

Local Review Body: Review of Planning Application Reg. No. 17/00096/DPP

RT Hutton Planning Consultant
The Malt Kiln
2 Factors Brae
Limekilns
Fife
KY11 3HG

Midlothian Council, as Planning Authority, having considered the review of the application by Society of The Sacred Heart, Rosehill, 27 Park Road, Dalkeith, EH22 3DH, which was registered on 28 April 2017 in pursuance of their powers under the above Act, hereby **grant** 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 Local Review Body (LRB) considered the review of the planning application at its meeting of 13 June 2017. The LRB carried out a site visit on the 12 June 2017.

In reaching its decision the LRB gave consideration to the following development plan policies and material considerations:

Development Plan Policies:

1. RP20 Midlothian Local Plan – Development within the built-up area
2. RP22 Midlothian Local Plan – Conservation Areas
3. RP24 Midlothian Local Plan – Listed Buildings

Material considerations:

1. The individual circumstances of the proposal
2. The size, form and design of previous extensions to the building

In determining the review the LRB concluded:

The proposed extension in terms of its size, form and design will not detract from the host building or have a detrimental impact on the amenity of residents of the care home and therefore complies with policy RP20 of the Midlothian Local Plan (2008).

Dated: 13/06/2017

A handwritten signature in dark ink, appearing to read 'Peter Arnsdorf', with a large, stylized initial 'P'.

Peter Arnsdorf
Planning Manager (Advisor to the Local Review Body)
Communities and Economy
Midlothian Council

On behalf of:

Councillor R Imrie
Chair of the Local Review Body
Midlothian Council

NOTICE TO ACCOMPANY REFUSAL ETC.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions, or

Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8)

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the town and Country Planning (Scotland) Act 1997.

Advisory note:

If you have any questions or enquiries regarding the Local Review Body procedures or this decision notice please do not hesitate to contact Peter Arnsdorf, Planning Manager tel: 0131 2713310 or via peter.arnsdorf@midlothian.gov.uk