

Notice of Review: Grange Dell Lodge, Penicuik 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 subdivision of single dwellinghouse to form two dwellinghouses and associated extension and alterations at Grange Dell Lodge, Penicuik.

2 Background

- 2.1 Planning application 16/00470/DPP for the subdivision of single dwellinghouse to form two dwellinghouses and associated extension and alterations at Grange Dell Lodge, Penicuik was refused planning permission on 16 August 2016; 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 16 August 2016 (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

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 24 October 2016; and
 - Have determined to progress the review by way of written submissions.
- 4.2 The case officer's report identified that one consultation response has been received. As part of the review process the interested party was notified of the review. No additional comments have been received. All the comments can be viewed online on the electronic planning application case file via www.midlothian.gov.uk.
- 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 In accordance with the procedures agreed by the LRB at its meeting of 19 June 2012 and 26 November 2013, and without prejudice to the determination of the review, the following conditions have been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.
1. All the external walling and roofing materials and the window frame and glazing details on the proposed extension/alterations shall match those on the existing building in terms of the material used and the colour and form of that material. If any other material is proposed no development shall take place until such material has been approved in writing by the Local Planning Authority.

Reason: *To ensure the quality of the development is enhanced by the use of quality materials to reflect its setting in accordance with*

policy DP1 of the Midlothian Local Plan and national planning guidance and advice.

2. The boundary treatment of the additional house hereby approved, including the division between the existing and proposed houses, shall comprise of native hedgerow maintained to a height no lower than 1.5 metres (once established). The hedgerow shall be planted within six months of the date of the works being completed or prior to the new house being occupied, whichever is the earlier date. Any hedging removed, dying, severely damaged or becoming seriously diseased within five years of planting shall be replaced in the following planting season by trees or shrubs of a size and species similar to those originally required.

Reason: *To protect the character and amenity of the surrounding rural area through the use of appropriate boundary treatments rather than timber fencing or inappropriate landscaping which would be of a more suburban character.*

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: 11 October 2016

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

Tel No: 0131 271 3310

Background Papers: Planning application 16/00470/DPP available for inspection online.



Midlothian

Subdivision of dwellinghouse to form one further dwellinghouse; associated extension to building and formation of pitched roof over existing flat roofed workshop at Grange Dell Lodge Penicuik

Scale: 1:1,250



Midlothian

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 100024345-001

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:	Alan Hardie Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Alan	Building Name:	Suite 4 Dundas House
Last Name: *	Hardie	Building Number:	
Telephone Number: *	0131 448 1249	Address 1 (Street): *	Westfield Park
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Eskbank
Fax Number:		Country: *	UK
		Postcode: *	EH22 3FB
Email Address: *	alan@alanhardie.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:	Grange Dell
First Name: *	Alastair & Fiona	Building Number:	
Last Name: *	Reynolds	Address 1 (Street): *	Grange Dell
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Penicuik
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	EH26 9LE
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:	Midlothian Council
Full postal address of the site (including postcode where available):	
Address 1:	GRANGE DELL LODGE
Address 2:	GRANGE DELL
Address 3:	PENICUIK
Address 4:	
Address 5:	
Town/City/Settlement:	MIDLOTHIAN
Post Code:	EH26 9LE

Please identify/describe the location of the site or sites

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Northing

661352

Easting

322202

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)

Removal of existing dilapidated garages and refurbishment of former gardener's bothy and adjoining extension to create a new dwelling.

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.

Refer supporting documents attached to application.

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)

Refer electronic attachments and client's own letter sent under separate cover.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

16/00470/DPP

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

30/06/2016

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

16/08/2016

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 Alan Hardie

Declaration Date: 07/09/2016

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

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

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

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

We are appealing against the decision to refuse planning permission on sub-dividing our lodge property, as we believe it to be entirely based on the officers subjective requests to align with the officers vision of the necessary appearance of the proposed extension.

We find it unreasonable that having requested feedback and subsequently amended our proposed designs to reflect the vast majority of this feedback on two or three separate occasions, it ultimately became clear that the officer was happy to approve the principle of the sub-division of the property, but only if it appeared to be a 'glass box' type of structure. This seems to be an unreasonable request to accommodate and completely different from the architecture of the main house and lodge property. Additionally, it would be outside of our budget for the proposal.

The principle of creating the sub-division was never questioned in any of the feedback message or discussion from the officer to the architect. Additionally, neither was the principle of the sub-division questioned when the officer met with my wife, rather, and again, the visual appearance was discussed and would appear to have driven the decision to refuse the application.

Having considered this matter, I am sure that in reviewing the application and associated drawings, together with a site visit if required, I am confident that you will agree that the appearance of the propose extension is entirely fitting for the premises and aligns with the existing architecture of Grange Dell. I would request that review process can assess that the appeal is valid and that the refusal decision should be overturned.

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

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

The refusal of the sub-division was never discussed or fed-back to the architect or ourselves as owners.

The feedback was limited to the requirement that the appearance of the extension should be as a 'glass box'. We have tried to reflect and accommodate the feedback as far as possible

I believe that the decision was ultimately taken on subjective grounds on this occasion.

Alan Hardie Architect

Springfords Business Hub, Suite 4 Dundas House, Westfield Park, Eskbank EH22 3FB

06/09/2016

2016-001A.08.AH.03

Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3ZN

Dear Sirs

**Application for Review: reference 16/00470/DPP
Extension to former gardener's bothy to create new dwelling,
Grange Dell Lodge, Penicuik EH26 9LE.**

With reference to the decision for the above, dated 16 August 2016, my clients have requested that the Decision for a Refusal be submitted to the Local Review Body for further consideration as they believe that the reasons for refusal were subjective opinion and not strictly based on specific Planning Policy.

Accordingly, on behalf of my clients, Alastair & Fiona Reynolds of Grange Dell, Penicuik, I present the following to be considered with the Application for Review.

With reference to the Case Officer's Planning Application Delegated Worksheet, it states that:

"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." and further states that "The case officer stated that the creation of a new house in the countryside was contrary to policy unless there were mitigating circumstances to justify a departure from policy" and that "In this instance, this would only be from the visual improvement brought about by the removal of the existing garages and workshop/bothy and replacement with an extension of very high quality design and materials".

A review of the decision is sought as it is my client's opinion that the Decision that "*The proposed design is not of a sufficiently high quality to justify a departure from the adopted policy to allow the creation of a new dwelling house in the countryside.*" is a purely subjective opinion and it can be argued that the opposite is in fact the case – that the proposal is well thought through with regard to the client's requirements and impact on the existing buildings and environment - and is intended to marry a modern building utilising elements of sustainable materials with the more traditional style of the existing lodge dwelling house and the associated large house at Grange Dell.

BACKGROUND



The present arrangement comprises a flat roofed former gardener's bothy which at one time comprised living accommodation with bathroom and living quarters with fireplace (since removed at some point in the past) with its own entrance. The structure is sound with no obvious dampness or dilapidation internally, although the render is becoming stained externally and will require remedial work. This building abuts the original garage, which from the outside appears to be of masonry construction, but is slightly unusual in that it is actually render on timber cladding. The roof is of bituminous felt which offers no aesthetic value to the building's overall appearance. The garage is becoming dilapidated and is too small for a modern car and is coming to the end of its useful life. Located between it and Grange Dell Lodge is another garage which, from its appearance seems to date to the 60's or 70's and is effectively a "lean-to" spanning between the two older buildings. Again, it is too small for a modern car and again is becoming dilapidated and likewise nearing the end of its useful life.

My clients will at some point in the near future have to replace both garages. Therefore, their proposal is to enhance the property further by retaining those parts which are structurally sound and remove those parts which are dilapidated and which now serve no useful purpose. My clients presently rent out the existing Lodge and will continue to do so

Alan Hardie Architect

Springfords Business Hub, Suite 4 Dundas House, Westfield Park, Eskbank EH22 3FB

06/09/2016

2016-001A.08.AH.03

and wish to extend this business further either through short term let for tourism purposes or longer term let for local residents. Accordingly it made sense to combine the two and design in a solution which met both criteria.

DESIGN PROPOSALS

The present Lodge appears to have been extended at some point in the past to include another "wing" containing a bedroom off the family room - refer drawing A(01)002 and the original proposal was to rationalise this and include the bedroom with the new proposed extension to create two 2-bed dwellings sharing a roof. The Planning Officer had concerns about the expanse of roof and this was noted by my clients and that proposal was subsequently withdrawn.

After discussions with the Planning Officer, the floor plan was reduced to a one bed property and endeavoured to minimise the impact on the Lodge and reduce the expanse of roof (which had been the Case Officer's concern in the first application) by reflecting the roofs which already existed on the two garages and the gardener's bothy. This plan proposal utilised the existing gardener's bothy as a kitchen – refer dwg A(01)004 in the attached documentation which, from the evidence available would have reflected its original layout. On elevation, this new application endeavoured to present a design which married the existing dwelling to a more modern building and which utilised elements of sustainable materials (timber cladding) as well as traditional materials and which reflected the existing buildings. This can be seen by comparing the existing elevations on dwg. A(03)001 with the proposed elevations on A(03)002.

REASONS FOR REQUEST FOR REVIEW

1. The Case Officer's report states that *"The case officer referred to Historic Environment Scotland guidance on extending lodge houses, which are generally difficult to extend due to their modest scale and general attractiveness. The existing house on site is not listed but the guidance was applicable in order to demonstrate potential design solutions, such as a modern, contemporary approach*

which would contrast with, yet compliment, the existing house." My clients contend that as neither the Lodge nor the main house are Listed the guidance applicable to Listed buildings has simply no relevance in this instance and this criteria should not be applied to my client's case.

2. The Case Officer's report finally asserts that *"The proposed design is not of a sufficiently high quality to justify a departure from the adopted policy to allow the creation of a new dwelling house in the countryside".* It is my client's contention that the statement about quality is purely subjective and does not reflect specific Planning Policy. As stated earlier, the proposed design intended to marry a modern style of building utilising some sustainable materials to the more traditional style of the existing lodge dwelling house and the associated large house at Grange Dell. This is a perfectly valid design approach and is intended to lessen the impact of the new extension on the existing buildings, the local environment and surroundings. As can be seen from the 3D "existing" and 3D "proposed" images on drawing A(03)004 it is intended to "reflect" though not "copy" the massing, elements and colouring already evident on the existing buildings.

It is my client's contention that if it can be accepted in principle that the existing buildings can be extended to create a new dwelling house - but that any extension can only be in a style deemed by the Individual Case Officer to be an "acceptable" style of modern building, then this is not a valid reason for refusal as the design proposal stands on its own merits. Many would argue that this is preferable to a (for example) flat roofed glass extension or some other modern style.

As the dilapidated buildings will have to be replaced at some point and my clients are endeavouring to extend their business to cater for both tourism or single bed letted accommodation for local residents, then it is my client's hope that a review will allow them to proceed and to retain and enhance the current buildings for years to come.

Yours sincerely

A black rectangular box redacting the signature of Alan Hardie Architect.

Alan Hardie Architect

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 16/00470/DPP

Site Address: Grange Dell Lodge, Penicuik.

Site Description: The application site comprises a lodge house and garden ground which is associated with a large two storey dwellinghouse. The house on the site is a single storey lodge house with a hipped slate roof and white painted harled walls. The lodgehouse has previously been extended and the newer part of the building matches the design and materials of the original lodge. There are two garages, one flat and one pitched roofed, and a flat roofed workshop/bothy to the side of the house. There is open countryside and woodland surrounding the site with the Pentlands to the north.

Proposed Development: Subdivision of dwellinghouse to form one further dwellinghouse; associated extension to building and formation of pitched roof over existing flat roofed workshop.

Proposed Development Details: It is proposed to subdivide and extend the existing house to form two dwellinghouses. The new dwelling will largely be in the footprint of the existing garages and will utilise the workshop/bothy building. The workshop/bothy is to retain its flat roof, with the new area of accommodation to have a hipped roof which will be slightly lower than the existing house, with a small flat roofed link between the two properties. The walls are to be roughcast render and timber clad, with a slate or single ply membrane roof and timber doors and window frames.

The new house is to have hedging along the boundaries, with a timber fence between the existing and proposed gardens. Five parking spaces are proposed for the two houses outwith the application site. It is proposed that the new house will connect to the septic tank for the existing lodge and will use a private water supply.

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

The case officer and the applicant have had numerous discussions regarding the proposed works.

16/00195/DPP Sub division of dwellinghouse to form one further dwellinghouse; associated extension to building and formation of pitched roof over existing flat roof workshop. Withdrawn.

04/00207/FUL Erection of conservatory to rear and side extension. Permitted.

Grange Dell

16/00194/DPP Sub division of existing dwellinghouse to create dwellinghouse and 1 flatted dwelling and associated external alterations and access. Consent with

conditions – this was justified as the proposed external alterations associated with the subdivision were relatively minor with no significant additional impact on the character or appearance of the countryside as a result of the subdivision and creation of a new residential unit as compared the existing situation.

Consultations: The Policy and Road Safety Manager has no objection.

Representations: No representations have been received.

Relevant Planning Policies: The relevant policies of the 2008 Midlothian Local Plan are;

RP1 Protection of the Countryside states development in the countryside will only be permitted if: it is required for the furtherance of agriculture, including farm related diversification, horticulture, forestry, countryside recreation, tourism, or waste disposal (where this is shown to be essential as a method of site restoration); it is within a designated non-conforming use in the Green Belt; or it accords with policy DP1. In addition, all such development will need to: demonstrate the requirement for a countryside location; be of a scale and character appropriate to the rural area; be well integrated into the rural landscape; avoid a significant permanent loss of prime quality agricultural land; and take account of accessibility to public transport and services (where appropriate);

DP1 Development in the Countryside is divided into 5 Sections: New Housing; Design of new housing; house extensions; replacement houses; and appearance of all buildings. New housing within the countryside is acceptable only if it is demonstrated that it is required for the furtherance of an established countryside activity; if it forms part of a housing group as identified in the accompanying SPG; if it involves the redevelopment or conversion of redundant farm steadings and other redundant non-residential buildings in the countryside; or if it involves the reuse of a rural building of value; and

RP6 Areas of Great Landscape Value states development will not be permitted where it may adversely affect the special scenic qualities and integrity of the AGLV. The scale, siting, design, form, materials and impact on the important landscape features are all aspects that could have an adverse effect on the AGLV;

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 application site is located within an area covered by the Midlothian Local Plan.

As noted above, the case officer and the agent have previously discussed this proposal. The case officer stated that the creation of a new house in the countryside was contrary to policy unless there were mitigating circumstances to justify a departure from policy. In this instance, this would only be from the visual improvement brought about by the removal of the existing garages and workshop/bothy and replacement with an extension of very high quality design and materials. The case officer and agent met and discussed a number of options, with the case officer expressing concern over the large expanse of roof being created by continuing the form of the existing lodge house. The case officer referred to Historic Environment Scotland guidance on extending lodge houses, which are generally difficult to extend due to their modest scale and general attractiveness. The existing

house on site is not listed but the guidance was applicable in order to demonstrate potential design solutions, such as a modern, contemporary approach which would contrast with, yet compliment, the existing house. The case officer also showed the agent examples of extensions to lodge houses, including one which was already extended (similar to the current site), which have adopted a more modern design approach which have been approved on listed buildings and also in conservation areas.

Notwithstanding the above discussions, the agent has submitted a proposal which has not adopted the modern design approach recommended by the case officer. The application includes a flat roof link between the existing and proposed houses, but has retained the proposed hipped roof over the majority of the new extension, which measures 10 square metres larger than the existing footprint of the garages and bothy, and retained the flat roofed workshop/bothy. The application also includes areas of timber cladding which appears an attempt at including contemporary detailing. The resulting extension is a combination of retaining the existing form of the lodge house with the inclusion of timber cladding in an attempt to add interest. The proposed design is not of a sufficiently high quality to justify a departure from the adopted policy to allow the creation of a new dwellinghouse in the countryside. In addition, the design of the proposed development will not have a positive impact on the appearance of the Area of Great Landscape Value.

The proposed area of garden ground is sufficient for the size of the proposed house. The proposed boundary treatment includes hedging around three sides of the site, which is acceptable given the rural location. An area of fencing is proposed between the existing and proposed gardens which would be out of keeping with the area. Fencing is more commonly found in suburban locations. Should permission be granted, it would be required that this area be also hedging to be maintained to a height of 1.6 metres to limit overlooking between the properties.

Two parking spaces for the flatted dwelling have been shown outwith the application site boundary in an area identified as shared ground for the existing and proposed houses. The applicant controls the application site and the surrounding area and so this would be under their control. There are no road safety or parking concerns regarding the proposal.

Recommendation: Refuse planning permission.

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 16/00470/DPP

Alan Hardie Architect
Suite 4 Dundas House
Westfield Park
Eskbank
EH22 3FB

Midlothian Council, as Planning Authority, having considered the application by Mr And Mrs Alastair And Fiona Reynolds, Grange Dell, Penicuik, EH26 9LE, which was registered on 1 July 2016 in pursuance of their powers under the above Acts, hereby refuse permission to carry out the following proposed development:

Subdivision of dwellinghouse to form one further dwellinghouse; associated extension to building and formation of pitched roof over existing flat roofed workshop at Grange Dell Lodge, Penicuik, EH26 9LE

in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan, Site Plan	A(01)001 D 1:1250 1:250	01.07.2016
Existing Floor Plan	A(01)002 B 1:100	01.07.2016
Existing Elevations	A(03)001 1:100	01.07.2016
Proposed Floor Plan	A(01)004 F 1:100	01.07.2016
Proposed Elevations	A(03)003 E 1:100	01.07.2016
Illustration/Photograph	A(03)004 E	01.07.2016

The reason for the Council's decision is set out below:

- The proposed development is not required in connection with an established countryside activity, nor is it in an existing housing group or involving the redevelopment of a redundant building and so is contrary to policies RP1 and DP1 of the adopted Midlothian Local Plan and there are no material considerations which would otherwise justify approval.*

Dated 16 / 8 / 2016

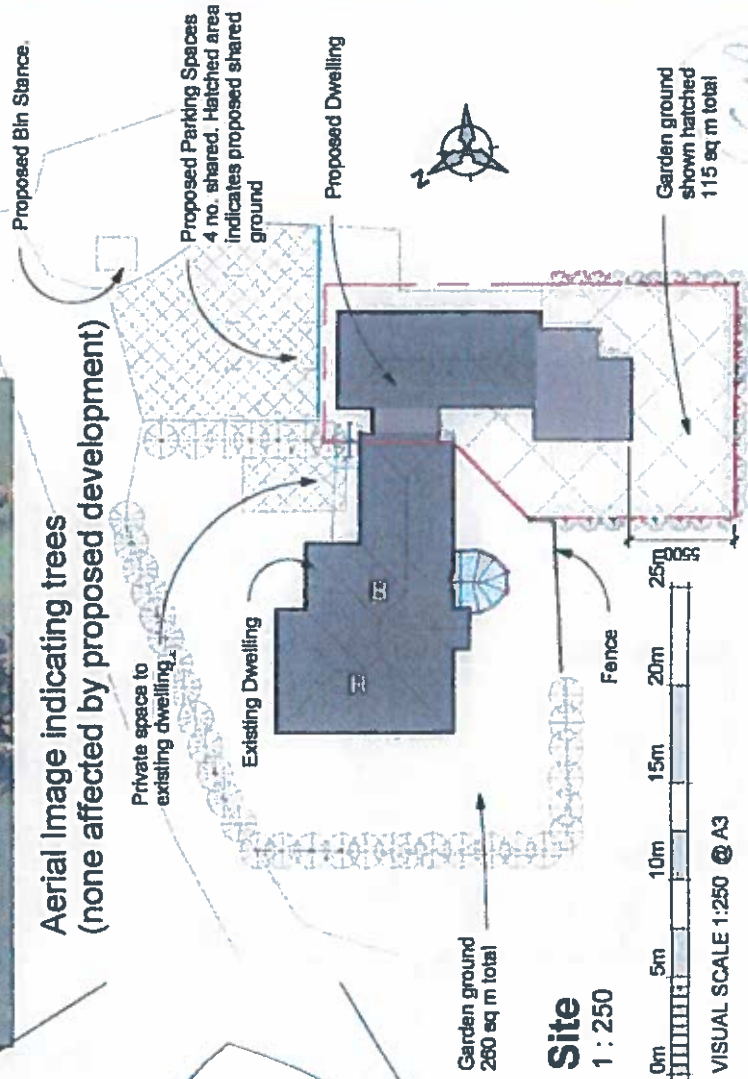
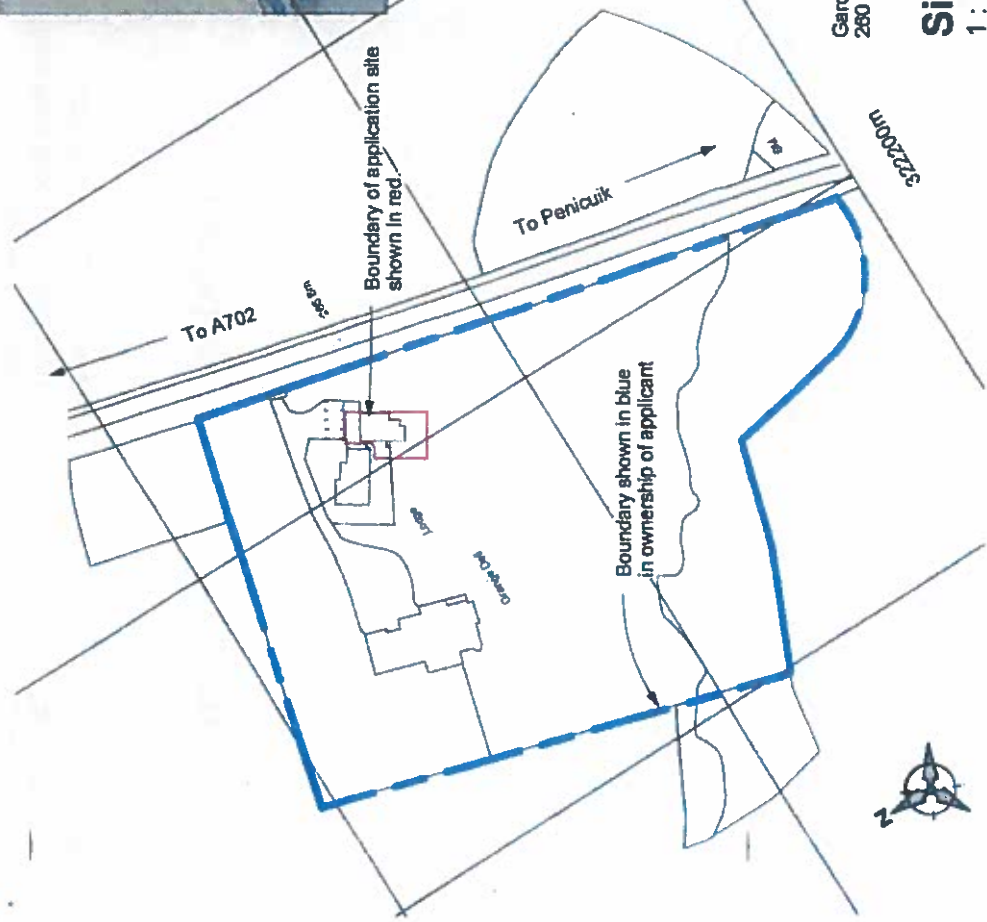


.....
Duncan Robertson
Lead Officer – Local Developments
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN

CORPORATE RESOURCES
FILE:
RECEIVED - 5 SEP 2016



Aerial Image indicating trees (none affected by proposed development)



Rev	Description	Date
C	Design revised	22.06.2016
B	Design revised	02.06.2016
A	Amendments to Planning requirements	07.01.2016

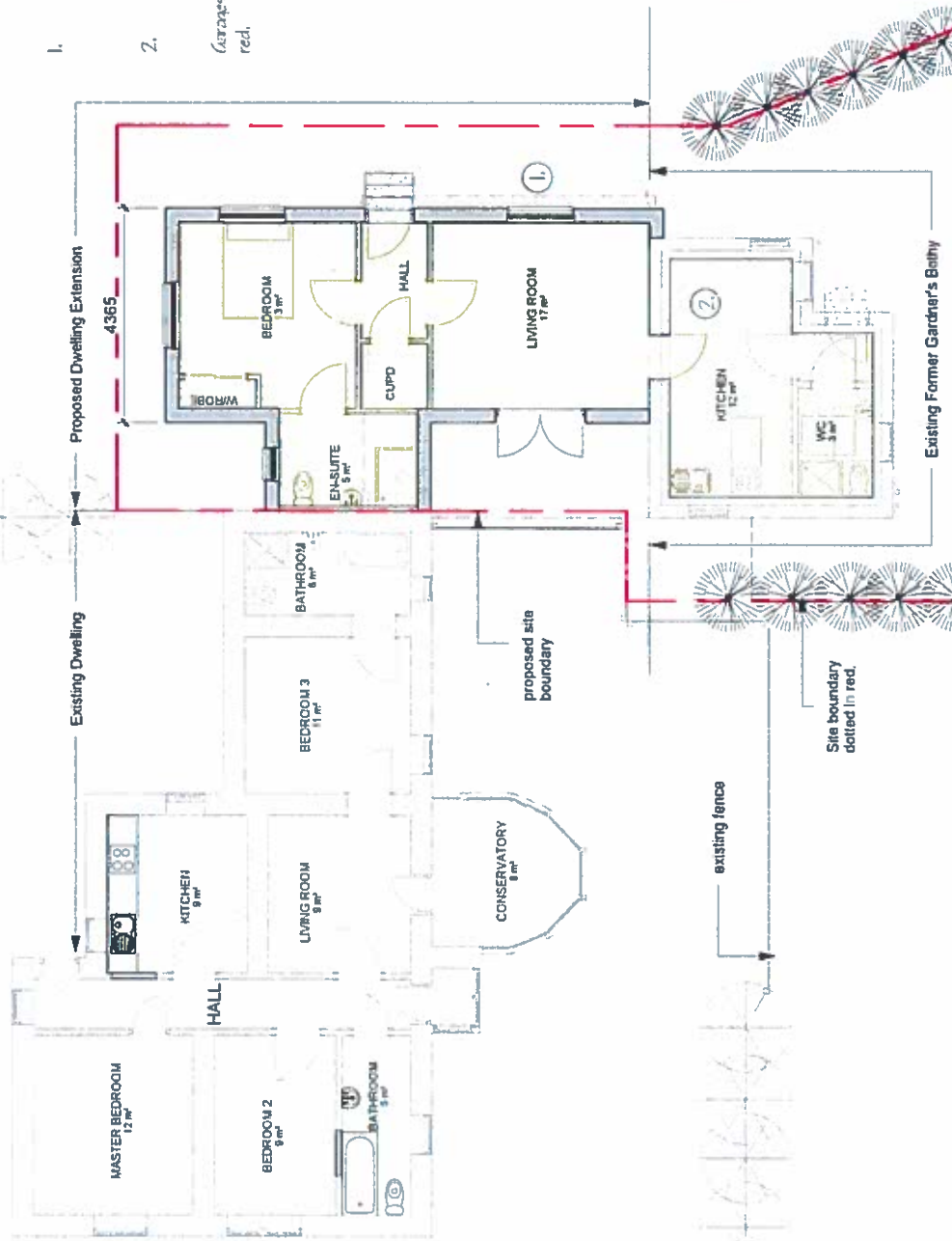
Location & Site Plan	
Project number	2016-001A
Date	January 2016
Drawn by	Author
Status	PRELIMINARY
Scale	As indicated

Alastair & Fiona Reynolds
Alterations to Create New Single Storey Dwelling
Grange Dell Lodge, Penicuik

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1. Demolish dilapidated garages and erect new single storey extension to former bathy, comprising new bedroom and living room with entrance hall and en-suite.
2. Form opening into existing building and create new kitchen and shower room.

Garages to be demolished shown dotted in red.

05 Ground Floor Proposed

1 : 100

VISUAL SCALE 1:100 @ A3

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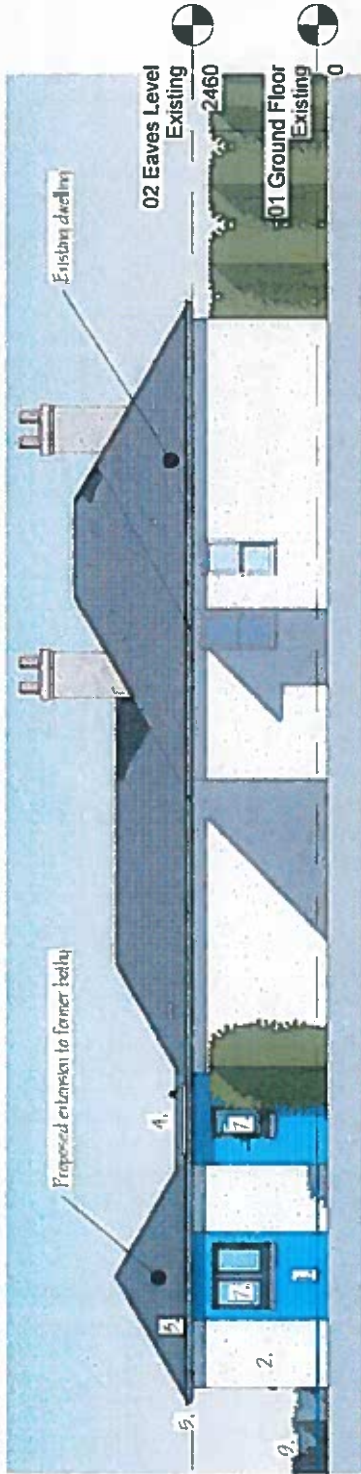
Alastair & Fiona Reynolds
Alterations to Create New Single Storey Dwelling
Grange Dell Lodge, Penicuik

Ground Floor Proposed

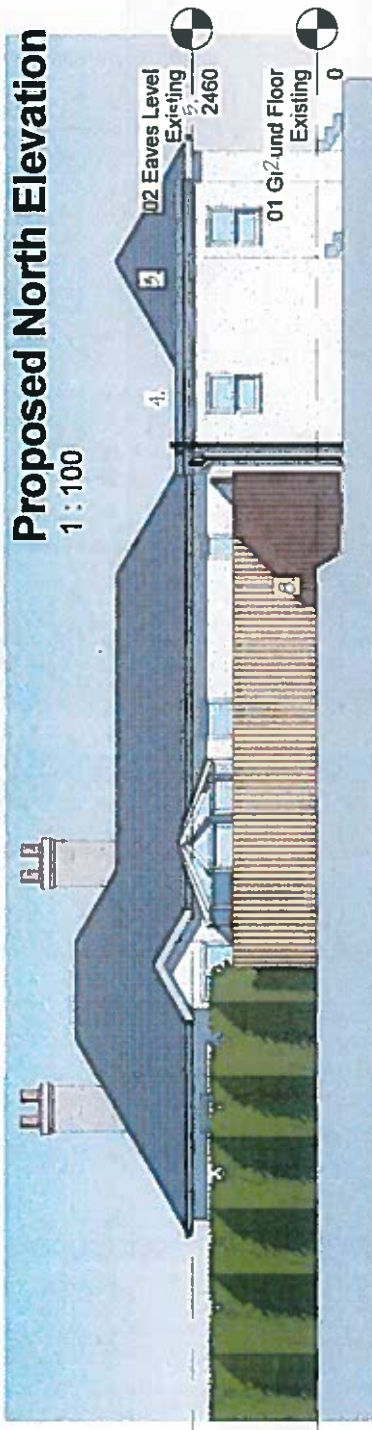
Project number: 2016-001A
Date: January 2016
Drawn by: Author
Status: PLANNING

Scale: 1 : 100

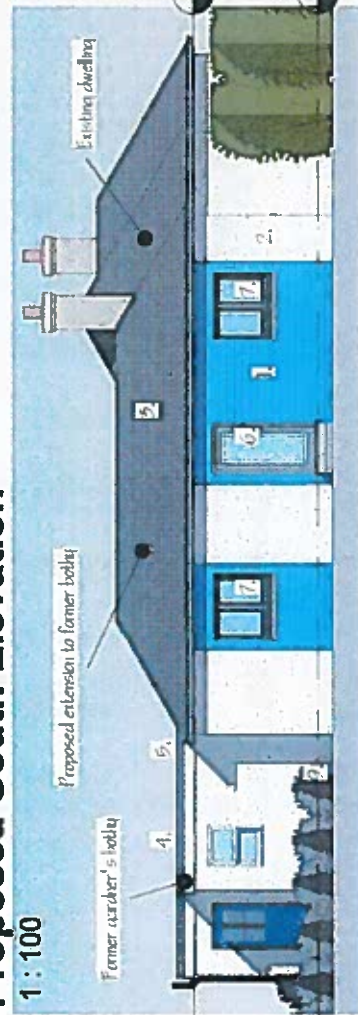
Rev	Description	Date
F	Site layout revised	29.06.2016
E	Design revised	22.06.2016
D	Design revised	02.06.2016
C	Amendments to Planning requirements	07.04.2016
B	Drawing updated to Planning status	03.03.2016
A	Client amendments	26.02.2016



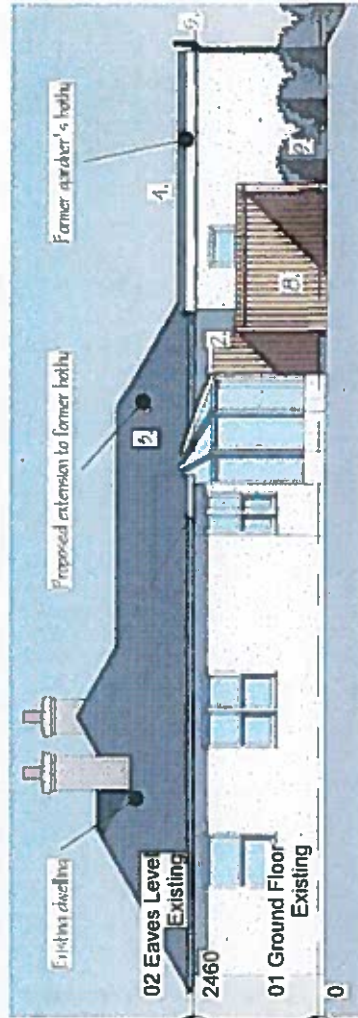
Proposed North Elevation
1 : 100



Proposed South Elevation
1 : 100



Proposed East Elevation
1 : 100



Proposed West Elevation
1 : 100

Materials Index:

1. Timber cladding - cedar to match existing doors
2. Roughcast render
3. Electric Stakes or equal
4. Flat roof - single ply membrane
5. RWP & gutter
6. Timber Door
7. Timber Windows
8. Fence
9. Hedge



VISUAL SCALE 1:100 @ A3

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Grange Dell Lodge, Penicuik

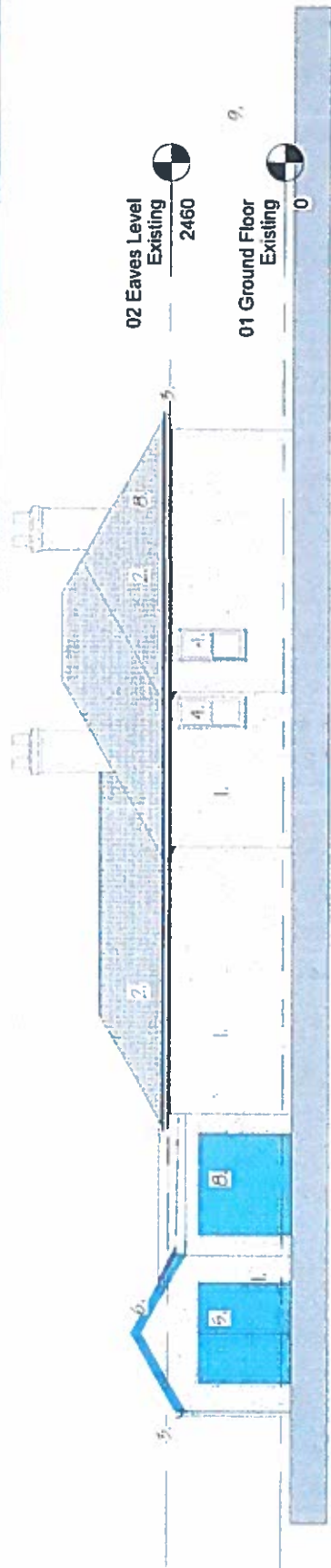
Proposed Elevations

Project number	2016-001A
Date	January 2016
Drawn by	AH
Status	PLANNING
Scale	1 : 100

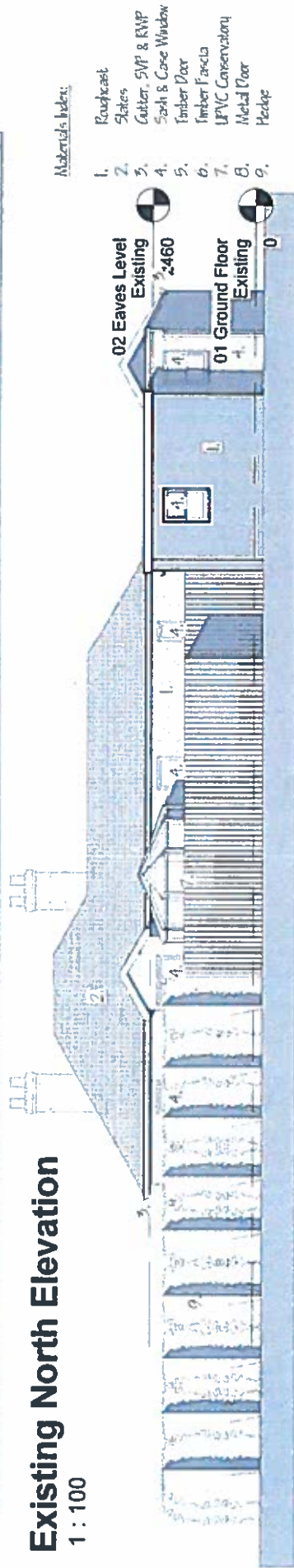
A(03)003

Rev Description

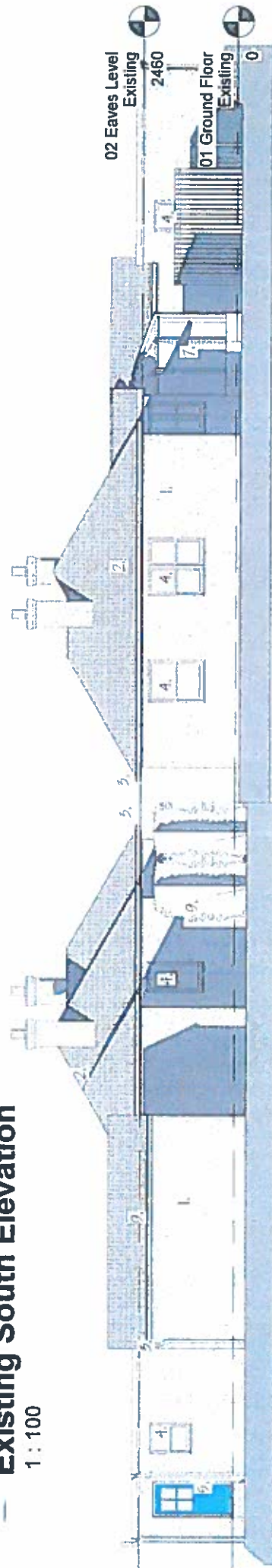
E	Design revised	Date	22.06.2016
D	Design revised		02.06.2016
C	Amendments to Planning requirements		07.04.2016
B	Drawing updated to Planning status		03.03.2016
A	Client amendments		26.02.2016



Existing North Elevation
1 : 100



Existing South Elevation
1 : 100



Existing East Elevation
1 : 100

Existing West Elevation
1 : 100

VISUAL SCALE 1:100 @ A3

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Grange Dell Lodge, Penicuik

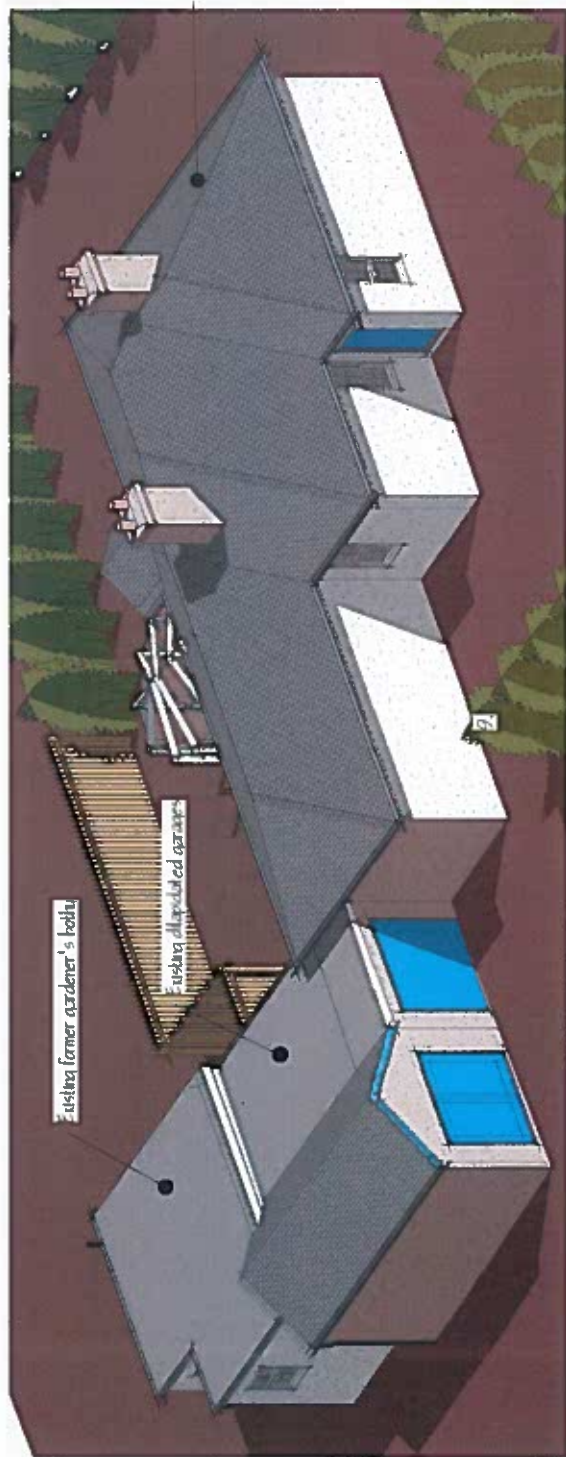
Existing Elevations

Project number	2016-001A
Date	January 2016
Drawn by	Author
Status	PLANNING
Scale	1 : 100

A(03)001

Rev Description

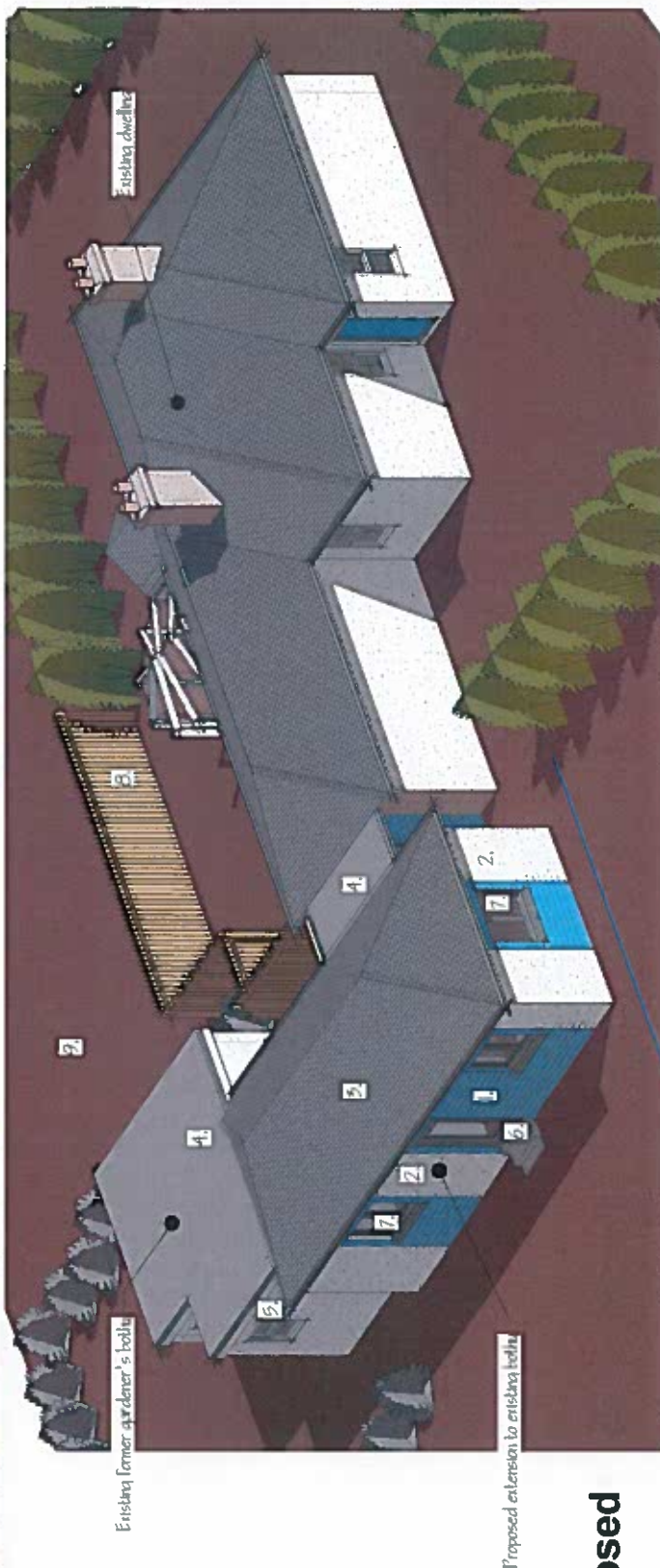
Date



3D Existing

Materials Index:

1. Timber cladding - cedar to match existing doors
2. Roughcast render
3. Electric Slates or eaved
4. Flat roof single ply membrane
5. RWP & gutter
6. Timber Door
7. Timber Windows
8. Fence
9. Hedge



3D Proposed

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Existing & Proposed 3D Views

Project number	2016-001A	A(03)004
Date	January 2016	
Drawn by	Author	
Status	PLANNING	
Scale		

Rev	Description	Date
E	Design revised	22.06.2016
D	Design revised	02.06.2016
C	Amendments to Planning requirements	07.04.2016
B	Drawing updated to Planning status	03.03.2016
A	Client amendments	26.02.2016