

Notice of Review: 62 Gorton Road, Rosewell

Determination Report

Report by Derek Oliver, 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 erection of extension and porch to dwellinghouse at 62 Gorton Road, Rosewell.

2 Background

- 2.1 Planning application 20/00343/DPP for the erection of extension and porch to dwellinghouse at 62 Gorton Road, Rosewell was refused planning permission on 10 July 2020; 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 10 July 2020 (Appendix D); and
 - A copy of the key plans/drawings.
- 3.2 The full planning application case file and the development plan policies referred to in the case officer's report can be viewed online via www.midlothian.gov.uk

4 Procedures

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

- Have determined to consider a visual presentation of the site instead of undertaking a site visit because of the COVID-19 pandemic restrictions; and
 - Have determined to progress the review by written submissions.
- 4.2 The case officer's report identified that no consultations were required and no representations received.
- 4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:
- Identify any provisions of the development plan which are relevant to the decision;
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
 - Consider whether or not the proposal accords with the development plan;
 - Identify and consider relevant material considerations for and against the proposal;
 - Assess whether these considerations warrant a departure from the development plan; and
 - State the reason/s for the decision and state any conditions required if planning permission is granted.
- 4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.
- 4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported to the next LRB for noting.
- 4.6 A copy of the LRB decision will be placed on the planning authority's planning register and made available for inspection online.

5 Conditions

- 5.1 The nature of the proposal is such that it is considered that no conditions would be required if the LRB is minded to grant planning permission.

6 Recommendations

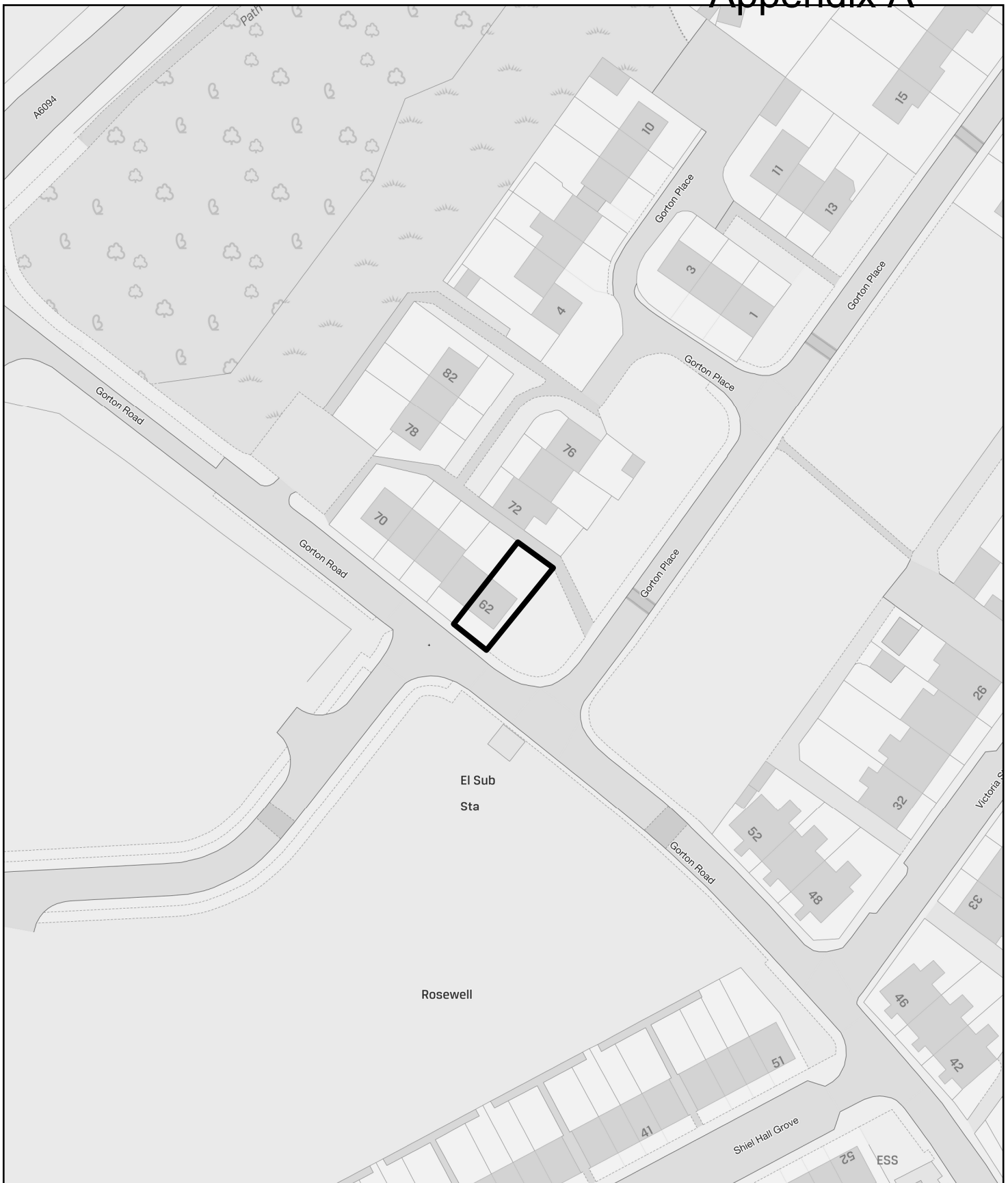
- 6.1 It is recommended that the LRB:
- a) determine the review; and
 - b) the planning advisor draft and issue the decision of the LRB through the Chair

Date: 7 December 2020

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

Background Papers: Planning application 20/00343/DPP available for inspection online.

Appendix A



**Planning Service
Place Directorate**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Extension to dwellinghouse and erection of porch at 62
Gorton Road, Rosewell, EH24 9BX

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File No: 20/00343/DPP

Scale: 1:1,000





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

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

Thank you for completing this application form:

ONLINE REFERENCE 100246591-003

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:	<input type="text" value="F.E.M Building Design"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Douglas"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Mack"/>	Building Number:	<input type="text" value="8"/>
Telephone Number: *	<input type="text" value="07966201299"/>	Address 1 (Street): *	<input type="text" value="Plantain Grove"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Lenzie"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="G66 3NE"/>
Email Address: *	<input type="text" value="douglas@femdesign.co.uk"/>		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	
First Name: *	John	Building Number:	62
Last Name: *	Carroll	Address 1 (Street): *	Gorton Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Rosewell
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH24 9BX
Fax Number:			
Email Address: *	douglas@femdesign.co.uk		

Site Address Details

Planning Authority:	Midlothian Council
Full postal address of the site (including postcode where available):	
Address 1:	62 GORTON ROAD
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	ROSEWELL
Post Code:	EH24 9BX

Please identify/describe the location of the site or sites

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Northing	662855	Easting	328687
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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)

The reason we are seeking a review of the refusal of Planning Permission is that the reason for refusal, the proposed extensions overbearing impact on the garden and kitchen window of 64 Gorton Road and having a detrimental impact on that property would appear to be no worse than the impact caused by various rear extensions previously permitted within the Gorton Road, Cochrina Place and Lothian Street area of Rosewell

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.

The reason we are seeking a review of the refusal of Planning Permission is that the reason for refusal, the proposed extensions overbearing impact on the garden and kitchen window of 64 Gorton Road and having a detrimental impact on that property would appear to be no worse than the impact caused by various rear extensions previously permitted within the Gorton Road, Cochrina Place and Lothian Street area of Rosewell

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

☐ Yes ☒ No

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

Please 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)

OS Map Architectural Drawing 01 Architectural Drawing 02 Appeal statement Various photographs

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/00343/DPP

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

27/05/2020

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

10/07/2020

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 Douglas Mack

Declaration Date: 04/09/2020

The reason we are seeking a review of the refusal of Planning Permission is that the reason for refusal, the proposed extensions overbearing impact on the garden and kitchen window of 64 Gorton Road and having a detrimental impact on that property would appear to be no worse than the impact caused by various rear extensions previously permitted within the Gorton Road, Cochrina Place and Lothian Street area of Rosewell. We would therefore suggest that there has been a precedence set for the type of extension which we propose.

The window configuration to the rear of the properties within the immediate area appear to be similar to that which forms part of this proposal. The properties within the Lothian Street and Victoria Street all have windows facing a gable wall of the adjoining property at the rear, although, slightly further apart than this proposal. We would suggest that although the rear kitchen annexes built throughout Lothian Street and Victoria Street are not built to the boundary, their impact on their adjoining neighbour is no less than the impact our extension would cause to 64 Gorton Road. It is our opinion that a rear extension 4.0metres deep would not cause any greater impact on adjoining amenity than that which currently exists in similar properties in the area.

We have included as part of this Appeal to the Local Review Body a number of photographs which indicate large rear extension to similar properties in the immediate locale. In fact, the photographs provided are of rear extensions within 100 yards of the property at 62 Gorton Road. There are numerous examples of similar size rear extensions in the village of Rosewell which could be provided as evidence, however it is our belief that the photographs provided within the immediate locale should be sufficient to confirm that a precedence has been set for this type of extension in the area. In other areas of Midlothian, outwith the village of Rosewell there are numerous examples of very large rear extensions on terraced houses, much larger than which we propose, the most notable of which would be the First Second, Third Street area of Newtongrange. Again, we would suggest a precedence has been set by existing rear extensions in this area.

With regards to the impact of amenity on 64 Gorton Road, it should be noted that the proposed extension was redesigned following discussions with the owners of 64 Gorton Road which took place when the original design was passed to them for comment. My clients wanted to give the owners of 64 Gorton Road an opportunity to comment on the design prior to formal Planning application being submitted to the Local Authority. They had concerns with the initial roof design which we then took on board and a revised roof design was carried out which alleviated their concerns. This is the design which has been submitted to Midlothian Council for Planning Permission. It is our opinion that with involving the adjoining neighbour from the initial design stage we have submitted a design with which the owners of 64 Gorton Road appear to be entirely comfortable with no concerns on the impact of the proposed extension on their property.

The property in question at 62 Gorton Road is a dwellinghouse at the end of a terrace of four houses. Although an 'end terrace' house the design of the proposed extension was carefully considered with the amenity of 64 Gorton Road in mind. If the property in question was a semi detached house rather than part of a terrace, the works could in fact be considered as 'permitted development' and would not need to

be the subject of a formal Planning application. We were careful to ensure that the '45 degree rule' for daylighting was adhered to in respect of the roof design. Once more, we should confirm that this was agreed fully with the owners of 64 Gorton Road prior to a formal Planning submission being made to the Local Authority. We would request that our application is not harshly reviewed due to the fact that the property to which this application relates is at the end of a terrace, rather than semi-detached to be and cannot be considered as 'Permitted Development'.

To summarise, it is our opinion that our proposed rear extension would cause no greater impact on the amenity of 64 Gorton Road than that which is imposed on adjoining neighbouring properties with existing rear extensions of similar properties within the Lothian Street, Gorton Road and Cochrina Place areas in the village of Rosewell and would request that you consider this during review of our case.























MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 20/00343/dpp

Site Address: 62 Gorton Road, Rosewell

Site Description:

The application property comprises a 2 storey end terraced dwellinghouse within a residential area. The dwellinghouse is finished externally in cream dry dash render, white upvc windows and brown profiled concrete roof tiles. There is a monoblocked driveway to the side of the house. An area of open space is to the South East.

Proposed Development:

Extension to dwellinghouse and erection of porch.

Proposed Development Details:

It is proposed to erect a porch to the front of the house measuring 3.25m wide by 1.47m deep. The porch is to be finished in render and concrete roof tiles both to match the existing dwellinghouse. One white upvc window is proposed on the front elevation of the porch and a white upvc entrance door to the side.

It is also proposed to erect a single storey extension to the rear of the property measuring 4.8m wide by 4m deep. The extension is also to be finished in a render and concrete roof tiles to match the existing house. A large window opening is proposed to the rear elevation of the extension and patio doors to the East side elevation.

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

History sheet checked.

20/00245/DPP

Extension to dwellinghouse and erection of porch

At 62 Gorton Road, Rosewell

Status: Withdrawn

Consultations:

None required.

Representations:

None received.

Relevant Planning Policies:

The relevant policy of the **Midlothian Local Development Plan 2017** is;

DEV2 – Protecting amenity within the built-up area - seeks to protect the character and amenity of the built-up area.

It is noted that policy DP6 House Extensions, from the now superseded 2008 Midlothian Local Plan, set out design guidance for new extensions requiring that they are well designed in order to maintain or enhance the appearance of the house and the locality. The policy guidelines contained in DP6 also relate to size of extensions, materials, impact on neighbours and remaining garden area. It also states that front porches to detached or semi-detached houses are usually acceptable provided they project less than two metres out from the front of the house. It also allowed for novel architectural solutions. The guidance set out within this policy has been successfully applied to development proposals throughout Midlothian and will be reflected within the Council's Supplementary Guidance on Quality of Place which is currently being drafted.

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 proposed porch will not have a significant impact on the character of the application property, the visual amenity of the street scene or the amenity of neighbouring properties.

The driveway will not be affected by the erection of the porch leaving sufficient space within the garden ground for off-street parking.

An application for a similar proposal was originally submitted with a monopitched roof single storey rear extension (ref 20/00245/DPP). During the course of the assessment of this application the agent submitted an amended design to show a rear extension of the same footprint with a hipped roof and flat roofed section at ridge level. The revised design was materially different and the application was subsequently withdrawn and submitted as a new application.

The flat roof section is out of character and not sympathetic to the existing dwellinghouse, but at single storey and to the rear of the property will not have a significant impact on the character of the existing house. Similarly, whilst the extension will be visible from an area of open space to the side of the application property flat roof extensions to the rear of properties are not unusual and at single storey will not have a significant impact on the overall visual amenity of the surrounding area.

There is an existing shed within the rear garden. It is not clear whether this is to be retained or removed as a result of the proposed rear extension. The gardens along this row of terraced housing are relatively shallow. The application site garden is approximately 9m deep. Although the resultant garden area would be small if planning permission were to be forthcoming for the rear extension, on balance, this would not warrant refusal of the application.

There is a 2.5m path to the rear of the application site separating 62 Gorton Road from no.72 Gorton Road to the rear. A 1.5m high wall runs along the rear boundary of the application site. Whilst the proposed extension would be visible from the

garden ground of 72 Gorton Road, it will not have a significant impact on their overall amenity.

The proposed extension only partially satisfies the 45 degree daylight test to the kitchen window of no.64 Gorton Road, passing the 45 degree line test on elevation but not on plan form. There will be some loss of light to this window.

The extension will be very prominent to the outlook of the kitchen window at no.64.

Similarly, the extension will be a very prominent feature to the garden of no.64.

The neighbouring property at 64 Gorton Road is a mid-terraced property with a relatively small garden – measuring at only 8.5m deep. The proposed extension is set hard on the boundary between 62 and 64 and at a depth of 4m will extend along almost half of the neighbours garden. As a result of a combination of its proximity to the boundary and the limited length and width of the garden the extension will have an overbearing impact on the garden of no.64.

The extension will result in an increase in overshadowing of the garden of no.64 in the morning between the hours of 9am and 1pm.

The impact on the amenity of the neighbouring property at no.64 was raised with the agent for this application. A reduced scheme was suggested by the case officer limiting the depth of the proposed extension to a maximum of 3.3m. Whilst an extension of this depth would still have some impact on no.64, it would not be dissimilar to that which could ordinarily be erected under permitted development. The agent confirmed that the applicant was not willing to reduce the depth of the extension. The agent also stated that it was unfair to penalise the applicant because they were an end terrace house. It is important to note that terraced housing have more limited permitted development rights than detached or semi-detached properties as a result of the greater potential for development to impact on neighbouring dwellings as is the case in this circumstance, particularly in terms of the adverse impact the proposal would have on the neighbouring mid terraced house.

In summary, the proposed extension to the rear will result in a reduced level of private usable garden space to the application property and in addition to its overbearing impact on no.64 will also result in loss of daylight to the kitchen window and an increase of overshadowing to the garden in the morning. As individual matters these would not be sufficient to warrant refusal on their own merit but do have a negative cumulative impact in terms of the amenity of the application site and overall amenity of the neighbouring property.

Recommendation:

Refuse planning permission

Reg. No. 20/00343/DPP

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

Midlothian Council, as Planning Authority, having considered the application by Mr John Carroll, 62 Gorton Road, Rosewell, EH24 9BX, which was registered on 27 May 2020 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Extension to dwellinghouse and erection of porch at 62 Gorton Road, Rosewell, EH24 9BX

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

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	1:1250	27.05.2020
Elevations And Floor Plans	20/Carroll/BWP/01(--) 1:50 1:100 1:200	27.05.2020

The reason(s) for the Council's decision are set out below:

The proposed extension will have a significant overbearing impact on the outlook of the kitchen window and be an overly prominent feature to the outlook of number 64 Gorton Road. The extension will have an overbearing impact on the garden ground of no.64 with a detrimental impact on the amenity enjoyed by occupants of this property, contrary to policy DEV2 of the adopted Midlothian Local Development Plan 2017 which seeks to protect the character and amenity of the built-up area.

Dated 10 / 7 / 2020



.....
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

Email: planningconsultation@coal.gov.uk

Website:

www.gov.uk/government/organisations/the-coal-authority

INFORMATIVE NOTE

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

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

<https://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, digging of 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.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the 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

This Informative Note is valid from 1st January 2019 until 31st December 2020

PLEASE NOTE

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 require the planning authority to review the case under section 43A of the Town & Country Planning (Scotland) Act 1997 within 3 months from the date of this notice. The notice of review should be addressed to The Planning Manager, Planning, Midlothian Council, Fairfield House, 8 Lothian Road, Dalkeith EH22 3ZN. A notice of review form is available from the same address and will also be made available online at www.midlothian.gov.uk

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 reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the 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.

Prior to Commencement (Notice of Initiation of Development)

Prior to the development commencing the planning authority shall be notified in writing of the expected commencement of work date and once development on site has been completed the planning authority shall be notified of the completion of works date in writing. Failure to do so would be a breach of planning control under section 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning etc (Scotland) Act 2006). A copy of the Notice of Initiation of Development is available on the Council's web site www.midlothian.gov.uk

IMPORTANT NOTE REGARDING PUBLIC ACCESS TO INFORMATION

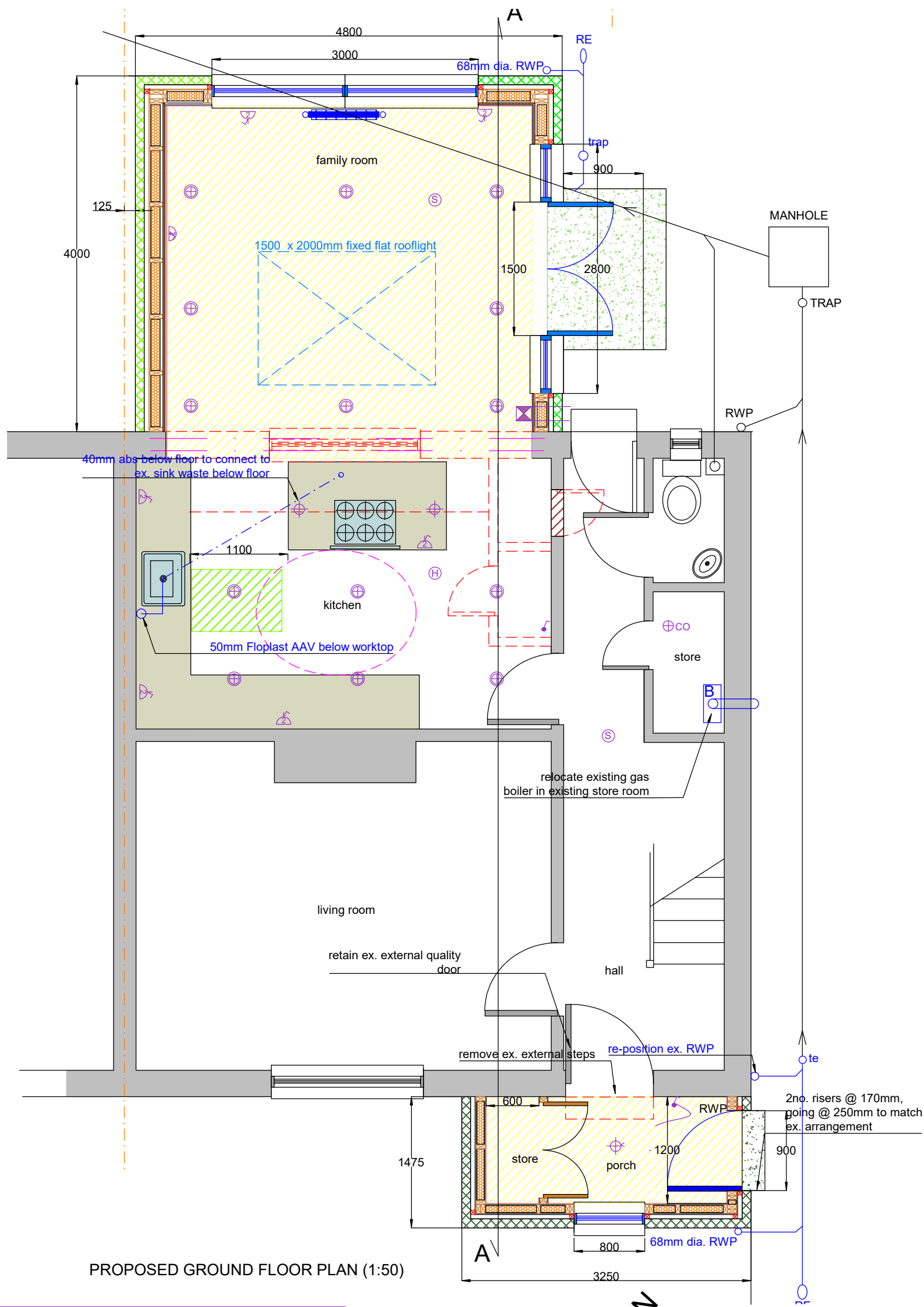
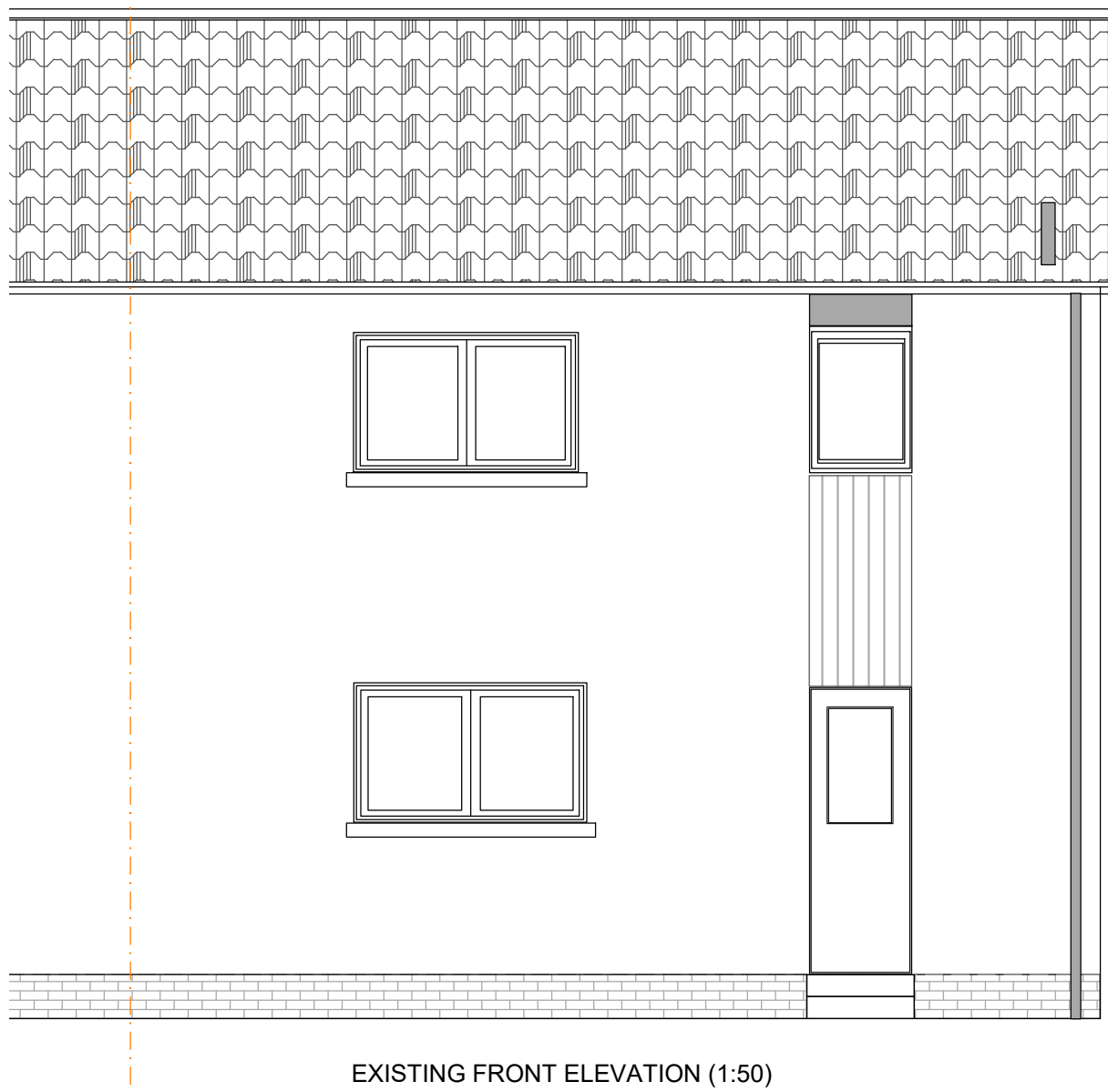
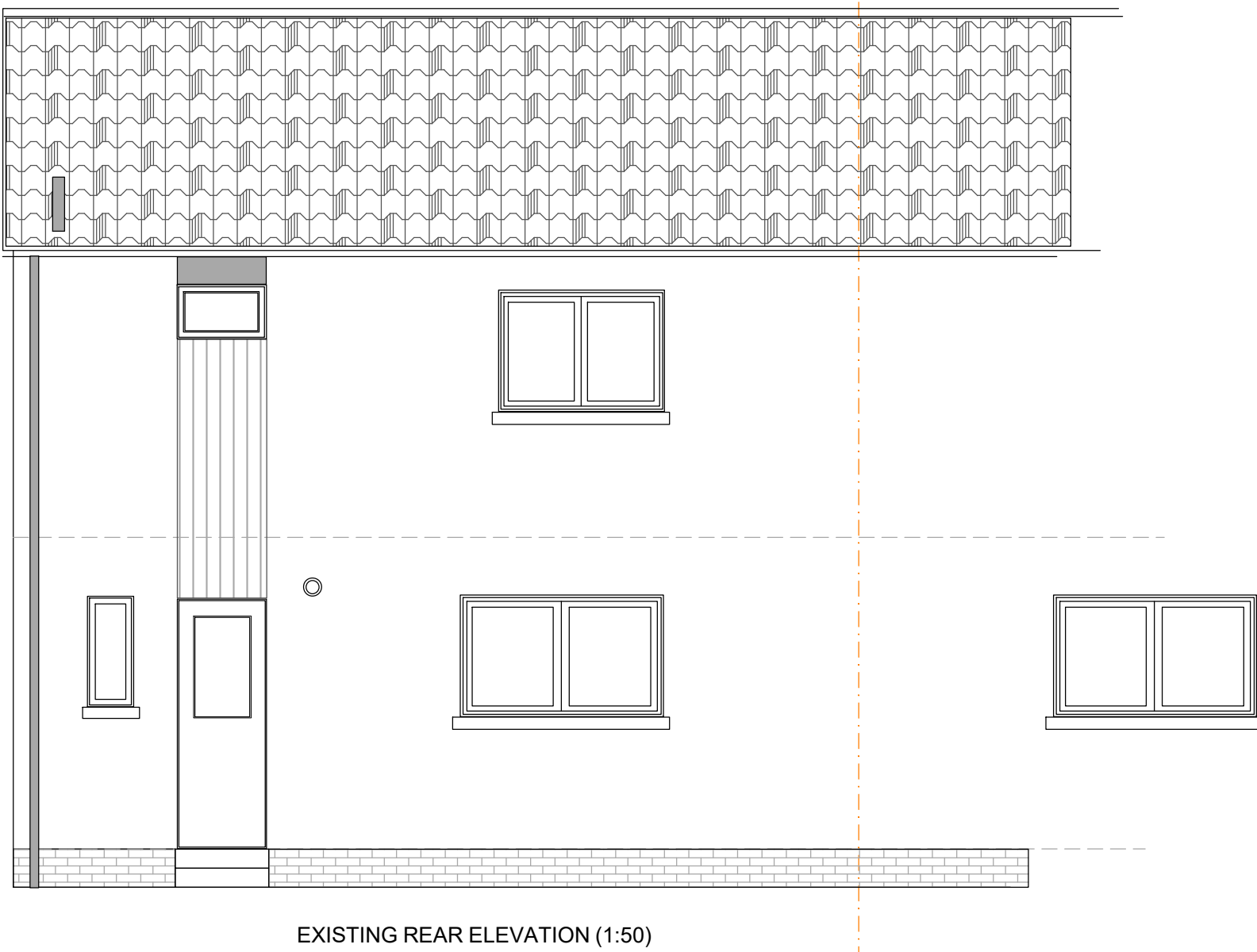
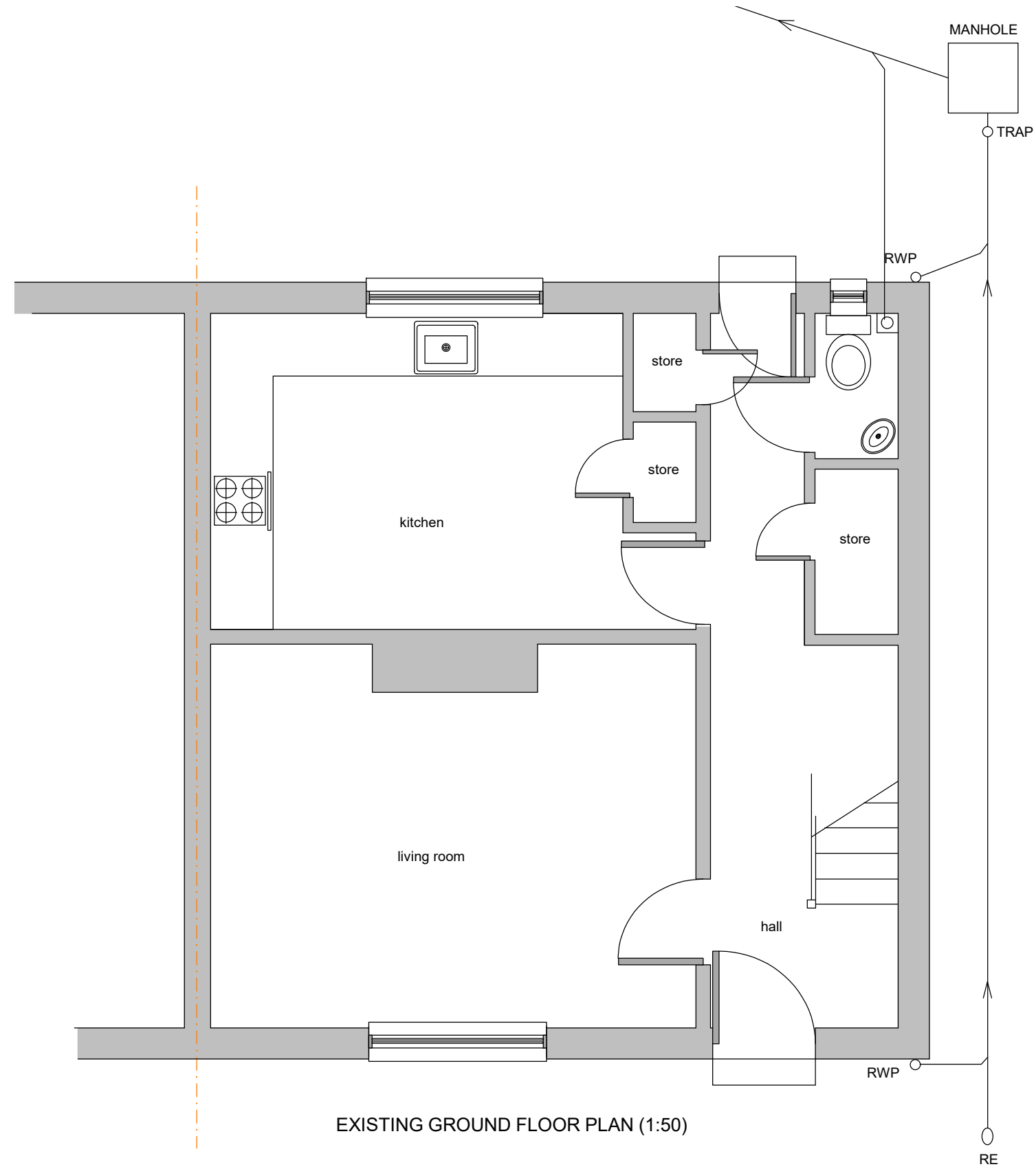
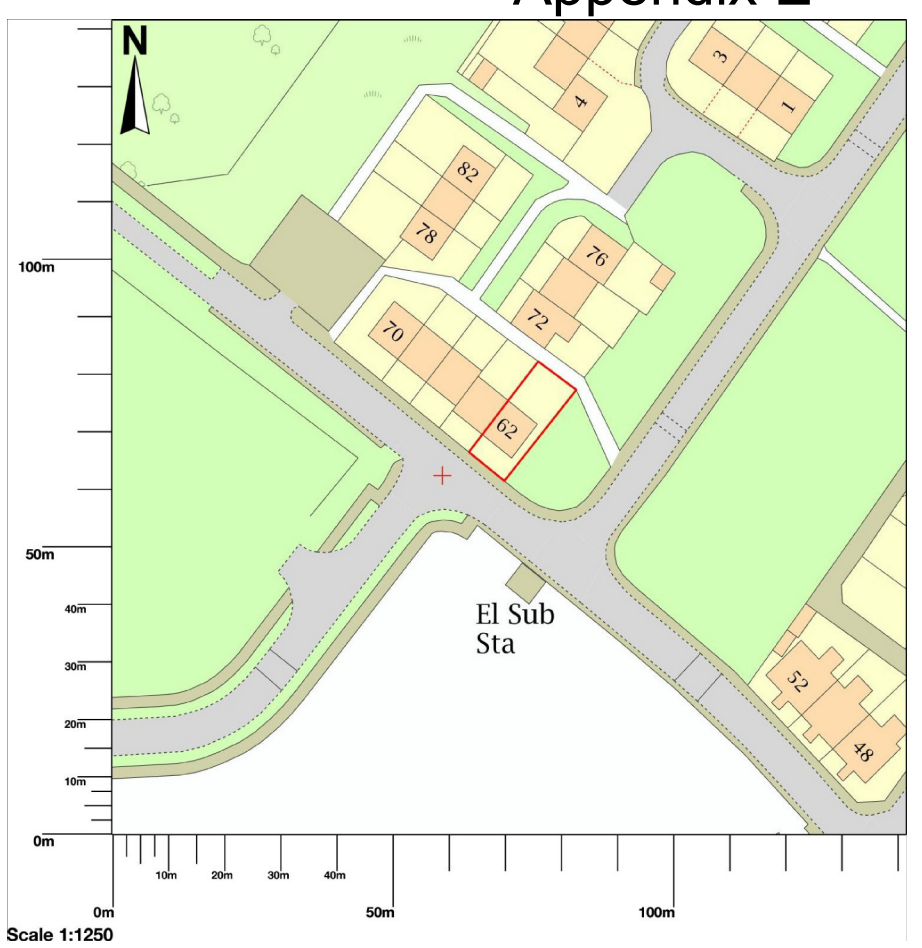
Making an application

Please note that when you submit a planning application, the information will appear on the Planning Register and the completed forms and any associated documentation will also be published on the Council's website.

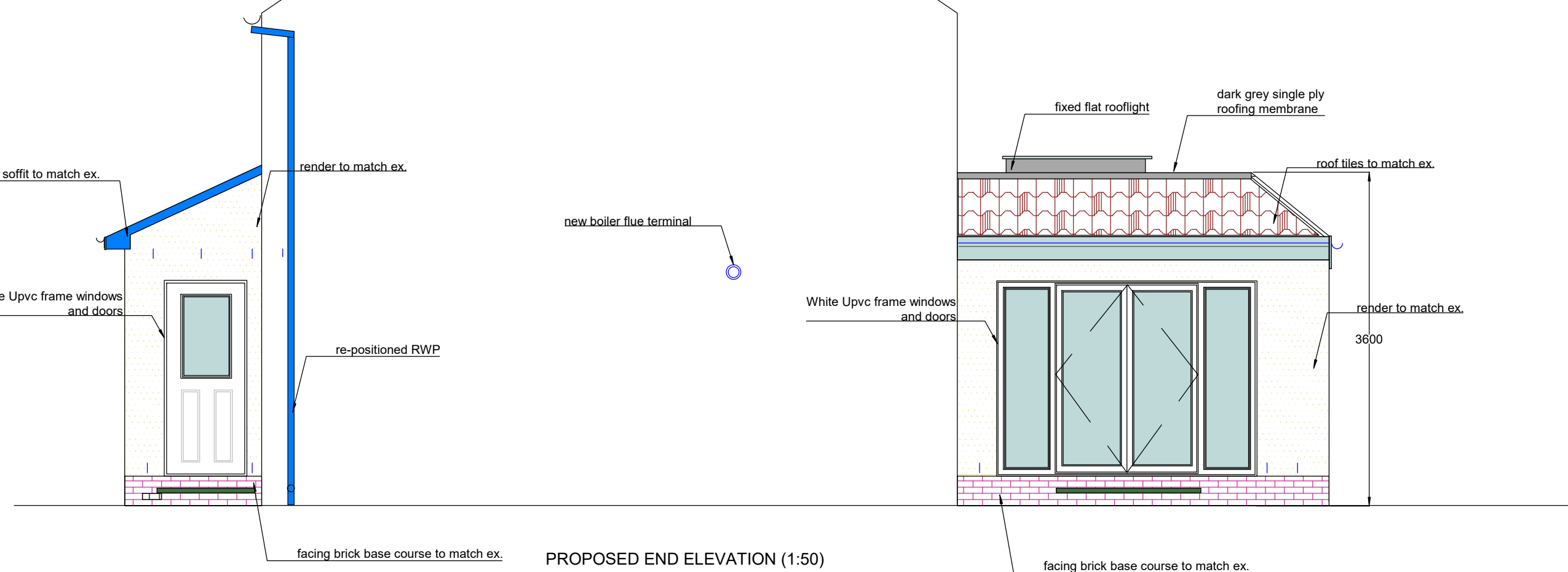
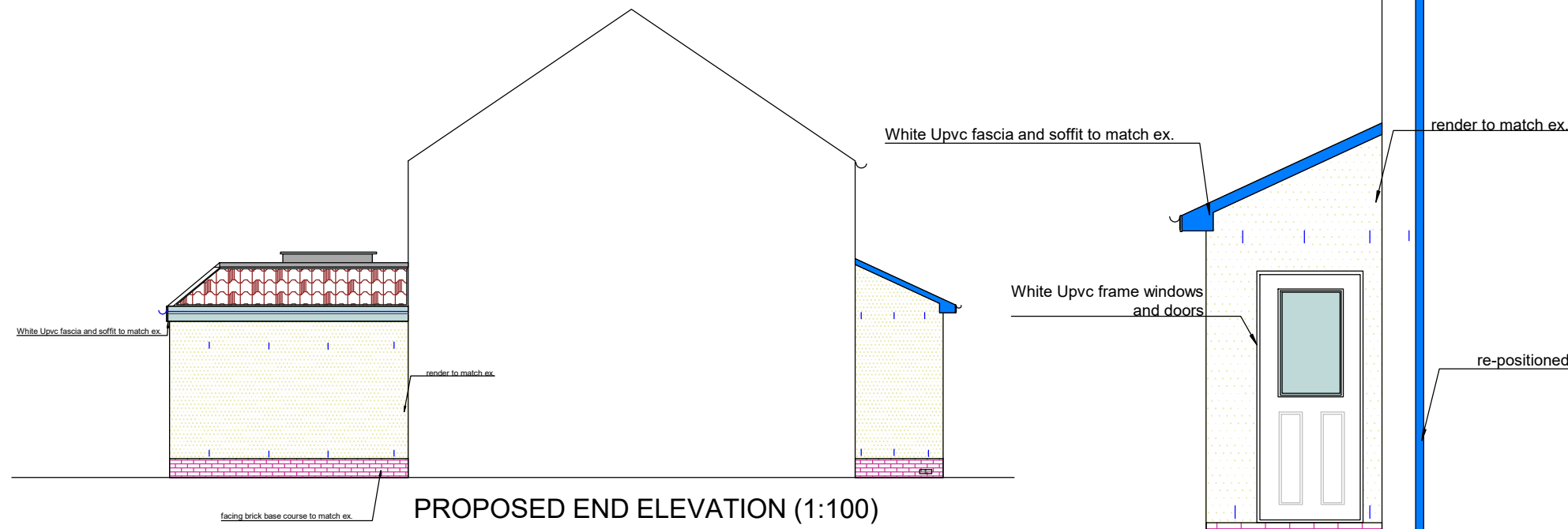
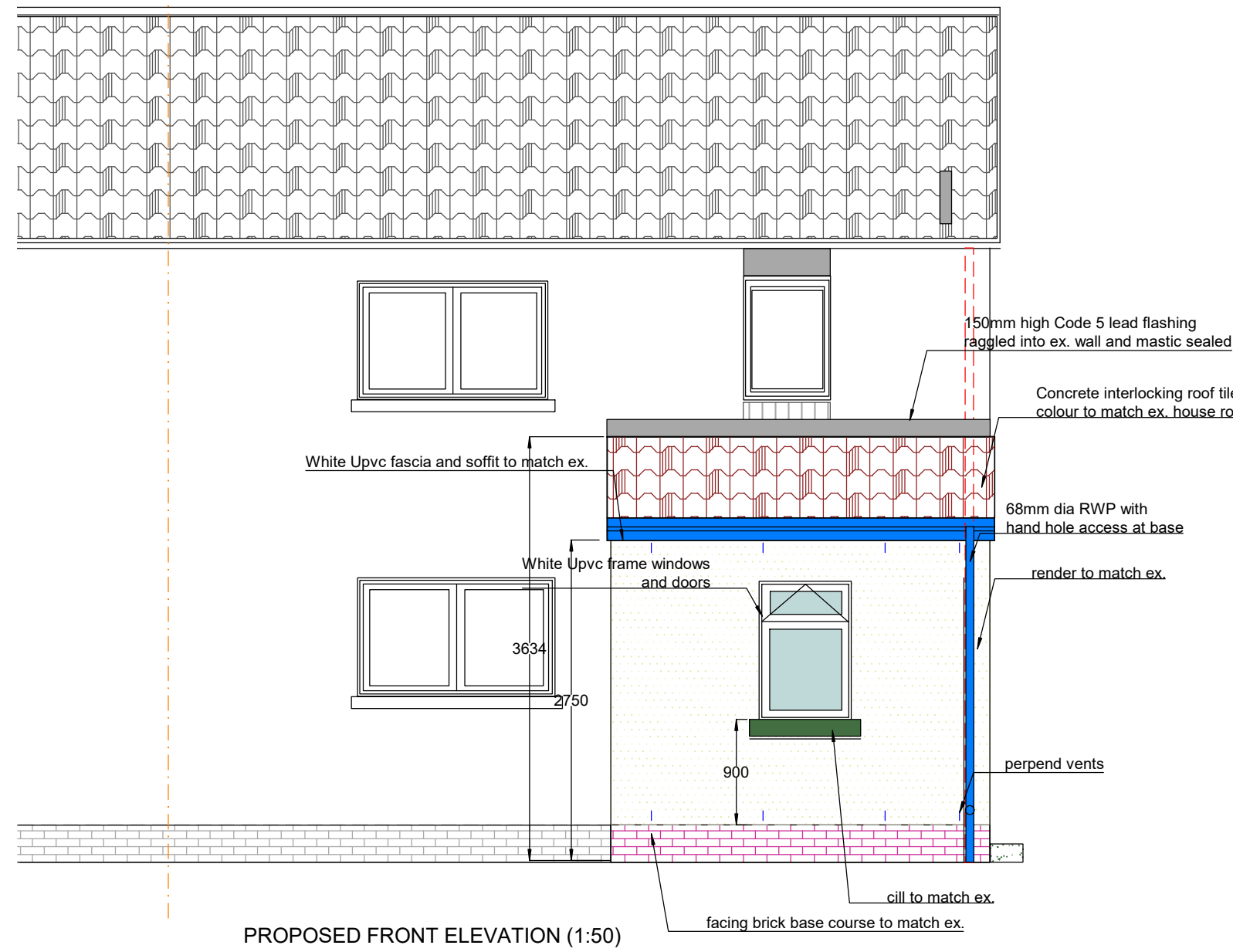
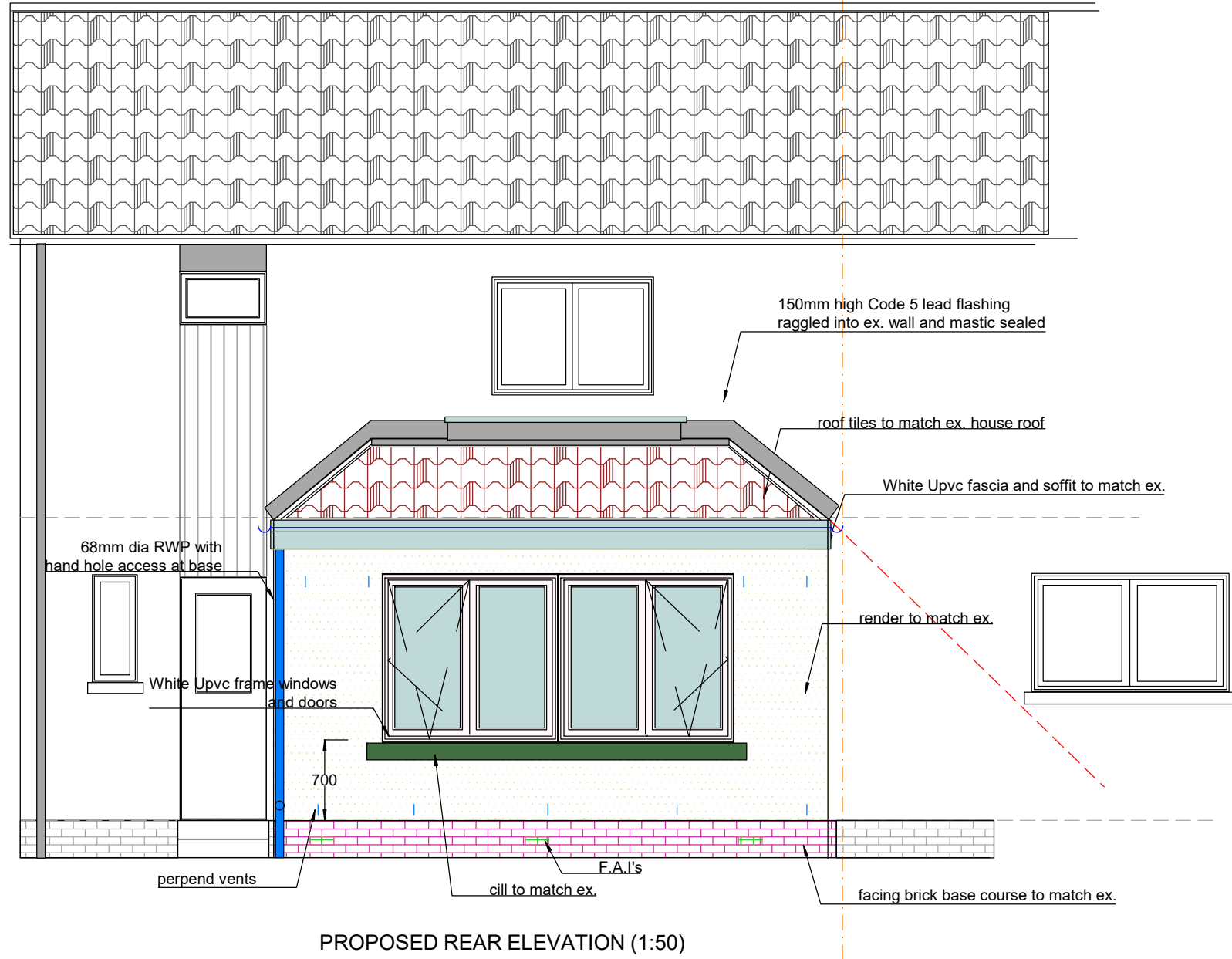
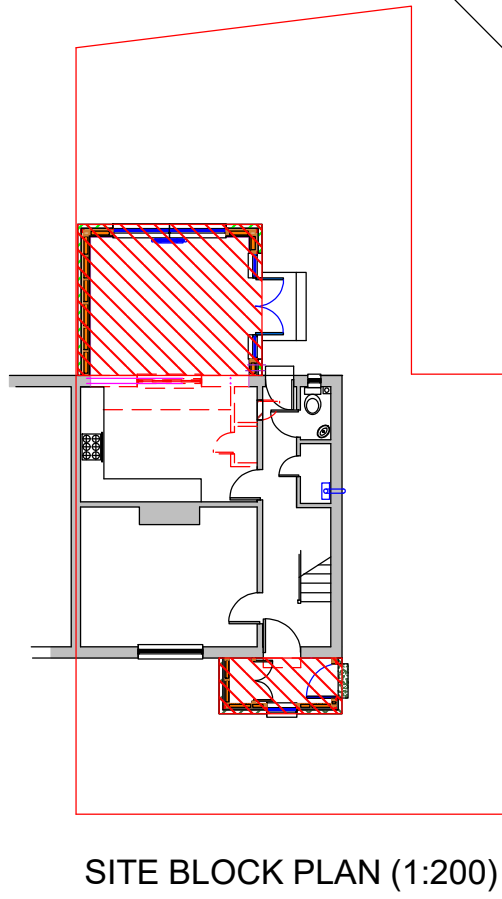
Making comment on an application

Please note that any information, consultation response, objection or supporting letters submitted in relation to a planning application, will be published on the Council's website.

The planning authority will redact personal information in accordance with its redaction policy and use its discretion to redact any comments or information it considers to be derogatory or offensive. However, it is important to note that the publishing of comments and views expressed in letters and reports submitted by applicants, consultees and representors on the Council's website, does not mean that the planning authority agrees or endorses these views, or confirms any statements of fact to be correct.



ELECTRICAL LEGEND	
	TELEPHONE OUTLET POINT
	DATA OUTLET POINT
	TELEVISION POINT
	FM RADIO OUTLET
	SECURITY SYSTEM CONTROL PANEL
	WALL MOUNTED MICROWAVE/PIR DETECTOR
	HEAT DETECTOR
	SMOKE DETECTOR (INTERLINKED)
	THERMOSTAT
	DISTRIBUTION BOARD
	13AMP SWITCH FUSED SPUR UNIT
	SINGLE SWITCHED SOCKET OUTLET
	TWIN SWITCHED SOCKET OUTLETS
	TWIN SWITCHED SOCKET OUTLET MOUNTED IN FLOOR WITH HINGED COVER
	TWIN LIGHT SWITCH
	SINGLE TWO-WAY & THREE-WAY LIGHT SWITCHES
	PULL CORD LIGHT SWITCH
	EXTRACTOR FAN
	CEILING PENDANT LIGHT FITTING
	WALL MOUNTED LIGHT FITTING
	CEILING LOW VOLTAGE LIGHT FITTING
	5amp SOCKET OUTLET
	TWIN SWITCHED RCD IPSS OUTLET
	CARBON MONOXIDE DETECTOR
	RADIATORS AS PER SPECIFICATION



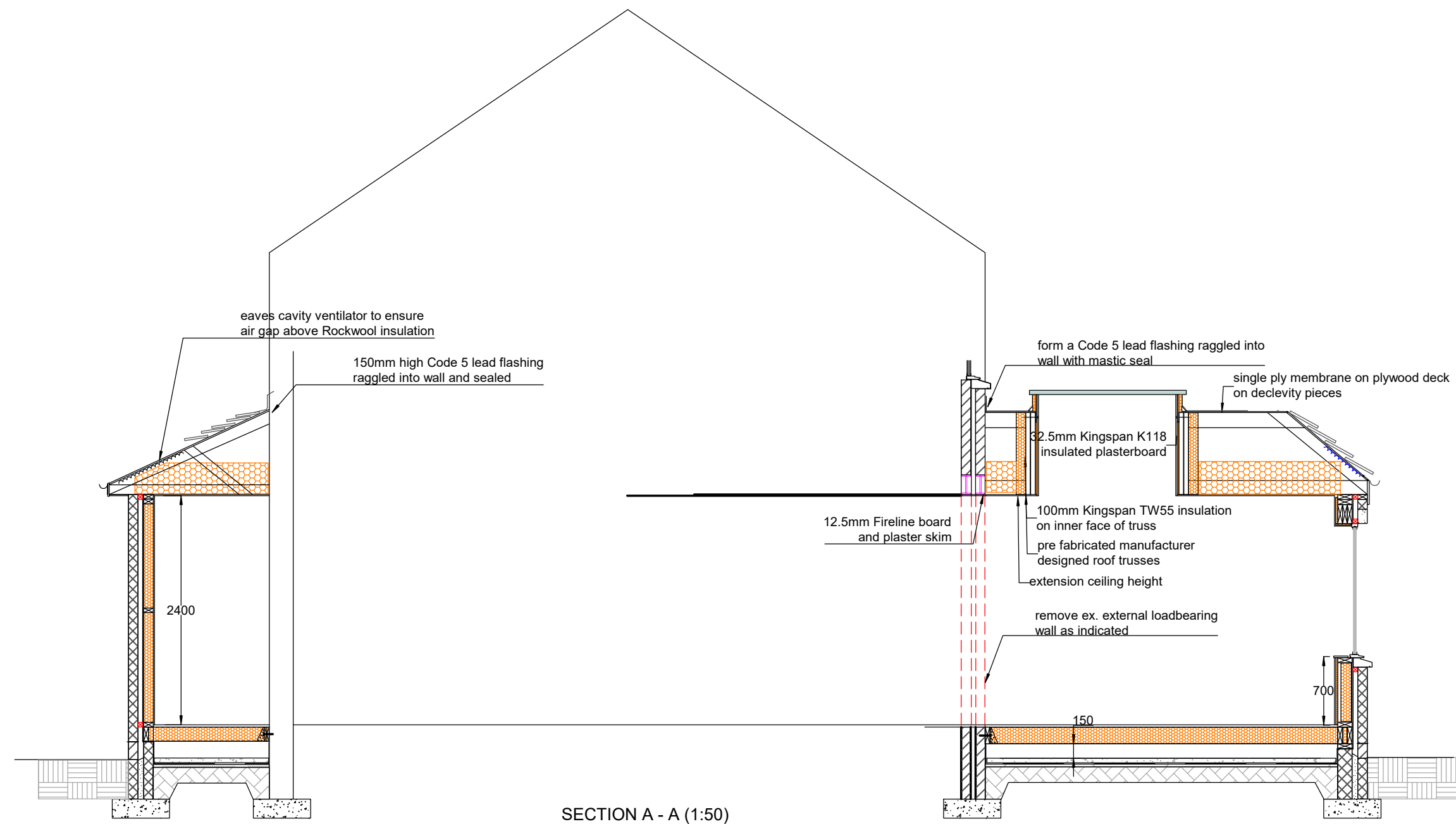
- This drawing is the copyright of FEM building design and should not be reproduced in part or whole without prior permission.
- The Construction (Design and Management) Regulations 2015(CDM2015) requires all contractors to have the skills, knowledge and experience to identify, reduce and manage health and safety risks. Principal contractor to plan, manage and monitor construction work carried out either by all contractors or by workers under the contractors control, to ensure that, as far as is reasonably possible, is carried out without risks to health and safety. (Note, if the householder carries out the works themselves, it is classed as DIY and CDM 2015 does not apply).
- All dimension to be checked on site prior to works commencing
- Drawings must not be scaled. All dimensions are to be checked by contractor

Client:
Mr & Mrs Carroll
62 Gorton Road
Rosewell

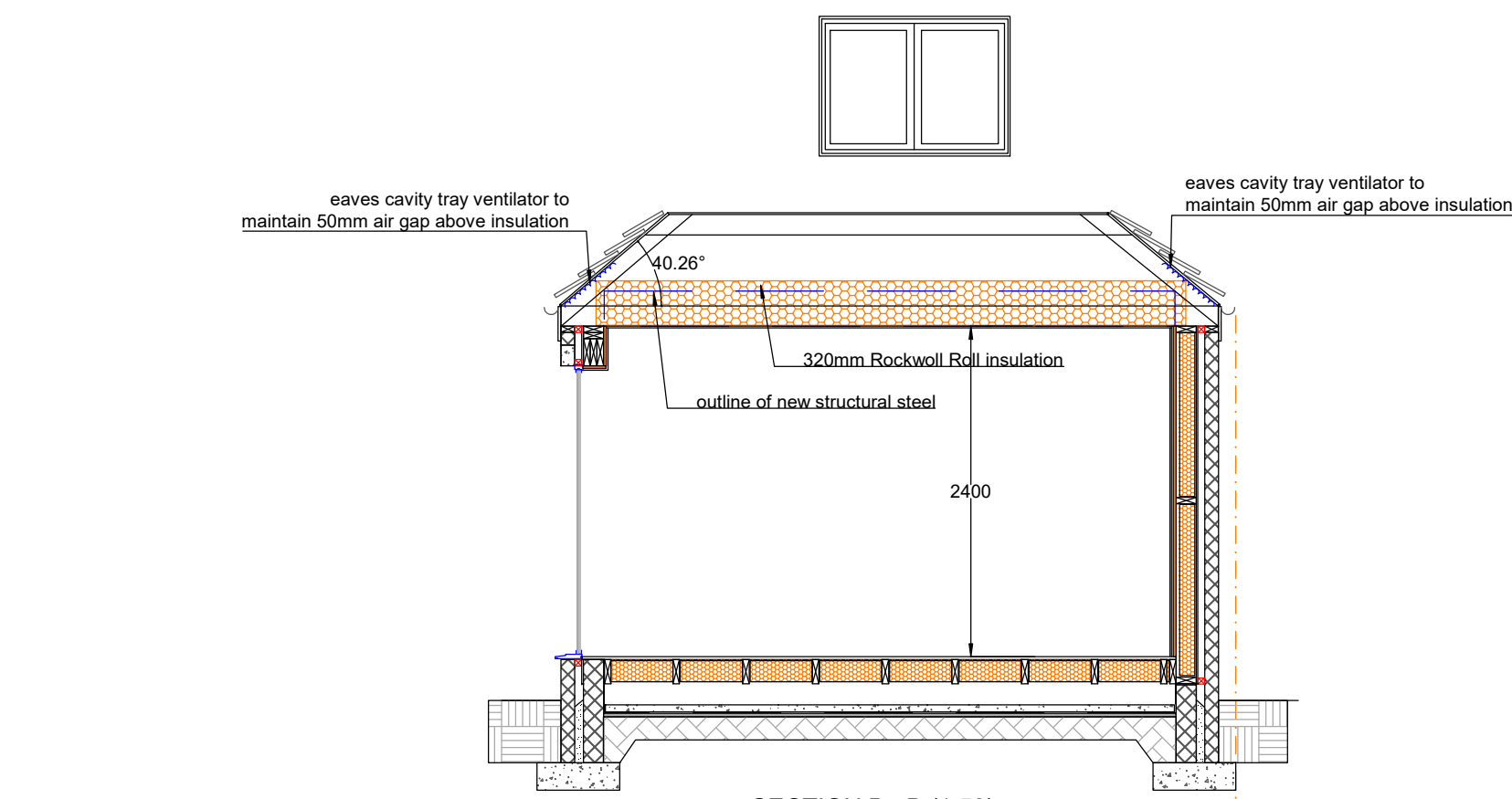
Project:
Extend dwellinghouse

Drawing Number:
20/Carroll/BWP/01(---)

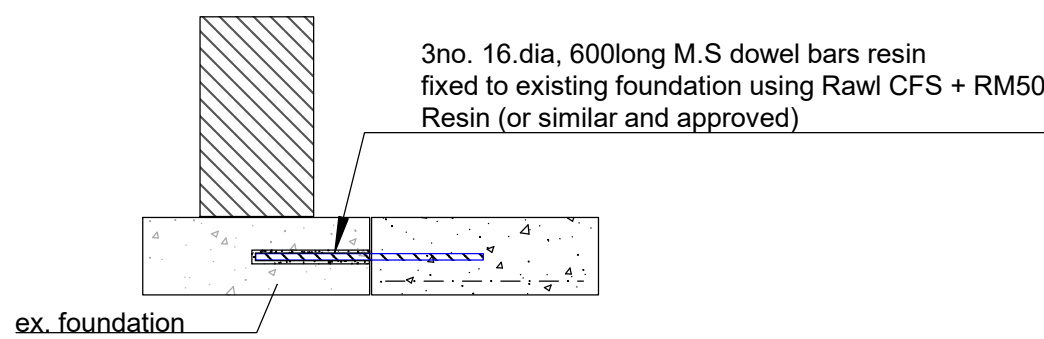




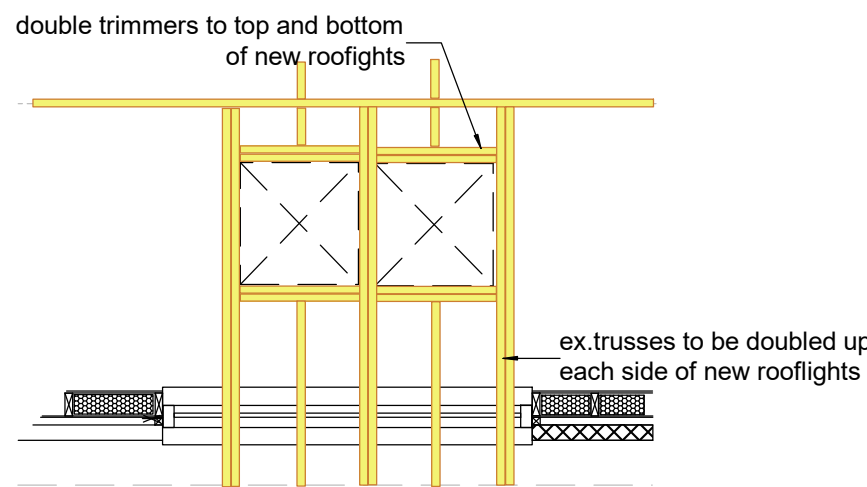
SECTION A - A (1:50)



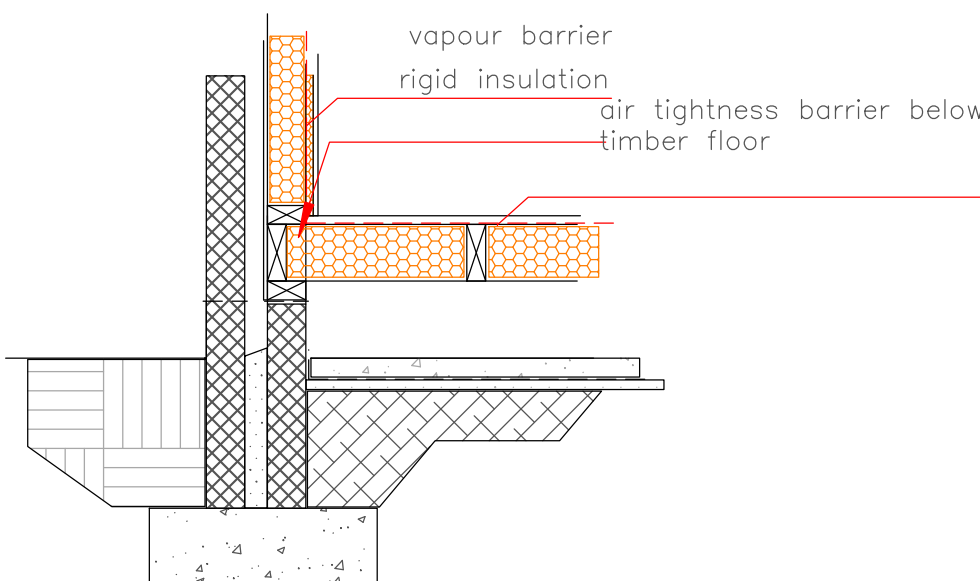
SECTION B - B (1:50)



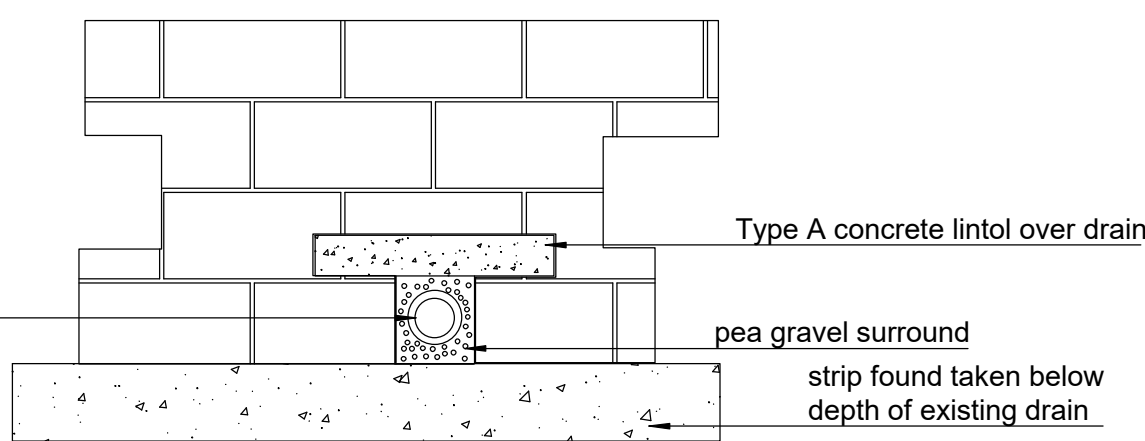
TYPICAL FOUNDATION TIE DETAIL (1:20)



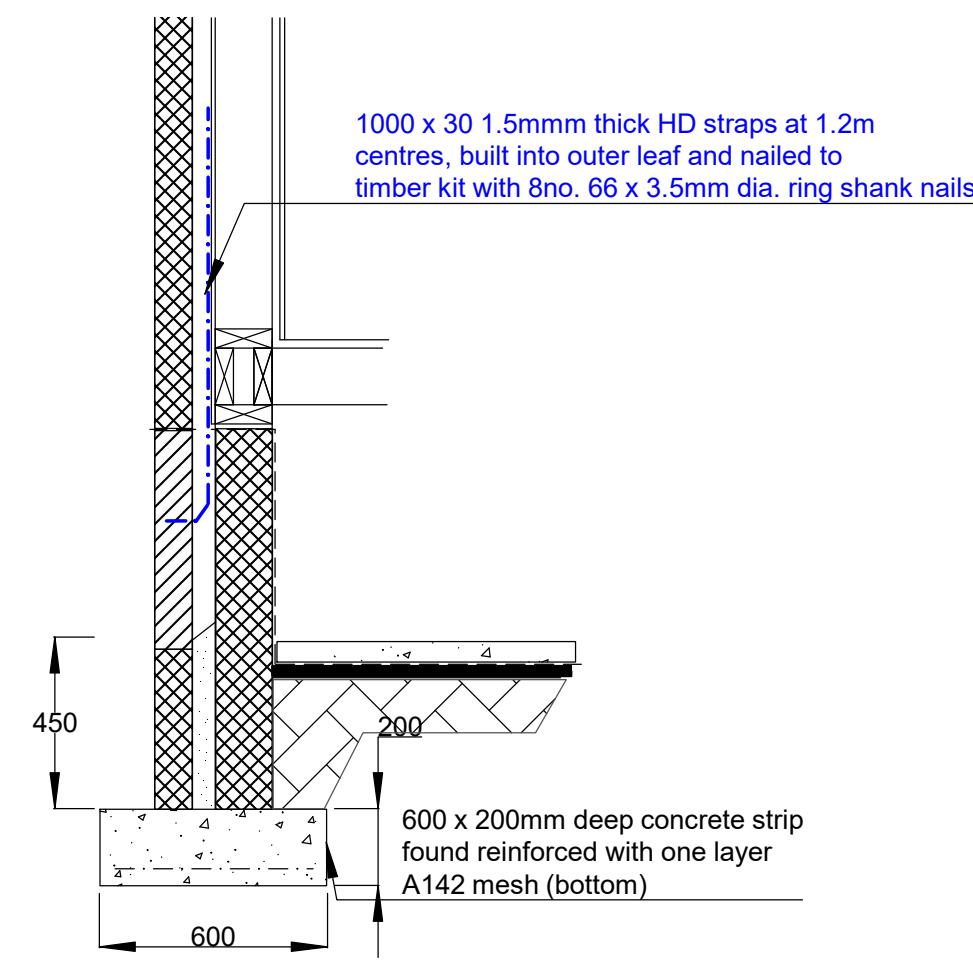
TYPICAL ROOFLIGHT TRIMMING DETAIL (1:50)



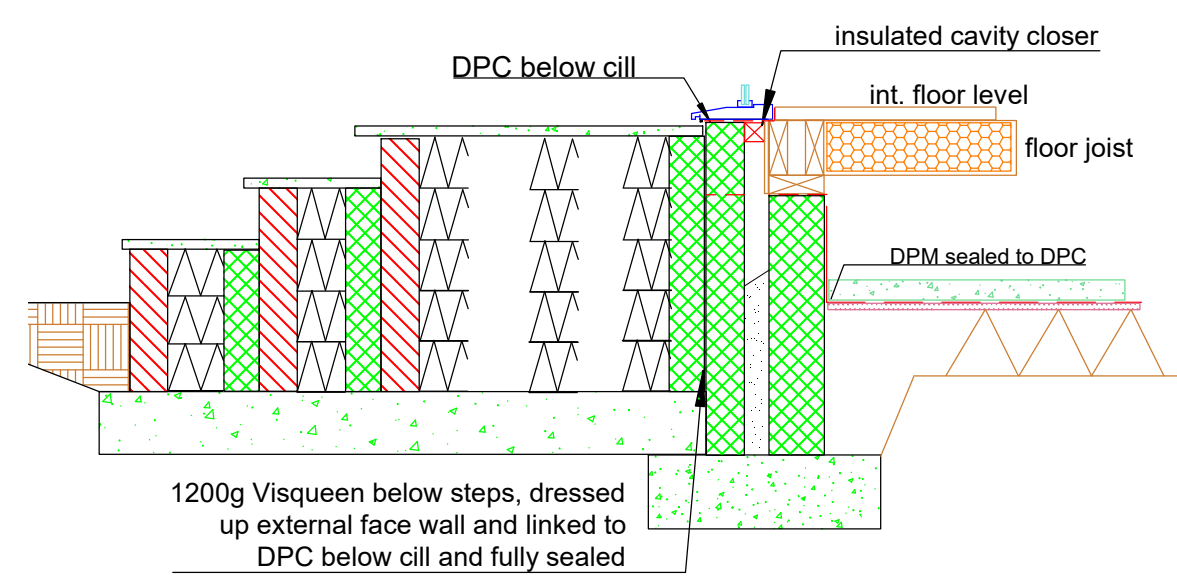
JAMB DETAIL (1:20)



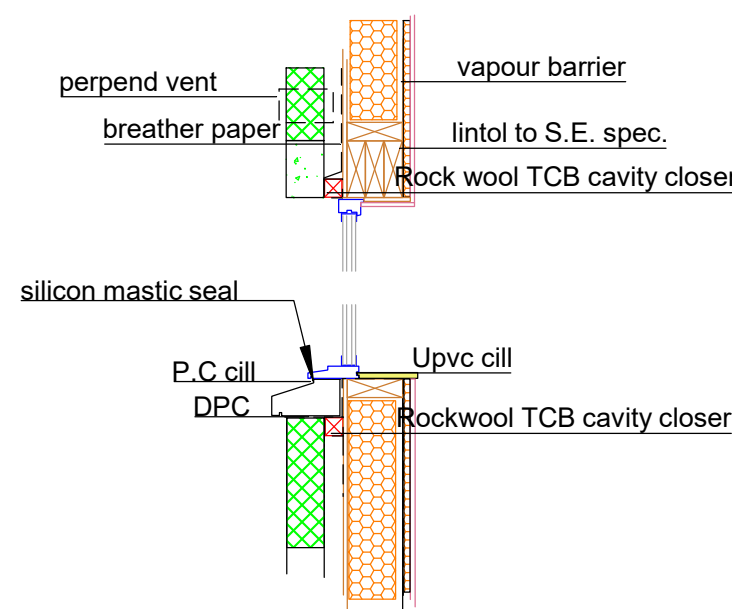
DRAIN PROTECTION (1:20)



HOLDING DOWN DETAIL (1:20)



THRESHOLD DETAIL (1:20)



WINDOW CILL / HEAD DETAIL (1:20)



Scale 1:1250

GENERAL NOTES

- All building Works are to comply with Building (Scotland) Regulations 2004 and all current amendments.
- All electrical works are to comply with BS7671 : 2018 as amended
- All slat throughs are to be adequately needed and propped
- All glazing to be in accordance with BS 6262 Part 4 : 2005
- This warrant application is to be carried out in accordance with the building (Scotland) Regs 2004 and Technical Handbook October 2019 as defined within the Building (Scotland) Act 2003
- Fire alarm and smoke detection system is to be fully installed in accordance with BS5839: Part 6 : 2019
- Smoke alarms and heat alarms are to be provided with battery back up
- Heat detector is to be installed in accordance with BS5446 : Part 2 : 2003
- All dimensions are to be checked on site prior to works commencing
- All new works, products and processes are to be in accordance with the relevant British Standards and manufacturers guidance
- Fire alarm and smoke detection system is to be Grade D system fully installed in accordance with BS5839: Part 6 : 2019
- Fire detection system is to be hard wired and to be permanent wired to a circuit which should take the form of either
- an independent circuit at the main distribution board, in which case no other electrical equipment should be connected to this circuit (other than a dedicated monitoring device
- installed to indicate failure of the mains supply to the alarms), or
- a separately electrically protected regularly used local lighting circuit
- No works are to encroach the boundary (including foundations and gutters)
- Smoke detector to ground floor family area is to be an optical type
- Storage of at least 1m3 is to be provided either within or adjacent to the new kitchen
- Existing house has no storey > 4.5m

STRUCTURAL

- All Slappings to be adequately needed and propped
- Downskings are to be in accordance with BS 6187 : 2011
- Timbers to be Grade C24 or C16 (dependant on structural engineers specification)
- Additional wall ties to be provided at 400mm centres vertically and 900mm horizontally and within 225mm of jambs
- New area of wall to be tied to existing with Furlex starter bars
- New structural steel or timber beams to be sheathed with 1 layer 12.5mm Fireline board with skim coat to of plaster to achieve short duration fire resistance

EXTERNAL WALL CONSTRUCTION (REAR EXTENSION)

- Render to match existing externally on medium density block with 50mm cavity on 150 x 50 SW studs filled with 110mm thick Kingspan K12 insulation with 9mm OSB sheathing with Kingspan Nilvent breather membrane. Finished internally with 1 layer 12.5mm Fireline board with skim coat to of plaster to achieve short duration fire resistance
- Where electrical sockets penetrate plasterboard on wall requiring medium or short duration fire resistance they are to be provided with intumescent back boxes to achieve min. medium duration fire resistance
- DPC to be provided to external wall construction minimum 150mm above external ground level
- Combined U value of 0.17w/m2k
- Timber frame walls to be provided with perpend vents at high and low level at maximum 1200crs & above and below cavity barriers
- Rockwool TCB cavity barriers to be provided around all openings and at external corners to achieve minimum short duration fire resistance

GROUND FLOOR CONSTRUCTION (REAR EXTENSION)

- All topsoil and vegetable matter to be removed from site prior to works commencing
- All DPCs and DPMs to be continuous and lapped to existing
- Minimum 150mm airspace to be maintained between top of solum and underside of joists
- Solum vents are to be provided to suspended floor and provide a minimum opening area of 500mm2 per m2 of floor area or 1500mm2 per metre run of wall
- Existing solum vents on rear elevation of existing house are to be broken out completely to allow through ventilation to new vented solum of extension

ROOF CONSTRUCTION

- Concrete interlocking roof tiles colour to match existing suitable for a roof pitch of 40deg on battens and counter battens fully nailed to Kingspan Nilvent breathable membrane on 19mm sarking boards with minimum 3mm gap between each board
- Pitch of proposed roof is 40deg
- 320mm Rockwool Roll insulation to be provided between and over rafters to achieve a U value not exceeding 0.13w/m2k
- Flat roof finish to be grey single ply roofing membrane by Samfil (product code G410-EL Membrane) to achieve low vulnerability in relation to penetration by fire
- Single Ply roofing membrane finish adequately bonded to 18mm plywood roof deck fixed to joists to engineers specification
- A vapour control layer is to be provided above the plywood deck in flat roof construction
- To be finished with 12.5mm plasterboard and skim coat internally

EXTERNAL WALL CONSTRUCTION (FRONT PORCH)

- Render to match existing externally on medium density block with 50mm cavity on 100 x 50 SW studs filled with 100mm thick Kingspan TW55 insulation with 9mm OSB sheathing with Kingspan Nilvent breather membrane. Finished internally with 1 layer 12.5mm Fireline board on vapour barrier internally with joints taped and filled
- DPC to be provided to external wall construction minimum 150mm above external ground level
- Timber frame walls to be provided with perpend vents at high and low level at maximum 1200crs & above and below cavity barriers
- Rockwool TCB cavity barriers to be provided around all openings and at external corners to achieve minimum short duration fire resistance

GROUND FLOOR CONSTRUCTION (FRONT PORCH)

- All topsoil and vegetable matter to be removed from site prior to works commencing
- All DPCs and DPMs to be continuous and lapped to existing
- Solum to be 50mm site concrete on 1200g visqueen DPM on sand blinding on 150mm well consolidated hardcore
- Floor to be 225mm 1 & g flooring on 150 x 47 joists at 450 centres with 100mm Kingspan Thermafloor TF70 insulation between joists on Nelon
- No existing solum vents built over
- Wall ties to be provided at 450mm centres and additionally within 225mm of jambs at new openings
- Change in level between house floor and external ground level is 360mm
- Minimum 150mm airspace to be maintained between top of solum and underside of joists
- Solum vents are to be provided to suspended floor and provide a minimum opening area of 500mm2 per m2 of floor area or 1500mm2 per metre run of wall

ROOF CONSTRUCTION

- Concrete interlocking roof tiles colour to match existing suitable for a roof pitch of 25deg on battens and counter battens fully nailed to Kingspan Nilvent breathable membrane on 19mm sarking boards with minimum 3mm gap between each board
- Pitch of proposed roof is 25deg
- 320mm Rockwool Roll insulation to be provided between and over rafters to achieve a U value not exceeding 0.13w/m2k

VENTILATION

- Ventilation to proposed family / dining area is to be equal to minimum 1/300° of the floor area of the room
- New windows and patio doors are each to be provided with minimum 6000mm2 permanent trickle ventilation
- Kitchen is provided with a mechanical extract fan with an intermittent extract rate of not less than 60 litres per second in external wall (30 litres per second if fitted above cooker)
- Lighting points to be positioned within 1.1m of floor level
- Low level glazing is to be toughened in accordance with BS6262 : Part 4 : 2018

SAFETY

- Electrical sockets to be positioned minimum 400mm above floor level and minimum 350mm from an internal corner
- Roosters to be positioned minimum 150mm above worktops
- Clear opening width of proposed internal doors are to be minimum 775mm clear
- Lighting points to be positioned within 1.1m of floor level
- Low level glazing is to be toughened in accordance with BS6262 : Part 4 : 2018
- Security of the dwelling is to be in accordance with the document 'Secured by Design' Homes 2019. Door to be tested and certified by a notified body as meeting a recognised standard for security such as BS PAS 24 2016 for doorsets and should be designed and constructed in accordance with the general recommendations of BS7412 : 2007 for PVCu units. Where a material standard for doors is not available, it should be designed in accordance with the recommendations of Annex A of BS8220-1 : 2000 to ensure a robust basic standard of security.
- Doorset to be fitted with at least one and a half pairs of hinges to BS EN 1935 : 2002.
- Door to have a multi point locking device to BS 3621 : 2017

Any lock cylinder is to be in accordance with BS EN 1303 : 2015 Grade 5 key security and Grade 2 attack resistance as minimum.

- Laminated glass to be used in doorsets and windows to prevent access to locks by breakage of glass.
- The fixing of a doorset and window is to be in accordance with the recommendations in Section 8 of BS 8213 4 : 2016 or the manufacturers instructions where these meet or exceed the recommendation within the British Standard
- Windows to be tested and certified by a notified body as meeting a recognised standard for security such as BS7950 : 1997 for windows
- Windows which can be opened should be fitted with a keyed locking system that uses a removable key

ENERGY

- U value of proposed fixed flat rooflights is not to exceed 1.3w/m2k
- U value of glazing to new patio doors and window is not to exceed 1.4w/m2k (Pilkington double glazed units)
- The attic space of the existing house is to be provided with an additional 200mm Rockwool Roll insulation to the flat ceiling to bring the total thickness of attic insulation to 300mm
- Air infiltration to be limited by the sealing of all openings and penetrations with a proprietary silicon mastic sealant
- Air tightness barrier to be fitted below ground floor battens and taken up behind skirting and be fully sealed with proprietary tape to seal junctions between walls and floors
- All VCLs, service penetrations, plasterboard junctions are to be suitably sealed and openings draughtproofed in accordance with BS6422 : 2009 and Standards 6.2 & 6.4
- Limiting air infiltration is to be carried out in accordance with the principles set out in BSD's document 'Accredited Construction Details (Scotland)'
- 100% of artificial lighting is to be low energy type
- All topsoil and vegetable matter to be removed from site prior to works commencing
- All DPCs and DPMs to be continuous and lapped to existing
- Solum to be 50mm site concrete on 1200g visqueen DPM on sand blinding on 150mm well consolidated hardcore
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ROOF CONSTRUCTION

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- Pitch of proposed roof is 25deg
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DRAINAGE

- All new drainage to be installed and supported as per manufacturers instructions
- Surface water from roof is to be drained into 100mm PVC half round gutter fixed to external wall
- Where drains pass through external walls they are to be adequately lintoled over
- Gutters and rain water pipes are to be constructed and installed in accordance with the recommendations described in BS 12565-3 : 2000
- Proposed drainage is 100mm diameter PVC with 150mm pea gravel surround minimum 500mm below finished ground level
- Rain water pipes are to be 63mm diameter PVC fully clipped to external wall
- Hand hole access is to be provided in accordance with BS EN 12056-2:2000
- Wastewater drainage is to be carried out in accordance with BS EN 12056-2:2000
- Underground drainage is to be 100mm diameter PVC with 150mm pea gravel surround laid to a gradient at 1 in 80
- All pipework to be installed and supported as per manufacturers instructions
- The testing of drainage is to be witnessed by Local Authority Building Standards Surveyor. When arranging the appointment, the Surveyor identified should be contacted in the first instance

AREA OF GLAZING CALCULATION (REAR EXTENSION)

- Floor area of extension is 15.3m2 (25% is 3.825m2)
- Area of openings built over is 1.785 m2 (patio doors)
- Area of glazing permitted is 5.61m2 (1.785 + 3.825m2)
- Actual area of glazing is 13.1m2 (1no. window, 1no. rooflights, patio doors)
- Therefore area of glazing to proposed extension does exceed the maximum allowable (see attached compensatory calculation)

Compensatory Calculation

Proposed Extension

Floor	15.3m2 x 0.15w/m2k	=	2.295w/m2k
Wall	19.5m2 x 0.17w/m2k	=	3.310w/m2k
Roof	12.72m2 x 0.13w/m2k	=	1.65w/m2k
Rooflights	3.0m2 x 1.3w/m2k	=	3.90w/m2k
Windows and doors	9.78m2 x 1.4w/m2k	=	13.700w/m2k
			24.855w/m2k

Notional Extension

Floor	15.3m2 x 0.15w/m2k	=	2.295w/m2k
Wall	25.4m2 x 0.17w/m2k	=	4.320w/m2k
Roof	15.96m2 x 0.13w/m2k	=	2.070w/m2k
Windows and doors	3.825m2 x 1.4w/m2k	=	5.355w/m2k
Built over openings	1.785m2 x 1.4w/m2k	=	2.50w/m2k
			16.539/m2k

Heat loss from proposed extension is 8.32w/m2k greater than notional extension (see compensation below)

Existing heat loss to existing house roof is 0.42w/m2k x 45m2 = 18.9 w/m2k (100mm Rockwool roll insulation)

Proposed heat loss to existing house roof is 0.14w/m2k x 45m2 = 6.3w/m2k (300mm Rockwool roll insulation)

Heat loss gained from increasing insulation in existing roofspace from 100mm to 300mm is 12.6w/m2k which is greater than the 8.32w/m2k shortfall between proposed and notional extensions therefore complies