

Notice of Review: St Mary's Lodge, Rosewell

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 dwellinghouse at St Mary's Lodge, Rosewell.

2 Background

- 2.1 Planning application 15/00767/DPP for the erection of an extension to dwellinghouse at St Mary's Lodge, Rosewell was refused planning permission on 12 November 2015; 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, including plans (Appendix B). Any duplication of information is not attached;
 - A copy of the case officer's report (Appendix C); and
 - A copy of the decision notice, excluding the standard advisor notes, issued on 12 November 2015 (Appendix D).
- 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 accompanied site visit for Monday 7 March 2016; and
 - Have determined to progress the review by way of a hearing.
- 4.2 The case officer's report identified that one representation has been received. As part of the review process the interested party was notified of the review. An additional comment has 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. The external materials and finishes of the extension shall match those on the existing extension.
 2. The design, materials and treatment of the window and door surrounds on the extension shall match the corresponding details on the existing extension.

3. Unless otherwise approved in writing by the Planning Authority the dormer roof and cheeks shall be finished externally in natural slate to match that on the roof of the existing extension.
4. Details of the colour finish of the timber cladding proposed on the dormer fascias shall be submitted to the Planning Authority and no work shall start on the dormers until these details have been approved in writing by the Planning Authority.

Reason for conditions 1 – 4: To safeguard the character of the existing building.

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 March 2016
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Background Papers: Planning application 15/00767/DPP available for inspection online.