

Local Review Body: Review of Planning Application Reg. No. 18/00566/DPP

F.E.M Building Design
8 Plantain Grove
Lenzie
G66 3NE

Midlothian Council, as Planning Authority, having considered the review of the application by Mr Keith and Mrs Nicola Toles, 20 Pendreich Terrace, Bonnyrigg, EH19 2DS, which was registered on 5 October 2018 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

Erection of single storey extension and front and rear dormer extensions at 20 Pendreich Terrace, Bonnyrigg, EH19 2DS, in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	1:1250	08.08.2018
Elevations, Floor Plan and Cross Sections	18/Toles/BWP/001 (-) 1:1250 1:100 1:50	08.08.2018
Elevations, Floor Plan and Cross Sections	18/Toles/BWP/002 (-) 1:50	08.08.2018
Site Plan	18/Toles/BWP/004 (-) 1:200	08.08.2018

Subject to the following conditions:

1. The colour of the tiles on the dormers shall match the colour of the roof tiles on the existing building.

Reason: *To help integrate the dormers with the existing building in order to reduce their impact on the character of the house and visual amenity of the surrounding area.*

2. The window on the west elevation of the extension shall be glazed with obscure glass which thereafter shall not be replaced with clear glass.

Reason: *In order to minimise overlooking and protect the privacy of the occupants of the adjoining property.*

The Local Review Body (LRB) considered the review of the planning application at its meeting of 27 November 2018. The LRB carried out a site visit on the 26 November 2018.

In reaching its decision the LRB gave consideration to the following development plan policies and material considerations:

Development Plan Policies:

1. DEV2 Midlothian Local Development Plan - Protecting amenity within the built-up area

Material considerations:

1. The individual circumstances of the proposal

In determining the review the LRB concluded:

The proposed extension by means of its design and form will complement the host dwellinghouse and will not have a detrimental impact on the amenity of the neighbouring properties. Furthermore, the proposed extension is comparable in scale to extensions on neighbouring/nearby properties.

Dated: 27/11/2018

A handwritten signature in black ink, appearing to read 'Peter Arnsdorf', with a stylized, cursive script.

Peter Arnsdorf
Planning Manager (Advisor to the Local Review Body)
Communities and Economy
Midlothian Council

On behalf of:

Councillor R Imrie
Chair of the Local Review Body
Midlothian Council

NOTICE TO ACCOMPANY REFUSAL ETC.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions, or

Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8)

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the town and Country Planning (Scotland) Act 1997.

Advisory note:

If you have any questions or enquiries regarding the Local Review Body procedures or this decision notice please do not hesitate to contact Peter Arnsdorf, Planning Manager tel: 0131 2713310 or via peter.arnsdorf@midlothian.gov.uk