



Midlothian

APPLICATION FOR PLANNING PERMISSION 21/00188/DPP, FOR SUBDIVISION OF EXISTING DWELLINGHOUSE TO FORM TWO DWELLINGHOUSES AND ASSOCIATED DEMOLITION OF EXISTING EXTENSIONS, ERECTION OF NEW EXTENSION AND EXTERNAL ALTERATIONS; FORMATION OF ACCESS; CAR PARKING AND AREAS OF HARDSTANDING; AND ASSOCIATED WORKS AT 172 MAIN STREET, PATHHEAD

Report by Chief Officer Place

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for the subdivision of an existing dwellinghouse, to form two dwellinghouses; the demolition of an existing extension; and erection of a new extension and associated works at a residential property at 172 Main Street, Pathhead. 172 Main Street, Pathhead is a listed building and within a conservation area.**
- 1.2 There have been six letters of representation and consultation responses from Scottish Water, Transport Scotland, Tynewater Community Council, the Council's Archaeological Advisor, The Wildlife Information Centre and the Council's Policy and Road Safety Manager.**
- 1.3 The relevant development plan policies are STRAT2, DEV2, DEV5, DEV6, TRAN5, IT1, ENV9, ENV10, ENV15, ENV19, ENV22 and ENV25 of the Midlothian Local Plan.**
- 1.4 The recommendation is to grant planning permission subject to conditions. The application has been called to committee for determination by Councillor Smail.**

2 LOCATION AND SITE DESCRIPTION

- 2.1 The site is a residential property on Main Street, Pathhead. The building is a single storey dwellinghouse linked to the neighbouring property to the south by a flat roofed garage (belonging to the applicant). The walls are finished with stone, the roof is finished with clay pantiles and the doors and windows are timber framed.**

- 2.2 There is a modern (1970s) extension on the rear elevation which covers the rear of the garage and two thirds of the width of the house. There are 3 elements to the extension: a flat roofed extension at the rear of the garage; a central hipped roof extension; and a flat roofed extension with a balcony on the roof which is accessed from a 5.2m wide dormer within the roofspace. Both the extension and the rear elevation of the house are finished with white painted wet dash render.
- 2.3 The site area is 739sqm of which 550sqm is garden area. The garden is 21m wide and 25m in length at its mid-points, and is on two levels with the area closest to the house being approximately 1m lower than the rearmost 20m of the garden. The property is situated within Pathhead and Ford Conservation Area, the boundary of the conservation area follows the line of the rear boundary of the garden.
- 2.4 The house fronts directly on to Main Street, which forms part of the A68 trunk road. There are traditional two storey dwellinghouses on the opposite side of the street. To the south of the plot there is a traditional two storey dwellinghouse behind which is a single storey cottage. To the north of the site there is a traditional single storey dwellinghouse. To the west (rear) of the plot is a modern single storey dwellinghouse with additional accommodation in the roofspace.

3 PROPOSAL

- 3.1 It is proposed to subdivide the house to create two separate dwellinghouses. The existing rear extension will be demolished as will the garage at the southern side of the house. The space formerly occupied by the garage will provide access to five off street parking spaces located at the rear of the plot.
- 3.2 At the front of the building an existing window opening will be altered to create a new door opening and a new timber panelled door, to match the existing, will be installed. The windows, stonework and chimney stacks will be refurbished. The pantiles will be replaced with new pantiles. The existing gable walls at the north and south elevations will be re-pointed.
- 3.3 The garden will be subdivided to create a shared access and parking area; and gardens for each house (one of 146sqm and one of 106sqm). A two storey mansard extension will be formed at the rear of the building. The extension will be 12.4m wide, 5.3m deep at ground level and 5.9m high. The side elevations of the extension will be rendered. The ground floor of the rear elevation will be rendered and each house will have a 4.5m wide glazed screen formed from 6 bi-fold doors. The upper floor of the rear elevation and the roof will be clad with zinc. Each house will have a 4.4m wide box dormer projecting from the rear elevation with 2 sets of full height windows and glass balustrades.

4 BACKGROUND

- 4.1 Listed building consent 08/00586/LBC (retrospective) for the installation of replacement windows and replacement chimney was refused in March 2009. An enforcement notice was issued in December 2009 requiring the replacement of the unacceptable uPVC windows in the front elevation with timber sash and case windows – the notice was complied with.
- 4.2 Planning application 08/00587/FUL (retrospective) for the installation of replacement windows was refused in March 2009. An enforcement notice was issued in December 2009 requiring the replacement of the unacceptable uPVC windows in the front elevation with timber sash and case windows – the notice was complied with.
- 4.3 Planning application 12/00648/DPP (retrospective) for the erection of a fence and retaining wall was granted in March 2013. This application and the previous two were submitted by the previous owner of the property.
- 4.4 A Work to Trees application for the felling of a tree in the rear garden was submitted in November 2019. The tree did not merit a Tree Preservation Order.
- 4.5 Planning application 20/00293/DPP for the subdivision of existing dwellinghouse to form two dwellinghouses and associated demolition of existing extensions, erection of new extension and external alterations; erection of new dwellinghouse; formation of access; car parking and areas of hardstanding and associated works was submitted in May 2020. The applicant was advised that the application would not be supported and the application was withdrawn in July 2020.
- 4.6 Listed building consent application 21/00187/LBC for works associated with the current planning application is currently being held in abeyance pending the Committee's decision.
- 4.7 The application has been called to committee by Councillor Smaill. The reasons for the call-in are as follows:
 1. conservation area policies;
 2. appearance of rear elevation not congruent with village nor with front elevation; and
 3. materials, glazing areas and roof pitches not in character with conservation area

5 CONSULTATIONS

- 5.1 **Scottish Water** does not object to the application. The water supply will be fed from Rosebery Water Treatment Works; there is sufficient

capacity at present, however it is not possible to reserve capacity for future developments. The foul water drainage will be dealt with by the Pathhead Waste Water Treatment Works; Scottish Water is unable to confirm capacity currently and advises the applicant submit a Pre-Development Enquiry. Water supply and foul water drainage matters are regulated by Scottish Water.

5.2 **Transport Scotland** does not object to the application, but recommend a grant of planning permission include a condition to secure a Construction Method Statement with details of the management of deliveries during construction.

5.3 **Tynewater Community Council** objects to the application for the following reasons:

1. The central chimney should not be demolished;
2. Demolition of the existing garage gives rise to serious concerns about the stability of the gable wall of no. 176;
3. No details have been provided for the finish of the newly exposed southern gable. If it is to be rendered it should not be a white colours;
4. The scale and finish of the upper floor windows are not in keeping with the listed building or its neighbours;
5. The layout includes excessive space for car parking;
6. As a consequence of the car parking arrangements the garden sizes are small and the loss of green space will have a detrimental impact on the character of the village; and
7. Neighbouring residents are concerned about the level of overlooking.

5.4 The Council's **Archaeological Advisor** does not object to the application, but recommend that historic building recording and a monitored soil strip are secured via condition on a grant of planning permission.

5.5 **The Wildlife Information Centre** (the Council's biodiversity consultee) does not object to the application. The submitted Preliminary Roost Assessment and Bat Survey Report have been prepared by a suitable qualified individual and the conclusions and recommendations are acceptable.

5.6 The Council's **Policy and Road Safety Manager** does not object to the application. Details of the surfacing of the access road and parking/manoeuvring area should be secured via condition. As these areas will operate as a soakaway for surface water drainage the surface materials should be porous.

6 REPRESENTATIONS

6.1 There have been six representations received objecting to the application, these representations can be viewed in full on the online case file. Five of the objections are from local residents and one is from the Architectural Heritage Society of Scotland. The local residents' grounds for objection are as follows:

- The proposal will result in a loss of daylight to neighbouring properties;
- There will be a loss of views from neighbouring properties;
- The car parking will disrupt the amenity of neighbouring residents due to noise, light and air pollution;
- The removal of the garage will damage the neighbouring gable wall;
- The design is out of character with the historic character of the village;
- The proposal will result in a loss of green space within the garden;
- The proposal will increase surface water run-off;
- Increase traffic will damage stone boundary walls;
- There is adequate car parking on Main Street;
- A new access will create additional risk for pedestrians and cyclists;
- The upper floor windows will result in an increase in overlooking of neighbouring properties and gardens;
- The removal of the central chimney will have a detrimental impact on the character of the building;
- The finish of the south gable has not been specified; and
- The new step at the new entrance on the front elevation should match the character of the building.

6.2 The grounds of objection from the Architectural Heritage Society of Scotland are as follows:

1. The loss of the rear wall and internal walls will have significant detrimental impact on the historic character of the building;
2. The existing extensions are subservient to the house. The proposed extension is not subservient and detracts from the character of the listed building;
3. The central chimney should be retained or recreated with a facsimile. All work to chimneys and stonework should use appropriate lime mortar and render; and
4. The scale of the car parking will have a detrimental impact on the setting of the listed building and the conservation area.

7 PLANNING POLICY

- 7.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan June 2013 (SESplan1) and the Midlothian Local Development Plan 2017 (MLDP). The following policies are relevant to the proposal:

Midlothian Local Development Plan 2017 (MLDP)

- 7.2 Policy **STRAT2: Windfall Housing Sites** supports housing on non-allocated sites within the built-up area provided: it does not lead to loss or damage of valuable open space; does not conflict with the established land use of the area; has regard to the character of the area in terms of scale, form, design and materials and accords with relevant policies and proposals.
- 7.3 Policy **DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted where it would have an adverse impact on the character or amenity of a built-up area.
- 7.4 Policy **DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.
- 7.5 Policy **DEV6: Layout and Design of New Development** states that good design and a high quality of architecture will be required in the overall layout of development proposals. This also provides guidance on design principles for development, materials, access, and passive energy gain, positioning of buildings, open and private amenity space provision and parking.
- 7.6 Policy **TRAN5: Electric Vehicle Charging** seeks to support and promote the development of a network of electric vehicle charging stations by requiring provision to be considered as an integral part of any new development or redevelopment proposals.
- 7.7 Policy **IT1: Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes, business properties and redevelopment proposals.
- 7.8 Policy **ENV9: Flooding** presumes against development which would be at unacceptable risk of flooding or would increase the risk of flooding elsewhere. It states that Flood Risk Assessments will be required for most forms of development in areas of medium to high risk, but may also be required at other locations depending on the circumstances of the proposed development. Furthermore it states that sustainable urban drainage systems will be required for most forms of development, so that surface water run-off rates are not greater than in the site's pre-developed condition, and to avoid any deterioration of water quality.

- 7.9 Policy **ENV10: Water Environment** requires that new development pass surface water through a sustainable urban drainage system (SUDS) to mitigate against local flooding and to enhance biodiversity and the environmental.
- 7.10 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.11 Policy **ENV19: Conservation Areas** states that development will not be permitted within or adjacent to conservation areas where it would have any adverse effect on its character or appearance.
- 7.12 Policy **ENV22: Listed Buildings** does not permit development which would adversely affect the character or appearance of a listed building, its setting or any feature of special architectural or historic interest.
- 7.13 Policy **ENV25: Site Assessment, Evaluation and Recording** requires that where development could affect an identified site of archaeological importance, the applicant will be required to provide an assessment of the archaeological value of the site and of the likely impact of the proposal on the archaeological resource.

National Policy

- 7.14 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 7.15 Historic Environment Scotland Policy Statement 2019 and Scottish Planning Policy (SPP) provide guidance with regard the protection and management of the historic environment. Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Their designation provides the basis for the positive management of an area. A proposed development that would have a neutral effect on the character or appearance of a conservation area (i.e. does not harm the conservation area) should be treated as one which preserves that character or appearance. The Policy Statement and SPP also indicate that the planning authority should consider the design, materials, scale and sitting of any development, and its impact on the character of a conservation area and its setting.

8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise.

The representations and consultation responses received are material considerations.

Principle of Development

- 8.2 The application site is situated within the built-up area of Pathhead where there is a presumption in favour of appropriate development in accordance with policy DEV2 of the MLDP. The application site is situated within a predominantly residential area where the proposed residential development would be compatible to the neighbouring land uses subject to the details of the proposed development complementing the character of the area and protecting the amenity of existing neighbouring properties. Policy STRAT2 of the MLDP supports the provision of windfall housing development.
- 8.3 Historic Environment Scotland Policy Statement 2019, Scottish Planning Policy (SPP) and MLDP policy ENV19: Conservation Areas provide guidance with regard the protection and management of the historic environment – the protection and management of conservation areas does not equate to saying no to appropriate sustainable development or good quality contemporary design. A proposed development that would have a neutral effect on the character or appearance of a conservation area (i.e. does not harm the conservation area) should be treated as one which preserves that character or appearance and one that can be supported in principle.

Design and Layout – Impact on the Listed Building

- 8.4 The building is a Category C listed building which was listed in 2001. The listing description describes the building as being a “good example of a traditional stone cottage”. The description provides details of the front and gable elevations of the building and notes that the rear elevation was not viewed at the time of listing. The proposal will ensure that the traditional cottage character of the building will be retained when viewed from Main Street. The front elevation will remain broadly the same as existing, with the exception of the new door. It should be noted that the layout of the cottage suggests that it was previously two cottages and was consolidated into a single dwelling at a later date in its history. Having considered the points raised in the objections the applicant’s agent has revised the scheme in order to retain the central chimney stack that was originally proposed for removal.
- 8.5 The gable walls will be retained and will be re-pointed using traditional methods. In response to the objections the applicant’s agent has confirmed that there is no intention of rendering the south gable. The existing garage is constructed using an internal brick supporting wall and does not have any structural links to the neighbouring house to the south. Any damage caused to a neighbouring house by construction works is a private legal matter between the parties involved and is not a

material consideration in the assessment of a planning application. The applicant is aware of his responsibilities with regard ensuring the safety of neighbouring properties.

- 8.6 The most obvious alterations to the building will be on the rear elevation. The existing extension obscures the majority of the rear elevation, a large portion of the roof and has required the removal of approximately two thirds of the original rear elevation wall. The proposed extension will create a modern symmetrical addition to the building that will be centred on the rear elevation. The ground floor makes use of large areas of glazing to create an airy welcoming appearance. The two dormers were added to the design, following discussions with the case officer, in order to reduce the bulk of the roofspace when viewed from the rear and to differentiate the two properties. The full height glazing and glass balustrades create variety on the upper floor and help lighten the appearance of the upper floor. The rear elevation will appear as a unified contemporary addition that will not detract from the features and character for which the building is listed, and will not impact on the public character of the conservation area.
- 8.7 The character of Pathhead has evolved and adapted to changing demands and needs through its history. Whilst the ribbon pattern of development is still clearly visible and there are many examples of later backland development, such as the neighbouring single storey cottage at 180 Main Street, and of large extensions in a variety of styles. The proposed layout will create additional hard surface, in the form of the access and car parking, but these areas will still be open and will respect the character of the village in views from Main Street and form more distant views. The garden sizes will be smaller than the existing garden and smaller than some gardens in Pathhead, however they are large enough to provide usable amenity for the occupants and are larger than a number of properties in Pathhead, including the neighbouring house at 176 Main Street.

Finish Materials

- 8.8 Traditional materials are to be used on the key public facing elevations. The rear elevation will use contemporary render and zinc cladding materials that complement the design. The use of zinc for the roof, dormers and the upper floor of the rear elevation is an appropriate design solution for a mansard roof and balances aesthetic qualities with the practicalities of maintenance.

Amenity

- 8.9 The proposed building and plot layout will provide separation distances between the house and neighbouring properties that comfortably exceed the minimum standards expected by Midlothian Council. The rear extension will be at least 35m from the rear elevations of the

neighbouring properties at Roman Camp. Whilst there will be some increase in overlooking when compared to the existing situation the privacy levels will be similar to that experienced to most residents of Midlothian who have two storey properties as neighbours.

- 8.10 The orientation and layout of the plot will ensure that there will be no significant overshadowing of neighbouring properties. The extension is sufficiently distant from neighbouring properties to ensure that there will be no significant loss of daylight. Any noise, light or air pollution caused by the five car parking spaces which will serve the two houses be of a similar level to the majority of properties within Midlothian's towns and villages.

Access and Parking

- 8.11 Pathhead Main Street forms part of the A68 trunk road and therefore Transport Scotland are the Roads Authority rather than Midlothian Council. Transport Scotland are satisfied with the access arrangements and have not raised any road safety concerns about the principle of the parking arrangements. The parking provision complies with Council standards and will provide two allocated spaces for each house along with one shared visitor space; the layout has been amended to remove one extra space originally shown on the site plan, this will provide additional landscaping/garden space. Off street parking will reduce demand for on street parking on Main Street which will increase road safety and improve the amenity of local residents.

Biodiversity

- 8.12 The Council screens all planning applications against a range of biodiversity constraints such as Nature Conservation Sites, areas of Ancient Woodland and areas with recorded sightings of protected species. If the screening process identifies constraints within an application site the Council may ask an applicant to submit reports demonstrating that the constraints have been considered and, if necessary, mitigation measures prepared. In this instance the consultee recommended that a bat survey be submitted.
- 8.13 Both a Preliminary Roost Assessment and a full Bat Survey Report have been submitted. The survey has identified a single non-breeding Common Pipistrelle roost on the building and as such the works affecting the roost will require a licence from NatureScot. The Council's biodiversity consultee (TWIC) has examined both reports and is satisfied with their conclusions and recommendations. It would be appropriate to use a condition to secure compliance with the mitigation measures outlined in the Bat Survey Report.
- 8.14 The roost will need to be removed under licence from NatureScot. The licence application to NatureScot will need to include a detailed mitigation plan. The Bat Survey Report includes a Method Statement which sets out the mitigation measures including the timing of the

works; the need for an ecologist with a bat licence to be on site at time of removal; procedures to be followed during the removal works; post mitigation monitoring; and installation of a replacement artificial roosting feature such as a bat slate or bat brick.

Archaeology

- 8.15 The Council's archaeology consultee has identified that the building is a historic building that merits historic building recording and that archaeological finds in the Pathhead area mean that the site merits a monitored soil strip. The recommended measures can be secured via condition.

9 RECOMMENDATION

- 9.1 That planning permission be granted for the following reason:

The site is within the built-up area of Pathhead where there is a presumption in favour of appropriate development, this presumption has not been outweighed by any material considerations. The proposal will not have a detrimental impact on the character of the listed building or the conservation area; and will not have a significant detrimental impact on the amenity of local residents. The proposal complies with policies STRAT2, DEV2, ENV15, ENV19, ENV22 and ENV25 of the Midlothian Local Development Plan 2017.

Subject to the following conditions:

1. Development shall not begin until the applicant has undertaken and reported upon a programme of archaeological (Trial Trench Evaluation) work in accordance with a written scheme of investigation which has been submitted by the applicant (or their agent) and approved by the planning authority.

Reason: *To ensure that the development does not result in the unnecessary loss of archaeological material.*

2. Development shall not begin until a scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i existing and finished ground levels and floor levels for all buildings, roads, parking areas and paths in relation to a fixed datum;
 - ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;

- iii proposed new planting including trees, shrubs, hedging and grassed areas;
- iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
- v schedule of plants to comprise species, plant sizes and proposed numbers/density;
- vi programme for completion and subsequent maintenance of all soft and hard landscaping. The landscaping shall be completed prior to the development being occupied. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird breeding season (March-August); unless a suitably qualified ecologist has carried out a walkover survey of the felling/removal area in the 48 hours prior to the commencement of felling/removal, and confirmed in writing that no breeding birds will be affected;

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the planning authority as the programme for completion and subsequent maintenance (vi). Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of planting shall be replaced in the following planting season by trees/shrubs of a similar species to those originally required.

Reason: To safeguard the character of the conservation area.

- 3. Development shall not begin until details and, if requested, samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

Reason: To safeguard the character of the conservation area.

- 4. Development shall not begin until details of the provision and use of electric vehicle charging stations have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason: To ensure the development accords with the requirements of policy TRAN5 of the Midlothian Local Development Plan 2017.

5. Development shall not begin until details, including a timetable of implementation, of high speed fibre broadband have been submitted to and approved in writing by the planning authority. The details shall include delivery of high speed fibre broadband prior to the occupation of the building. The delivery of high speed fibre broadband shall be implemented as per the approved details.

Reason: To ensure the quality of the development is enhanced by the provision of appropriate digital infrastructure; and to comply with policy IT1 of the Midlothian Local Development Plan 2017.

6. Development shall not begin until details of a scheme to deal with surface water drainage has been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason: To ensure that the development is provided with adequate surface water drainage; and to ensure that development complies with policies ENV9 and ENV10 of the Midlothian Local Development Plan 2017.

7. Development shall not begin until details of a sustainability/biodiversity scheme for the site, including the provision of house bricks and boxes for bats and swifts throughout the development has been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing by the planning authority.

Reason: To ensure the development accords with the requirements of policy DEV5 of the Midlothian Local Development Plan 2017.

8. Development shall not begin until an application for approval of matters specified in conditions for a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include:

- i. details of how materials deliveries will be made to the site so as to prevent delivery vehicles reversing out onto the A68 trunk road across the footway or obstructing Northbound through traffic on the A68 trunk road;
- ii. signage for construction traffic, pedestrians and other users of the site;

- iii. controls on the arrival and departure times for construction vehicles, delivery vehicles and for site workers (to avoid school arrival/departure times);
- iv. details of piling methods (if employed);
- v. details of any earthworks;
- vi. control of emissions strategy;
- vii. a dust management plan strategy;
- viii. waste management and disposal of material strategy;
- ix. a community liaison representative will be identified to deal with the provision of information on the development to the local community and to deal with any complaints regarding construction on the site;
- x. prevention of mud/debris being deposited on the public highway;
- xi. material and hazardous material storage and removal; and
- xii. controls on construction, engineering or any other operations or the delivery of plant, machinery and materials (to take place between 0700 to 1900hrs Monday to Friday and 0800 to 1300hrs on Saturdays).

Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason: *In order to control the construction activity on the site, ensure environmental impact during the construction period is acceptable and to ensure appropriate mitigation is in place.*

9. Development shall comply with the Method Statement detailed in Chapter 8 of the approved Bat Survey Report.

Reason: *To safeguard a protected species.*

Peter Arnsdorf
Planning Manager

Date: 20 August 2021

Application No: 21/00188/DPP

Applicant: Phil Davies

Agent: Jane Paterson, Paterson Architects

Validation Date: 16 March 2021

Contact Person: Graeme King

Email: graeme.king@midlothian.gov.uk

Background Papers: None



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

Subdivision of existing dwellinghouse to form two dwellinghouses and associated demolition of existing extensions, erection of new extension and external alterations; formation of access; car parking and areas of hardstanding; and associated works at 172 Main Street,

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File No: 21/00188/DPP

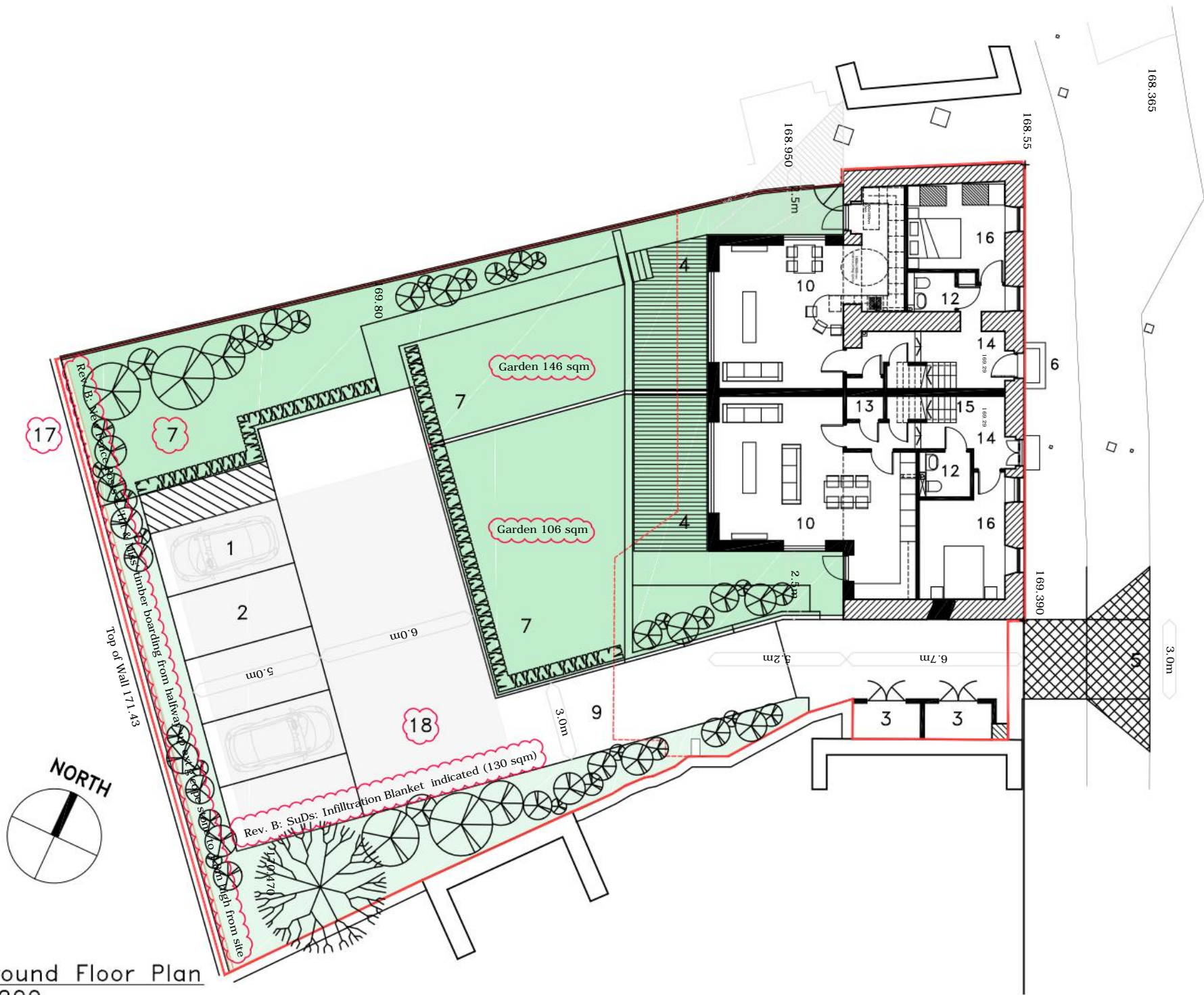
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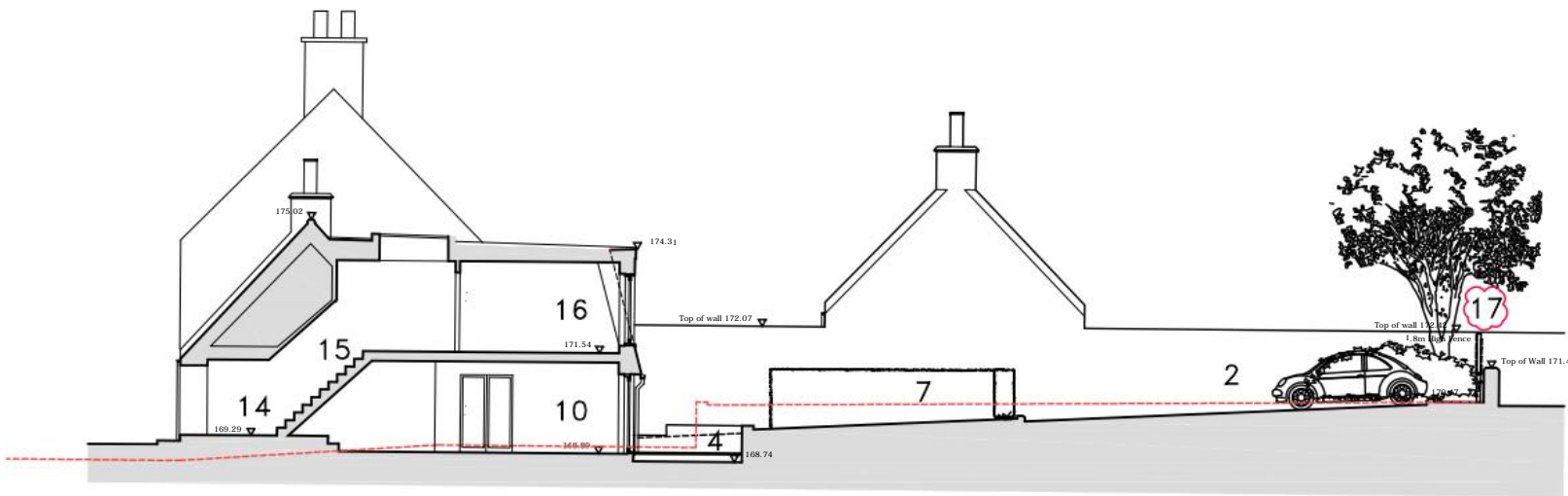
KEY

- 1. 1 No. Visitor parking space
- 2. 4 No. Resident parking spaces per dwelling. (2 spaces per dwelling)
- 3. Refuse/recycling/storage
- 4. Terrace
- 5. New vehicle access crossover
- 6. New entrance to house A
- 7. Garden (Rev. B: Larger Areas)
- 8. Existing slope across site
- 9. New private access road
- 10. Living/dining/kitchen
- 11. Utility
- 12. Accessible WC
- 13. Storage
- 14. Hall
- 15. Stair up
- 16. Bedroom (Enhanced Apartment)
- 17. New Timber Fence to SW Boundary
- 18. Infiltration Blanket (SuDs)

01 Ground Floor Plan
1:200



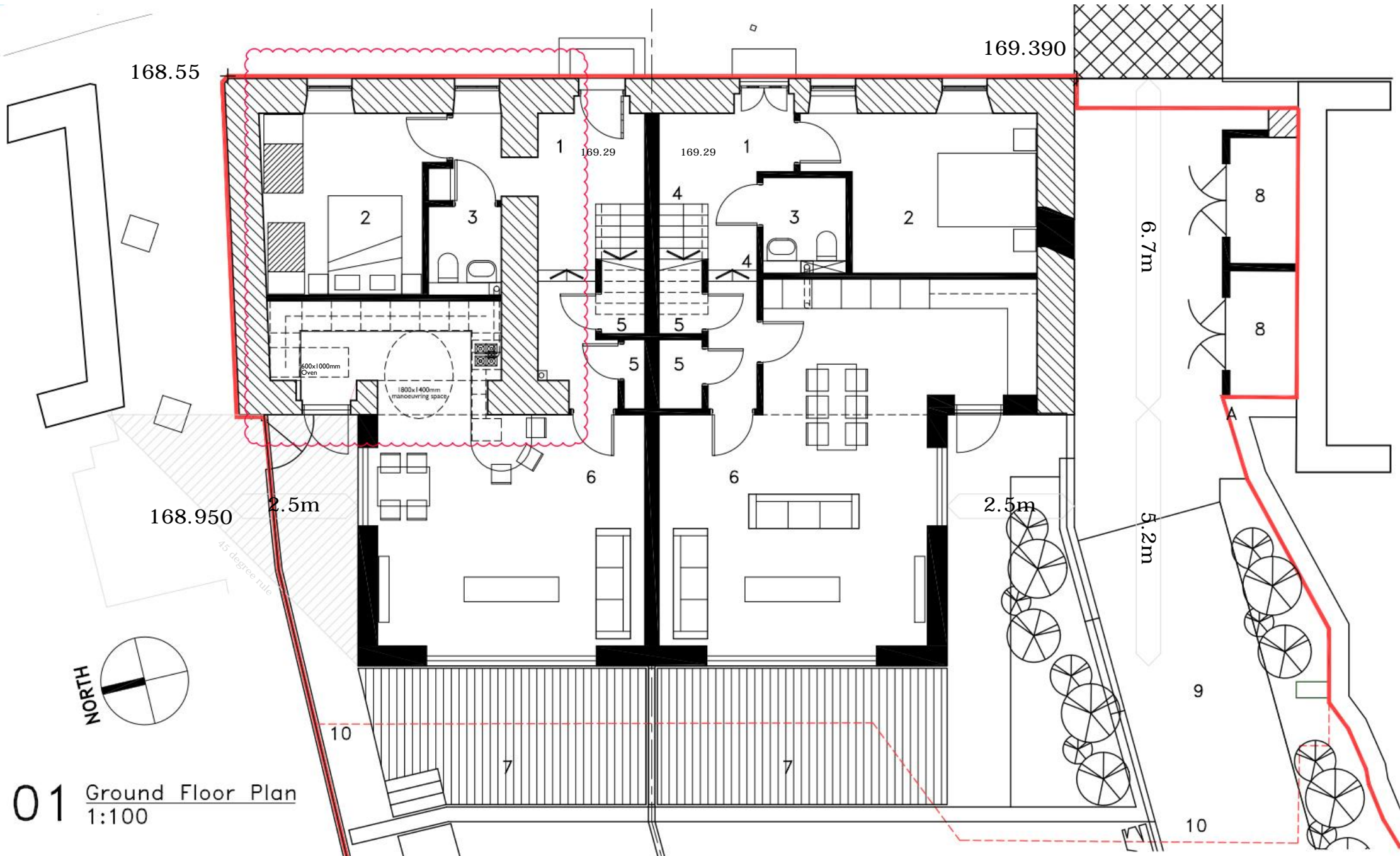
02 Section AA
1:200



LISTED BUILDING + PLANNING CONSENT
REV. B: 27.05.21: 1 CAR SPACE OMITTED; GARDENS RECONFIGURED; FENCE ADDED (JP)
REV. A: 14.03.21: 'PLOT' WINDOW UPDATED & SCALE BAR NOW CORRECT (JP)

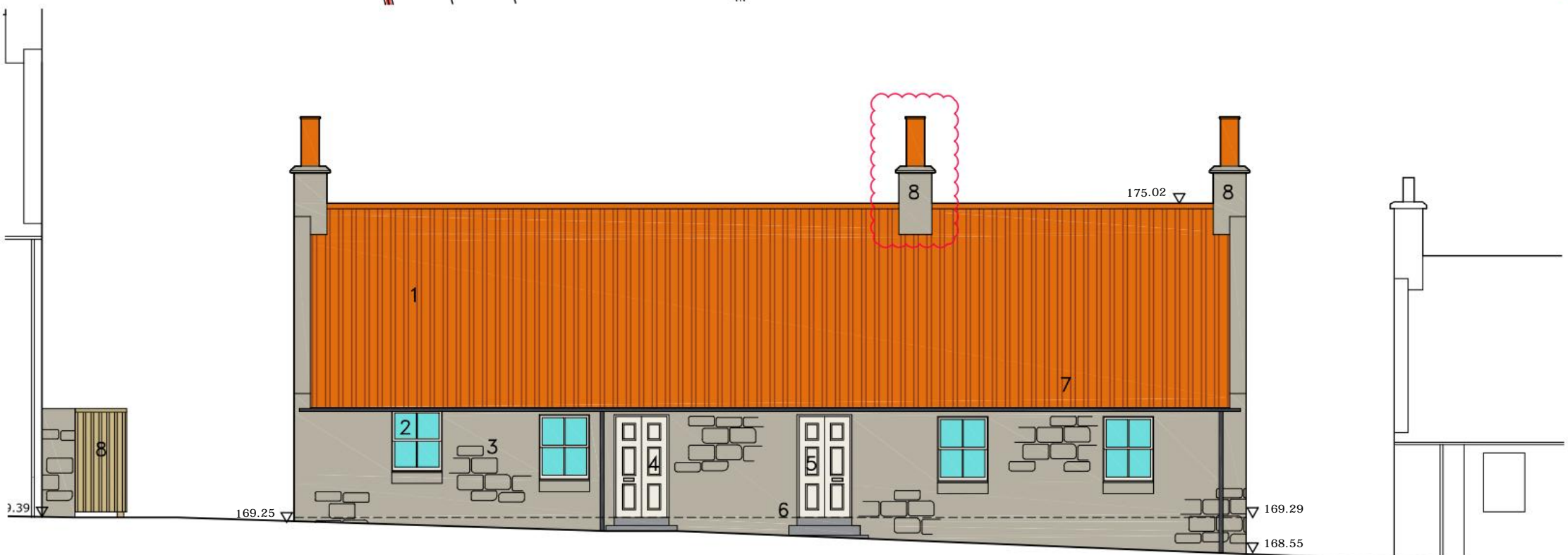
PATERSON ARCHITECTS			
THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211			
studio@patersonarchitects.com		www.patersonarchitects.com	
DATE	MAR 21	SCALE	1:200@A3
JOB	144	DWG	004B
172 Main St Pathead			
Proposed: Site plan + Section			

0 5M



KEY 01

- 1. Hall
- 2. Bedroom (Rev. B: GF Bedroom to be an 'Enhanced' Apartment - Min 12m2)
- 3. Accessible WC
- 4. Stair up
- 5. Storage
- 6. Kitchen, living, dining room
- 7. Terrace
- 8. Binstore
- 9. New access road
- 10. Red dotted line shows existing retaining wall removed.



KEY 02

- 1. New clay pantiles with mortar haunching
- 2. Timber sash windows refurbished
- 3. Existing damaged stone pointing raked and made good
- 4. Existing paneled door refurbished
- 5. New timber paneled door to match existing
- 6. New steps (Rev. B: To match ext'g steps)
- 7. New cast iron rainwater goods
- 8. Chimney stacks made good and re-pointed
- 9. Retained stone wall extended with new Larch screen to form full height enclosure to bin store.

LISTED BUILDING + PLANNING CONSENT
REV. B: 27.05.21: MID CHIMNEY RE-INSTATED & PLAN RECONFIGURED TO SUIT (JP)
REV. A: 14.03.21: 'PLOT' WINDOW UPDATED & SCALE BAR NOW CORRECT (JP)

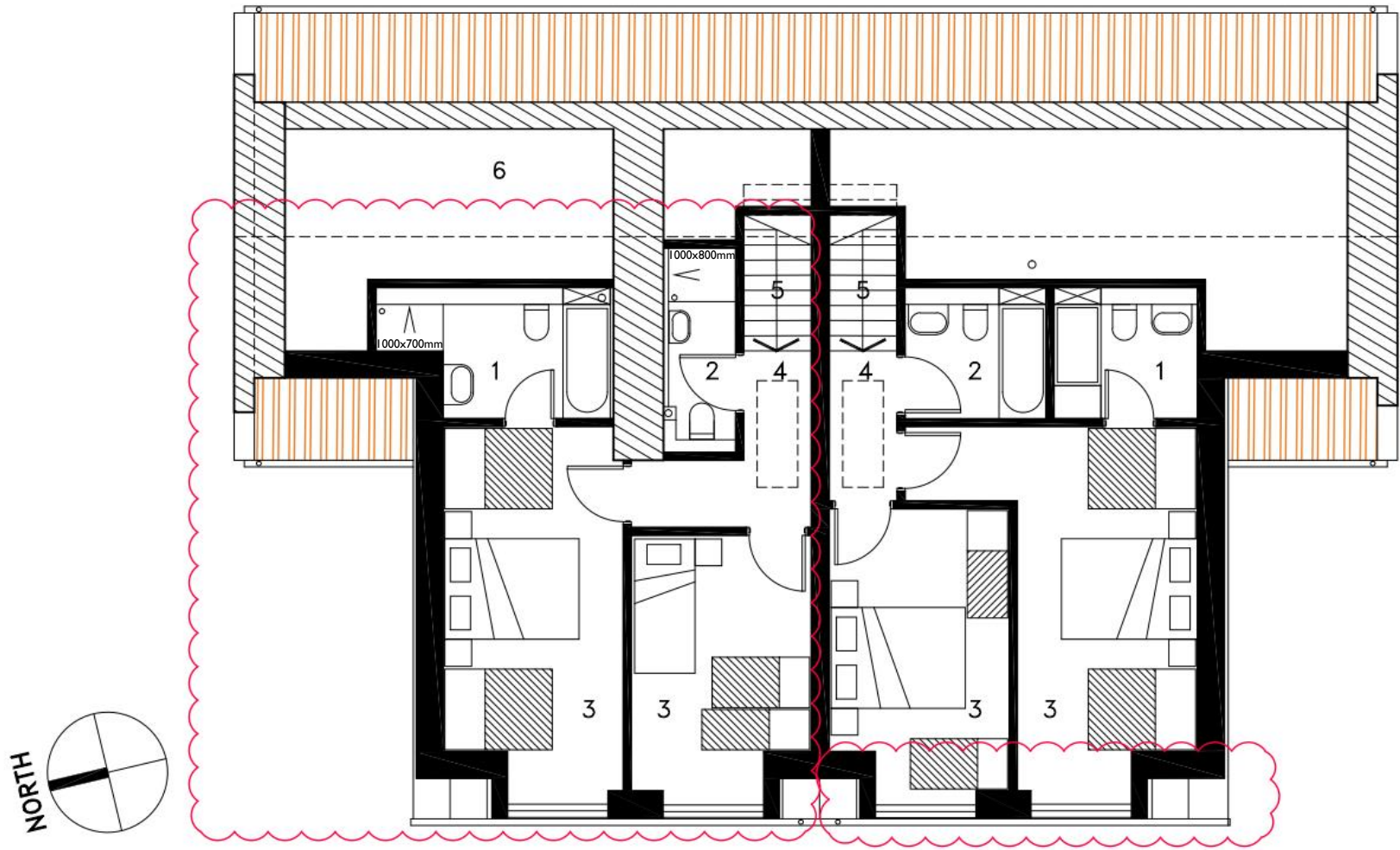
PATERSON ARCHITECTS
THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211

studio@patersonarchitects.com www.patersonarchitects.com

DATE	MAR 21	SCALE	1:100@A3	JOB	I44	DWG
172 Main St Pathead						005B
Proposed: Ground floor + East elevation						

KEY 01

- 1. Ensuite WC
- 2. Shower or Bathroom
- 3. Bedroom
- 4. Hall
- 5. Stair
- 6. Attic space



01 First floor plan
1:100

KEY 02

- 1. Render
- 2. Zinc cladding (Flat/Mansard Roof + Dormers)
- 3. Dark grey timber sliding windows
- 4. External glass balustrade
- 5. Dark grey aluminium bi-fold doors
- 6. Dark grey timber glazed door
- 7. Dark grey aluminium rainwater goods
- 8. Clay pantiles



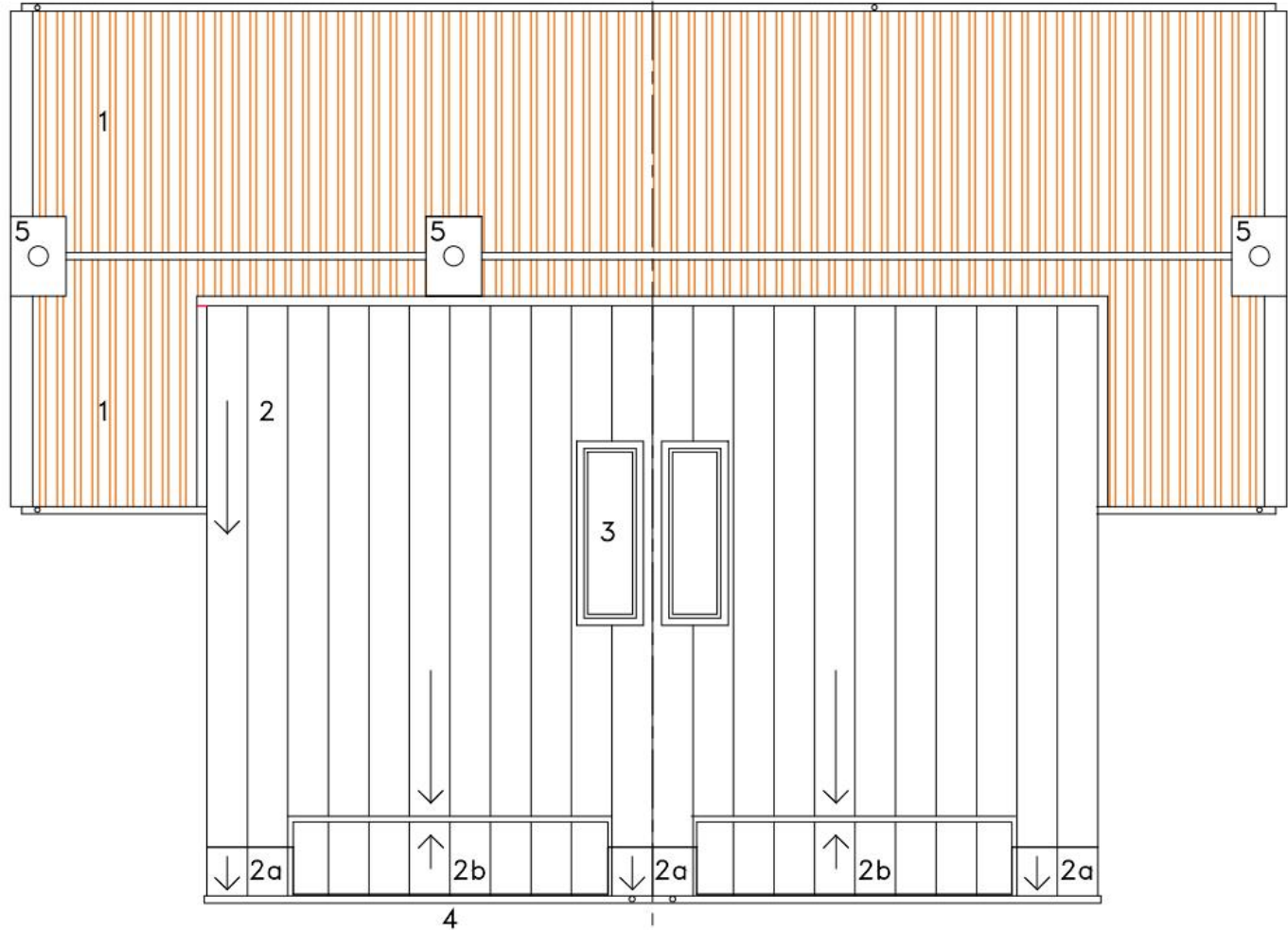
02 West Elevation
1:100

LISTED BUILDING + PLANNING CONSENT
REV. B: 27.05.21: CHIMNEY RE-INSTATED; PLAN RECONFIGURED; ZINC ADDED (JP)
REV. A: 14.03.21: 'PLOT' WINDOW UPDATED & SCALE BAR NOW CORRECT (JP)

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studio@patersonarchitects.com		www.patersonarchitects.com	
DATE	MAR 21	SCALE	1:100@A3
JOB	144		DWG
172 Main St Pathead			006B
Proposed: First floor + West elevation			

KEY 01

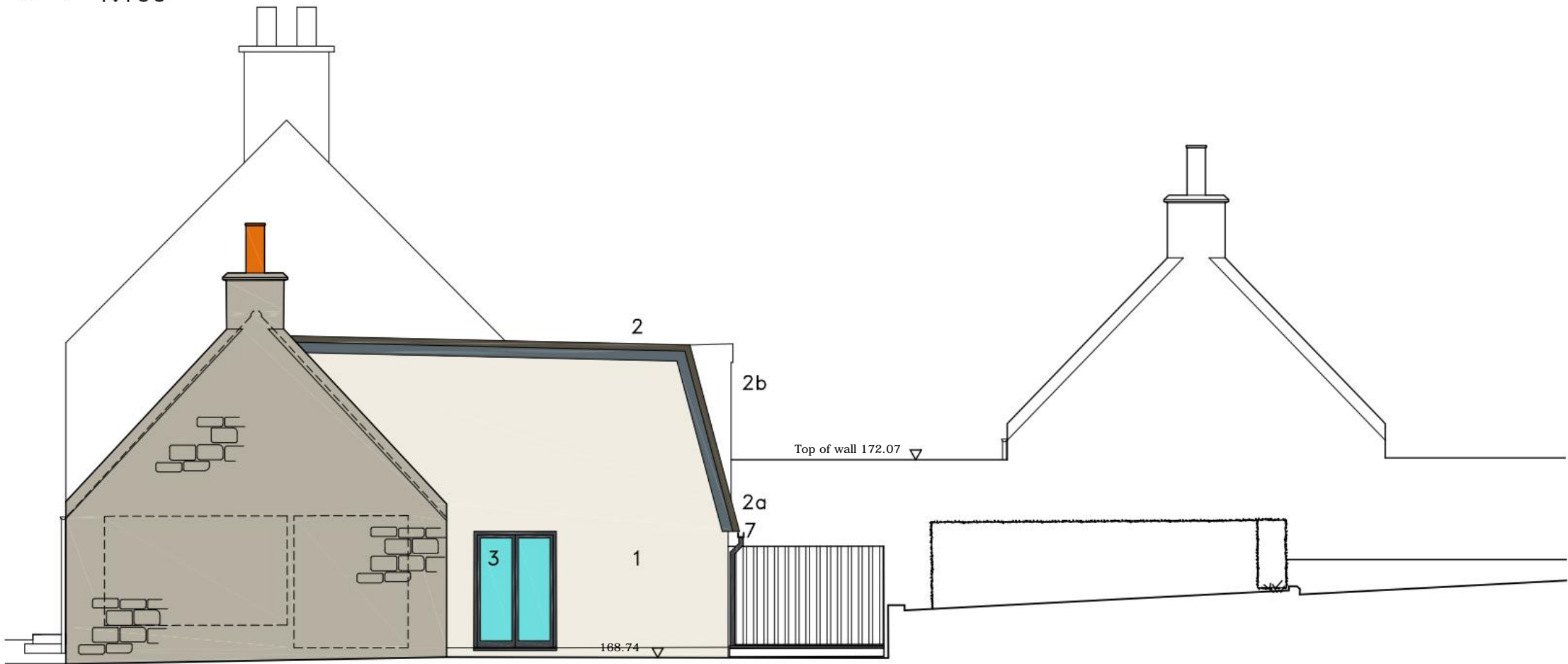
- 1. New clay pantile roof
- 2. Zinc cladding to Flat Roof to 3 degree fall
- 2a. Zinc cladding to Mansard Roof
- 2b. Zinc cladding to Dormers
- 3. Rooflight
- 4. Dark gray aluminum rainwater goods
- 5. Existing Chimneys – All 3No to be retained and repointed



01 Roof Plan
1:100

KEY 02

- 1. Render
- 2. Zinc cladding to Flat Roof
- 2a. Zinc cladding to Mansard Roof
- 2b. Zinc cladding to Dormers
- 3. Dark gray timber sliding windows
- 4. Dark gray aluminum rainwater goods
- 5. Existing damaged stone pointing raked and made good
- 6. Chimney stacks made good and repointed
- 7. PPC Aluminium rainwater goods



02 North Elevation
1:100

LISTED BUILDING + PLANNING CONSENT
REV. B: 27.05.21: ROOF/WALL FORM/MATERIALS REVISED; MID CHIMNEY RETAINED (JP)
REV. A: 14.03.21: 'PLOT' WINDOW UPDATED & SCALE BAR NOW CORRECT (JP)

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studio@patersonarchitects.com www.patersonarchitects.com			
DATE	MAR 21	SCALE	1:100@A3
JOB	144	DWG	
172 Main St Pathead			007B
Proposed: Roof plan + North elevation			

Existing rear elevation 172 Main Street, Pathhead

