

Notice of Review: Rosehill, 27 Park Road, Dalkeith

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 erection of an extension to building and alteration to wall at Rosehill, 27 Park Road, Dalkeith.

2 Background

- 2.1 Planning application 17/00096/DPP for the erection of an extension to building and alteration to wall at Rosehill, 27 Park Road, Dalkeith was refused planning permission on 13 April 2017; a copy of the decision is attached to this report.
- 2.2 The review has progressed through the following stages:
- 1 Submission of Notice of Review by the applicant.
 - 2 The Registration and Acknowledgement of the Notice of Review.
 - 3 Carrying out Notification and Consultation.

3 Supporting Documents

- 3.1 Attached to this report are the following documents:
- A site location plan (Appendix A);
 - A copy of the notice of review form and supporting statement (Appendix B). Any duplication of information is not attached;
 - A copy of the case officer's report (Appendix C);
 - A copy of the decision notice, issued on 13 April 2017 (Appendix D); and
 - A copy of the relevant drawings/plans (Appendix E).
- 3.2 The full planning application case file and the development plan policies referred to in the case officer's report can be viewed online via www.midlothian.gov.uk

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 12 June 2017; and
 - Have determined to progress the review by way of written submissions.

- 4.2 The case officer's report identified that no consultations were required and no representations have been 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 It is considered that no conditions would be required if the LRB is minded to grant planning permission. The reasons for refusing the application relate to its potential impact on the neighbouring property and it is considered that this cannot be mitigated by conditions if the LRB are minded to support the review on the basis that the proposed development is acceptable.

6 Recommendations

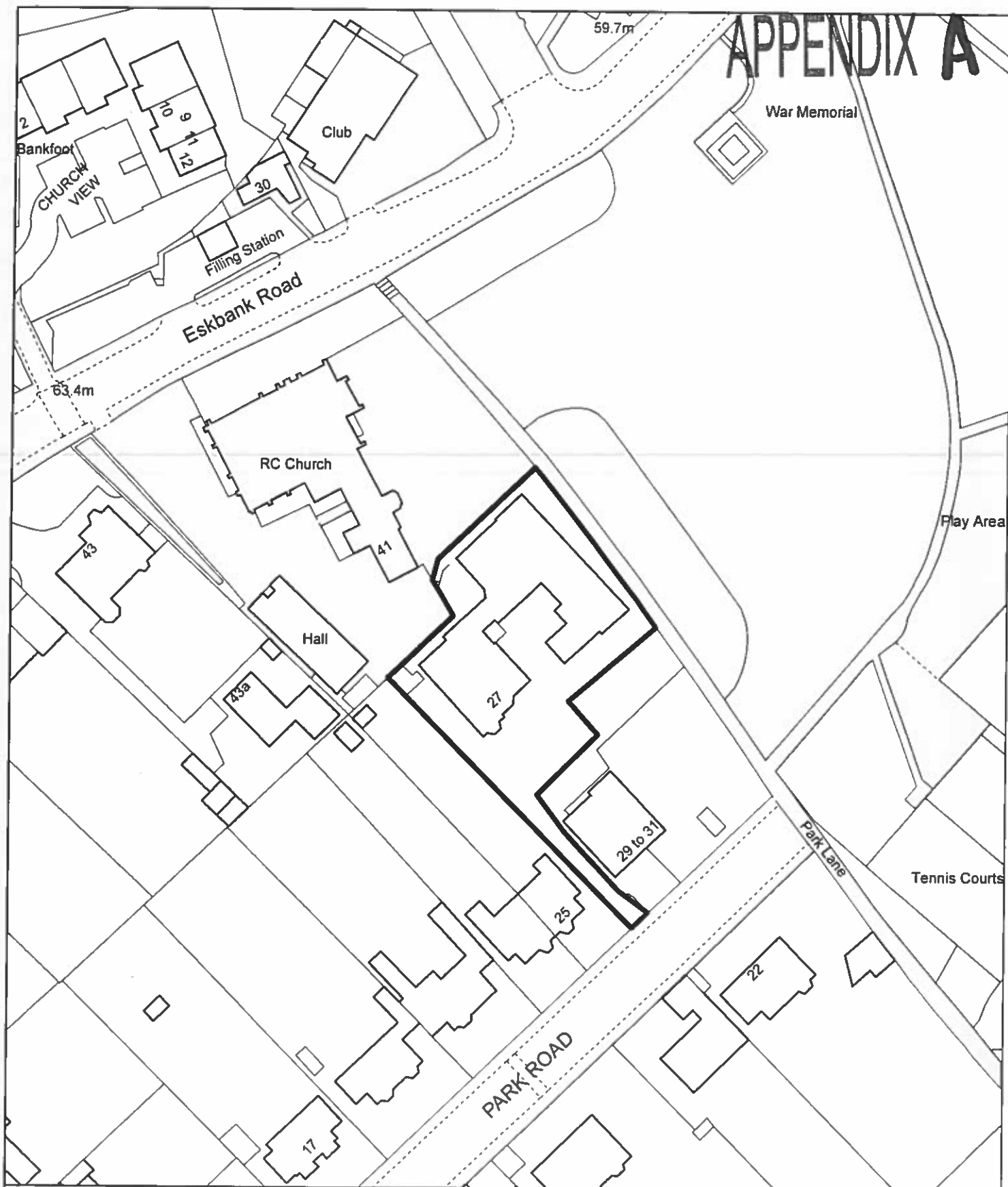
- 6.1 It is recommended that the LRB:
- a) determine the review; and
 - b) the planning advisor draft and issue the decision of the LRB through the Chair

Date: 1 June 2017

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

Tel No: 0131 271 3310

Background Papers: Planning application 17/00096/DPP available for inspection online.



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

Rosehill, 27 Park Road, Dalkeith

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File No. 17/00096/DPP

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Scale: 1:1,000



NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect
of Decisions on Local Developments
The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND)
Regulations 2013
The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title		Ref No.	
Forename		Forename	
Surname		Surname	
Company Name	Society of the Sacred Heart	Company Name	RT Hutton Planning Consultant
Building No./Name	Rosehill	Building No./Name	The Malt Kiln
Address Line 1	27 Park Road	Address Line 1	2 Factors Brae
Address Line 2		Address Line 2	Limekilns
Town/City	Dalkeith	Town/City	Fife
Postcode	EH22 3DH	Postcode	KY11 3HG
Telephone		Telephone	01383 872000
Mobile		Mobile	07881097659
Fax		Fax	N/A
Email		Email	hutton874@btinternet.com
3. Application Details			
Planning authority		Midlothian Council	
Planning authority's application reference number		17/00096/DPP	
Site address			
Rosehill, 27 Park Road, Dalkeith. EH22 3DH			
Description of proposed development			
Extension to building and alterations to wall			

Date of application

17.02.2017

Date of decision (if any)

13.04.2017

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application)

☒

Application for planning permission in principle

☐

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

☐

Application for approval of matters specified in conditions

☐**5. Reasons for seeking review**

Refusal of application by appointed officer

☒

Failure by appointed officer to determine the application within the period allowed for determination of the application

☐

Conditions imposed on consent by appointed officer

☐**6. 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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions

☐

One or more hearing sessions

☐

Site inspection

☒

Assessment of review documents only, with no further procedure

☐

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land?

☐

Is it possible for the site to be accessed safely, and without barriers to entry?

☒

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.

Please see separate statement attached

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.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

Document 1: Plan showing the original Rosehill, later extensions and site of proposed extension.

Document 2: Photographs from adjacent church car park showing an existing roof detail and gable location of proposed extension.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form ☒

Statement of your reasons for requesting a review ☒

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review. ☒

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 from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name:

R T Hutton

Date:

27th April 2017

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

**STATEMENT IN SUPPORT OF THE APPLICATION FOR REVIEW OF THE
DECISION TO REFUSE THE PLANNING APPLICATION FOR AN EXTENSION
TO ROSEHILL, 27 PARK ROAD, DALKEITH.**

MIDLOTHIAN COUNCIL REFERENCE 17/00096/DPP.

CORPORATE RESOURCES	
FILE:	17/00096/DPP
RECEIVED	28 APR 2017
WL	

**R T HUTTON PLANNING CONSULTANT
APRIL 2017.**

1.0 Background to the application for review.

1.1 In February this year architects Gibson Laing and Partners submitted applications for both planning and listed building consent on behalf of the Society of the Sacred Heart for an extension to the property at 27 Park Road, Dalkeith. This property has operated for over 30 years as a residence and care home, providing accommodation for permanent residents, those staying for a short period in need of care, and to a lesser extent providing respite care on a short term basis. Generally the age profile of those staying at Rosehill has increased, and as a consequence there is a need for additional specialist equipment such as wheelchairs, zimmer frames and special beds. This has generated a need for additional accommodation to store these pieces of equipment when not in use, and this is the function of the proposed extension.

1.2 Despite explaining the need for the extension, and providing a justification for the design as submitted, the Council's planning officers refused the applications under powers delegated to them. The five reasons given for the refusal were the same for both applications, although the applicants consider that there are in reality only 2 issues. Both of these are based upon a high degree of subjectivity, and the applicants disagree with the conclusions that are reached. For this reason they submit this application seeking a review of the decision on the planning application by the Council's Local Review Body. The applicants' case as to why the application should be approved is set out below.

2.0 The proposal.

2.1 The premises at Rosehill which are the subject of this application are a 2 storey building constructed originally around the middle of the 19th century. The applicants' Document 1 shows the outline of the original building, and also the substantial extensions that were added since . The proposed small extension which is the subject of this application is also shown.

2.2 The applicants, the Society of the Sacred Heart, are an international congregation of women who live in small communities where they not only live a religious life but also provide care and welfare within the local

area. The premises at Rosehill currently provide the permanent residence for 8 sisters, and in addition it also provides more temporary accommodation as noted above. In order to cater for the needs of all those resident, the Society employs 20 staff, some full time and some part time.

2.3 The extension needed to store the necessary additional equipment would project out from a gable wall at a width less than that of the gable. The roof design has deliberately not sought to mirror that of the existing gable as this would have impacted on the symmetry of the elevation which is seen as something to be avoided. Instead a shallower slate roof is proposed which is regarded as minimising visual impact whilst respecting the character of the building, and is of a design similar to that used on an earlier extension. The use of a stone finish on the walls and cast iron rainwater goods also compliments the existing building.

3.0 Comments on the reasons for refusal.

3.1 The decision notice on this planning application gives 5 reasons why the proposal is found to be unacceptable, though the issues of concern relate to 2 separate matters. These are:

1. The design of the proposed extension and its impact on the listed building and the conservation area (reasons 1-3).
2. The impact the proposed extension would have on the amenity of 2 rooms within Rosehill (reasons 4 and 5).

The applicants address both of these issues below and in doing so refer to the specific points noted in the reasons for refusal.

3.2 The first 3 reasons for refusal contend that the proposed extension does not reflect the roof design, form or character of the listed building and because of this is unsympathetic to the character of the building and detracts from the conservation area. As a consequence it is contrary to policies RP22 and RP24 of the Midlothian Local Plan and the guidance from Historic Environment Scotland in their document "Managing Change". Clearly this is a very specific concern relating to the design, and it reflects the subjective view of the decision makers that an extension to a listed building must follow the design of the building to be extended.

The applicants disagree with this view, and their reasons for so doing are detailed now.

3.3 Policy RP22 is headed “Conservation Areas” and requires that any new development must not have an adverse impact on the character and appearance of a conservation area. Policy RP24 is headed “Listed Buildings” and in the section of the policy concerned with extensions it notes that they will only be permitted on listed buildings where their siting, scale, design, materials and detailing do not detract from the original character of the building. In the “Managing Change” document, the section devoted to extensions sets out a number of principles which are seen as important in the design of these. Of particular importance are:

- Protecting the character and appearance
- Being subordinate in form and scale
- Being located on a secondary elevation.
- Designed in a high quality manner using appropriate materials.

These specific matters are helpful when making an assessment of the appropriateness of a design, and it should be noted that they do not require that an extension should necessarily mirror the existing building.

3.4 Taking the specific points listed in Policy RP24 and “Managing Change” it is possible to list the main considerations which need to be taken into account by both designers and decision makers when seeking to protect the character of the building and local area. These are:

- The extension should be located away from main elevations.
- Should be subordinate in scale to the main building.
- Design should be of a high quality with good detailing.
- Appropriate materials should be used.

By considering how the proposed extension measures up against each of these criteria removes much of the subjectivity from the assessment as to whether the design is appropriate.

3.5 The first criteria requires that the location of the extension should be on a secondary elevation, and this is certainly achieved by this proposal. The proposed store room would be on the rear elevation and not affixed to what was the original listed building. It would only be visible from the car park of the adjoining church with whom the applicants work closely. From this car park the most obvious view of Rosehill is part of the 1995 extension, and the proposed new extension would only be seen from

part of the car park. What is worthy of note is that the roof detail, which is referred to specifically in the first reason for refusal as not reflecting the character of the building, can be seen from the car park on the earlier extension. The applicants' Document 2 contains 2 photographs taken from the car park, the first showing the roof over the kitchen which is flat on top with a slated side, as proposed for the new extension. The second shows the elevation from which it is proposed to extend. This shows that if a roof design were used which mirrored that of the gable the symmetry of the gable and the area of detail at first floor would both be lost. We would also point out that it would not be possible to achieve a symmetrical roof over the extension because of the irregular shape of the footprint which is needed to maximise the space in the new store.

3.6 The second criteria requires that the extension be subordinate in scale to the existing building. In this case the proposed store has a small floor area and is single storey, and can certainly be seen as being visually subservient to the existing structure.

3.7 Criteria 3 requires a high quality design with good detailing. The proposal for the new store has been designed by the same architects who so successfully designed the earlier large extension. They have a very detailed knowledge of the building and have brought their expertise to the design of this small extension. Their design reflects a roof arrangement found elsewhere on the building, and the use of materials the same as used extensively throughout the original building and its later extensions. In light of this the applicants are of the opinion that the third criteria is satisfied by the proposed design, and the choice of materials is such as to satisfy the final criterion.

3.8 The proposed extension uses a roof design found elsewhere on this listed building, which clearly was found acceptable previously. The proposed materials reflect those of the existing structure, and because of this the applicants take the view that the proposed design is entirely appropriate. As to the impact on the wider conservation area, this is considered to be an unfounded reason for refusal. Views of the proposed extension will be limited from a part of the car park of the adjacent church. It will not be visible from any public road or footpath, and in light of this it is difficult to understand how it can have any real impact on the character or appearance of the conservation area.

3.9 The final two reasons given for refusal of the planning application concern the impact that Council planners believe the extension will have on two bedrooms in Rosehill, and 2 local plan policies are cited to support this position. These are Policy RP20 "Development within built up areas", and PolicyDP6 "House extensions". The first of these is not written to address extensions such as this, it states:

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

The text which accompanies the policy refers to "infill development" and "opportunities for development within existing urban areas". From this it is clear that this policy seeks to address the development of larger scale sites within settlements rather than extensions to buildings. However, should that view not be accepted, the applicants would suggest that on the basis of the argument set out in 3.8 above the proposed extension will not detract from the existing character of the area. The issue of amenity is considered below.

3.10 Policy DP6 is concerned specifically with extensions to houses, and so could be argued as not being relevant to this application. However, the applicants are happy to consider the requirements of this policy in relation to their proposal. The issues of amenity referred to in reason 4 of the refusal notice are concerned with the outlook from bedroom 20, and the loss of skylight to bedroom 19. Policy DP6 makes no reference to outlook, and so it is difficult to understand how the proposal breaches this policy. Sunlight is referred to specifically where the policy states:

"extensions must not block, to a material extent, sunlight from reaching adjoining gardens".

Clearly this aspect of policy is designed to ensure that house extensions do not have an adverse impact on neighbouring property. It has never been seen as the role of planning to prevent an applicant from impacting on their own property. The applicants have made a choice that the need for storage is their number one priority and this is being satisfied by this planning proposal. Having said that, the applicants do not believe that

the proposed extension will have any significant impact on the amenity of the two rooms identified.

3.11 The rooms in question are used for short term respite care, and are classified as such by the Care Commission. They do not provide permanent accommodation. The rooms are both on the north side of Rosehill with the proposed extension to the north of both room windows. As little, if any, sunlight is received from a northerly direction, the proposed extension cannot block sunlight. Both rooms receive sunlight in the late afternoon, and this will be unaffected by the extension. On the basis of these points the applicants consider that the proposed extension does not breach either of the policies referred to in the reason for refusal.

4.0 Summary.

4.1 The Society of The Sacred Heart have owned the property at Rosehill for many years from where they provide permanent and short term accommodation, and provide services to the local community. The aging profile of their community has generated the need for additional storage for such items as zimmer frames and wheelchairs. The proposed storage area is formed in a small extension to the rear of the property.

4.2 The reasons given for refusal of the application opine that firstly the design is out of character and as such will have an adverse impact on both the listed building and the conservation area, and secondly that it will impact on the amenity of 2 bedrooms within Rosehill. Both of these views are based upon a subjective opinion which are not substantiated by any reference to specific aspects of policy. The applicants have assessed the design against the criteria set out in Historic Environmental Scotland's guidance "Managing Change", and on the basis of this find that it complies with the relevant advice. In addition to that it is difficult to understand how a building which will be seen from only a private car park can be considered to have an adverse impact on the conservation area.

4.3 The concerns expressed in the final two reasons for refusal concern the perceived impact on two bedrooms within Rosehill. In view of the direction the windows of these room face, the sunlight they receive is

unlikely to be affected to any significant extent. Similarly the outlook which is currently into a small enclosed courtyard will be unchanged. The two rooms in question are used only for those staying on a short term in order to give respite care, and as such a level of amenity which is lower than that in residential bedrooms is considered acceptable. It is also the applicants' choice that the provision of a new store is their priority in maintaining the level of service they provide to both long term residents and short term visitors. It should not be the role of planning to seek to determine otherwise.

4.4 On the basis of all of the above we ask that members of the Review Body reverse the decision and grant planning permission for this extension which will allow the Society of the Sacred Heart to continue their valuable work at Rosehill.

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 17/00092/LBC & 17/00096/DPP

Site Address: Rosehill, 27 Park Road, Dalkeith.

Site Description:

The application building is a category c listed building which is located within the conservation area. The building was listed in 1992 prior to the erection of a number of extensions.

The application site is a large detached building which has previously been extended to the rear and side. The building was historically a convent and is currently used as a residence and care home. The original building is stone, with the extensions a combination of stone and harling. The windows are white painted timber, mainly sash and case. The roof is slate. There is a detached garage to the rear corner of the site.

The building is located to the rear of houses facing onto Park Road and the rear of St David's Church and hall, which fronts onto Eskbank Road. The Church car park adjoins the rear boundary of the application site which is separated by a stone boundary wall. There is a gate in this wall which provides access between the application site and Church/car park. To the east of the application site is Kings Park.

Proposed Development: Extension to building and alteration to wall.

Proposed Development Details:

Listed building consent and planning permission is sought for the erection of a single storey extension to the rear corner of the building. There is a courtyard area where the proposed extension is to be located. The proposed extension is located to the gable end of a later addition to the building. The extension seeks to extend part of the gable end where the laundry room is located and will leave bedroom no. 20 unaltered which has a window located within the gable end.

The proposed extension will protrude some 5.4 metres from the gable end and is offset some 4.4 metres from the rear elevation, opposite bedroom window no.19, so as to leave a small area of the courtyard in between. The proposed extension has an angled corner to the side/rear elevation so as to allow for part of the boundary wall to remain and retain access between St. David's church and the application site. A small section of the boundary wall is also to be removed to allow for access around the extension and to St. David's church.

The proposed extension has a flat roof with hipped detailing. The proposed extension is to be finished in stone to match the existing building with cast iron gutter, slate roof and a painted timber door to match the main building.

It is also noted that new work must acknowledge the old in every case, whether that work will be:

- a restoration
- a replication
- a complementary addition
- a deferential contrast
- an assertive contrast

New work should be based on a thorough understanding of the existing historic building. A design statement which describes the interest of the building and an explanation of the impact of the alterations is always useful when assessing proposals for change.

The relevant policies of the **2008 Midlothian Local Plan** are;

RP20 – Development within the Built-Up Area - seeks to protect the character and amenity area.

RP22 – Conservation Areas – seeks to preserve or enhance the character and appearance of conservation areas.

RP24 – Listed Buildings – This policy will not permit development which would adversely affect the character or appearance of listed buildings or any feature of special architectural or historic interest that it possesses. Proposals for extensions and/or alterations to a listed building will only be permitted where their siting, scale, design, materials and detailing do not detract from and wherever appropriate, enhance the original character of the building.

Planning Issues:

The proposed works are located to the northern corner of the application site. The proposed extension seeks to form a single storey extension to the gable end of a later addition to the original building. The later addition of which the proposed extension is to extend was granted planning permission in 1994 (ref: 629/94); this proposal was designed so as to relate to the listed building through the use of traditional detailing in respect to the treatment of windows and doors, the material finish, roof design and overall form.

The proposed extension is subsidiary in scale and set down from the main building and is also located on a secondary elevation, however, the proposed extension is open to public views from St. David's Church car park. Visually, from all elevations, the proposed extension appears out of character and unrelated to the existing building due to the depth, design, roof design and form.

Within the supporting statement submitted by the applicant it is noted that the external walls will be finished in the same stone as the existing building, and that the roof pitch is proposed to be exactly the same pitch as the existing building, with traditional slate finish / cast iron gutters and downpipes which reflects the existing building. While the proposed material finishes of the proposed extension do reflect the character of the listed building, the appearance of the proposed extension

Overall, all relevant matters have been taken into consideration in determining this application. It is considered that the proposal does not accord with the principles and policies of Midlothian Local Plan and is not acceptable in terms of all other applicable material considerations. Therefore, it is recommended that the application is refused.

Recommendation: Refuse planning permission.

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 17/00096/DPP

Gibson Laing & Partners
3B West Maitland Street
Edinburgh
EH12 5DS

Midlothian Council, as Planning Authority, having considered the application by Society Of The Sacred Heart, Rosehill, 27 Park Road, Dalkeith, EH22 3DH, which was registered on 17 February 2017 in pursuance of their powers under the above Acts, hereby refuse permission to carry out the following proposed development:

Extension to building and alteration to wall at Rosehill, 27 Park Road, Dalkeith, EH22 3DH

in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Elevations And Floor Plan	2738/01 A EXISTING	17.02.2017
Elevations, Floor Plan And Cross Section	2738/04 PROPOSED	17.02.2017
Location Plan	2738/05 1:1250	17.02.2017
Site Plan	2738/06	17.02.2017

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

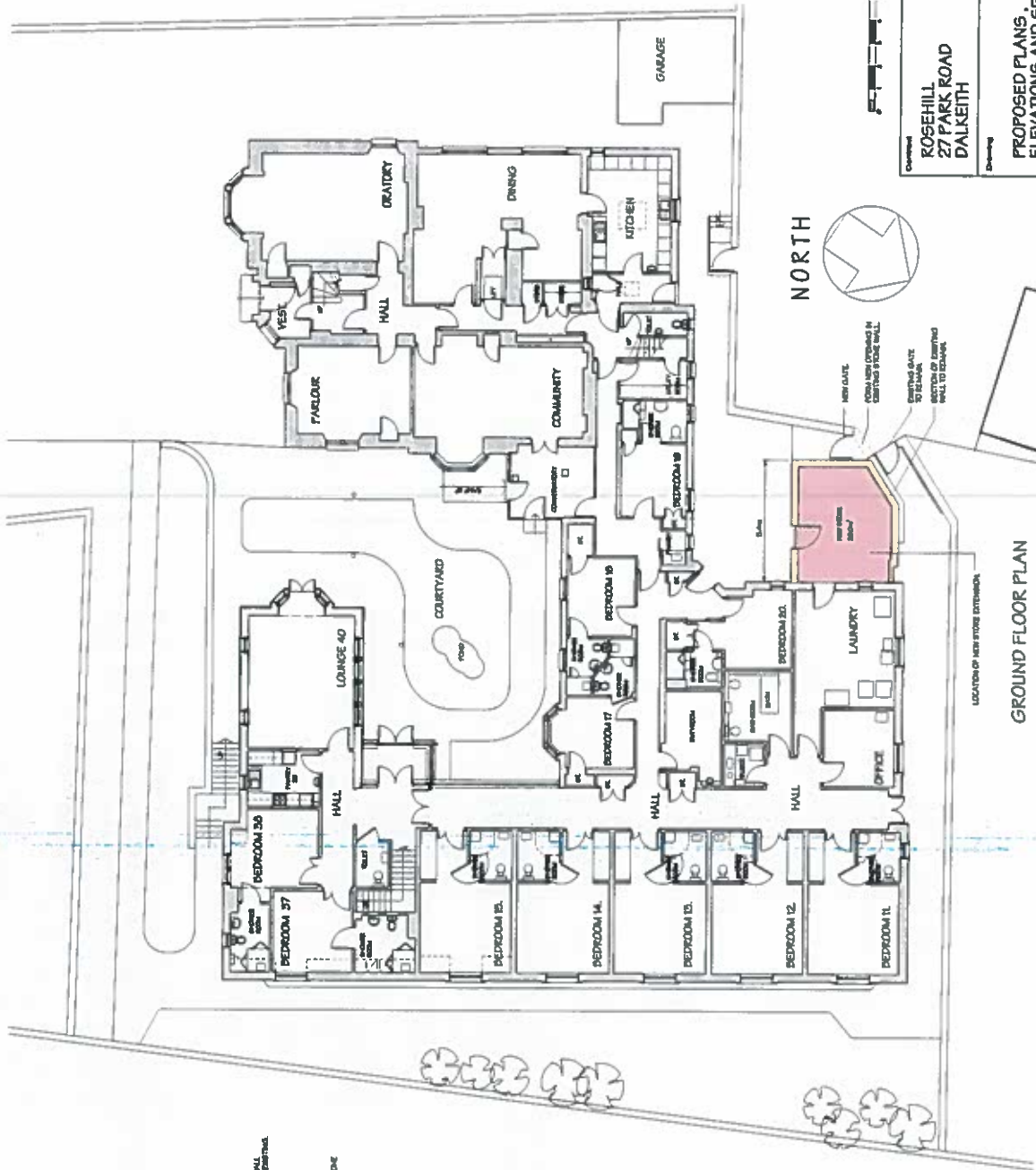
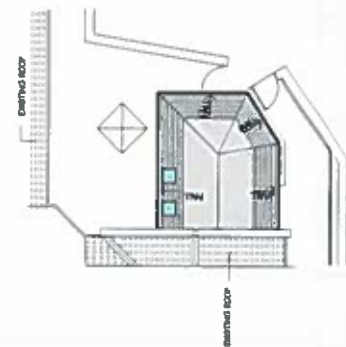
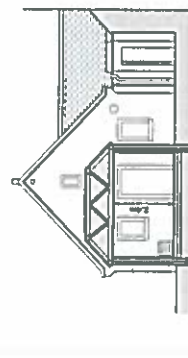
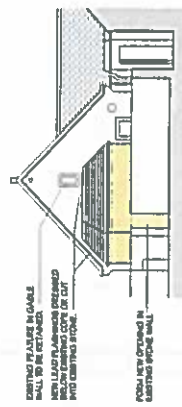
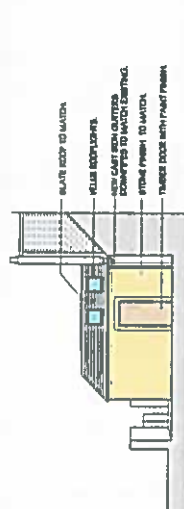
1. *The proposed extension does not reflect the roof design, form or character of the listed building and would result in a significant adverse impact upon the character and appearance of the listed building.*
2. *The design of the extension is unsympathetic to, and would detract from the character and appearance of the conservation area.*
3. *For the above reasons the proposal is contrary to policies RP22 and RP24 of the adopted Midlothian Local Plan and Historic Environment Scotland's Managing Change guidance on extensions. If the application was approved it would undermine the principals set out within the guidance, which is there to ensure that development does not detract the character and appearance of listed buildings or conservation areas.*
4. *The proposed extension does have a significant detrimental impact on the amenity of the occupiers of room's no. 19 and 20 of the residential care home, as detailed on plan no. 2738/04, by virtue of the following:*

- (a) *The depth of the extension would be an overly dominant feature with an overbearing impact on the outlook from bedroom windows of no. 19 and no.20; and*
 - (b) *It would result in a harmful loss of skylight to the bedroom window of no. 19.*
5. *For the above reason the proposal is contrary to policies RP20 and DP6 of the adopted Midlothian Local Plan. If the application were approved it would undermine the consistent implementation of these policies, which is to ensure that proposals do not result in a harmful loss of residential amenity and does not detract from the appearance or character of the property or conservation area.*

Dated 13 / 4 / 2017



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



Contractor	ROSEHILL 27 PARK ROAD DALKEITH
Disclosing	PROPOSED PLANS, ELEVATIONS AND SECTION
	GIBSON LAING & PARTNERS ARCHITECTS 200 Vincent Industrial Building, Southbridge, SE11 2JH Tel: 01462 486100 Fax: 01462 486101 Email: g.laing@glpartners.com
Drawn	DL
Scale	1:100 @ A1
Date	FEB 17
	Checked by: Drawing File No: 27358 / 04 /