

## **Notice of Review: 153 The Loan, Loanhead**

### **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 change of use of office to form two dwellinghouses and associated external alterations at 153 The Loan, Loanhead.

#### **2 Background**

- 2.1 Planning application 17/00630/DPP for the change of use of office to form two dwellinghouses and associated external alterations at 153 The Loan, Loanhead was refused planning permission on 22 December 2017; 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, issued on 22 December 2017 (Appendix D); and
  - A copy of the relevant drawings/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](http://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 26 February 2018; and
  - Have determined to progress the review by way of written submissions.

- 4.2 The case officer's report identified that there was one consultation response and one representation received. As part of the review process the interested parties were notified of the review. One additional comment has been received from the representor reinforcing their objection to the application. All the 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 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 It is considered that no conditions would be required if the LRB is minded to grant planning permission. The reasons for refusing the application relate to its potential impact on amenity and it is considered that this cannot be mitigated by conditions if the LRB are minded to support the review on the basis that the proposed development is acceptable.

## **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:** 15 February 2018

**Report Contact:** Peter Arnsdorf, Planning Manager (LRB Advisor)  
peter.arnsdorf@midlothian.gov.uk

**Tel No:** 0131 271 3310

**Background Papers:** Planning application 17/00630/DPP available for inspection online.

# APPENDIX A



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

153 The Loan, Loanhead, EH20 9AN

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File No. 17/00630/DPP

Scale: 1:1,000



Midlothian



Fairfield House 8 Lothian Road Dalkeith EH22 3ZN Tel: 0131 271 3302 Fax: 0131 271 3537 Email: [planning-applications@midlothian.gov.uk](mailto: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 100078182-001

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:	Sorrell Associates		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Jim	Building Name:	The Green House
Last Name: *	Sorrell	Building Number:	41
Telephone Number: *	0131 343 3463	Address 1 (Street): *	St Bernard's Crescent
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH4 1NR
Email Address: *	jimsorrell@sorrellassociates.co.uk		

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

☐ Individual ☒ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text" value="153"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="The Loan"/>
Company/Organisation	<input type="text" value="Owners Group"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Loanhead"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH20 9AN"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:	<input type="text" value="Midlothian Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="153 THE LOAN"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="LOANHEAD"/>
Post Code:	<input type="text" value="EH20 9AN"/>

Please identify/describe the location of the site or sites

Northings	<input type="text" value="665414"/>	Easting	<input type="text" value="327596"/>
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## 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)

Change of use from office to two three-bedroomed houses and associated external alterations

## 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.

See Planning Statement attached

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)

Details provided by the selling agent who conducted the sale of the property to the applicant explaining the interest expressed in the property by other parties. This is a relevant planning consideration as to whether there are alternative uses other than residential conversion which can provide the property with a sustainable use. This information was not available to the applicant when the planning application was submitted.

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)

These are listed on page 1 of the Planning Statement

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

17/00630/DPP

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

02/08/2017

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

22/09/2017

## 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

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

## 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 Jim Sorrell

Declaration Date: 15/12/2017



**153 The Loan  
Loanhead  
Midlothian EH20 9AN**

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**Planning Statement in Support of a  
Notice of Review Regarding a  
Decision by Officials of Midlothian  
Council to Refuse Planning  
Permission for Application  
Reference 17/00630/DPP**

**Change of Use from Office to Form  
Two Three-Bedroom  
Dwellinghouses and Associated  
External Alterations**

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On behalf of:

**The Owners Group**

15<sup>th</sup> December 2017

**Sorrell Associates**

planning | development | consultancy

The Green House  
41 St Bernard's Crescent  
Edinburgh EH4 1NR  
Tel: 0131 343 3643  
[www.sorrellassociates.co.uk](http://www.sorrellassociates.co.uk)

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## SUPPORTING DOCUMENTATION

### Documents Submitted with Application 17/00630/DPP

1. Drawing 1 - Site Location Plan and Block Plan
2. Drawing 2 - Existing Floor Plans
3. Drawing 3 - Existing Elevations
4. Drawing 4 - Proposed Floor Plans
5. Drawing 5 - Proposed Elevations and Cross-Section

### Documents from Determination of the Application

6. Consultation response by Council's Policy & Road Safety Consultant, 17th August 2017
7. Planning Officers' Delegated Worksheet
8. Decision Notice, 22nd September 2017

### Additional Documents for Consideration with this Review

9. Planning Statement (this document)

## **SECTION 1      INTRODUCTION**

- 1.1**      This Planning Statement is in support of a Notice of Review submitted to Midlothian Council ('the Council') under Section 43A of the Town and Country Planning (Scotland) Act 1997, as amended ('the Planning Act').
- 1.2**      It seeks to justify the proposal by The Owners Group ('the applicant') to convert the vacant premises at 153 The Loan in Loanhead from its previous use as an office to residential use, comprising two three-bedroomed houses.
- 1.3**      Planning permission for this proposal was refused on 22<sup>nd</sup> September 2017 by the Council's planning officials under delegated authority (application reference 17/00630/DPP). The Council's Local Review Body is therefore requested to overturn that decision.
- 1.4**      Regulations under the Planning Act give allowance to seek a review of this decision within three months and the Notice of Review has been duly submitted within that period.

## SECTION 2 BACKGROUND TO THE PROPOSAL

### Site Context

- 2.1 The subject property at 153 The Loan is a two-storey building located at the junction of The Loan with McNeill Avenue. The Loan is a busy thoroughfare accessing Loanhead town centre to the east and is served by various bus routes. McNeill Avenue is a residential street which is relatively quiet by contrast.
- 2.2 The area has a well-established residential character and, other than the property itself, all neighbouring buildings are residential dwellings. These include bungalows with pitched roofs on the north side of The Loan, two-storey semi-detached and terraced houses on the south side of The Loan, with further two storey houses on McNeill Avenue and adjacent streets.
- 2.3 We understand the property was used as a shop before being converted to a workshop in 1989/1990. It was subsequently converted for use as an office for which planning permission was granted in 1997. This included the extension of the building by forming an upper floor. The property remained in office use until around three years ago since when it has been vacant.
- 2.4 The building is rectangular in shape with a footprint of some 140sqm that fills the plot. Its principal frontage is to McNeill Avenue with a shorter frontage to The Loan. It has two entrance doors, one on each frontage, which open onto the pavement. There are also existing windows on both these elevations at ground floor level.
- 2.5 The upper floor has a smaller floor area as it is constrained by the building's pitched roof on three elevations. There are four dormer windows within the west facing roof but none on the other elevations with the north elevation of the building comprising a gable wall.
- 2.6 On its east side the building is attached to the neighbouring bungalow at no151 whose garden and driveway wrap around the building to the north.

### Proposed Conversion

- 2.7 The applicants are aware of the extended period for which the property has been vacant as a commercial concern, and wish to return it to a use which is active, long term and sustainable. They consider there is strong demand for housing in the locality and that this would also be a suitable use given the residential character of the area.
- 2.8 Accordingly John Tod Associates, the project architects, were instructed to consider the scope for conversion to residential use. They considered the property is well suited to residential conversion and, given its size, offers good scope to achieve two three-bedroomed houses.
- 2.9 The conversion will include the following:
- Subdivision of the building into two houses
  - The house proposed with frontage to The Loan will have a total floor area of around 105sq m (ground 70sqm, upper 35sqm) and the house proposed on the north side around 115sqm (ground 70sqm, upper 45sqm)

- Continued use of the two existing entrances, one for each house
- Existing internal stair to be used for the unit to the north and a new stair to be created for that to the south
- Each house to have a lounge/dining area, kitchen, bathroom and one bedroom on the ground floor with two further bedrooms and one bathroom on the upper floor
- The four high level windows onto McNeill Avenue on ground floor will be enlarged to conventional residential proportions with an additional fifth window also formed
- The existing ground floor window on the southern elevation overlooking the adjacent garden of 151 The Loan to be infilled
- Six new velux windows to be formed flush with the roof - three east-facing, two south-facing and one north-facing
- New white uPVC doors and windows to be installed
- Walls to be re-rendered

#### **Planning Application Process**

- 2.10 Planning permission is required for the change of use of the property for residential purposes and the associated changes to the external appearance of the building. Accordingly, a planning application was submitted by John Tod Associates on 2nd August 2017, including five drawings illustrating the site location, floor plans, elevations and cross section.
- 2.11 Following submission there was a consultation response from the Council's Policy and Road Safety Manager which particularly addressed parking standards. There was only one public representation received, from the immediate neighbour at no151.
- 2.12 The application was determined by Council officials under delegated authority. The consideration of the planning case officer was provided in a Delegated Worksheet which concluded that permission should be refused. The decision notice was issued on 22<sup>nd</sup> September 2017 and gave two reasons:

***1. The proposed houses will have no private outdoor space and no communal outdoor space. This will result in an unacceptable level of amenity for the occupants of the proposed houses. The proposal is therefore contrary to Policies RP20 and DP2 of the adopted Midlothian Local Plan; and Policy DEV2 of the proposed Midlothian Local Development Plan.***

***2. The proposed houses will have no allocated parking spaces and will rely on the existing on street parking capacity. This will result in a loss of amenity for existing residential properties in the surrounding area. The proposal is therefore contrary to Policy RP20 of the adopted Midlothian Local Plan; and Policy DEV2 of the proposed Midlothian Local Development Plan.***

- 2.13 All the above-mentioned application drawings and other documentation of relevance have been lodged with the Review and are listed on page 1 of this Statement.
- 2.14 In Section 4 we critically appraise the reasons for refusal but we first consider planning policy and other material considerations of relevance.

## SECTION 3 DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

### Statutory Context

- 3.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that *'planning applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.'*

### Development Plan

- 3.2 The development comprises the Strategic Development Plan (SDP) for South East Scotland (SESplan), approved 2013 and the Midlothian Local Development Plan (MLP), adopted 2017.

- 3.3 SESplan provides a strategic vision for the Edinburgh city region. Its policies have no direct relevance to the property but its eight overarching Aims include the following with regard to the housing sector:

*'Set out a strategy to enable delivery of housing requirements to support growth and meet housing need and demand in the most sustainable locations'*

- 3.4 The *Midlothian Local Plan (MLP)* (adopted 2008) was extant when the planning refusal was issued but has since been replaced by the *Midlothian Local Development Plan (MLDP)* (adopted November 2017). The reasons for refusal refer to policies from both documents, but the MLDP now takes precedence. The following policies apply.

- 3.5 Policy STRAT 2 'Windfall Housing Sites'

*'Within the built-up areas, housing development on non-allocated sites, including the reuse of buildings and redevelopment of brownfield land, will be permitted provided that:*

- A. it does not lead to the loss or damage of valuable public or private open space;*
- B. it does not conflict with the established land use of the area;*
- C. it has regard to the character of the area in terms of scale, form, design and materials;*
- D. it meets traffic and parking requirements; and*
- E. it accords with other relevant policies and proposals, including policies IMP1, IMP2, DEV3, DEV5 - DEV10.'*

- 3.6 Policy DEV 2 'Protecting Amenity within the Built-Up Area'

*'Development will not be permitted within existing and future built-up areas, and in particular within residential areas, where it is likely to detract materially from the existing character or amenity of the area.'*

- 3.7 This is identical to Policy RP20 of the MLP which is also referenced in the reasons for refusal.

- 3.8 Policy DEV 6 'Layout and Design of New Development'

*'The Council will require good design and a high quality of architecture, in both the overall layout of development proposals and their constituent parts.'*

- 3.9 Policy DEV 6 then lists 14 criteria which development proposals should meet in their design and layout, which we summarise as follows:

- A. complement or enhance the character of any adjoining or nearby urban area
- B. incorporate any locally prominent landmarks, viewpoints, etc into the streetscape
- C. good quality materials should be used in the design;
- D. layout should be convenient for pedestrians and cyclists,
- E. a high standard of passive energy gain and avoid overshadowing of buildings
- F. windows to overlook features or activity routes; doors to face onto streets or active frontages;
- G. buildings to be laid along contours to avoid excessive changes in levels
- H. open space for different age groups to be designed and sited to minimise disturbance and protect residential amenity;
- I. adequate spacing between housing should be provided to ensure privacy and amenity\*;
- J. new open space should complement existing open space and the proposed green network
- K. private open space should be provided on a scale appropriate to the relevant dwelling type\*;
- L. roads to have dimensions capable of accommodating bus services;
- M. roads, lighting and parking must satisfy the Council's standards; and
- N. cycle parking and bin stores shall be incorporated into the layout of developments.

3.10 The policy then confirms that *'Exceptions to the above criteria may be considered where the proposed development is of a very high standard'*.

3.11 It also states that guidance for privacy, amenity and open space (Criteria I and K) is to be provided by the Council in Supplementary Guidance on *'Quality of Place'*. This has not yet been published. However, we note these matters were previously addressed by Policy DP2 *'Development Guidelines'* of the MLP which was also referenced in the reasons for refusal.

3.12 With regard to the Provision of Private Outdoor Space, Policy DP2 states that:

*'For detached and semi-detached houses private open space should be provided as a minimum standard on the following basis:*

- *Houses of 3 apartments should have usable garden areas of no less than 110sqm'*

3.13 With regard to Accessibility and Parking Provision, Policy DP2 states that:

*'Proposals for new development will be required to:*

- a) incorporate measures to enable or encourage the use of alternative transport modes to the private car;*
- b) make provision for... parking to satisfy the Council's standards.'*

### **Material Considerations**

#### ***Scottish Planning Policy (SPP) (2014)***

3.14 The SPP introduces *'a presumption in favour of ..... sustainable development'* as a guiding principle of the planning system (p9).

3.15 It considers this should be achieved *'by enabling development that balances the costs and benefits of a proposal over the longer term'* and this is supported by several policy principles which include:



- *'Supporting good design', and*
- *'Making efficient use of existing capacities of land, buildings and infrastructure....'*

- 3.16 A key section of the SPP requires the planning system to focus on *'Enabling Delivery of New Homes'*. This emphasises achieving the delivery of allocated housing sites, ensuring a generous supply of housing land in development plans and maintaining a five-year supply of effective land. It also confirms that windfall developments can play an important role in delivering the housing land requirement in addition to the development of allocated sites (para 117).

#### ***Midlothian Council Parking Standards 2014***

- 3.17 The Council's Standards confirm it is the Council's policy to *'limit accessible car parking so that walking, cycling and public transport use can be encouraged'*. However, it also states that *'a balance has to be struck by this and road safety concerns caused by migration of overflow parking into surrounding areas'*.
- 3.18 It continues that *'to achieve this balance, standards have been set which can be altered, but only in agreement with transportation officers, when exceptional circumstances exist that alter the requirement for parking'*.
- 3.19 Table 1 of the Standards document includes the following requirement:
- three bedroomed houses - 2 spaces for residents plus 0.5 spaces for visitors.
- 3.20 It states that in addressing this provision *'It is assumed that at least the visitor parking element is provided out with the curtilage'*, which is in accordance with the Scottish Government's *'Designing Streets'* guidance:

#### **Overview of Planning Policy and Material Considerations**

- 3.21 It is a well-established tenet of planning procedure that the development plan must be considered in the round as well as focusing on particular aspects of policy. In our opinion the acceptability of converting the property to residential use requires a balanced assessment of the above policies and material considerations, including those which are not referred to in the reasons for refusal or the planning officials' Delegated Worksheet.
- 3.22 In particular we refer to the presumption in favour of sustainable development introduced by Scottish Planning Policy and the desirability for achieving sustainable outcomes. This is in light of new research we have undertaken regarding the demand for alternative uses for the property, as evidenced from the sales process by which the applicant acquired the building. We consider all matters in the following section.

## SECTION 4 PLANNING JUSTIFICATION

- 4.1 The building at 153 The Loan entirely fills the land ownership with no surplus land available to provide private garden amenity space or off-street parking. The site boundary is coterminous with neighbouring residential property on two sides and with the pavement as part of the public highway on the other two sides.
- 4.2 Planning officials have strictly imposed the Council's amenity and parking standards and accordingly decided to refuse planning permission.
- 4.3 However, in this case we consider the circumstances of the property at 153 The Loan merit a more flexible approach and that there are strong planning-based reasons to justify approval. We therefore urge the LRB to consider these benefits and to grant planning permission, as an exception to these amenity standards for the following reasons.

### No Demand for Non-Residential Use

- 4.4 The property was most recently in use as an office (Class 4) having been converted to that purpose following grant of planning permission for change of use in 1997. Before this it had previously been in use as a workshop and a retail store. The office use continued for several years, however the property was vacated in or around 2013 and we understand has been empty ever since.
- 4.5 To provide context for the proposed residential conversion, it is relevant to consider if there is any likelihood of the office use resuming or an alternative non-residential use being introduced.
- 4.6 The current owners concluded the purchase of the property in September 2017 after the previous owners had placed it on the market for sale through Allan McDougall, the professional solicitors and estate agents. (Note, the company is now known as McQueen McDougall following a recent merger).
- 4.7 We have approached the selling agents to request a report on their marketing campaign and on the level of interest received from prospective purchasers and they have confirmed the following:
- 153 The Loan was made available for sale from 22<sup>nd</sup> March 2016
  - The property was widely advertised through i) various websites including ESPC, the company's own website, S1 Homes and Rightmove and ii) details were displayed on window cards in six of the company's offices across the Lothians
  - Marketing continued for 22 weeks, up to September 2016
  - Only three notes of interest were received
  - When a closing date was set only two formal offers were made
  - There was no indication of any interest for commercial or any non-residential use

- In their professional opinion, the selling agents consider the property is unattractive to commercial occupiers as it is in a relatively isolated situation, surrounded by residential property, and without the benefits of location in a local centre.
- 4.8 This demonstrates that the property was widely marketed for an extended period of time. However only minimal interest was received from prospective purchasers with no indication of any interest in the building for commercial use.
- 4.9 In our view it is reasonable to conclude from this recent marketing evidence that there is no demand for resuming the currently approved use of the building as office accommodation and the only identified prospect of returning the property to a sustainable purpose is for its conversion to residential use.

#### **Benefits from Returning the Property to a Sustainable Use**

- 4.10 It is not known why the previous office use was discontinued. However it is now relevant that the property has been unoccupied for a period of between 3-4 years. The building appears to currently be in reasonable condition, however if it continues to remain empty for an extended period the property will inevitably be subject to deterioration over time. Without a permanent occupier, it would become a management burden for the owner.
- 4.11 An empty building has a detrimental effect on the character of the neighbourhood as it results in detrimental amenity for neighbouring occupiers. It is also not uncommon for vacant property to become a target for vandalism. This is clearly an issue in the locality with the community building at the far end of McNeill Avenue having recently been destroyed by fire.
- 4.12 Scottish Planning Policy confirms that the planning system should operate with '*a presumption in favour of sustainable development*' and for development proposals to result in 'sustainable outcomes'. We consider that these principles would be fulfilled by the proposed change of use to residential.
- 4.13 If planning permission is refused it will result in the building remaining empty for the foreseeable future, exacerbating the detrimental effect this would have on local amenity, the difficulty in upkeeping an empty building and the risk of it becoming a burden. This would clearly not be a sustainable outcome as desired by SPP principles.
- 4.14 There is clear advantage in returning the building to a sustainable long-term purpose both for the benefit of the property and also the locality. Given the extended period for which it has already been vacant, we consider the most sustainable solution for 153 The Loan is to return it to useful purpose as soon as practically possible. Any account of amenity standards must therefore be considered against that background.

#### **Policy Presumption in Favour of Housing**

- 4.15 The provision of new housing is a key element of policy within Scottish Planning Policy, SESPLAN and the Midlothian LDP in delivering sufficient dwellings to meeting ongoing market demand. This is generally achieved by the allocation of land within the LDP for the development of new houses. However, Policy STRAT2 'Windfall Housing Sites' confirms that the conversion of existing buildings into residential use makes an important contribution to achieving the Council's target for delivering new homes.

- 4.16 STRAT2 states that *'Within the built-up areas, housing development on non-allocated sites, including the reuse of buildings and redevelopment of brownfield land, will be permitted...'* It goes on to state that this is subject to meeting other policies regarding amenity, etc, but we consider the assessment of those matters should be in the context of the favourable presumption that supports the proposed conversion to housing in principle.

#### **Compatible with the Character, Appearance and Visual Amenity of the Surrounding Area**

- 4.17 The locality is wholly residential in character. All neighbouring properties are houses, either bungalows or two storey properties, and the streets to the north of The Loan largely comprise two storey semi-detached and terraced housing.
- 4.18 The use of the property as two dwellings would therefore be entirely consistent with this character. The current use as a Class 4 office is, by definition of the Use Classes Order, compatible with residential amenity, and the proposed residential conversion would continue that relationship.
- 4.19 The appearance of the building is not unpleasant in its current form and, whilst it is of wholly different design to its neighbours, it is compatible with the standard and appearance of surrounding property being well maintained. The proposed conversion would improve the building's appearance with new windows and doors but will otherwise maintain its existing external appearance, ensuring it remains compatible with the visual amenity of the area.
- 4.20 The area is served by the nearby Loanhead town centre which incorporates the community facilities in the new Loanhead Centre. These provide local schools, GP and other healthcare facilities, associated community facilities and retail outlets which are available within easy reach of the subject property. There are also a small number of additional shops, pubs, etc located amongst the residential streets.
- 4.21 The proposed residential use is wholly compatible within the surrounding area and is in conformity with Policy DEV2 of the LDP

#### **The Property's Unusual Character Merits a Bespoke Solution**

- 4.22 The building was constructed as a commercial property and has been extended and altered to accommodate changes of use through its lifetime including to a workshop and most recently as an office. This included adding an upper floor and undertaking a significant refurbishment. It is a style of property very different to the houses which are its immediate neighbours and in the locality generally and has been developed to maximise the use of its plot size by extending the building to the full width of its boundaries. This has resulted in the absence of any external space which might be used for garden ground or off-street parking.
- 4.23 However all buildings must evolve to meet required purpose and we consider it would be a disservice of the planning system if bespoke solutions for unusual buildings could not be accommodated. The desirability of returning this unusual building to useful purpose merits a flexible approach in applying the detailed standards generally applicable for residential use.

### **Parking Provision**

- 4.24 The Council's parking standards recommend a total of five off-street parking spaces for the two houses (two for each house and one additional space for visitors). This cannot be achieved but we consider an exception can be made in this case for the following reasons:
- i) Ample parking provision on-street
- 4.25 There is uncontrolled on-street parking immediately outside the subject property on both sides of the road, and which continues all along McNeill Avenue and surrounding streets. McNeill Avenue is a relatively wide road in which there is ample space for vehicles to park on each side of the road without causing undue constraint to vehicles passing in opposite directions.
- 4.26 All houses in McNeill Avenue have off-street parking, which generally ensures there is a relatively low level of on-street parking along the road. This is particularly the case outside the subject property as no153 has a long frontage to McNeill Avenue and directly opposite is the side boundary of no155 The Loan which comprises a continuous fence with no entrances. This results in a section of road which is relatively unused for parking.
- 4.27 The most pertinent times to assess the adequacy of on-street parking is during evenings and weekends, outwith standard working hours. Visiting the area during these times demonstrates that there is ample on-street space for the required number of cars.
- ii) No parking spaces were required for previous uses
- 4.28 The previous use of the property as an office would have accommodated several staff and business visitors arriving by car which would have been accommodated by on-street parking. We are unaware of any difficulties caused by this arrangement.
- 4.29 Planning permission was granted by the Council in 1997 for office purposes in full knowledge that there was no off-site provision. It is notable that the Delegated Worksheet confirms the Council's parking standards would require four spaces for the office use of the property, similar to that required for the residential conversion.
- 4.30 We accept that the office use may have generated a parking requirement at different times of day to the proposed residential use. However, we consider that this generally supports our analysis that there is ample on-street parking provision available.
- iii) Good public transport availability
- 4.31 There are various bus routes in service along The Loan (nos37, 47, N37) and there is a bus stop outside the adjacent house. This provides very good public transport accessibility for the residents of the proposed new houses. The Council's parking standards confirm it is desirable to limit parking provision in order to encourage people to walk, cycle and use public transport, and that any parking requirement should seek to achieve a balance in that regard.
- 4.32 The availability of bus services provides further mitigation to compensate for the absence of any off-street parking provision, and in accordance with recognised planning objectives.

iv) No Objection from the Council's Transportation Division

- 4.33 A consultation response regarding the planning application dated 17<sup>th</sup> August 2017 was made by Mr Gilfillan representing the Policy & Road Safety function of the Council's Corporate Resources division. He stated that

*'I have no objection in principle to the proposed change of use....'*

- 4.34 In reaching this conclusion he makes reference to the lack of off-street parking and the requirement for on-street parking by the new residents. However, he continues that

*'the existing use would also have generated a need for parking and the overall impact of the proposed change may not result in any significant change to the overall parking situation in the local area'.*

- 4.35 This consultation response represents the professional opinion of the consultant instructed by the Council to advise on such matters and we consider significant weight should be attributed to his conclusion that no objection is merited. It is unclear why the planning officials came to a different opinion and we consider this should be over-ruled by the LRB.

**Respecting the Privacy of Immediate Neighbours**

- 4.36 The immediate neighbour at no151 objected to the application. However the design of the proposed conversion has taken account of the privacy and amenity of the neighbouring house by:

- Removing the ground floor window which presently overlooks the neighbouring front garden on the elevation facing The Loan.
- The velux windows proposed for installation in the roof are at an angle that would prevent overlooking of the neighbour and are designed simply to provide additional natural light to the upper floor accommodation

- 4.37 These matters are acknowledged in the Officials' Delegated Worksheet and are not subject of the reasons for refusal.

**Suitable Amenity for New Residents**

- 4.38 The reasons for refusal focus on the absence of parking spaces and outdoor open space/gardens. These matters cannot be changed, however the proposal should be considered 'in the round' regarding the overall quality of residential amenity of the occupiers of the proposed houses and the other matters referred above.
- 4.39 Policy DEV6 refers to several criteria considered appropriate for residential use. The policy refers to various aspects of design and layout and we consider all of the following criteria will either be satisfied by the proposed conversion of the existing building or are not relevant.
- 'Complement or enhance the character of any adjoining or nearby urban area' - this is achieved, as per paras 4.17-4.21 above.
  - 'Incorporate any locally prominent landmarks, viewpoints, etc into the streetscape' – not applicable

- *'Good quality materials should be used in the design'* - the project architect confirms that materials to be used will either match the original materials or will be of a higher specification.
- *'Layout should be convenient for pedestrians and cyclists'* - not applicable
- *'A high standard of passive energy gain and avoid overshadowing of buildings'* - Regarding energy gain, the architect confirms that the building will be brought up to the current standard of U-values required by the Building Regulations. This will result in a large drop in the present energy performance of the building.

Regarding overshadowing, this is not presently a concern with adjacent property and the relationship with neighbours will not change from the proposed conversion.

- *'Windows to overlook features or activity routes; doors to face onto streets or active frontages'* - the entrances to each proposed dwelling, and all windows, will face onto either The Loan or McNeill Avenue
- *'Buildings to be laid along contours to avoid excessive changes in levels'* - not applicable
- *'Adequate spacing between housing should be provided to ensure privacy and amenity'* - aspects of privacy and amenity to the immediate neighbour are addressed in paras 4.36-4.37.
- *'New open space should complement existing open space and the proposed green network'* - not applicable
- *'Roads to have dimensions capable of accommodating bus services'* - not applicable
- *'Roads, lighting and parking must satisfy the Council's standards'* - roads and lighting are not applicable. Parking provision has been justified in paras 4.24-4.35 above.
- *'Cycle parking and bin stores shall be incorporated into the layout of developments'* - The project architect confirms that a discrete area for bin and cycle storage will be made available inside the proposed houses, including the space below the stairs. The applicant disputes the comments in the officers Delegated Worksheet that the absence of a standard bin store provision should be regarded as inadequate.

- 4.40 The proposed conversion into two dwellings will therefore achieve all the above recognised aspects of appropriate amenity standards for modern housing. In addition the houses will be designed to a high standard and include all facilities expected for modern accommodation.

#### **Absence of Private Outdoor Space**

- 4.41 The remaining aspect of amenity relates to the requirement of Policy DEV6 that *'Private open space should be provided on a scale appropriate to the relevant dwelling type'*. In this case the requirement would be for 110sqm of outdoor space for each house but there is no available land associated with the building that can achieve this

- 4.42 It is accepted that, in an ideal situation, this would be desirable. However the LRB is invited to take the following into account:
- There are many properties which do not have private gardens or outdoor space. It is not uncommon for many flats to be in this situation
  - Many people do not require or wish to maintain an outdoor space
  - There are well-provided and well-maintained public parks within easy walking distance of the property
  - New residents would have a choice whether to live at the proposed dwellings in full knowledge of the absence of private outdoor space.
  - Most, if not all, other houses in the area include a private outdoor space, so there is ample provision of such housing in that regard. The approval of two dwellings without this facility would not alter the overall provision in the area and prospective occupants would be able to exercise their choice over which facilities were of importance to them.



## SECTION 5 CONCLUSION

- 5.1 The reasons for refusal focus on the lack of off-street parking and private outdoor garden / amenity space. These aspects cannot be provided as the existing building at 153 The Loan entirely fills the land ownership with no surplus space available. However, in our consideration, the benefits that will derive from the proposed residential conversion of the building, and the particular circumstances of the property, constitute strong planning-based reasons that justify approval in this case.
- 5.2 We respectfully request that members of the LRB consider these benefits, take a flexible approach in applying the Council's amenity standards, and conclude that the granting of planning permission is merited with regard to Policies STRAT2, DEV2 and DEV6 of the Midlothian LDP for the following reasons:
- The building has been vacant for over three years. The applicant recently acquired the building and proposes its conversion to two semi-detached houses which will restore an active and long term sustainable use to the building.
  - The building was last in use as an office but the selling agent who undertook the recent marketing of the property has reported there was no known interest for resuming the office use or for converting it to any other non-residential purpose.
  - The property was subject to a well-advertised marketing campaign over a lengthy period of 22 weeks. There were only three expressions of interest and two formal offers made to purchase the building including the winning bid by the applicant.
  - This demonstrates there is no confirmed market interest for anything other than residential use.
  - The property is located in a wholly residential neighbourhood with all immediate neighbours comprising houses. Its conversion to two houses would conform with the character of the area and accord with Policy DEV2.
  - The conversion of existing buildings into dwellings is supported by Policy STRAT2 of the Midlothian LDP which recognises the contribution of such 'windfall' conversions to achieving the Council's target for delivering new homes.
  - The building has an unusual design by comparison with all other houses in the area due to its original purpose and evolution from previous industrial / commercial uses which are no longer in demand. This unusual building merits an imaginative and bespoke solution and a flexible application of planning standards.
  - The planning officials' concern at insufficient parking is over stated. There is ample on-street parking whose availability to occupiers of the proposed dwellings is enhanced by all other houses having off-street provision. There is a regular public bus service immediately outside the property which is recognised in Council policy as relevant mitigation.

- The previous office use was granted planning approval despite the absence of off-street parking spaces. Council standards required a similar number of spaces as for the current residential proposal.
  - The Council's professional transportation consultant made no objection to the application having considered all these aspects. His opinion should be upheld by the LRB.
  - The absence of garden ground cannot be overcome. However, the proposed conversion satisfies all other Council standards for design and layout in Policy DEV6 and is acceptable on balance.
  - It is relevant that many people do not require an external amenity area and, as most other houses in the locality have a garden, prospective residents would be provided with a choice. In any case there are public parks within easy walking distance. An exception is merited.
  - The desirability of private outdoor space should be balanced with the overall and wider benefit of returning the building to useful purpose.
  - Residential conversion conforms with the core principles of Scottish Planning Policy which supports provision of housing and establishes a presumption in favour of sustainable development.
  - By contrast, refusal of planning permission would likely result in the property remaining empty for a continuing period. This would risk deterioration of the building condition, incurring a management burden and risk of vandalism. That outcome would be to the detriment of the amenity and character of the residential area, and contrary to the objectives of Scottish Planning Policy.
- 5.3 Finally, there is an area of pavement in front of the property which is presumed to be in Council ownership as part of the public highway. If this area of land was available for purchase the applicant would be interested in using this as an area of garden ground to address the deficiency.

**MIDLOTHIAN COUNCIL****DEVELOPMENT MANAGEMENT  
PLANNING APPLICATION DELEGATED WORKSHEET:**

**Case Officer:** Graeme King    **Site Visit Date:** 10/08/2017

**Planning Application Reference:** 17/00630/DPP

**Site Address:** 153 The Loan, Loanhead

**Site Description:** The application subjects are a single storey building with an additional floor of accommodation within the roofspace served by dormer windows and a rooflight. The walls are finished with off-white painted wet dash render; the roof is finished with slate; and the doors and windows are white uPVC items. The building is attached to the neighbouring dwellinghouse at 151 The Loan. The front of the building has a door, 2 ground floor windows and a rooflight. The side elevation onto McNeill Avenue has a door and window; 4 narrow high level ground floor windows; and 4 dormer windows. There are no doors on windows on the remaining elevations.

The building was for many years used as a shop. In 1989 consent was granted for a change of use from a shop to a printers' workshop. In 1997 consent was granted for an extension to the building, creating the current upper floor; at the same time the use of the building changed to an office use. The building has been vacant for approximately 3 years.

To the East the building is bounded by the house and garden at 151 The Loan. To the North (rear) the building is bounded by the garden/driveway at 151 The Loan. To the West the property fronts onto McNeill Avenue. To the South (front) the majority of the elevation fronts onto The Loan, with a small section of the elevation (including a window) facing into the front garden of 151 The Loan.

**Proposed Development:** Change of use of office to form two dwellinghouses and associated external alterations

**Proposed Development Details:** It is proposed to sub-divide the building to form two 3 bed houses. One house will be accessed via the existing access, at the front of the building, onto The Loan. The other house will be accessed via the existing access, at the side of the building, onto McNeill Avenue.

Various external changes are proposed to improve the amenity of occupants of the proposed houses. At the front of the building the window facing into the garden of 151 The Loan will be infilled and 2 additional rooflights will be installed. On the Western elevation, facing onto McNeill Avenue, the 4 existing high level window openings will be enlarged to create conventionally sized openings; a matching 5<sup>th</sup> opening will also be formed. On the Eastern elevation 3 new rooflights will be installed and a further rooflight will be installed on the North elevation of the roof. New white uPVC doors and windows will be installed. The walls will be re-rendered.

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

0230/97 - Change of use and extension to workshop to form office accommodation at 153 The Loan, Loanhead. Consent with conditions

601/89 – Change of use from retail shop to printers' workshop at 153 The Loan, Loanhead. Consent with conditions

**Consultations:** The Council's **Policy and Road Safety** manager has no objection to the principle of the proposed change, but notes that the lack of any off-street parking will place additional pressure on the limited number of on-street spaces presently available. The response also notes that the existing business use would also have generated a need for parking and the overall impact of the proposed change may not result in any significant change to the overall parking situation in the area. It is also noted that the large surfaced area at the front of the property is not part of the adopted footway but appears to be owned by the Council. Due to its proximity to the junction and the pedestrian crossing points it would not be suitable for use as a driveway/parking area.

**Representations:** One letter of objection has been received on behalf of the owner of 151 The Loan. The grounds for objection are as follows:

- The property at 153 The Loan has rights of access for repair and maintenance but not for construction/alteration.
- The new rooflights on the east elevation will overlook the garden of 151.
- There are existing problems with the drainage network that serves the 2 existing properties.
- Additional housing will increase parking issues on McNeill Avenue.

**Relevant Planning Policies:** The adopted development plan is the **Midlothian Local Plan 2008 (MLP)**. The following policies are relevant to this application:

**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.

**Policy DP2: Development Guidelines** sets out Development Guidelines for residential developments. The policy indicates the standards that should be applied when considering applications for dwellings; including the size of private outdoor space that dwellinghouses should be provided with.

The **Midlothian Local Development Plan (MLDP)** was submitted to the Scottish Ministers for examination on 09 September 2016. The Examination Report was received in July 2017 with formal adoption anticipated for late 2017. As this plan is at an advanced stage of preparation it represents the settled view of the Council and is therefore a material consideration of significant weight in the assessment of applications. The following policies in the MLDP are relevant to this application:

**Policy DEV2: Development within the Built-up Area** states that development will not be permitted within existing and future built-up areas where it is likely to detract materially from the existing character or amenity of the area.

**Planning Issues:** 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. Any representations and consultation responses received are material considerations.

The proposed houses will have no private or communal outdoor space. The existing garden and driveway to the side and rear of the building is in the exclusive ownership of the neighbouring property at 151 The Loan. Policy DP2 of the Midlothian Local Plan states that terraced houses should have a minimum private usable outdoor space of 100 sqm. Outdoor space allows space for storage of bins and bicycles; allows space for drying of washing; and allows space for outdoor recreation. While the Planning Authority may choose to relax the standards in certain instances, for example flats in town centres, it would generally still be expected that, as a minimum, residential properties would have space for bin storage and cycle parking. The proposed houses are not in a town centre and are situated in a residential area where outdoor space is the norm. Without provision of outdoor space any future occupants would have a standard of amenity significantly below that expected by Midlothian Council.

The proposal relates to two 3 bed dwellinghouses. The Council's parking standards requires that residential units with 3 beds or more should be provided with 2 allocated spaces per unit and 0.5 visitor's spaces per unit. A development of the scale proposed should have 4 allocated spaces and 1 visitor's space. While it is acknowledged that the existing use does not provide the 4 spaces that an office use of this scale would require, to meet parking standards; it is to some extent mitigated by the fact that the demand for office parking is highest during daytime hours on weekdays, when local residents are at work. The proposed residential use would create an increased demand for parking during evenings and weekends when demand from existing local residents is likely to be highest.

The provision of new rooflights on the Eastern and Northern elevations would appear to raise the possibility of overlooking of the garden area of 151 The Loan, however the rooflight locations are lower on the roof than would normally be expected and examination of the floor plans makes clear that the rooflights would provide high level lighting to the ground floor of the houses. The internal layout of the houses would mean that the rooflights would not result in overlooking of 151 The Loan.

The capacity and efficiency of drainage systems is a matter dealt with as part of the building warrant process and is not a material planning consideration. Rights of access for the purposes of construction would be a private legal matter between the owners of the relevant properties.

**Recommendation:** Refuse Planning Permission

**Reasons for refusal:** 1. The proposed houses will have no private outdoor space and no communal outdoor space. The will result in an unacceptable level of amenity

for the occupants of the proposed houses. The proposal is therefore contrary to policies RP20 and DP2 of the adopted Midlothian Local Plan; and policy DEV2 of the proposed Midlothian Local Development Plan.

2. The proposed houses will have no allocated parking spaces and will rely on the existing on street parking capacity. This will result in a loss of amenity for existing residential properties in the surrounding area. The proposal is therefore contrary to policy RP20 of the adopted Midlothian Local Plan; and policy DEV2 of the proposed Midlothian Local Development Plan.



## Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

**Reg. No. 17/00630/DPP**

John Tod Associates  
Magdalene Cottage  
59 Edinburgh Road  
Musselburgh  
East Lothian  
EH21 6EE

Midlothian Council, as Planning Authority, having considered the application by The Owners Group Of No 153 The Loan, Loanhead, 153 The Loan, Loanhead, EH20 9AN, which was registered on 8 August 2017 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

**Change of use of office to form two dwellinghouses and associated external alterations at 153 The Loan, Loanhead, EH20 9AN**

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

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Site Plan	1 1:1250, 1:200	08.08.2017
Existing Floor Plan	2 1:100	08.08.2017
Existing Elevations	3 1:100	08.08.2017
Proposed Floor Plan	4 1:100	08.08.2017
Proposed Elevations	5 1:100	08.08.2017

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

1. *The proposed houses will have no private outdoor space and no communal outdoor space. This will result in an unacceptable level of amenity for the occupants of the proposed houses. The proposal is therefore contrary to policies RP20 and DP2 of the adopted Midlothian Local Plan; and policy DEV2 of the proposed Midlothian Local Development Plan.*
2. *The proposed houses will have no allocated parking spaces and will rely on the existing on street parking capacity. This will result in a loss of amenity for existing residential properties in the surrounding area. The proposal is therefore contrary to policy RP20 of the adopted Midlothian Local Plan; and policy DEV2 of the proposed Midlothian Local Development Plan.*

Dated 22 / 9 / 2017

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

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



**PROPOSED CHANGE OF USE FROM AN OFFICE TO FORM TWO, THREE BEDROOM HOUSES AT No153 THE LOAN, LOANHEAD, MIDLOTHIAN. FOR THE OWNERS GROUP OF No153 THE LOAN LOANHEAD.**

59 Edinburgh Road  
Musselburgh  
East Lothian  
Scotland EH21 6EE

Tel: 0131-665 8147  
Fax: 0131-665 2161

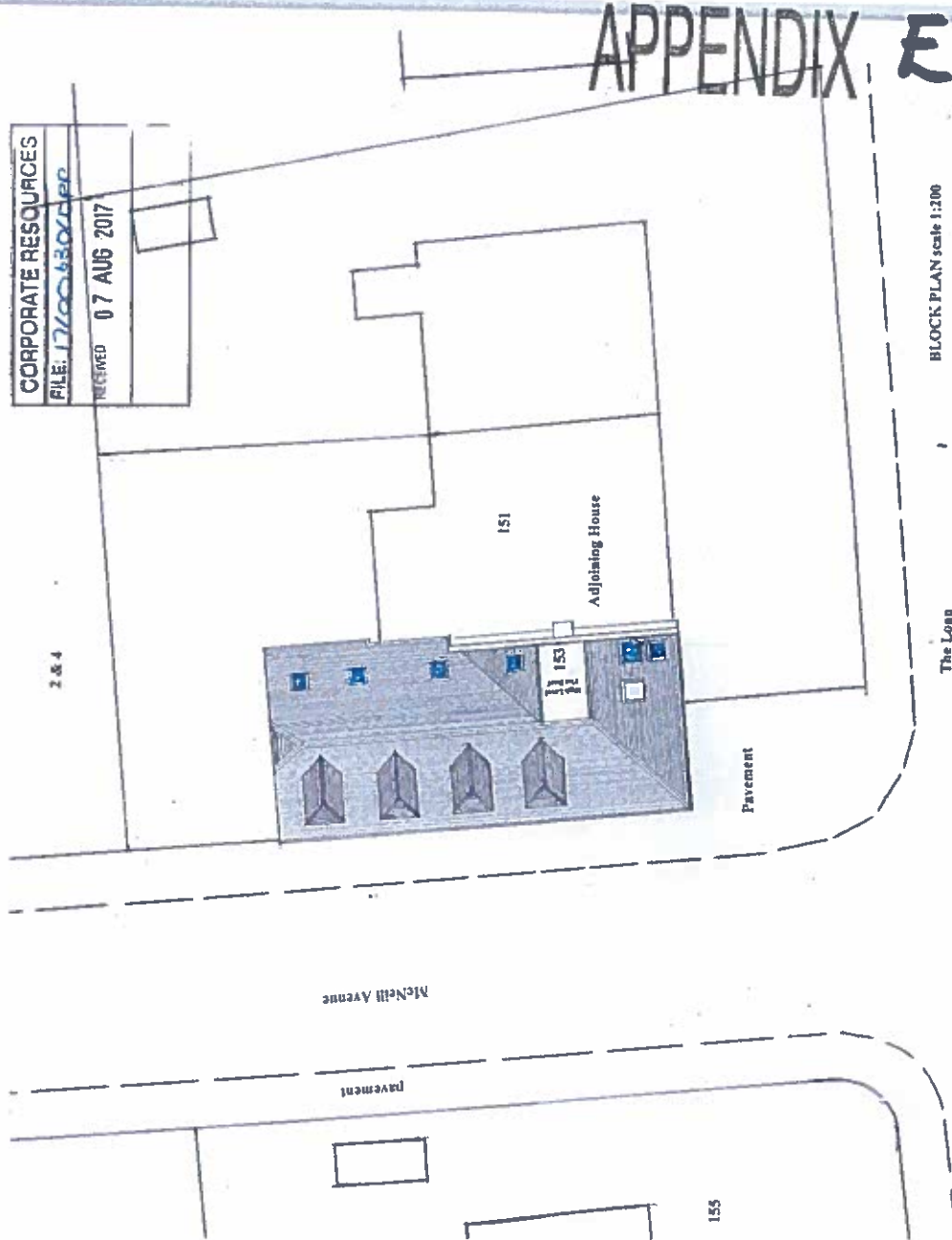
Email [todayoung61@btinternet.com](mailto:todayoung61@btinternet.com)

CORPORATE RESOURCES  
 FILE: 170048XDP  
 RECEIVED 07 AUG 2017

RECEIVED 07 AUG 2017



LOCATION PLAN scale 1:1250



**BLOCK PLAN scale 1:200**

## The Loan

## APPENDIX E

**REFUSED**  
**22.09.2017**  
**17/00630/DPP**

**JTA**  
 John Tod Associates  
 ARCHITECTS  
 EDINBURGH

DRAWING No 3

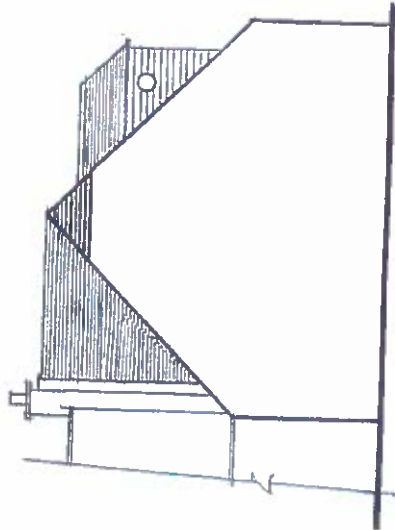
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 FOUR TWO, THREE BEDROOM HOUSES AT  
 NO153 THE LOAN, LOANHEAD, MIDLOTHIAN,  
 FOR THE OWNERS GROUP OF NO153 THE LOAN  
 LOANHEAD.

JOHN A TOD Dip Arch A.R.I.A.S. A.R.B.  
 Registered Architect

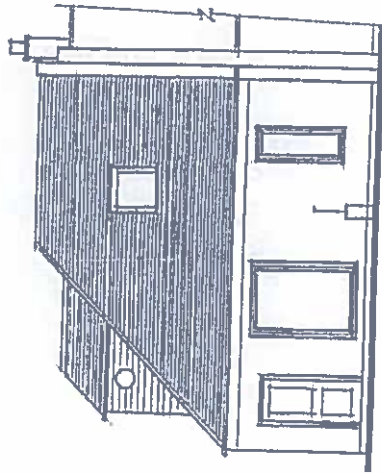
Tel: 0131-885 8147  
 Fax: 0131-885 2181

Email [todyoung61@hotmail.com](mailto:todyoung61@hotmail.com)

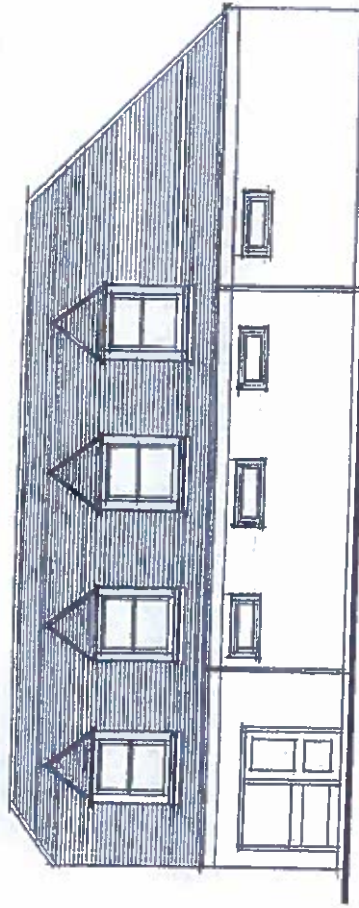
59 Edinburgh Road  
 Musselburgh  
 East Lothian  
 Scotland EH21 6EE



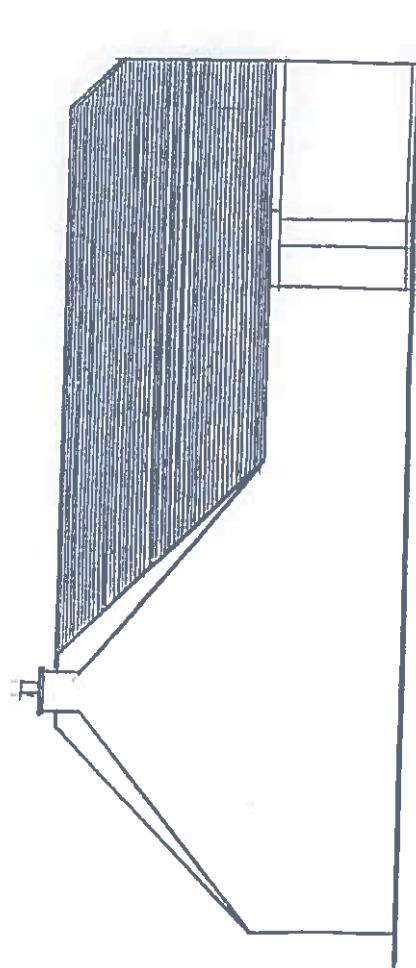
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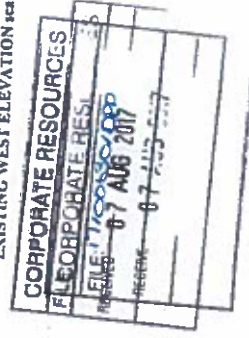
EXISTING SOUTH ELEVATION scale 1:100



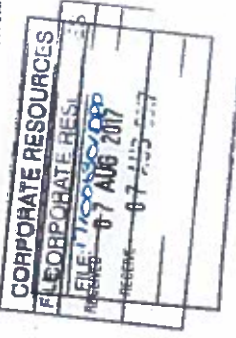
EXISTING WEST ELEVATION scale 1:100



EXISTING EAST ELEVATION scale 1:100



EXISTING WEST ELEVATION scale 1:100



EXISTING WEST ELEVATION scale 1:100

**REFUSED**  
**22.09.2017**  
**17/00630/DPP**

**JTA**  
 John Tod Associates  
 ARCHITECTS  
 EDINBURGH

DRAWING No 5

PROPOSED CHANGE OF USE FROM AN OFFICE TO  
 FORM TWO, THREE BEDROOM HOUSES AT  
 No153 THE LOAN, LOANHEAD, MIDLOTHIAN,  
 FOR THE OWNERS GROUP OF No153 THE LOAN  
 LOANHEAD.

JOHN A TOD Dip Arch A.R.I.A.S. A.R.B.  
 Registered Architect

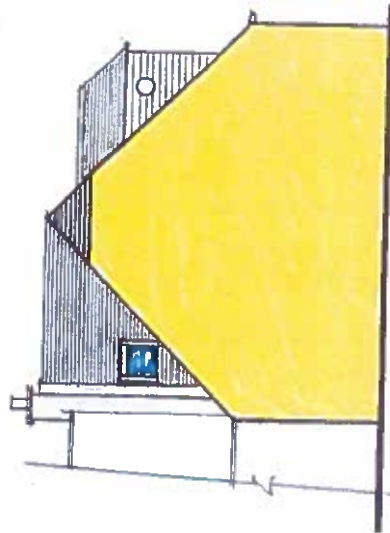
59 Edinburgh Road  
 Musselburgh  
 East Lothian  
 Scotland EH21 6EE

Email [jodyoung61@btinternet.com](mailto:jodyoung61@btinternet.com)

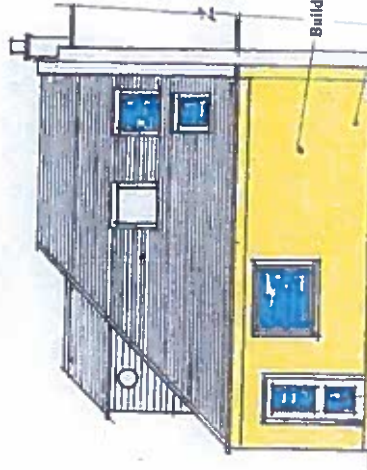
Tel: 0131-665 8147  
 Fax: 0131-665 2161

New Velux windows top hung for fire escape purposes

New white U.P.V.C. Door and Entrance screen



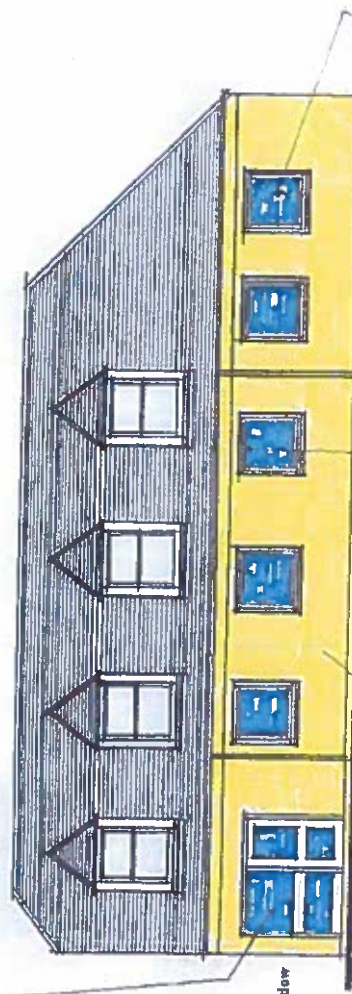
PROPOSED NORTH ELEVATION scale 1:100



PROPOSED SOUTH ELEVATION scale 1:100

New white U.P.V.C. Door

Build up window

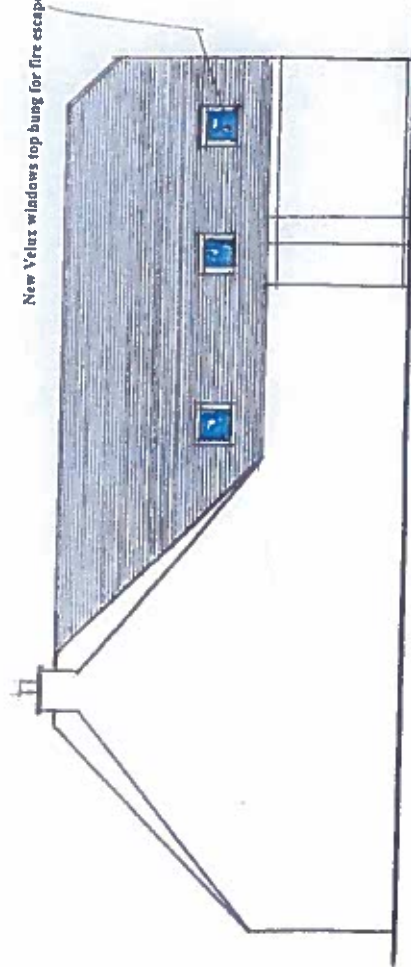


PROPOSED WEST ELEVATION scale 1:100

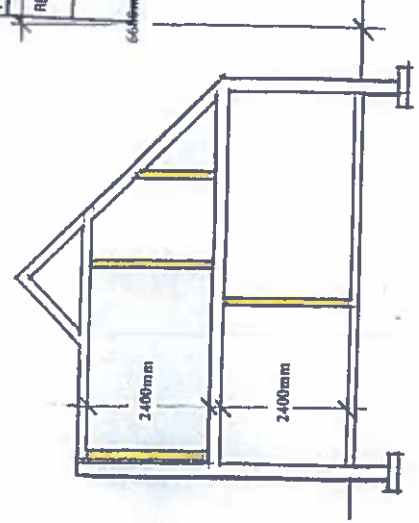
Rerender all the external elevations to match the existing

Form new openings and fit new white U.P.V.C. windows

New Velux windows top hung for fire escape purposes



PROPOSED EAST ELEVATION scale 1:100



SECTION A-A scale 1:100

CORPORATE RESOURCES	
FILE: 17/00630/DPP	RECEIVED 07 AUG 2017



**REFUSED**  
**22.09.2017**  
**17/00630/DPP**

**JTA**  
 John Tod Associates  
 ARCHITECTS

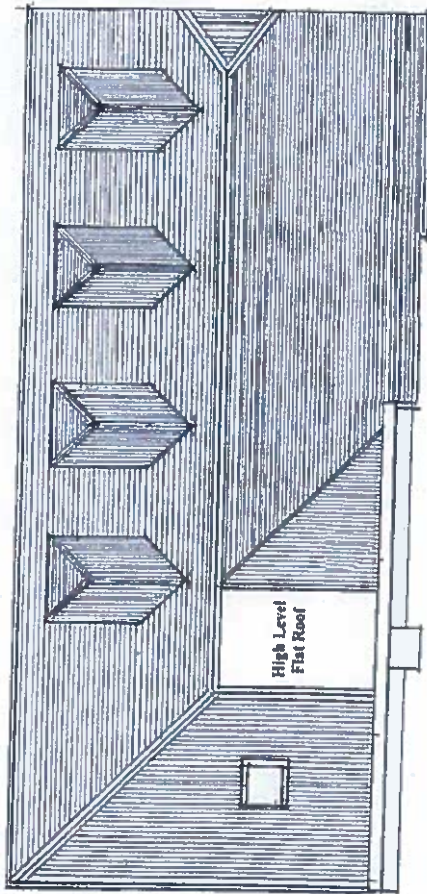
EDINBURGH

DRAWING No 2  
 PROPOSED CHANGE OF USE FROM AN OFFICE TO  
 FORM TWO, THREE BEDROOM HOUSES AT  
 No153 THE LOAN, LOANHEAD, MIDLOTHIAN.  
 FOR THE OWNERS GROUP OF No153 THE LOAN  
 LOANHEAD.

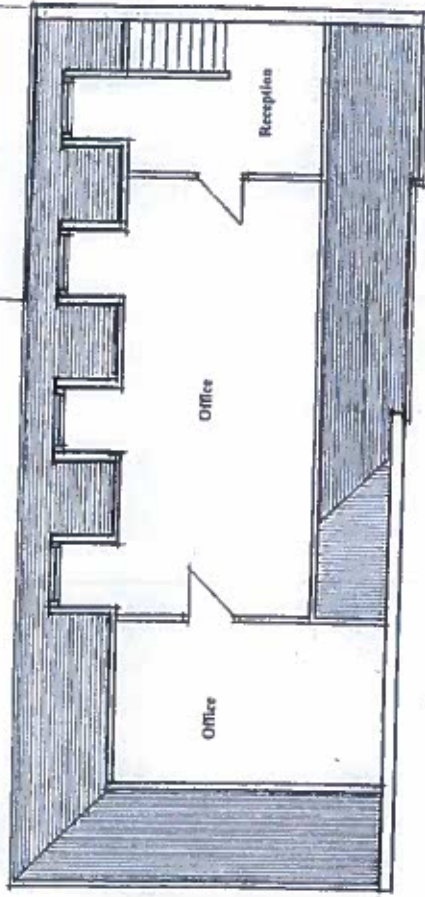
JOHN A TOD Dip Arch A.R.I.A.S. A.R.B.  
 Registered Architect

Tel: 0131-865 8147  
 Fax: 0131-865 2161

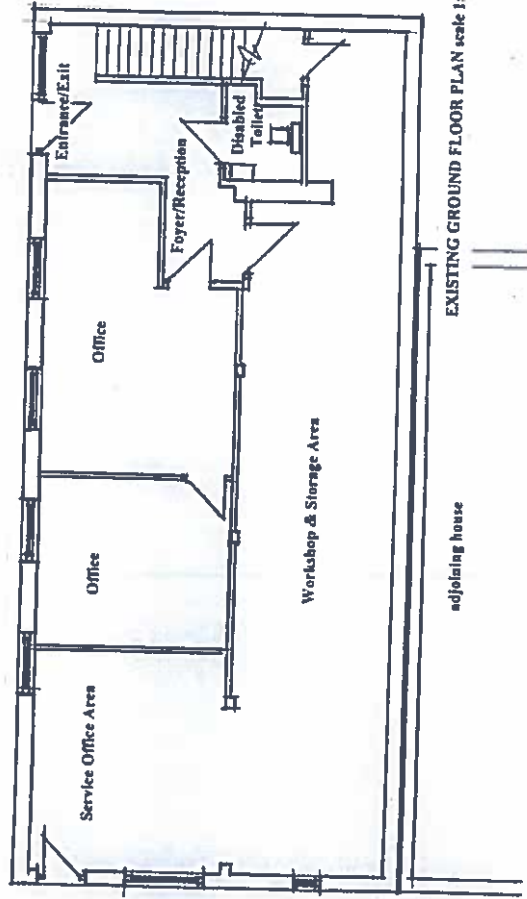
59 Edinburgh Road  
 Musselburgh  
 East Lothian  
 EH21 6EE  
 Email [todyoung61@btinternet.com](mailto:todyoung61@btinternet.com)  
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EXISTING ROOF PLAN scale 1:100



EXISTING FIRST FLOOR PLAN scale 1:100



EXISTING GROUND FLOOR PLAN scale 1:100



**REFUSED**  
**22.09.2017**  
**17/00630/DPP**

**JTA**  
John Tod Associates  
ARCHITECTS

EDINBURGH

DRAWING No 4

PROPOSED CHANGE OF USE FROM AN OFFICE TO  
FORM TWO, THREE BEDROOM HOUSES AT  
No153 THE LOAN, LOANHEAD, MIDLOTHIAN.  
FOR THE OWNERS GROUP OF No153 THE LOAN  
LOANHEAD.

JOHN A TOD Dip Arch A.R.I.A.S. A.R.B.  
Registered Architect

Tel: 0131-665 8147  
Fax: 0131-665 2161

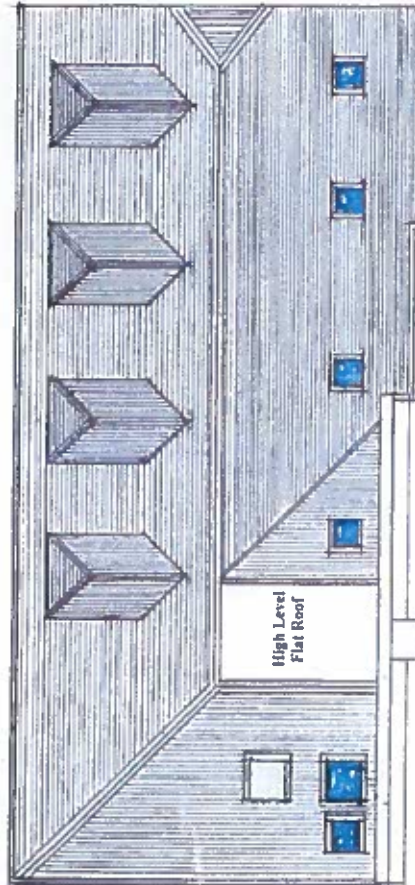
Email [todyoung61@bt.com](mailto:todyoung61@bt.com)

59 Edinburgh Road  
Musselburgh  
East Lothian  
Scotland EH21 6EE

CORPORATE RESOURCES  
FILE 17/00630/DPP

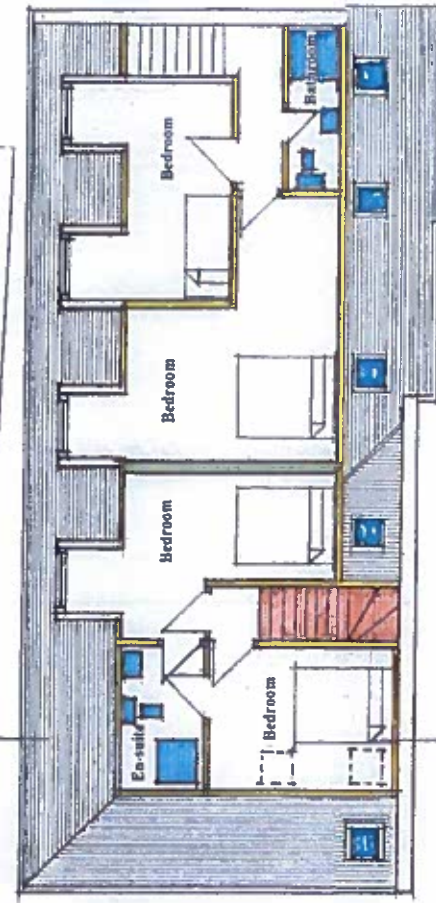
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07 AUG 2017

SECTION A-A



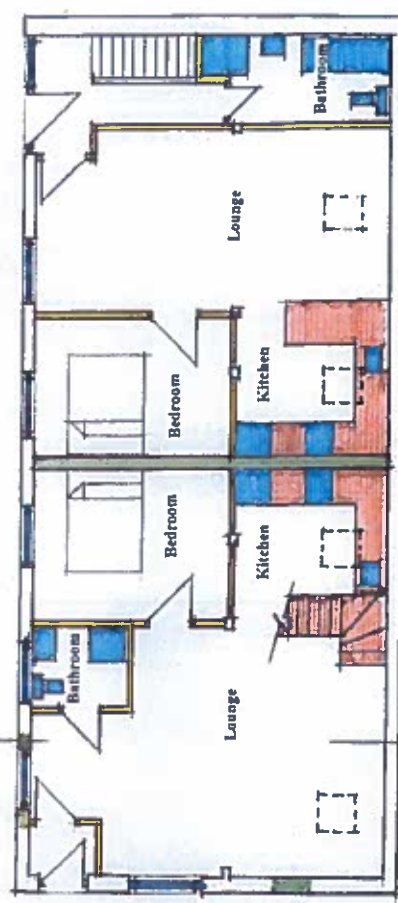
PROPOSED ROOF PLAN scale 1:100

All roof works are to result in the entire roof  
being finished in the existing slate which is  
to be reused and fitted to match the existing.



SECTION A-A

PROPOSED FIRST FLOOR PLAN scale 1:100



SECTION A-A

PROPOSED GROUND FLOOR PLAN scale 1:100

