

# Grant of Planning Permission

Town and Country Planning (Scotland) Act 1997

Local Review Body  
Tuesday 25 November 2014  
Item No 5(c)

## Local Review Body: Review of Planning Application Reg. No. 14/00421/DPP

Eskbank Design Studio  
7 Newbattle Road  
Eskbank  
Dalkeith  
EH22 3DA

Midlothian Council, as Planning Authority, having considered the review of the application by Mr and Mrs Hamish Jack, 6A Hursted Avenue, Easthouses, Dalkeith, EH22 4HR, which was registered on 4 September 2014 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

**Formation of veranda and associated steps at 6A Hursted Avenue, Easthouses, Dalkeith, EH22 4HR**, in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Elevations, floor plan and cross section	1413/01 1:1250 1:100	06.06.2014
Elevations, floor plan and cross section	1413/02 1:100 1:50	06.06.2014

Subject to the following conditions:

1. The colour, size, texture and profile of the roof tiles on the veranda shall match those of the roof tiles on the existing building.
2. The material and colour of the fascia and barge boards on the veranda shall match those on the existing building.

***Reason for conditions 1 and 2:*** To ensure that the extension matches the external appearance of the existing building and thereby maintains the visual quality of the area.

3. Details of the colour finish of the deck and balustrade shall be submitted to the Planning Authority and no work shall start on the veranda until this detail has been approved in writing by the Planning Authority.

***Reason:*** *To safeguard the character of the existing building and the visual amenity of the surrounding area.*

The Local Review Body (LRB) considered the review of the planning application at its meeting of 21 October 2014. The LRB carried out an unaccompanied site visit on the 20 October 2014.

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

Development Plan Policies:

1. RP20 Midlothian Local Plan – Development within the built-up area
2. DP6 Midlothian Local Plan – House extensions

Material Considerations:

1. The individual circumstances of the site; and
2. Other decking, verandas and front porches in the vicinity.

In determining the review the LRB concluded:

The proposed veranda constitutes an interesting addition to the dwellinghouse which would add interest to the street scene without undermining the character of the host building or local area. The development therefore accords with policies RP20 and DP6 of the Midlothian Local Plan.

Dated: 21/10/2014

Councillor J Bryant  
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, Development Management Manager tel: 0131 2713310 or via [peter.arnsdorf@midlothian.gov.uk](mailto:peter.arnsdorf@midlothian.gov.uk)*