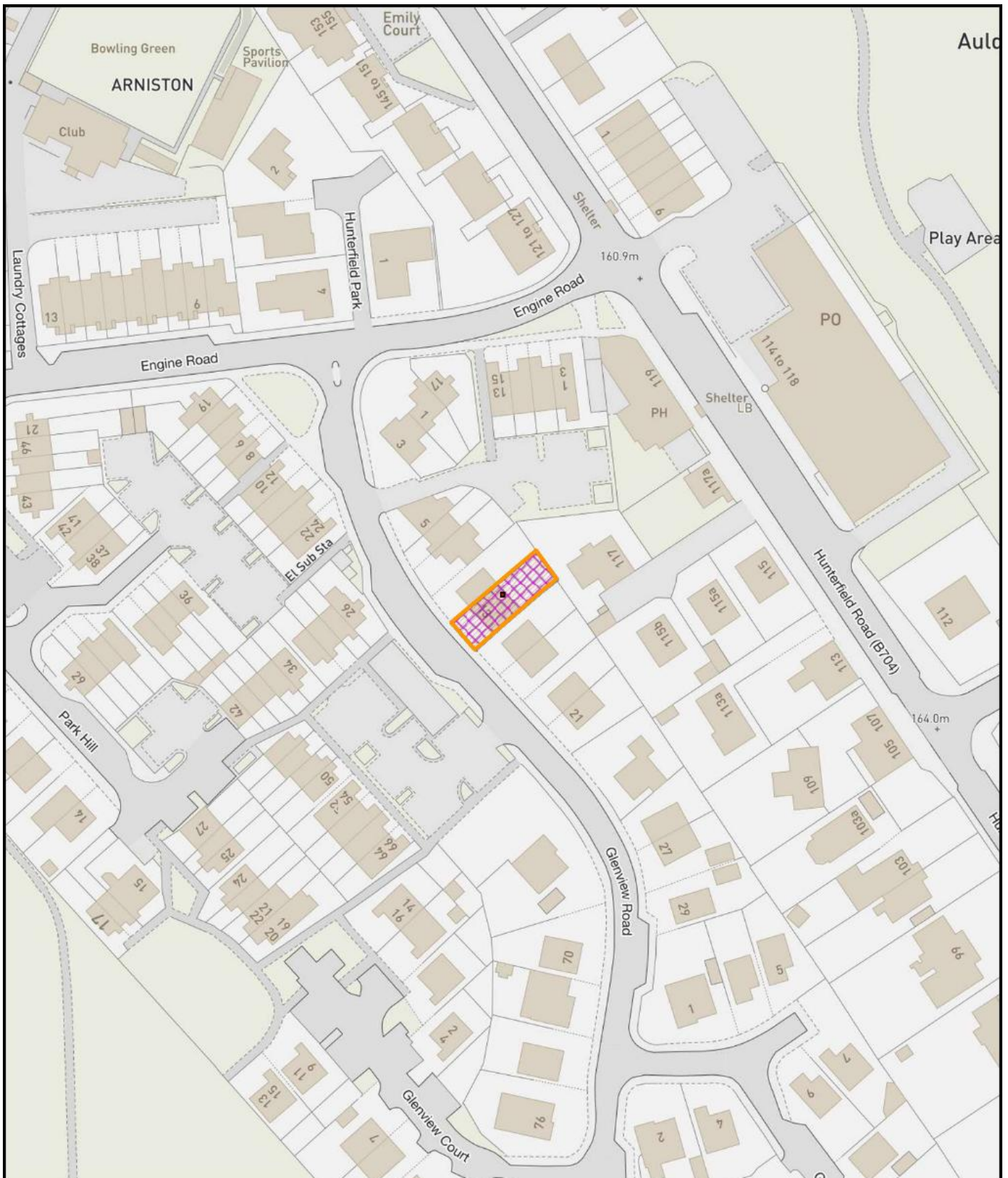
- 6.1 It is recommended that the LRB:
  - a) determine the review; and
  - b) the planning advisor draft and issue the decision of the LRB through the Chair

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 10 June 2023  
**Report Contact:** Peter Arnsdorf - Planning, Sustainable Growth and Investment Manager  
[peter.arnsdorf@midlothian.gov.uk](mailto:peter.arnsdorf@midlothian.gov.uk)

**Background Papers:** Planning application 22/00870/DPP available for inspection online.

# Appendix A



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

**subdivision of house to form 2 flatted dwellings  
13 Glenview Road, Gorebridge**

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File No.22/00870/DPP

Scale: 1:1,250



## NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

**PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>**

1. Applicant's Details		2. Agent's Details (if any)	
Title	<input type="text" value="Mr"/>	Ref No.	<input type="text"/>
Forename	<input type="text" value="Andrew"/>	Forename	<input type="text" value="Bradley"/>
Surname	<input type="text" value="Wesley"/>	Surname	<input type="text" value="Clarke"/>
Company Name	<input type="text"/>	Company Name	<input type="text" value="Clarkes Bespoke Design Ltd"/>
Building No./Name	<input type="text"/>	Building No./Name	<input type="text"/>
Address Line 1	<input type="text" value="27"/>	Address Line 1	<input type="text" value="83 Ducie Street"/>
Address Line 2	<input type="text" value="Union park"/>	Address Line 2	<input type="text"/>
Town/City	<input type="text" value="Bonnyrig"/>	Town/City	<input type="text" value="Manchester"/>
Postcode	<input type="text" value="EH193DF"/>	Postcode	<input type="text" value="M12JQ"/>
Telephone	<input type="text"/>	Telephone	<input type="text"/>
Mobile	<input type="text"/>	Mobile	<input type="text"/>
Fax	<input type="text"/>	Fax	<input type="text"/>
Email	<input type="text" value=""/>	Email	<input type="text" value="brad@cbdarchitecture.com"/>
<b>3. Application Details</b>			
Planning authority		<input type="text" value="Midlothian Council"/>	
Planning authority's application reference number		<input type="text" value="22/00870/DPP"/>	
Site address			
<input style="width: 100%; height: 100%;" type="text" value="13 Glenview Road, Gorebridge, EH23 4BN"/>			
Description of proposed development			
<input style="width: 100%; height: 100%;" type="text" value="Subdivision of existing dwellinghouse to form two flatted dwellings and associated external alterations, at 13 Glenview Road, Gorebridge, EH23 4BN"/>			

Date of application	06.12.2022	Date of decision (if any)	16.02.2023
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**Note.** This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

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#### 4. Nature of Application

Application for planning permission (including householder application)	<input checked="" type="checkbox"/>
Application for planning permission in principle	<input type="checkbox"/>
Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)	<input type="checkbox"/>
Application for approval of matters specified in conditions	<input type="checkbox"/>

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#### 5. Reasons for seeking review

Refusal of application by appointed officer	<input checked="" type="checkbox"/>
Failure by appointed officer to determine the application within the period allowed for determination of the application	<input type="checkbox"/>
Conditions imposed on consent by appointed officer	<input type="checkbox"/>

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#### 6. 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.

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

Further written submissions	<input type="checkbox"/>
One or more hearing sessions	<input checked="" type="checkbox"/>
Site inspection	<input type="checkbox"/>
Assessment of review documents only, with no further procedure	<input type="checkbox"/>

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

We believe the planning decision was made without great consideration and without proper substance with reference to planning policy and current design guidance.

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#### 7. Site inspection

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

Can the site be viewed entirely from public land?	<input checked="" type="checkbox"/>
Is it possible for the site to be accessed safely, and without barriers to entry?	<input type="checkbox"/>

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

they would need access to the rear garden space which is through the main dwelling

## 8. Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

As discussed we believe the planning decision was made without great consideration and without proper substance with reference to planning policy and current design guidance. We would also like to report a quote made in the Scottish media that states there is a huge Social requirement for 1 bed room affordable living accommodation and that currently 30% of the Scottish population now lives alone so the need for this sized property out weights any potential impact the proposals may have. As discussed the provision for residential amenity proposed for the two separate units is within current guidelines, the impact on any neighbouring dwelling with regards to privacy and overlooking would be less than the existing dwelling and that the proposed parking provision is only 0.5 spaces above the current use. We believe along with the above information that this proposal should be granted and would provide some well needed affordable living accommodation in the local area.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes ☒ No ☐

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

we did not have chance to discuss any of the planning offciars reasons for refusal in depth.



## 9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

Appeal statement - 13 Glenview road

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

## 10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form ☐

Statement of your reasons for requesting a review ☐

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review. ☐

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 from that earlier consent.

## DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:  Name:  Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.



Amenity space : We have 100m<sup>2</sup> to the rear and 40m<sup>2</sup> to the front of the existing property. The rear can be split into two separate 50m<sup>2</sup> private gardens which is more than adequate for the proposed occupancy. This amendment could have easily been made during the planning process by introducing a fence within the rear garden if deemed necessary. We have search for a clear outline in Midlothian SPG but there was no clear dimensional target or minimum, that being said West Lothian council have an in depth SPG for new residential development, in this design guidance it states the below which seems to confirm the 50m<sup>2</sup> / unit to be acceptable.

167. The council will not require developers to apply uniform standard garden sizes across an entire residential development since it is recognised that a degree of flexibility is necessary in order to facilitate varied and more interesting layouts. Nevertheless, the following guidelines are provided as indicators of average minimum standards and these will be used by the council when assessing the general appropriateness of garden provision within a development.

All houses with five and more bedrooms	not less than 100m <sup>2</sup>
Three and four bedroomed detached and semi-detached houses	not less than 80m <sup>2</sup>
Two bedroomed detached and semi-detached houses	not less than 60m <sup>2</sup>
Terraced houses	not less than 50m <sup>2</sup>

(Residential design guide - Approved by West Lothian Council)

Impact on residential amenity and overlooking : Regarding the reason for refusal based on Overlooking and impact to privacy, There are no new windows proposed to either elevation at any level. The current use as a 4 bedroom family dwelling could be used by a maximum of 7 occupants (3x double bedroom + 1 x single bedroom). The proposed 2 x one bed room units have a total proposed occupancy of 3 people, the ground floor unit is a 1 bedroom 1 person unit and the first floor unit is a 2 bedroom 2 person unit when the national space standards are used. Along with this reduction in occupancy numbers which has a clear reduction on neighbouring amenity, privacy and overlooking, the existing dwelling could be lawfully amended so that all the living space could be moved to the 1<sup>st</sup> floor at the rear of the property which should be taken as relevant planning consideration.

Parking : Another reason for the refusal has in our opinion been made without proper reasoning by the planning officer and is clearly backed by a lobbied neighbouring home owner to prevent the proposals being approved where as the proposals should be decided based on its own merits along with the current design guidance and adopted policy. The current dwelling is a 4 bedroom dwelling house, as set out in Midlothian's parking standards the level of provision would be 2.5 parking spaces. The proposal of 2 x one bedroom flats would have a level of provision of 3 parking spaces, this can be seen in the table below.

**Table 1: Housing**

Housing	Number of Bedrooms							
	1		2		3		4 or more	
Private	residents	visitors	residents	visitors	residents	visitors	residents	visitors
	1.00	0.50	1.00	0.50	2.00	0.50	2.00	0.50

The client has carried out various visits to the site at different times during the day which clearly shows that the level of free parking on Glenview road is more than adequate to take an increase of 0.5 parking spaces over the current use as a 4 bedroom dwelling. These photos can be seen below



Photo 1

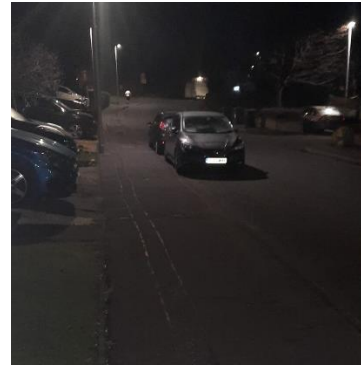


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

## Conclusion

As discussed we believe the planning decision was made without great consideration and without proper substance with reference to planning policy and current design guidance. We would also like to report a quote made in the Scottish media that states there is a huge Social requirement for 1 bed room affordable living accommodation and that currently 30% of the Scottish population now lives alone so the need for this sized property out weights any potential impact the proposals may have. As discussed the provision for residential amenity proposed for the two separate units is within current guidelines, the impact on any neighbouring dwelling with regards to privacy and overlooking would be less than the existing dwelling and that the proposed parking provision is only 0.5 spaces above the current use. We believe along with the above information that this proposal should be granted and would provide some well needed affordable living accommodation in the local area.

## MIDLOTHIAN COUNCIL

### DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

**Planning Application Reference:** 22/00870/DPP

**Site Address:** 13 Glenview Road, Gorebridge.

**Site Description:** The application site comprises a semi-detached house and associated garden ground. The walls are light brown dry dash render, the roof brown concrete profiled tile and the window frames white uPVC. This has been extended with a two storey gable extension. The site is in a predominantly residential area, with two storey detached, semi-detached, terraced and flatted dwellings.

**Proposed Development:** Subdivision of existing dwellinghouse to form two flatted dwellings and associated external alterations.

**Proposed Development Details:** It is proposed to subdivide the existing four bed house. The application form states these are two one bed flats but the plans indicate the upper flat could be three bed. An existing door opening on the front elevation is to be replaced with two doors, with the existing canopy porch extended over one of these. The doors will provide separate access to each flat plus access through the house into the rear garden. A replacement door opening is proposed on the rear elevation. The garden ground is to be shared and a cycle store and a bin storage area is proposed. The application form states there are two existing parking spaces on site, with space proposed. The proposed site plan does not show any parking.

The applicant states the house is currently occupied by a family of 5 with three and potentially four cars, meaning the two flats would result in less parking demand. More parking could be formed in the front garden and there is sufficient parking in the area. Less people means less noise and the proposed occupants are more likely to be older people who may no longer drive due to the proximity of local bus stops and free bus passes. There will be less people to overlook neighbouring houses.

**Background (Previous Applications, Supporting Documents, Development Briefs):** Application site 11/00697/DPP Extension to dwellinghouse. Consent with conditions.

**Consultations:** The **Council's Senior Manager Neighbourhood Services (Roads)** states the proposal does not include the provision of any new residential or visitor parking. This would place additional pressure on the limited number of on-street spaces available and may lead to inconsiderate or illegal parking in the surrounding area. They recommend the application be refused.

**Representations:** Six objections have been received on the following grounds:

- Impact on privacy and amenity of neighbours;
- The changes will be out of character with the area;
- The alterations to the front elevation are ugly and out of keeping with the area;

- Impact on parking in the area and exacerbated existing issues;
- Effect on road safety;
- Impact on property value;
- The subdivision is prevented in the title deeds for the house;
- The timeframe to provide comments is not acceptable;
- The proposal would result in works that would severely impact the neighbours;
- The existing extension is poorly built and issues relating to the proposal would exacerbate this;
- The previous extension does not fully match the approved plans;
- Increase in noise;
- There are enough 1 bed flats in the area; and
- Subdividing houses to flats increases anti-social behaviour. This is a quiet area.

### **Relevant Planning Policies:**

The following policies of NPF4 are relevant to the proposal:

- Policy 3 Biodiversity
- Policy 14 Design, quality and place
- Policy 16 Quality homes

The relevant policies of the **2017 Midlothian Local Development Plan** are; **STRAT2 Windfall Housing Sites** advises that within the built-up areas, housing development on non-allocated sites and including the reuse of buildings and redevelopment of brownfield land, will be permitted provided that: it does not lead to the loss or damage of valuable public or private open space; it does not conflict with the established land use of the area; it respects the character of the area in terms of scale, form, design and materials; it meets traffic and parking requirements; and it accords with other relevant Local Plan policies and proposals;

**DEV2 Protecting Amenity within the Built-Up Area** advises that development will not be permitted where it is likely to detract materially from the existing character or amenity of the area;

**DEV6 Layout and Design of New Development** states that good design and a high quality of architecture will be required in the overall layout of development proposals. This also provides guidance on design principles for development, materials, access, passive energy gain, positioning of buildings, open and private amenity space provision and parking;

**TRAN5 Electric Vehicle Charging** seeks to support and promote the development of a network of electric vehicle charging stations by requiring provision to be considered as an integral part of any new development or redevelopment proposals; and

**IT1 Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes, business properties and redevelopment proposals.

**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. The representations and consultation response received are material considerations.

The application site is within the built-up area and so, in principle, some development could be acceptable. The details of the proposal require to be considered.

There are a number of flatted properties in the wider area to the north on the approach to the site, with the character of the area changing to detached, semi-detached and terrace housing in the immediate vicinity of the site.

The proposed external alterations on the front elevation would result in an unusual layout of three doors in close proximity to one another. However these do not significantly detract from the character or appearance of the area to warrant refusal. Similar alterations could be done to other houses in the area without requiring planning permission.

The proposal would result in two separate flatted dwellings. One would be at first floor level and afford overlooking to the neighbouring properties, particularly the garden ground. While there could be overlooking at first floor level from the existing arrangement, this would be from bedrooms and a bathroom which are ancillary, less public rooms. The proposed flat would have a living room and dining room to the rear which could provide more overlooking to these neighbouring properties.

A material planning consideration in this case is whether the property will provide an acceptable level of amenity for future residents of the development. The plans show 90 square metres of garden ground at the site and it is not proposed to provide separate garden ground to each flat. The garden ground will be shared and will be directly overlooked by the flat at first floor level. The size of the usable, private garden ground is below the required standards.

The proposal does not provide any additional parking for the additional residential unit or associated visitor parking. This would place additional pressure on the limited number of on-street spaces available and may lead to inconsiderate or illegal parking in the surrounding area. Given the existing pressures on parking in the area, an increased demand will have a detrimental impact on the amenity of local residents; will have a detrimental impact on the character of the surrounding area; and will have a detrimental impact on road safety.

The applicant has stated that the house is currently occupied by a family of 5 with three and potentially four cars, meaning the two flats would result in less parking demand. They also state they could create more parking in the front garden and that there is sufficient parking in the area in evenings. This level of occupation is not unusual for a four bed semi-detached house and would be in keeping with the area. The proposal for one one bed flat and potentially a four bed flat could result in up to six cars, which would result in the above road safety concerns. The creation of additional parking at the site would result in the loss of an area of on-street parking and also not fully address these road safety concerns.

The following addresses representor comments not addressed above.

The following matters are not material planning considerations:

- The impact on property value;
- The content of title deeds are not material planning considerations;

- Concerns about possible anti-social behaviour from future occupants of the property. Such behaviour could occur irrespective of property being a flat or house; and
- The amount of one bedroom flats in the area.

The timeframe to submit comments on the application were in line with the planning regulations.

The construction of the existing extension is not a material planning consideration. This extension appears to match the approved plans and even if not, the planning authority could not take action against this due to the length of time since the extension was constructed.

Although there would be an increase in noise from two households at the site, this is not considered significant enough to warrant refusal of the application.

**Recommendation:** Refuse planning permission.



**Reg. No. 22/00870/DPP**

Clarkes Bespoke Design Ltd  
83 Ducie Street  
Manchester  
M12JQ

Midlothian Council, as Planning Authority, having considered the application by Mr Andrew Wesley, 13 Glen View Road, Gorebridge, EH23 4BN, which was registered on 6 December 2022 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

**Subdivision of existing dwellinghouse to form two flatted dwellings and associated external alterations, at 13 Glenview Road, Gorebridge, EH23 4BN**

In accordance with the application and the following documents/drawings:

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Site Plan	PL-003 P1 1:200	05.12.2022
Elevations, floor plan and cross section	PL-001 P1 1:50	05.12.2022
Elevations, floor plan and cross section	PL-002 P1 1:1250	05.12.2022

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

- 1. The proposed subdivision of the property would result in significantly low levels of amenity for the dwellings, with below standard garden ground provided for the proposed flatted dwellings.*
- 2. The proposed subdivision of the property would result in overlooking to the gardens of neighbouring houses and detrimentally affect the amenity and privacy of these existing properties.*
- 3. For the above reasons, the Planning Authority considers the proposal overdevelopment which does not comply with policies STRAT2, DEV2 and DEV6 of the adopted Midlothian Local Plan.*
- 4. Inadequate parking provision has been provided for the proposal. This would put additional pressure on the limited number of on-street parking spaces and have a detrimental impact on road safety.*

Dated 16 / 2 / 2023

A handwritten signature consisting of the letters 'D' and 'R' in a stylized, cursive font. The 'D' is formed by a single continuous stroke, and the 'R' is also formed by a single continuous stroke, with the two letters connected.

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



**The Coal  
Authority**

**Any Planning Enquiries should be directed to:**

Planning and Local Authority Liaison

Direct Telephone: 01623 637 119 (Planning Enquiries)

Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

Website: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

### **INFORMATIVE NOTE**

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

[www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**Informative Note valid from 1st January 2023 until 31st December 2024**

NOTES

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE

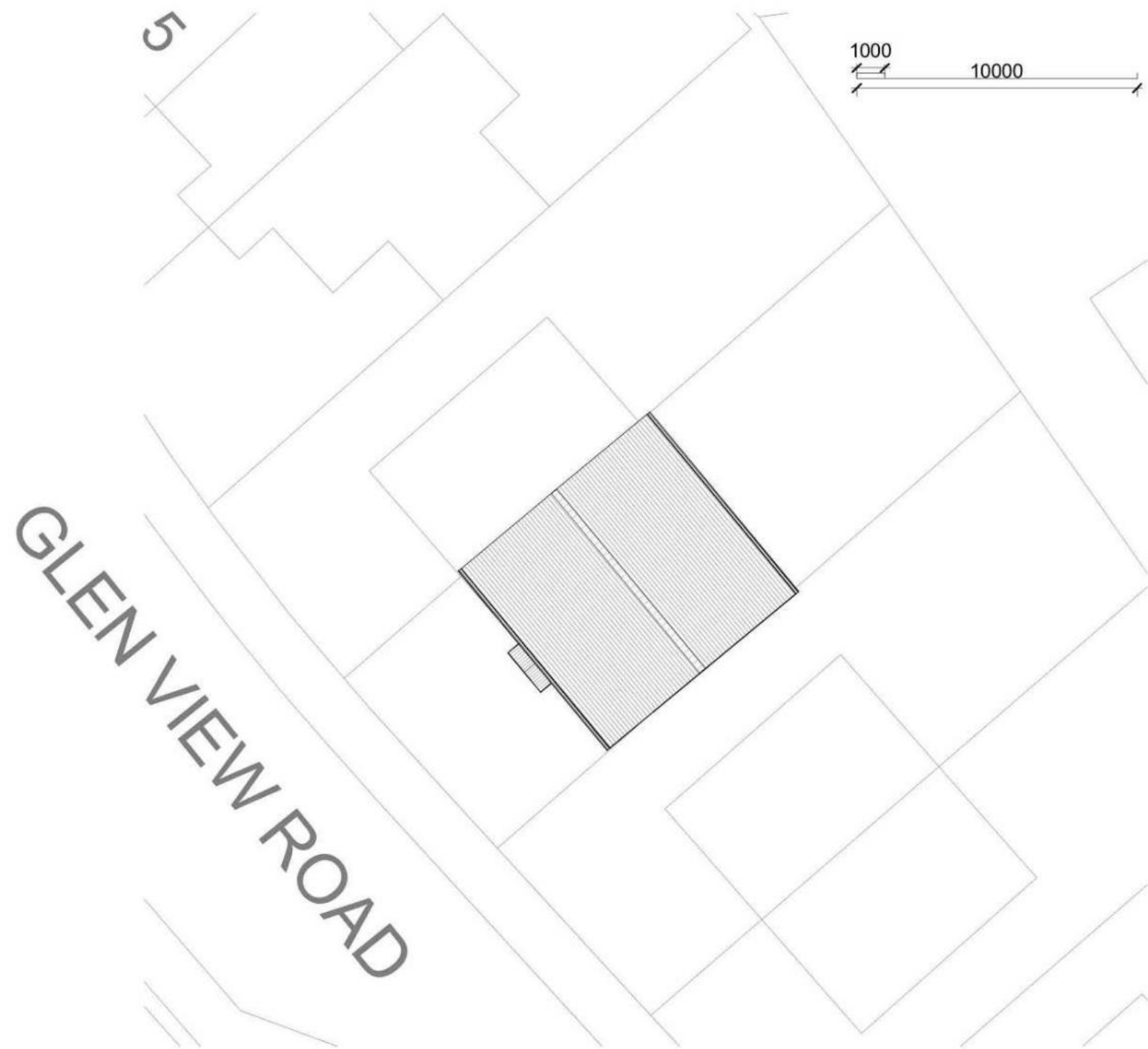
ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER BEFORE ANY WORK COMMENCES

THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS WORK TO FIGURED DIMS ONLY

THIS DRAWING SHALL NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM Clarkes Bespoke Design LTD.

REFUSED  
16.02.2023  
22/00870/DPP

This copy has been made by or with the authority of Midlothian Council pursuant to Section 47 of the Designs and Patents Act 1988. Unless that Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.



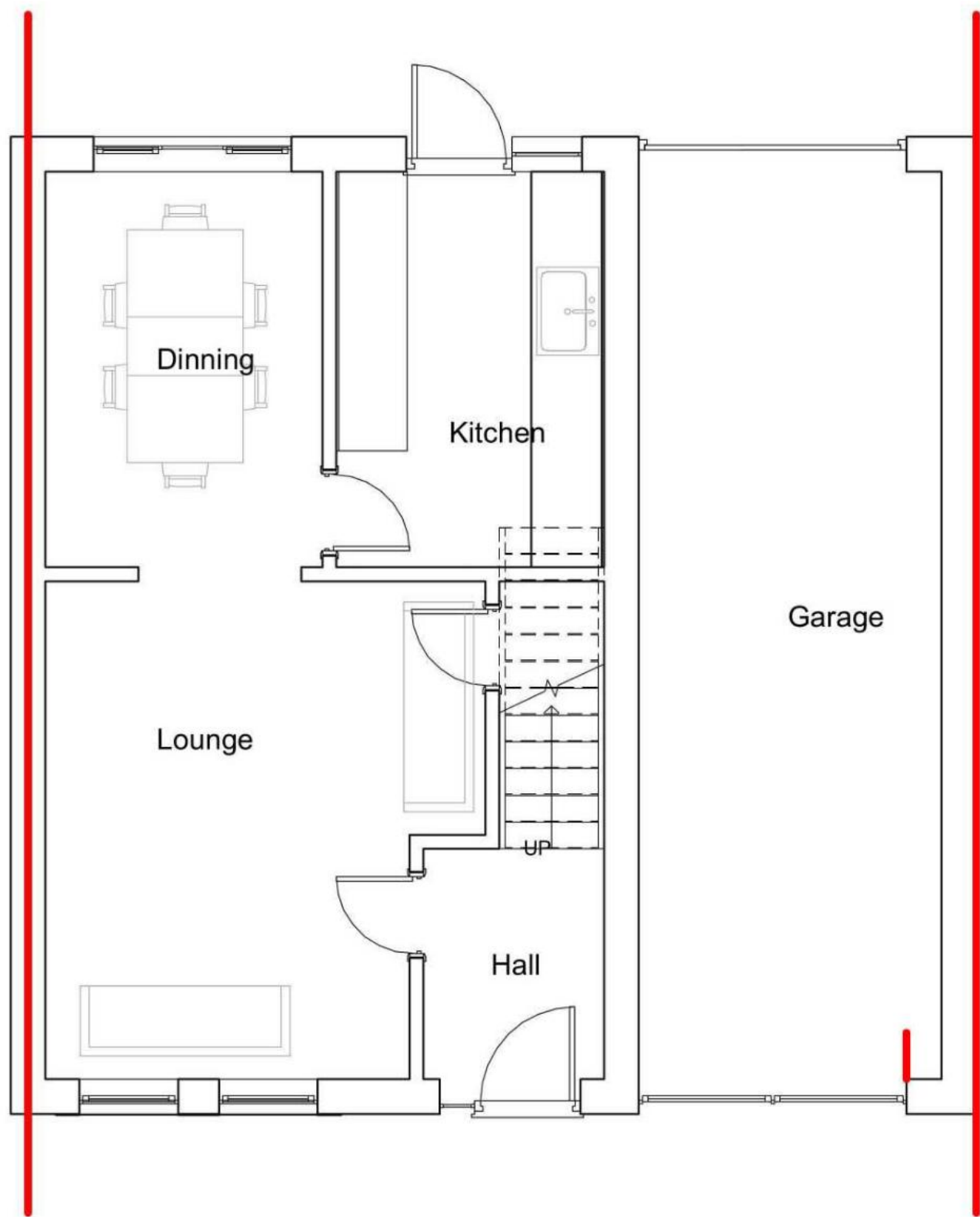
2 Existing Site Plan  
1 : 200



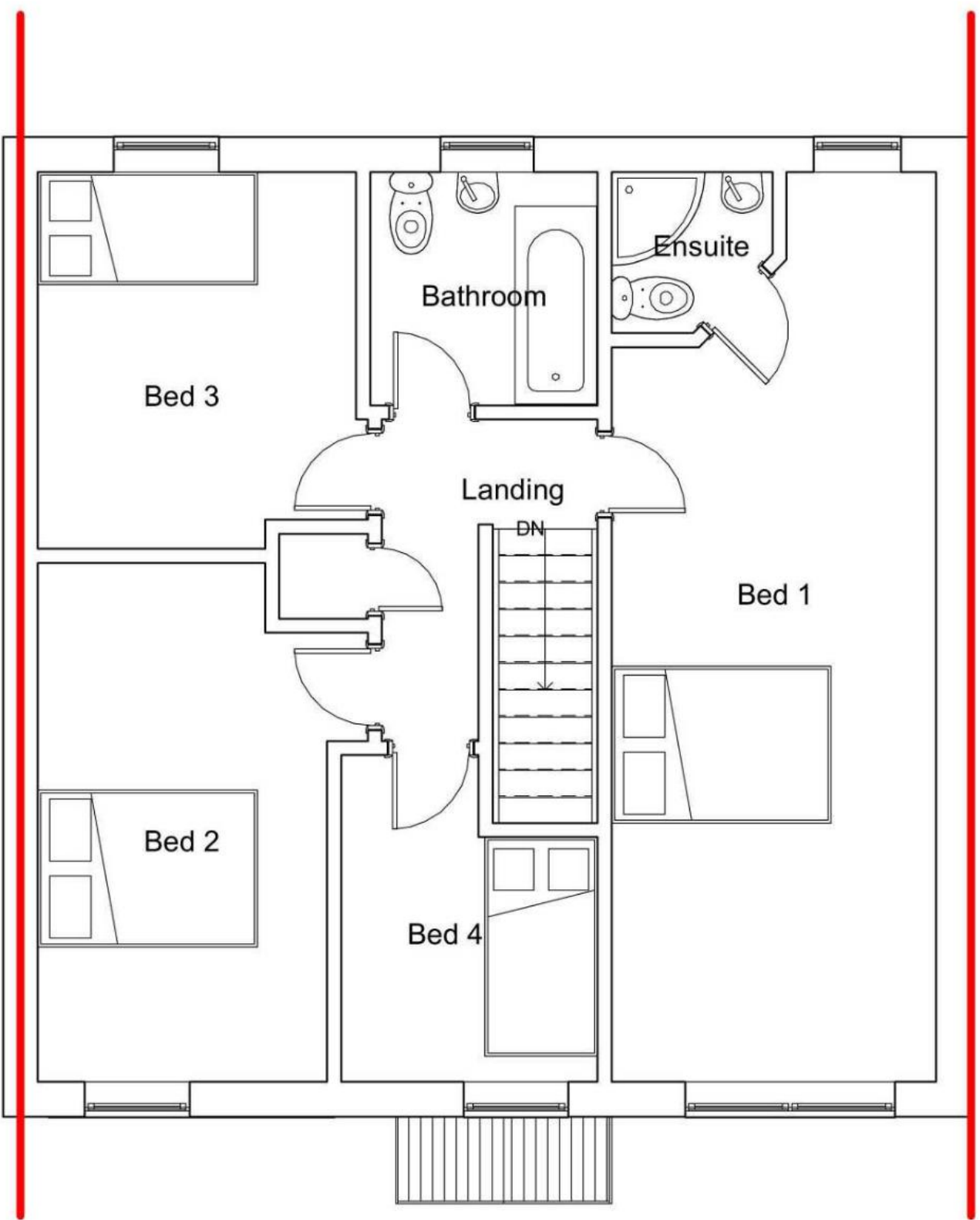
1 Proposed Site Plan  
1 : 200

28.11.22		BC	First Issue	
Rev No.	Rev Date	Rev By	Description	
project				
13 Glen view Rd				
location				
13 Glen View Rd Gorebridge EH23 4BN				
client				
Andrew Wesley				
<div><div><div></div><div>DESIGN ARCHITECTURE.INTERIOR.LANDSCAPE</div></div><div>T: 07402266305 E: brad@cbdarchitecture.com</div></div>				
<div><div>Clarkes Bespoke Design LTD</div><div><div></div><div>CIAT CHARTERED PRACTICE</div></div></div>				
drawing title				
As Existing and Proposed Site Plans				
dwg purpose				
PRELIMINARY				
scale 1 : 200		drawn BC		checked BC
@ sheet size A1		rev date 28.11.22		
22-081		PL-003		P1
job number		drawing number		revision





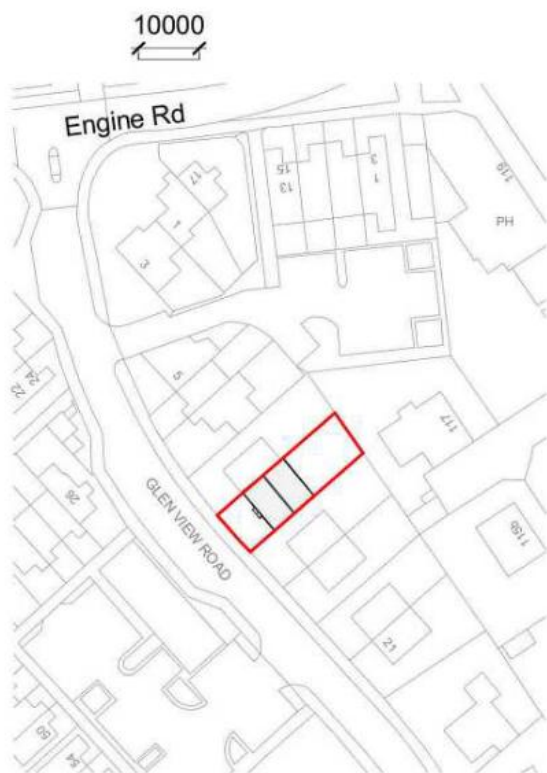
3 Existing Ground Floor  
1 : 50



8 Existing 1st Floor  
1 : 50



9 Existing 3D



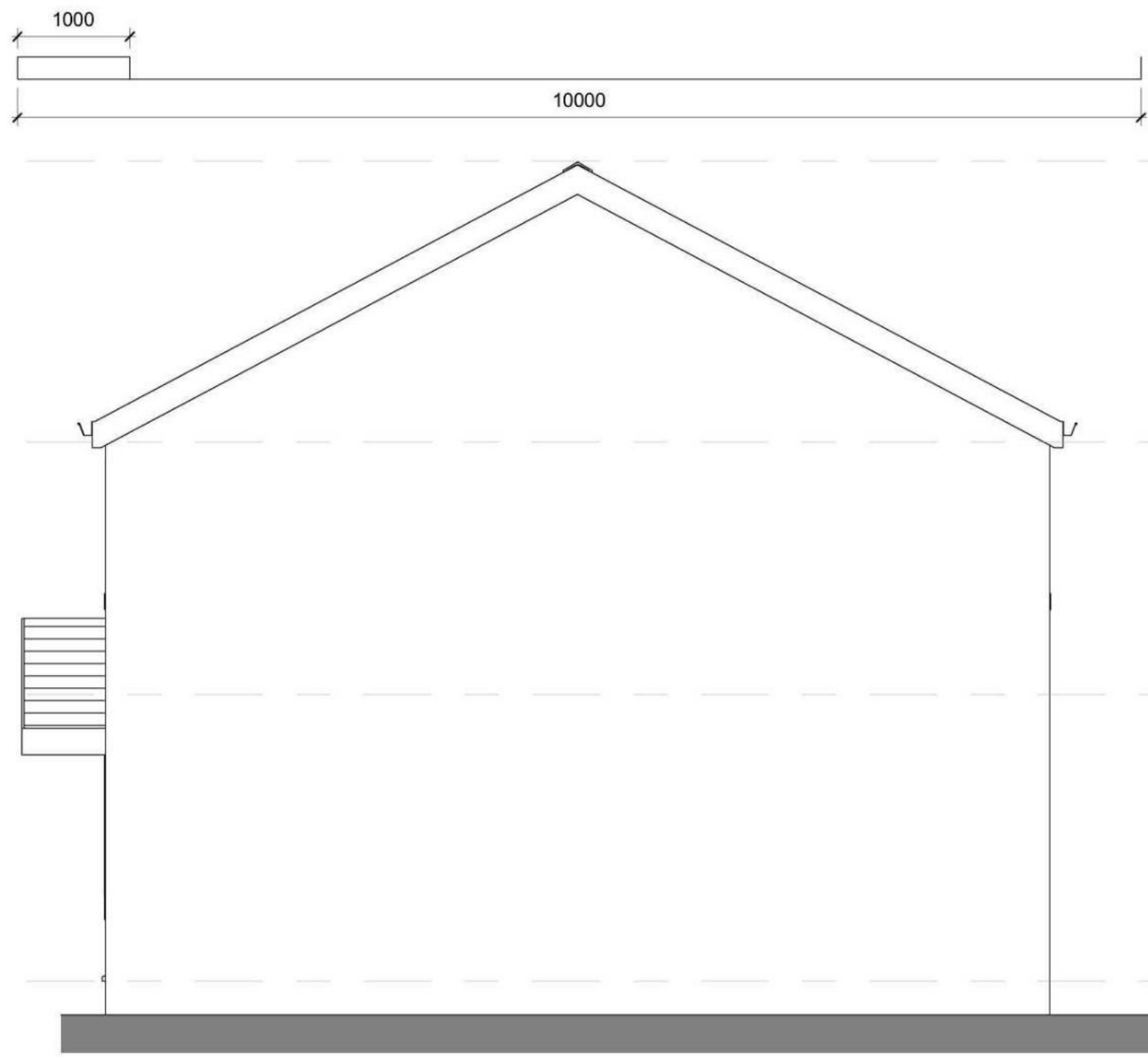
1 Location Plan  
1 : 1250

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REFUSED  
16.02.2023  
22/00870/DPP



6 Existing Front Elevation  
1 : 50



5 Existing RHS Elevation  
1 : 50



4 Existing Rear Elevation  
1 : 50

NOTES

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE

ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER BEFORE ANY WORK COMMENCES

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P1 28.11.22 BC First Issue

Rev No.	Rev Date	Rev By	Description
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project

13 Glen view Rd

location

13 Glen View Rd  
Gorebridge EH23 4BN

client

Andrew Wesley



Clarkes  
Bespoke  
Design LTD



drawing title

Location Plan and As Existing  
Plans

dwg purpose

PRELIMINARY

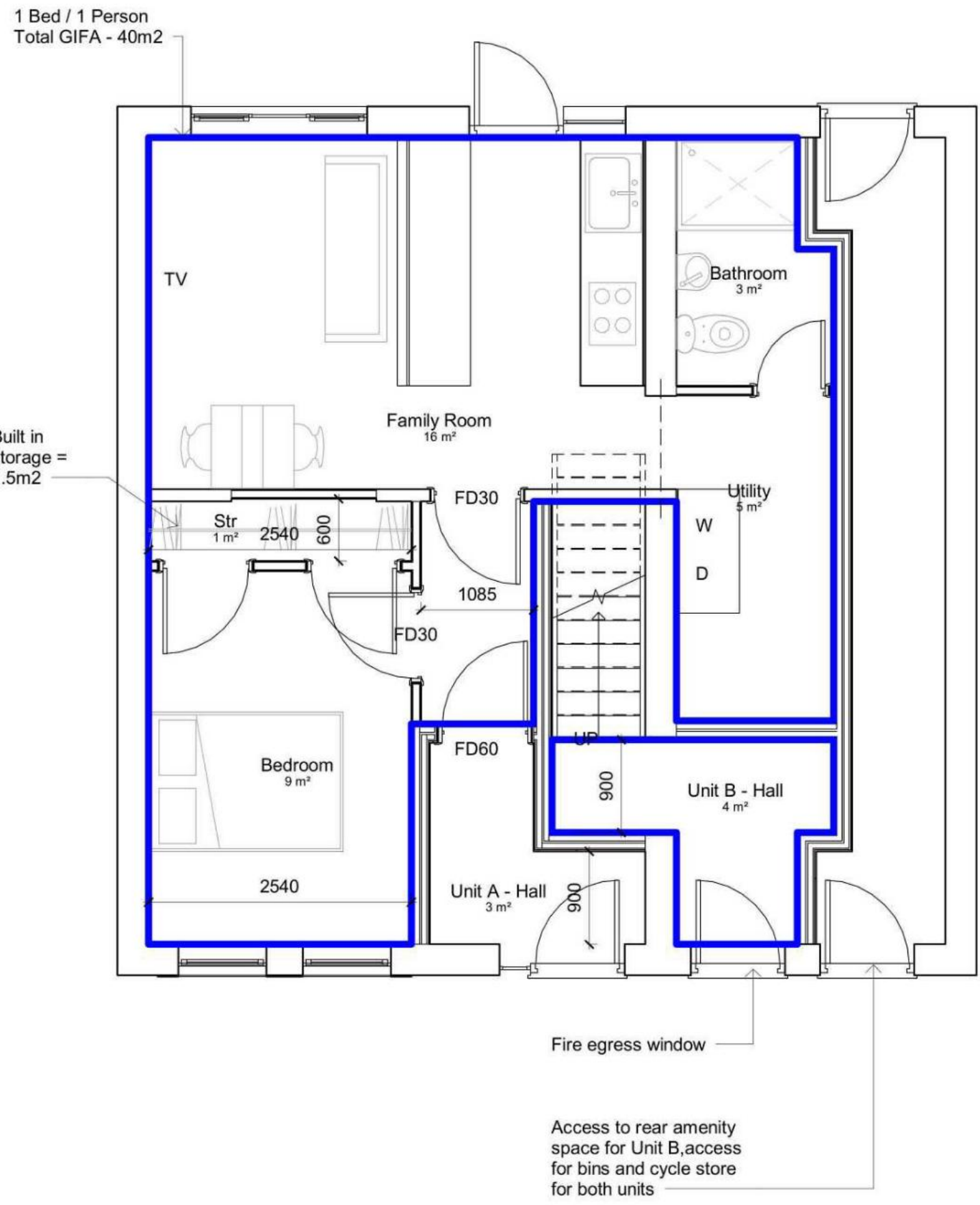
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drawn BC checked BC  
rev date 28.11.22

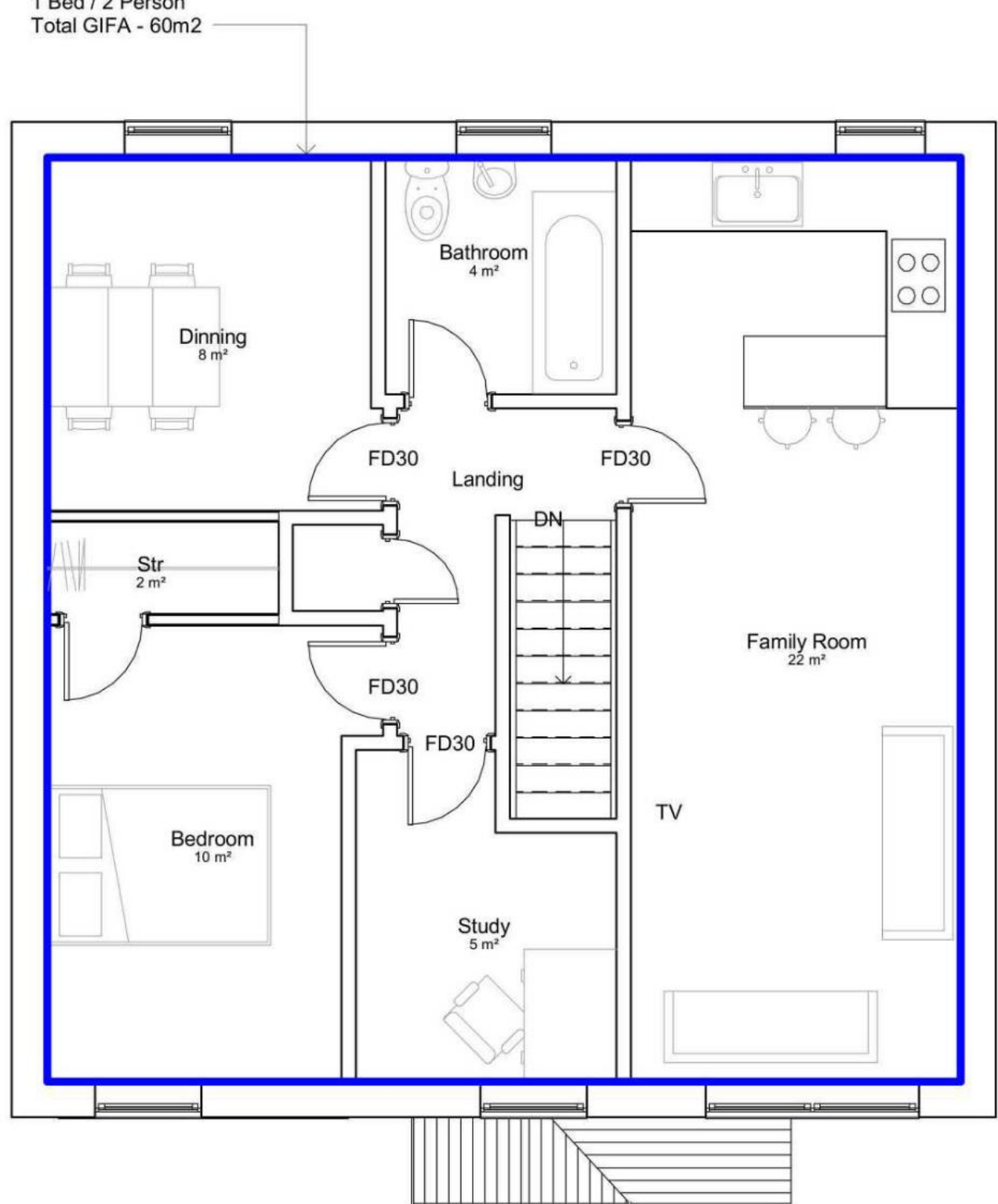
22-081  
job number

PL-001  
drawing number P1 revision



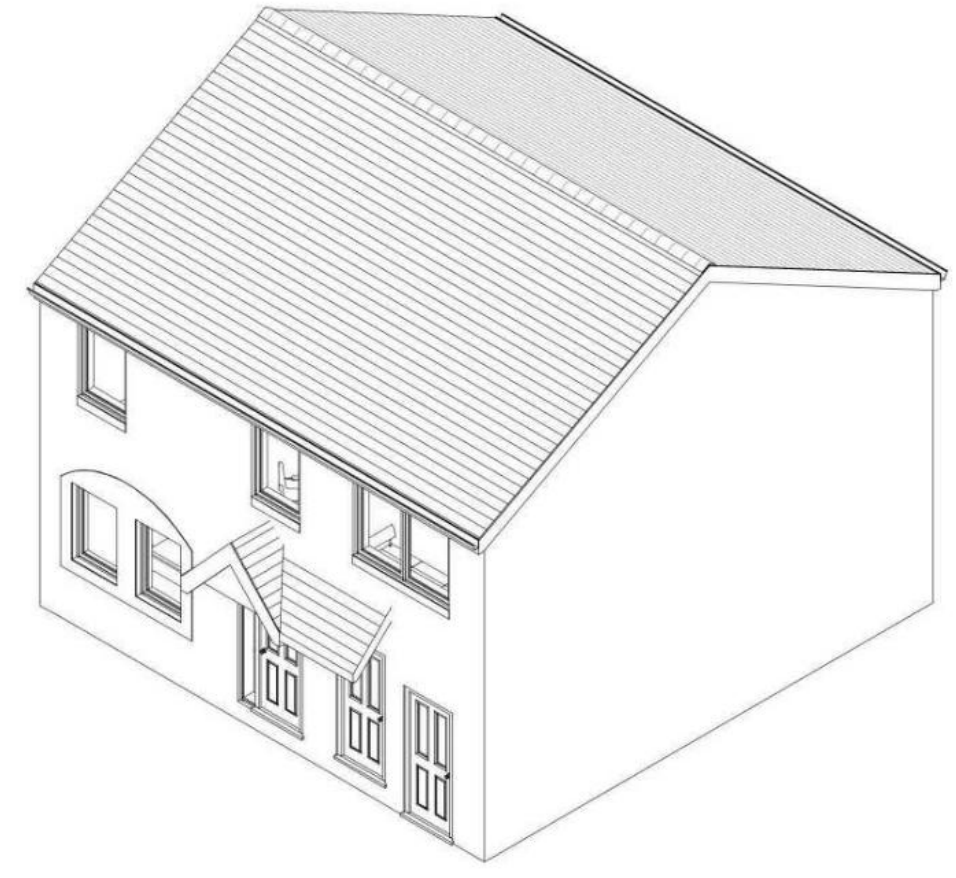


2 As Proposed Ground Floor  
1:50



3 As Proposed 1st Floor  
1:50

REFUSED  
16.02.2023  
22/00870/DPP

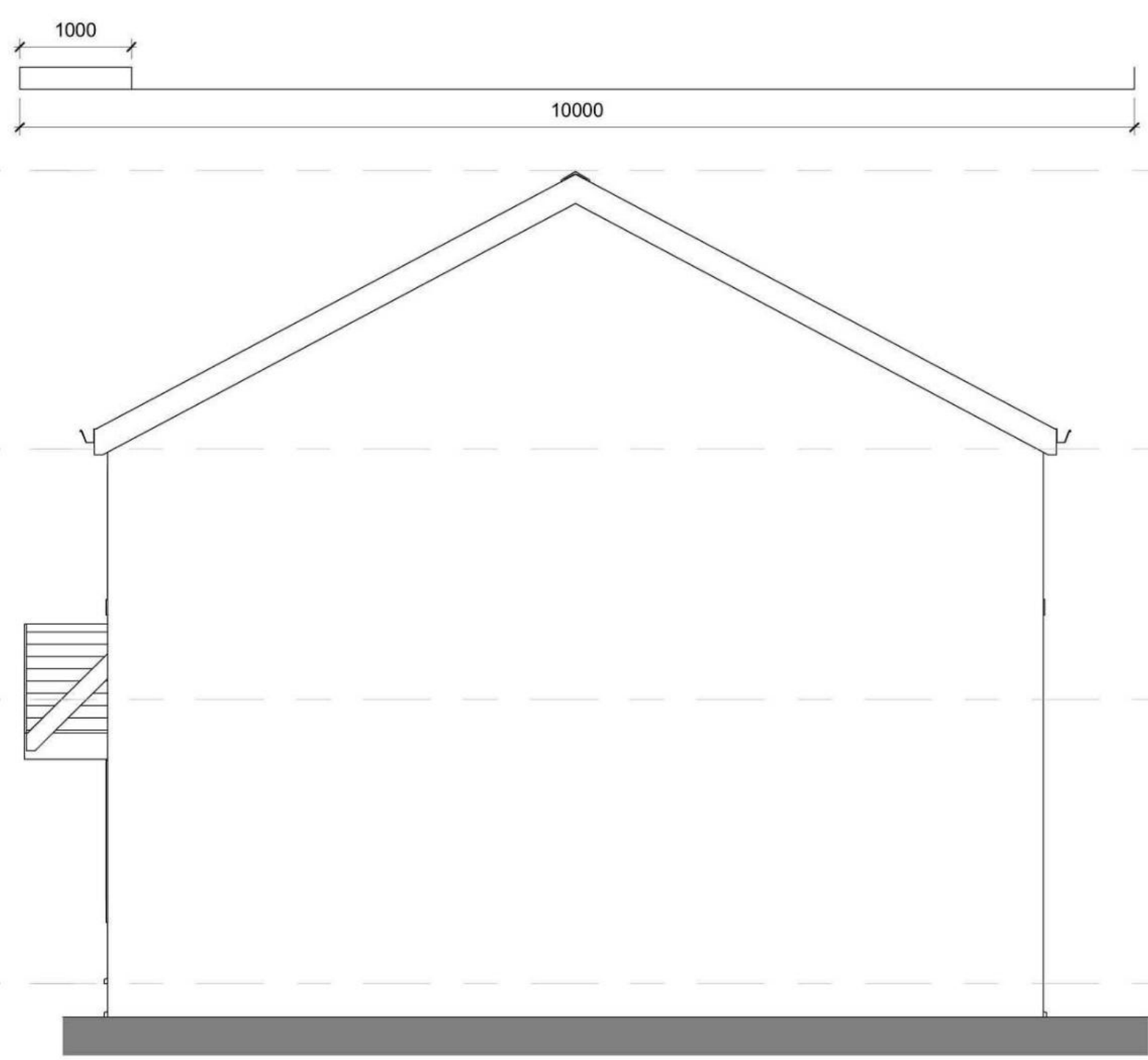


8 Proposed 3D

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4 As Proposed Rear Elevation  
1:50



5 As Proposed RHS Elevation  
1:50



6 As Proposed Front Elevation  
1:50

NOTES  
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE  
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P1	28.11.22	BC	First Issue
Rev No.	Rev Date	Rev By	Description
project			
13 Glen view Rd			
location			
13 Glen View Rd Gorebridge EH23 4BN			
client			
Andrew Wesley			
client			
Andrew Wesley			
drawing title			
As Proposed			
dwg purpose			
PRELIMINARY			
scale 1:50	drawn BC	checked BC	
@ sheet size A1	rev date 28.11.22		
22-081	PL-002	P1	
job number	drawing number	revision	