



John Muir House Haddington EH41 3HA Tel: 01620 827 216 Email: planning@eastlothian.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 100032050-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Proposed alterations to an existing dwelling namely, removal of existing garage to create new 2 storey side extension. extension to house, new relocated garage, boot room and relocated kitchen to ground floor and 2 no. bedrooms and an en-suite to the first floor.

Has the work already been started and/ or completed? *

No Yes - Started Yes – Completed

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:	LAB04 architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Lee	Building Name:	
Last Name: *	Johnson	Building Number:	16
Telephone Number: *		Address 1 (Street): *	Joppa Terrace
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH15 2HY
Email Address: *	lj@lab04.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Sandra	Building Number:	20
Last Name: *	Bowdler	Address 1 (Street): *	Green Apron Park
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	North Berwick
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	EH39 4RE
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

East Lothian Council

Full postal address of the site (including postcode where available):

Address 1:

20 GREEN APRON PARK

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

NORTH BERWICK

Post Code:

EH39 4RE

Please identify/describe the location of the site or sites

Northing

684573

Easting

354512

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Lee Johnson

On behalf of: Mrs Sandra Bowdler

Date: 23/11/2016

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name:

Declaration Date:

Re: Proposed alterations to 20 Green Apron Park, North Berwick. EH39 4RE
Application Reference: 16/00959/P

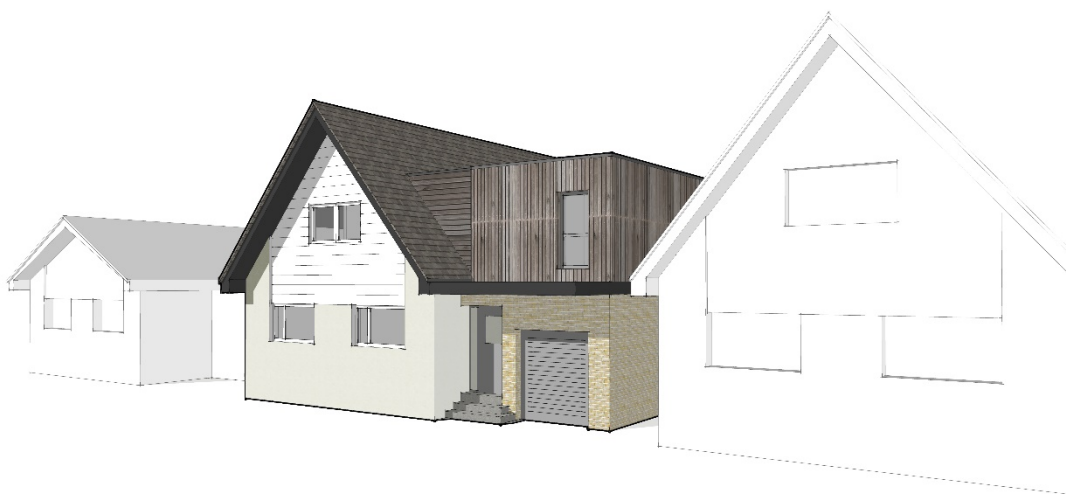
The above application was refused as it was deemed to be:

*“by its design and scale, an obtrusive, disproportionate and incongruous addition to the house, harmful to its character and appearance. It would not be reflective of the scale and design of it or of other buildings in the locality. Consequently the proposed extension would be harmful to the character and appearance of the area, contrary to **Policy 1B** of the approved South East Scotland Strategic Development Plan (SESPlan) and **Policy DP6** of the adopted East Lothian Local Plan 2008”.*

We disagree with this assessment and would argue that the proposed extension was specifically designed to take these planning policies into account during the design/feasibility stage.

With particular reference to **Policy DP6** the design for the extension was developed to ensure that the design was:

1. Developed in such a way to ensure there is no loss in amenity with neighbouring uses.
2. Subservient to the existing dwelling both in terms of its height and setback.
The roof of the extension is set at 1.6m lower than the roof pitch and the front face of the extension is set back 1m from the face of the dwelling and 1.6m back from the outermost point of the projected roof line. Furthermore the predominant feature of the street is the pronounced, projected steep pitched roofs which form the dwellings. We have made allowance to extend this projection along the line of the extension to maintain the rhythm along the street.



3. Designed to sit comfortably within the height of the existing pitched roofs and the materials chosen to tie through with the existing materials along the street.
As noted on the design sketch above the light coloured brick will tie through with the existing harling/rough-casting and the new scorched larch will offer a colour to tie through with the roof plane.
4. Developed in such a way to ensure there was no loss of privacy to neighbouring dwellings and the extension height has been set to ensure there is no overshadowing to neighbouring windows.

In addition to the above the proposed extension has been developed with the client to ensure we create something of high quality design. An extension which will not only sit well within the existing surroundings but also provide a new addition which lifts the area by providing an extension which uses good quality, natural and sustainable building materials. This is one of the main development principles under **Policy 1B**.

Furthermore we would note that there were no objection to the application and the proposals have been received warmly by neighbours.

The below images show both the existing and proposed views along Green Apron Park.



- View along Green Apron Park – as existing



- View along Green Apron Park – with proposed extension

We trust the above will assist in determining of the planning application refusal can be overturned and would be happy to discuss any points in further detail.

Yours sincerely



Lee Johnson ARB RIAS RIBA
Director

Notes:

1. Any errors or divergences should be brought to the attention of the originator of this drawing.
2. All dimensions are in millimetres unless otherwise stated.
3. This drawing is to be read in conjunction with all relevant architectural, civil/structural and services engineers drawings and specifications.

Any proprietary products used are to be installed in strict accordance with the manufacturer's instructions

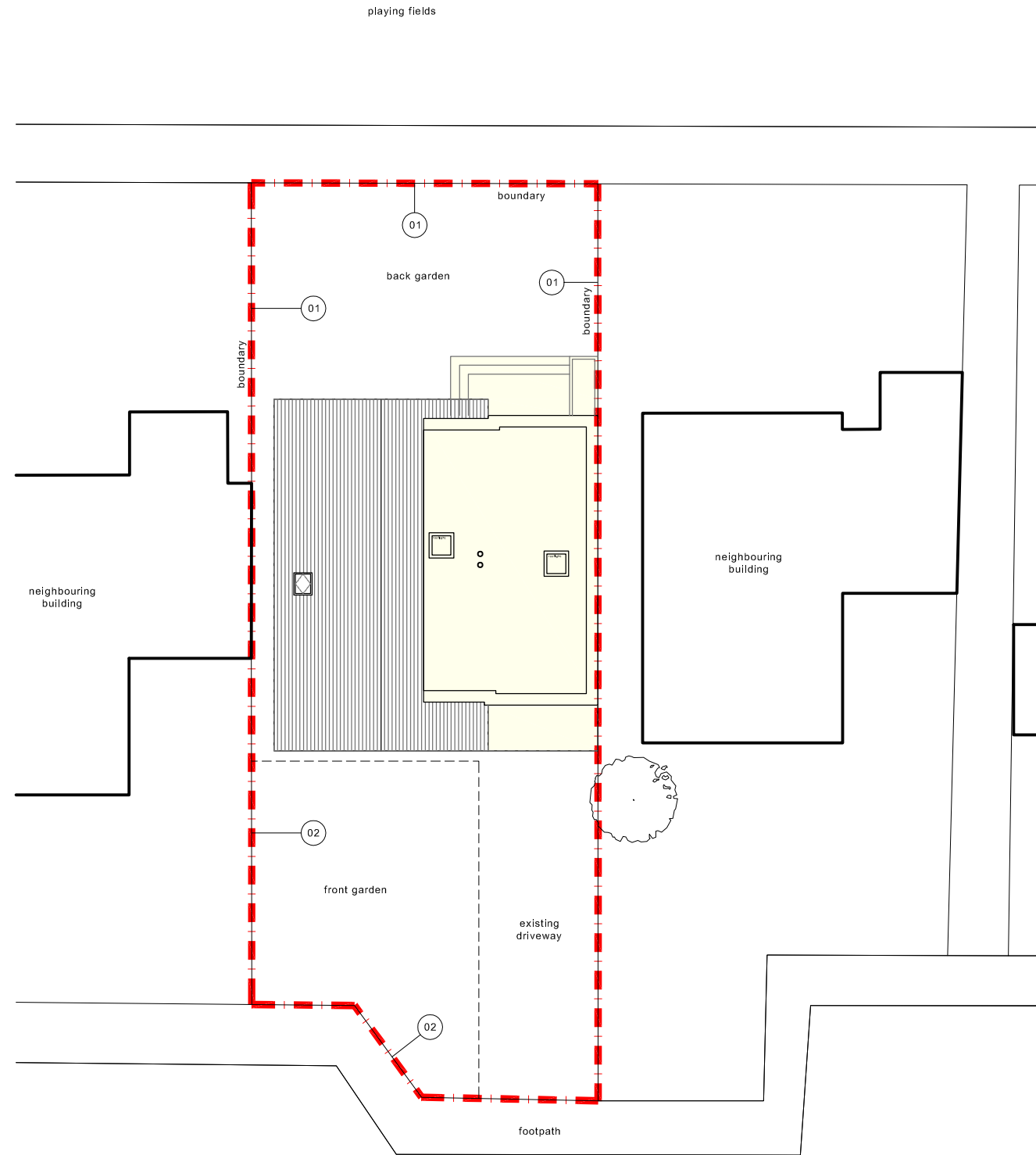
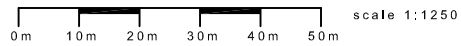
Any proposed changes to the proprietary products described on these drawings are to be equal and approved.

REV.	DATE.	DESCRIPTION.
-	23.11.16	1. Issued to form part of Planning Application



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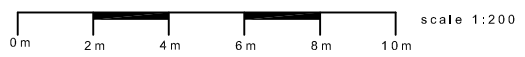
01 - Location Plan, scale 1:1250 @ A3



Materials Key:

01.	existing timber fence (approx 1.8m high from ground level) to be retained
02.	existing gravel verge

02 - Site Plan indicating proposed extension, scale 1:200 @ A3



PLANNING APPLICATION

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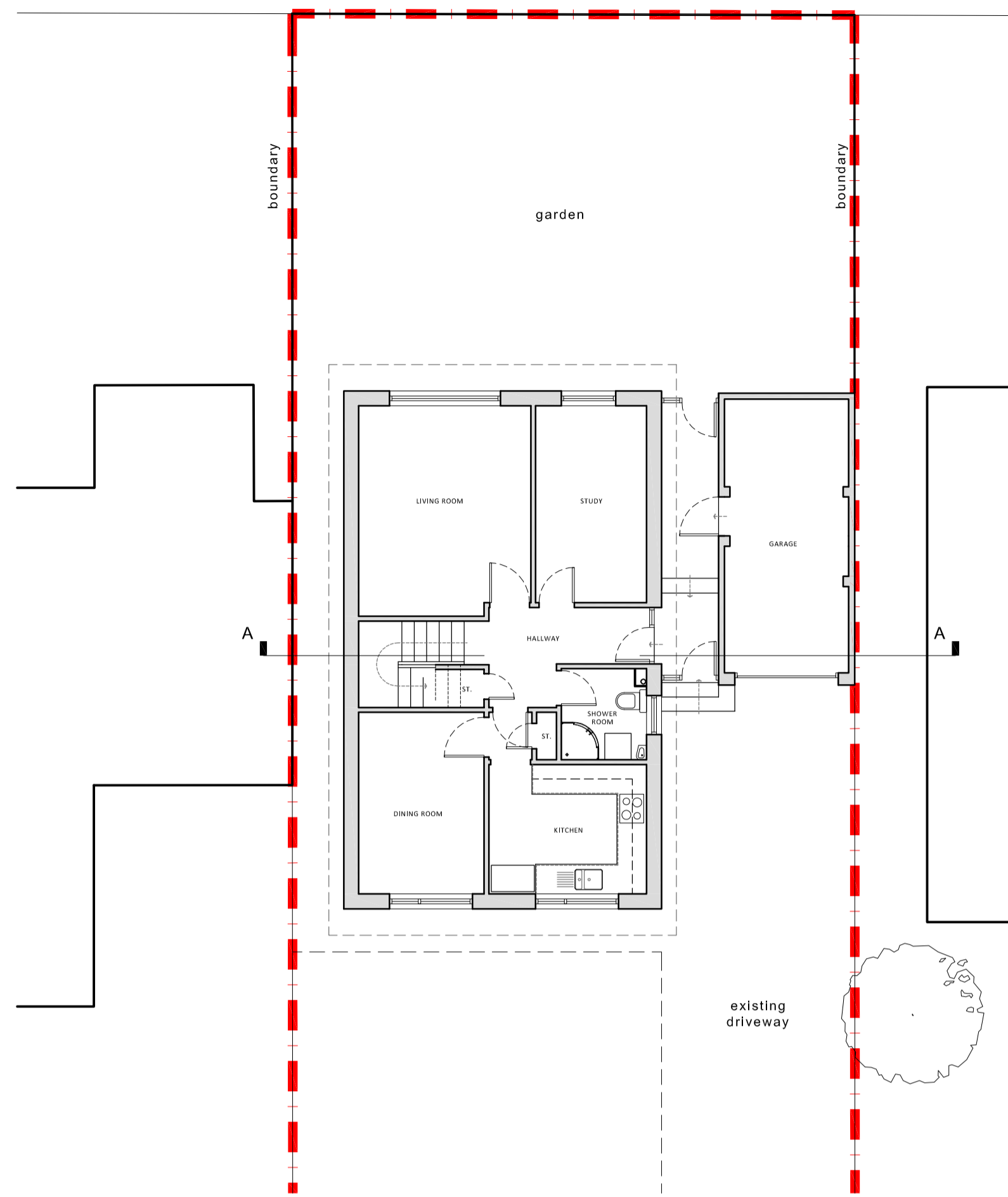
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+ 44 (0)792 1076790 | www.lab04.co.uk

Proposed Alterations to:
35 Glenorchy Road,
20 Green Apron Park,
North Berwick, EH39 4RE.

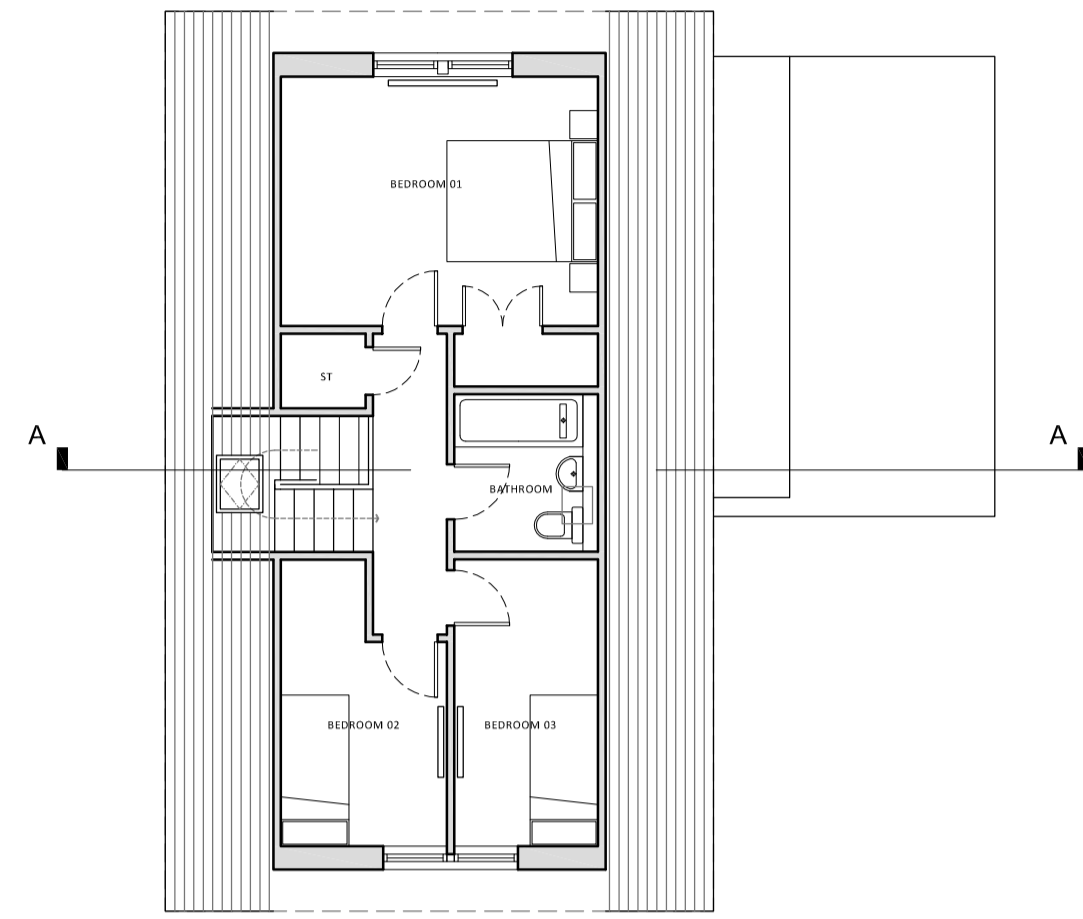
Location Plan and
Proposed Site Plan

096(BW)001 rev.-

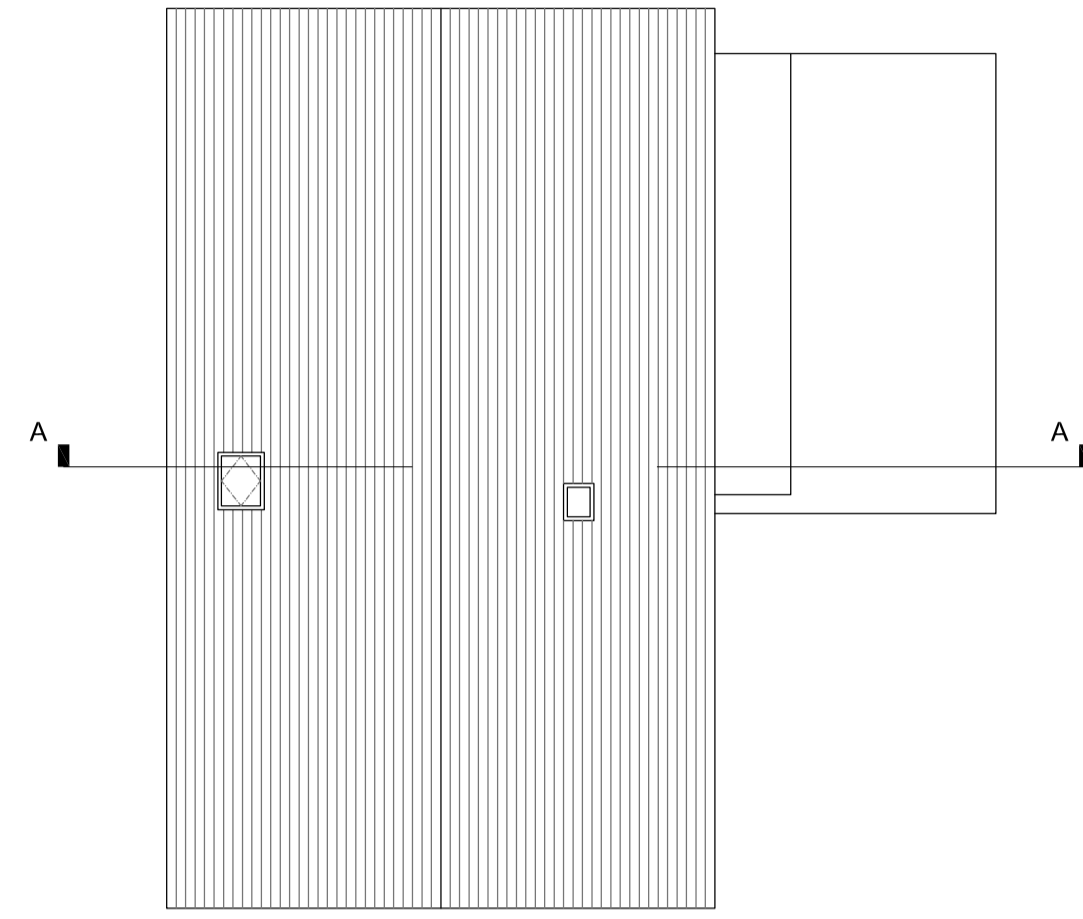
Date: Nov 2016 Dn: LJ Scale 1:1250 / 1:200 @ A3



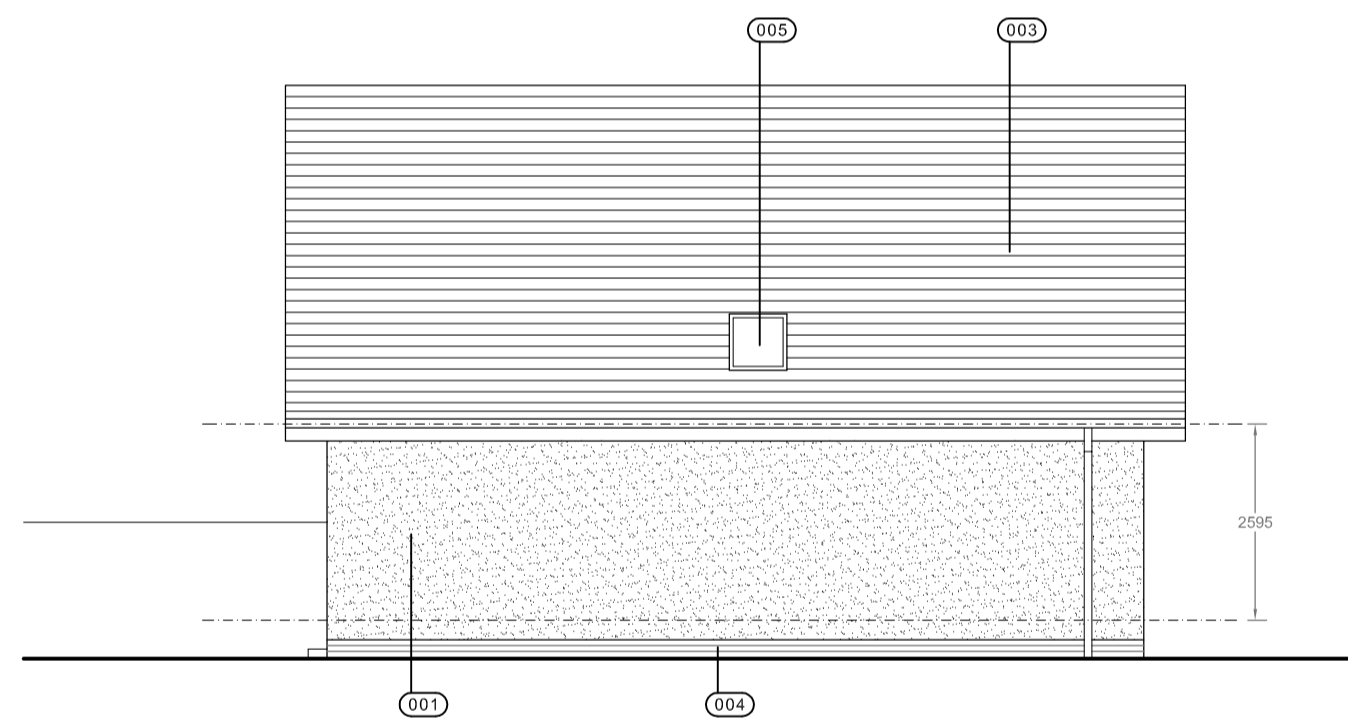
01 - Existing Ground Floor Plan, Scale 1:100 @ A1



02 - Existing First Floor Plan, Scale 1:100 @ A1



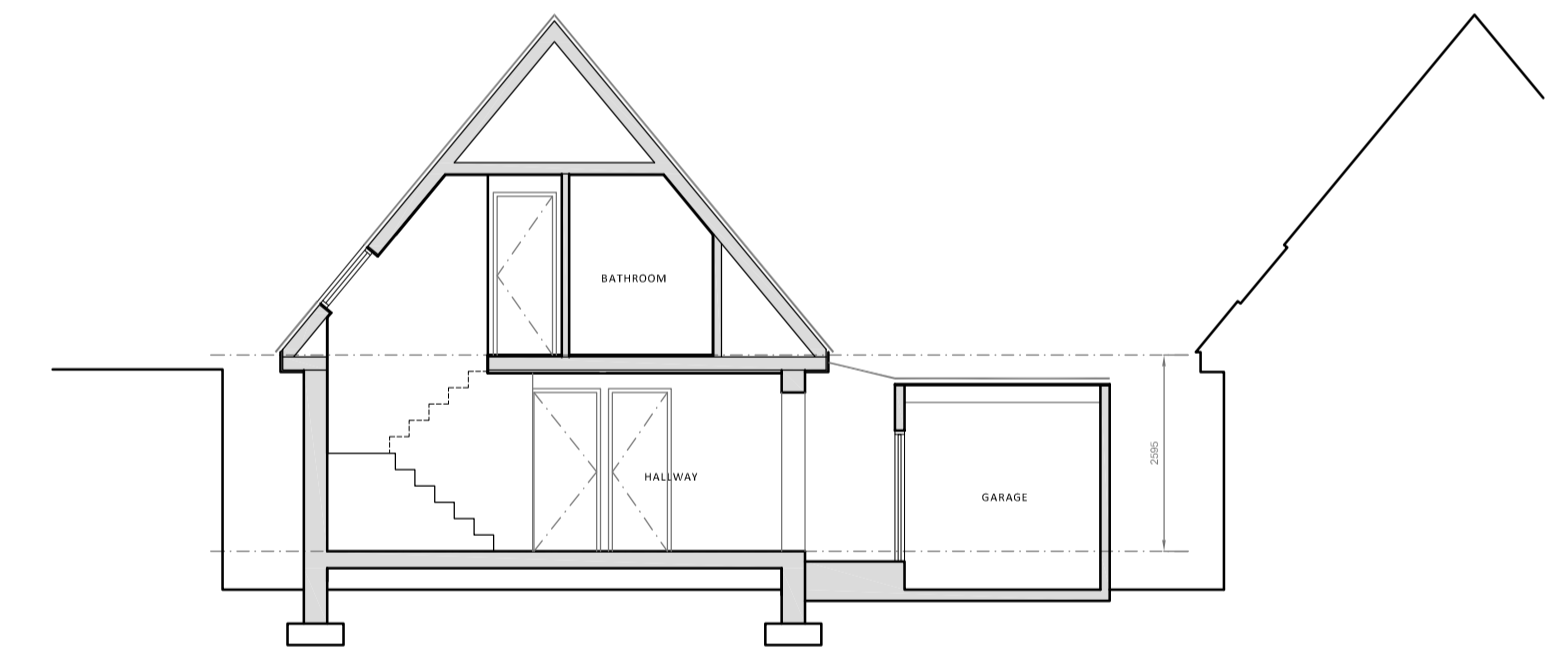
03 - Existing Roof Plan, Scale 1:100 @ A1



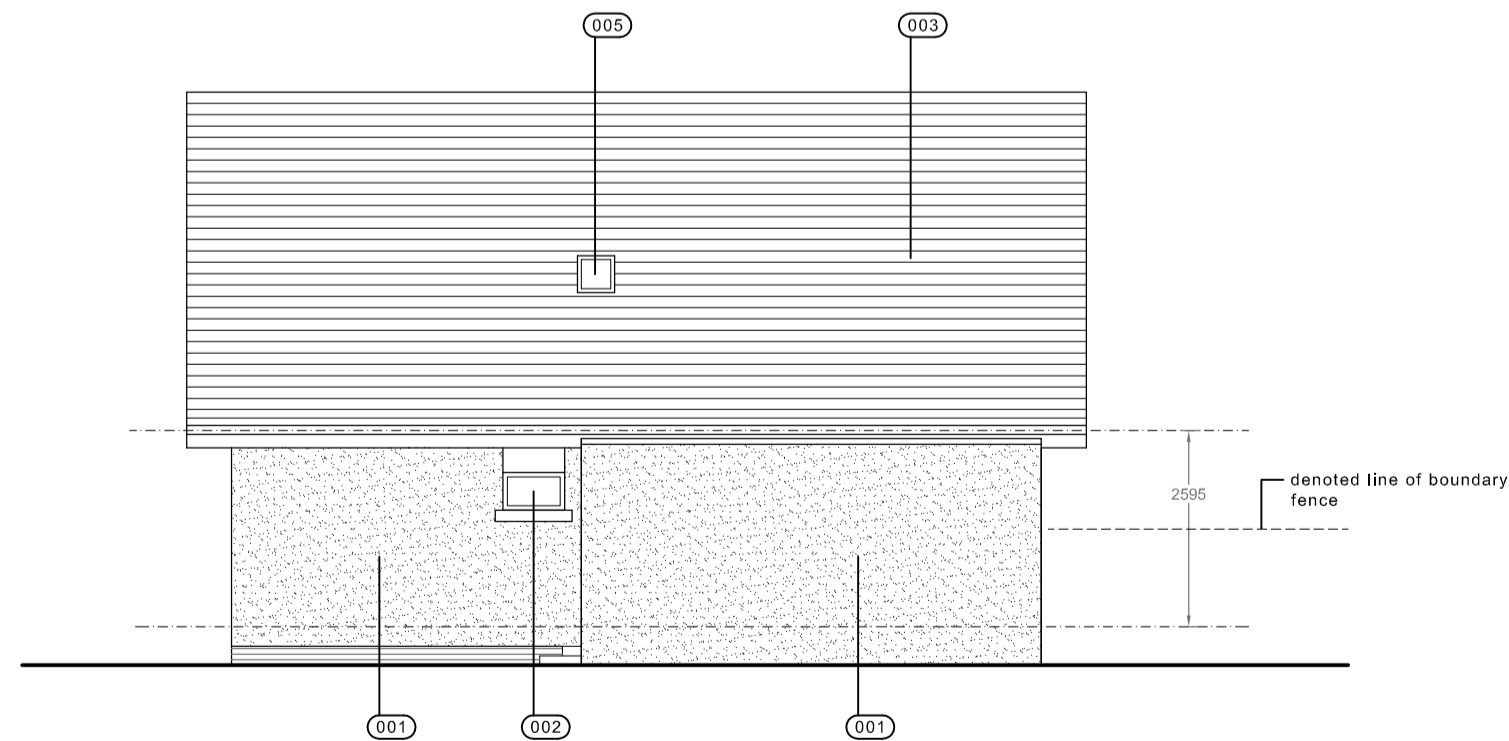
04 - Existing South-East Elevation, Scale 1:100 @ A1



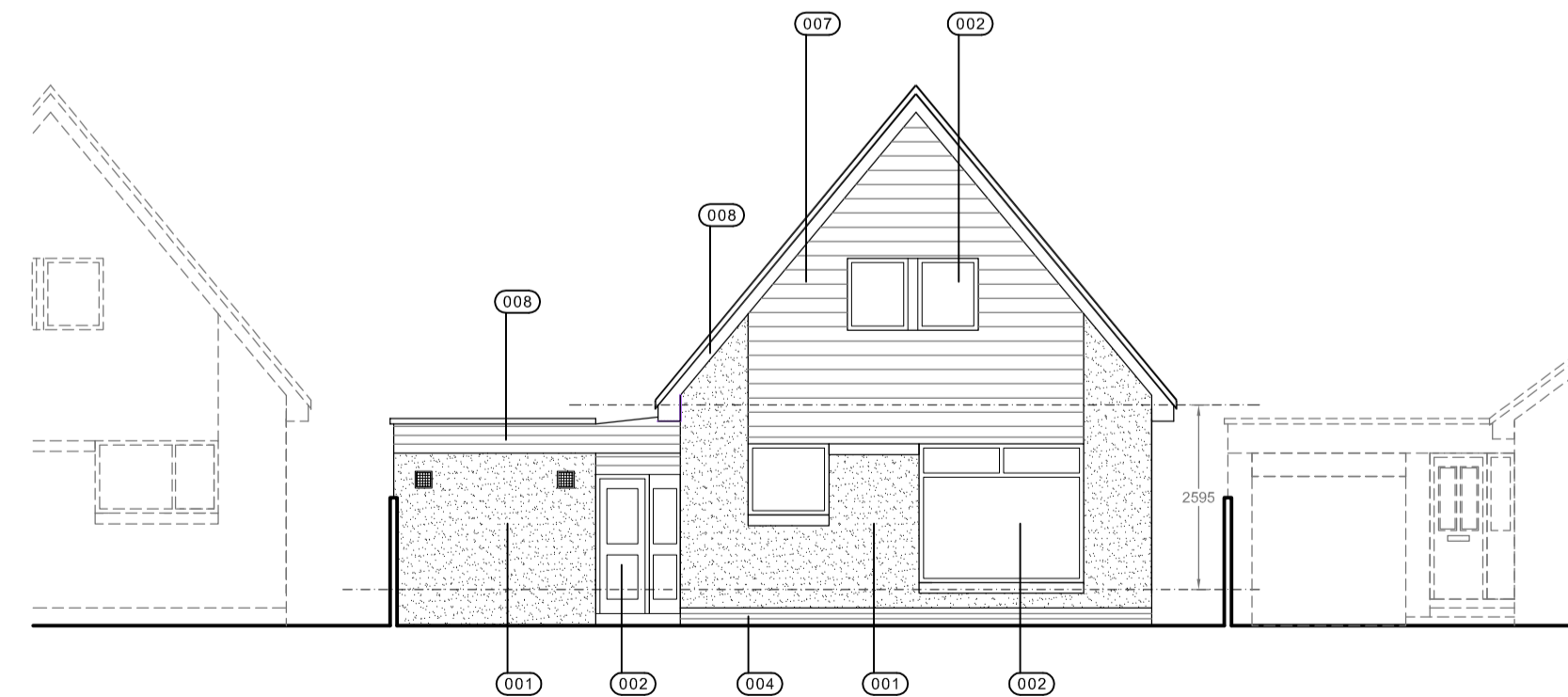
05 - Existing North-East Elevation, Scale 1:100 @ A1
note: dashed lines denote neighbouring elevations



08 - Existing Section A-A, Scale 1:100 @ A1



06 - Existing North-West Elevation, Scale 1:100 @ A1

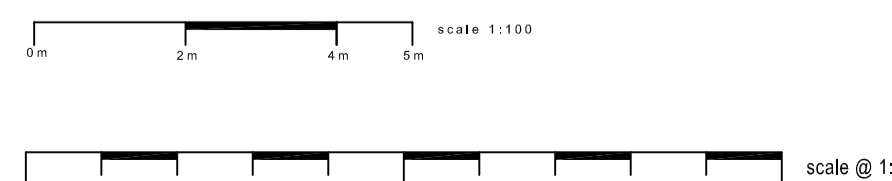


07 - Existing South-West Elevation, Scale 1:100 @ A1
note: dashed lines denote neighbouring elevations

MATERIALS KEY:

- 001 - existing rough-casting, colour off-white
- 002 - existing upvc windows/door
- 003 - existing roof tiles, colour brown
- 004 - existing brickwork base, colour buff
- 005 - existing velux rooflight
- 006 - existing garage door
- 007 - existing timber boarding, colour white
- 008 - existing timber fascia boards painted black

- note:
1. all dimensions should be checked on site.
 2. any errors or divergences should be brought to the attention of the originator of this drawing.
 3. all dimensions are in millimetres unless otherwise stated.
 4. this drawing is to be read in conjunction with all relevant architectural, civil/structural and services engineers drawings and specifications.



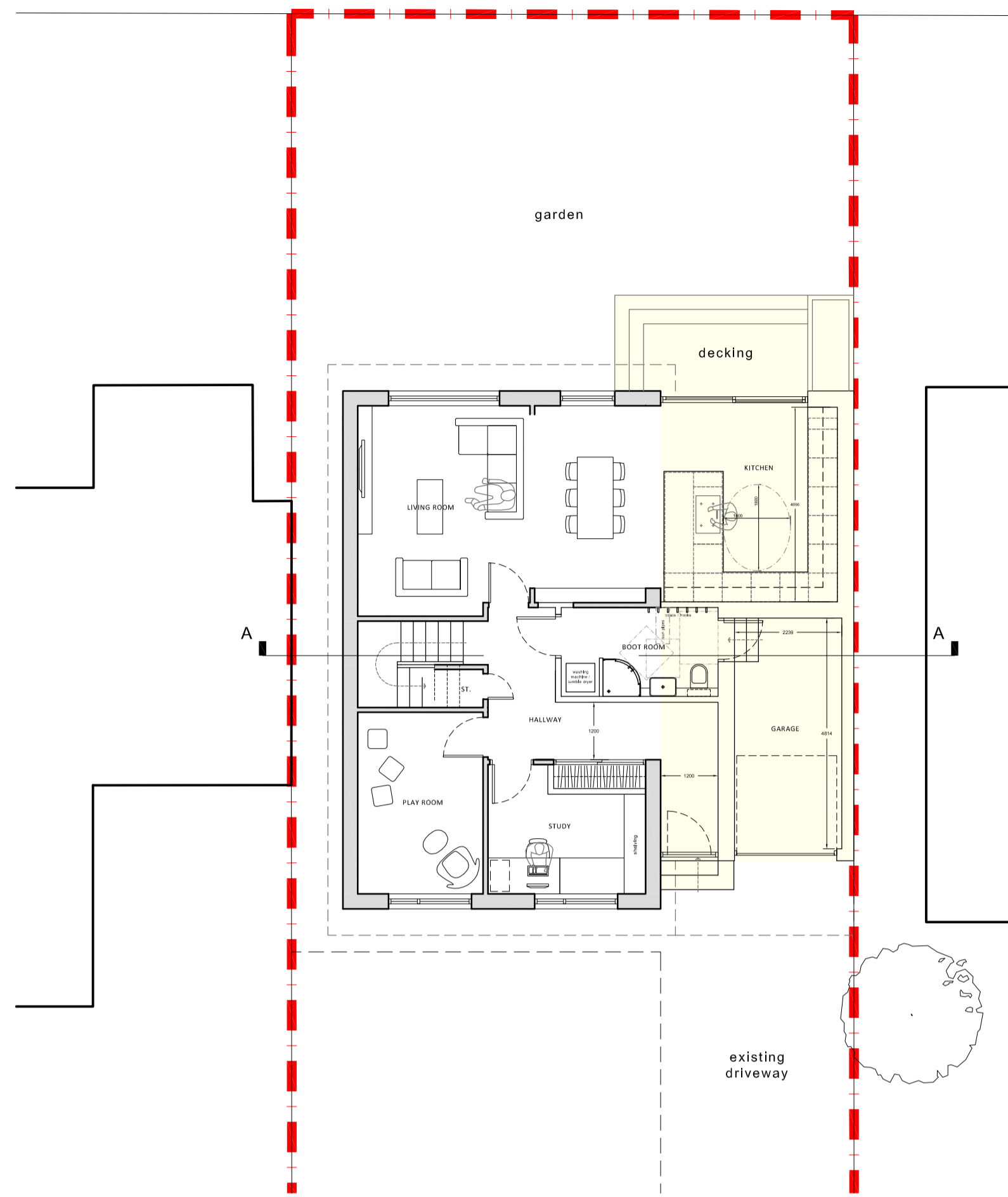
Rev.	Date	Description	Dim.
B	01.12.16	1. Note 'do not scale off this drawing' removed.	LJ
A	23.11.16	1. Issued to for part of Planning Application	LJ
-	15.11.16	1. Issued for discussion with client	LJ

Issue Status:	PLANNING APPLICATION
Project Title:	Proposed Alterations to: 20 Green Apron Park, North Berwick, EH39 4RE
Drawing Title:	Location Plan and Existing Floor Plans, Elevations and Section A-A
Drawing Scale:	1:100 @ A1 as noted

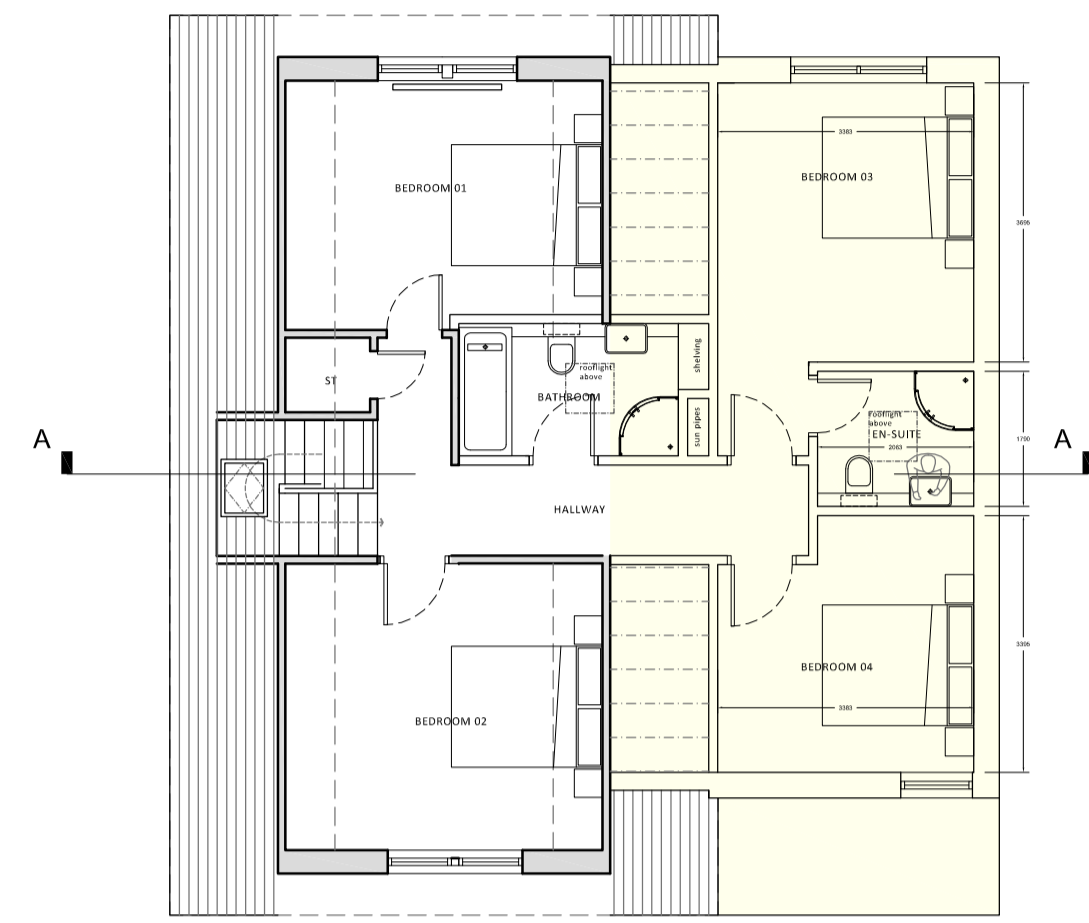
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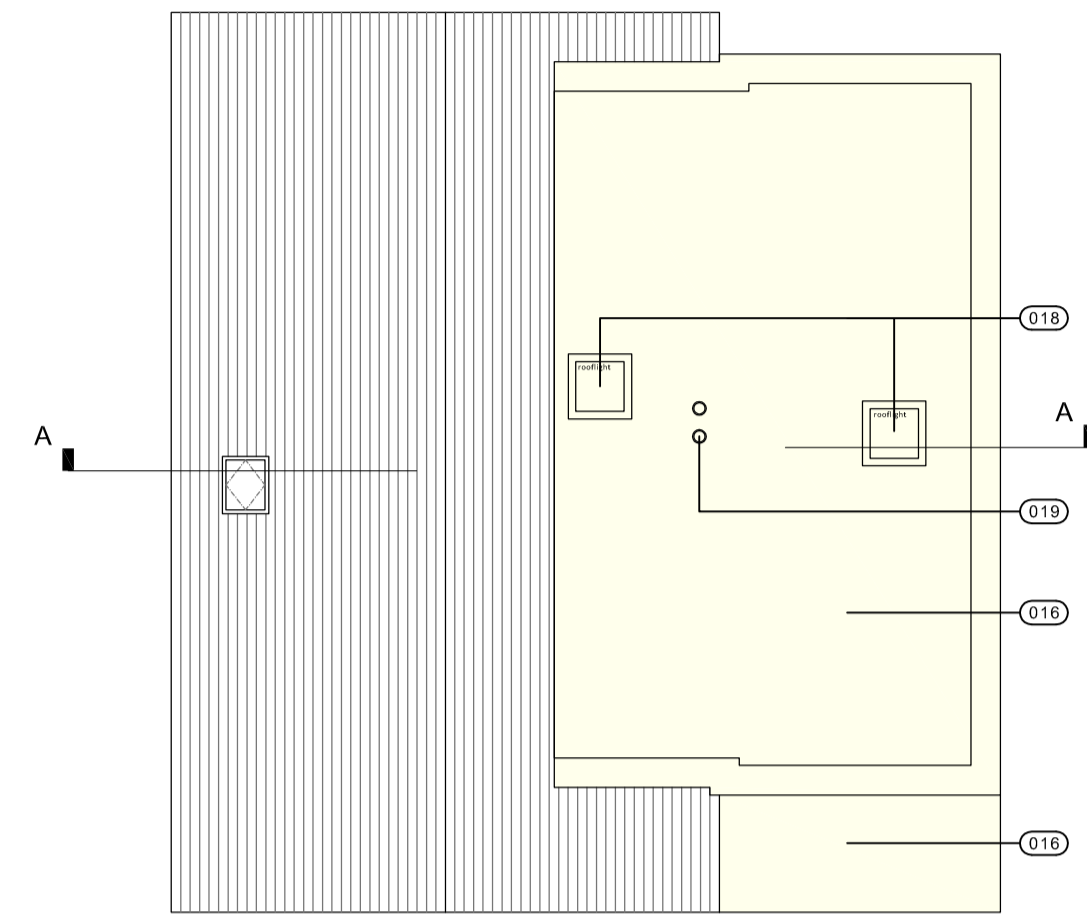
Project No: 096 Drawing No: (PL) 010 Rev: B



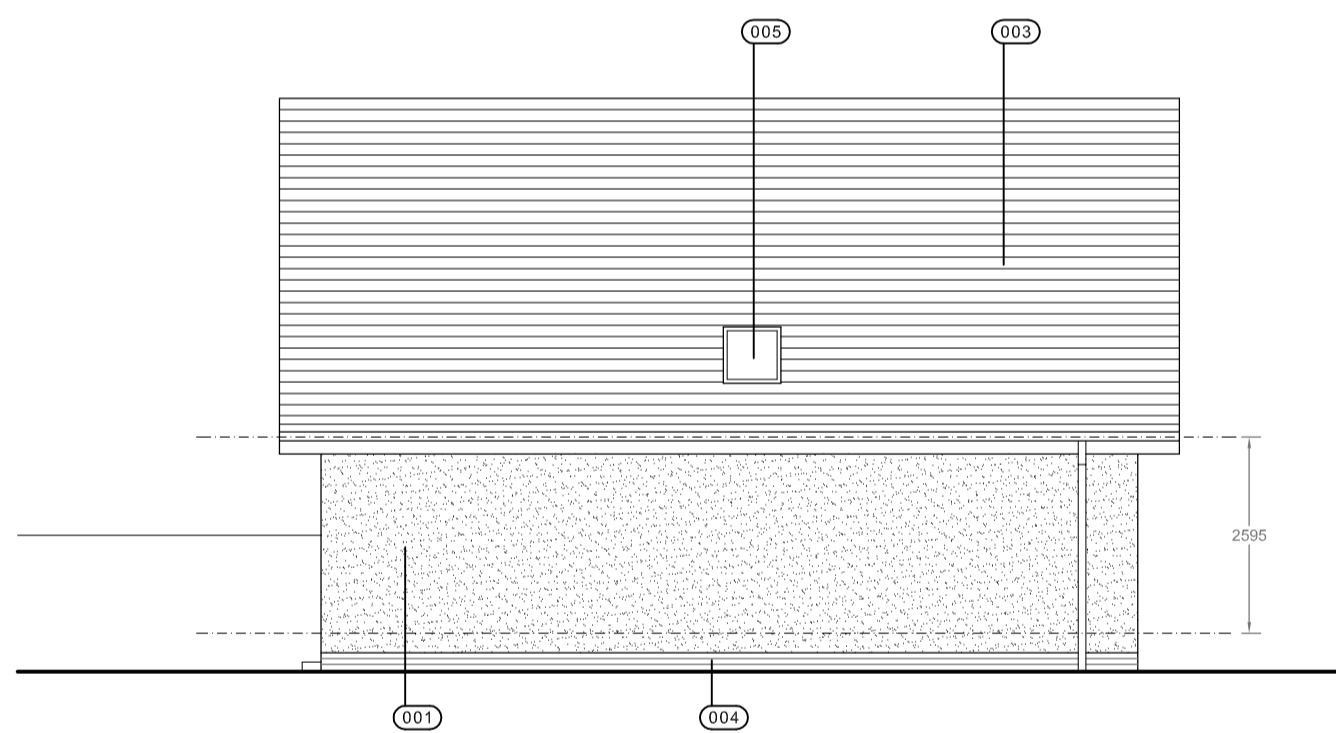
01 - Proposed Ground Floor Plan, Scale 1:100 @ A1



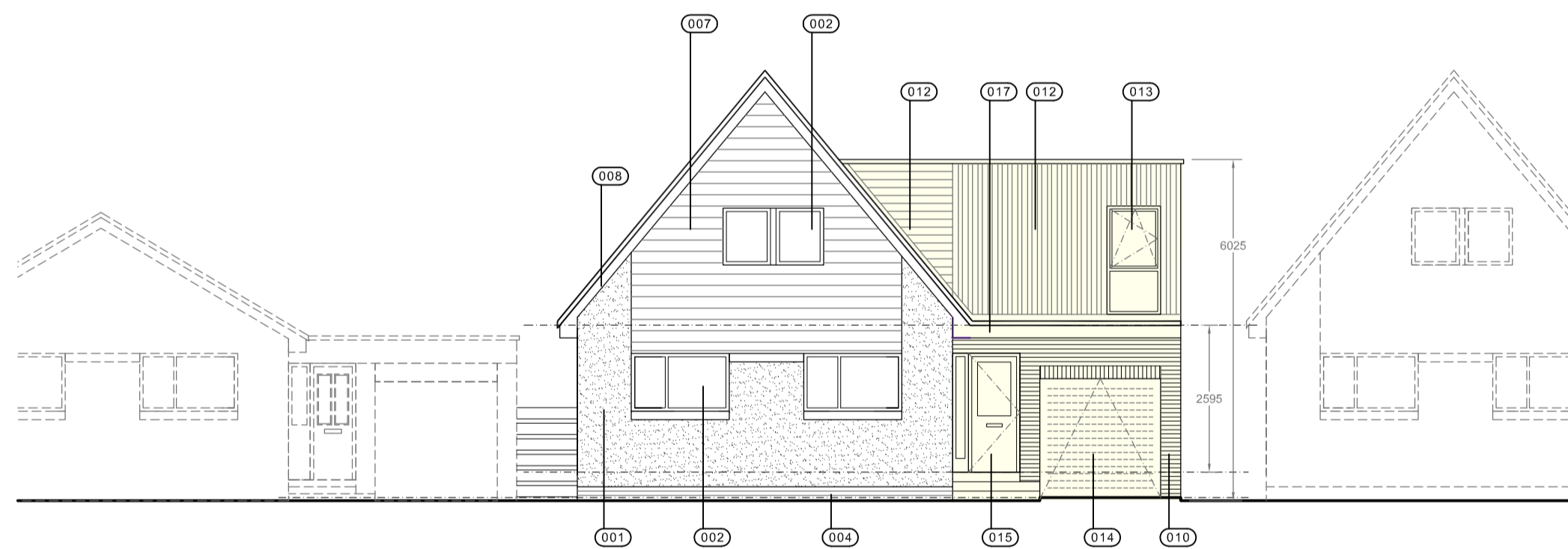
02 - Proposed First Floor Plan, Scale 1:100 @ A1



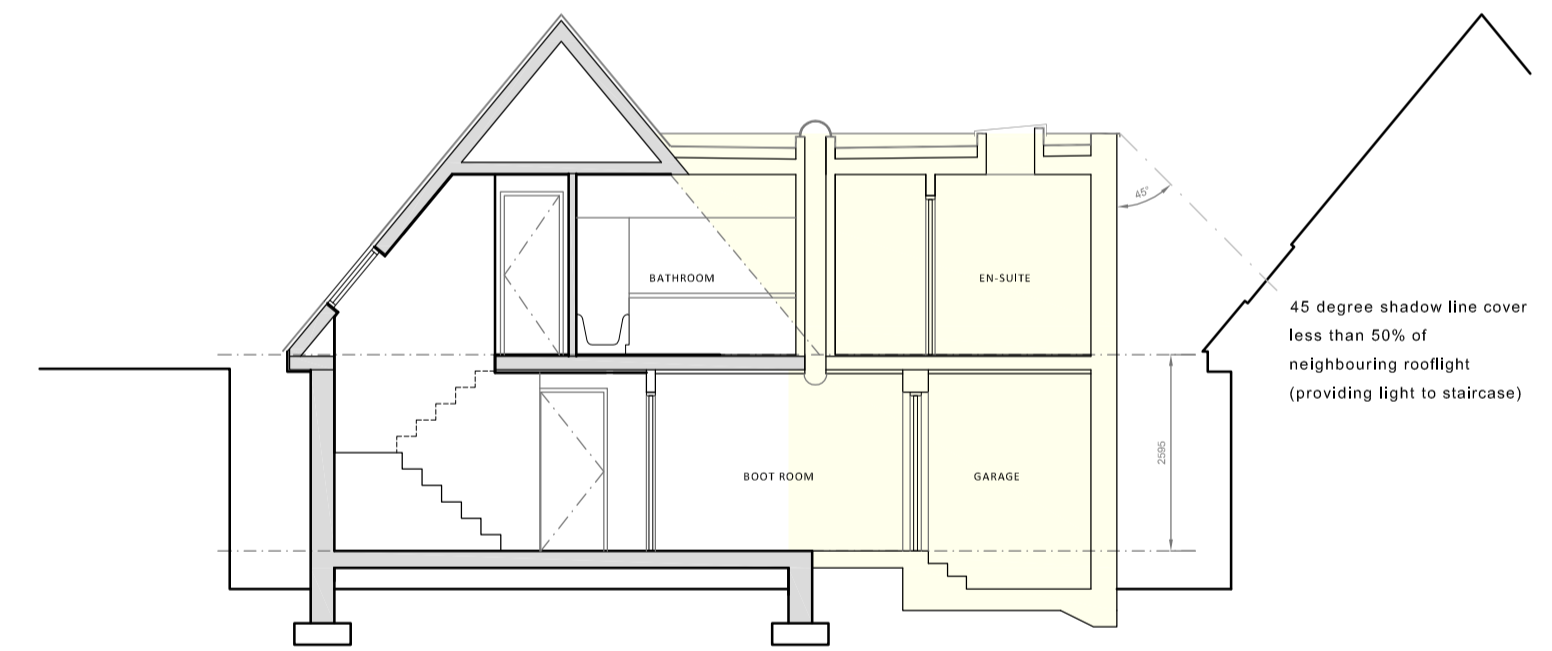
03 - Proposed Roof Plan, Scale 1:100 @ A1



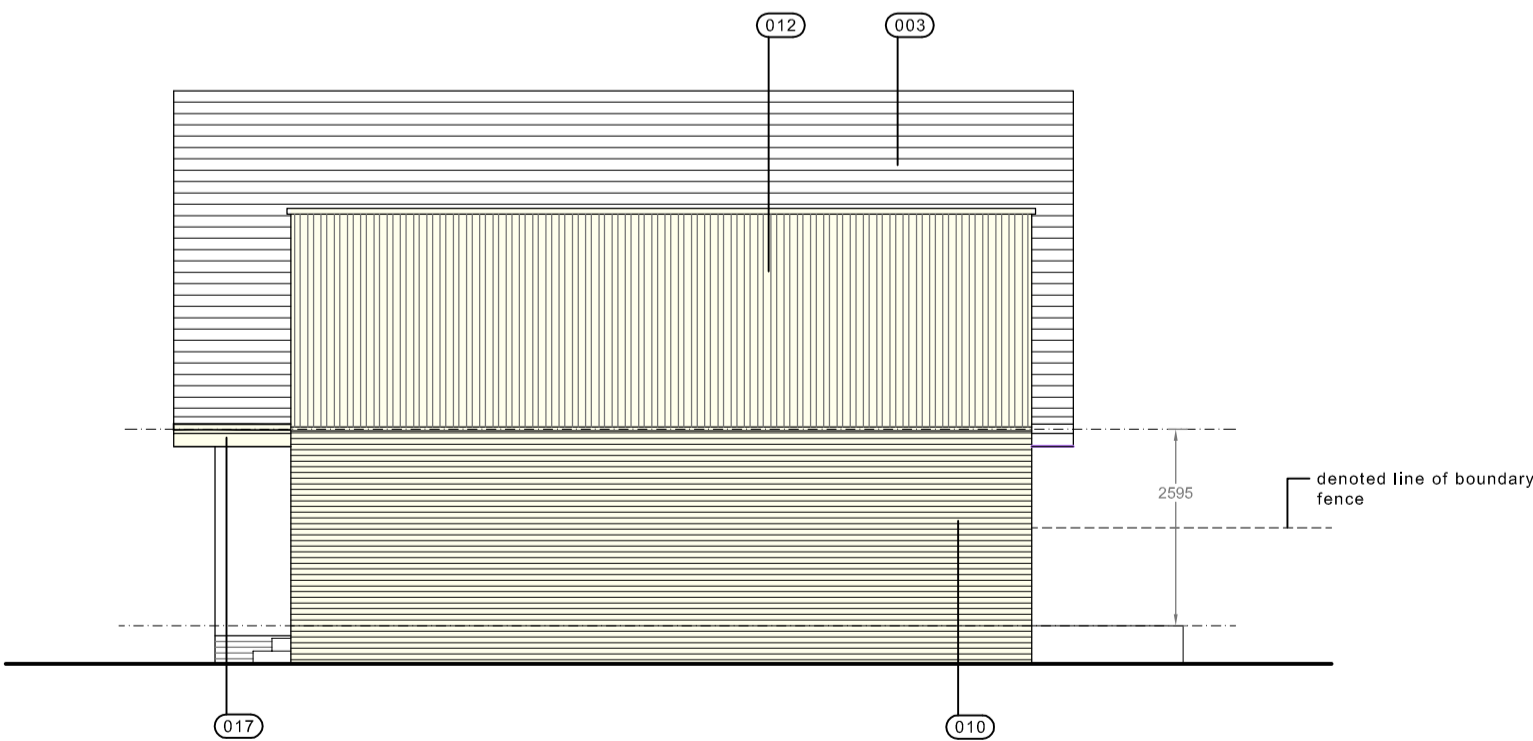
04 - Existing South-East Elevation, Scale 1:100 @ A1
note: no changes proposed to existing elevation



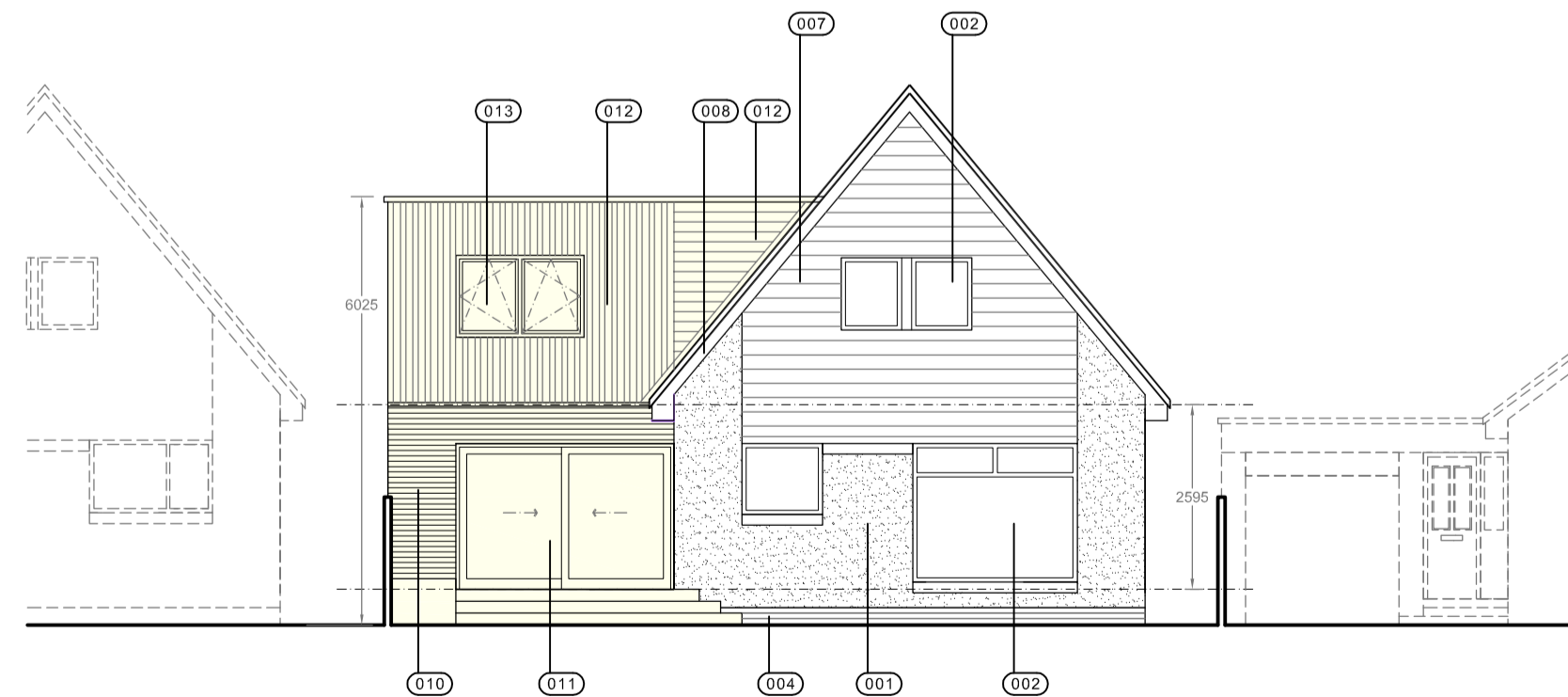
05 - Proposed North-East Elevation, Scale 1:100 @ A1
note: dashed lines denote neighbouring elevations



08 - Proposed Section A-A, Scale 1:100 @ A1



06 - Proposed North-West Elevation, Scale 1:100 @ A1

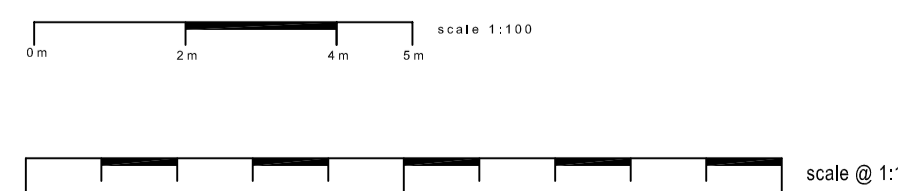


07 - Proposed South-West Elevation, Scale 1:100 @ A1
note: dashed lines denote neighbouring elevations

MATERIALS KEY:

001 - existing rough-casting, colour off-white	010 - proposed facing brickwork, colour buff
002 - existing upvc windows/door	011 - proposed aluminium framed glazed sliding doors
003 - existing roof tiles, colour brown	012 - proposed timber cladding (charred larch battens)
004 - existing brickwork base, colour buff	013 - proposed aluminium framed windows
005 - existing velux rooflight	014 - proposed garage door
006 - existing garage door	015 - proposed timber frame entrance door
007 - existing timber boarding, colour white	016 - proposed single play roofing membrane
008 - existing timber fascia boards painted black	017 - proposed timber fascia panels to projected roof, painted black
	018 - proposed glazed rooflight to flat roof
	019 - proposed sunpipes

- note:
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Issue Status:	PLANNING APPLICATION
Project Title:	Proposed Alterations to: 20 Green Apron Park, North Berwick, EH39 4RE
Drawing Title:	Proposed Floor Plans, Elevations and Section A-A
Drawing Scale:	1:100 @ A1 as noted

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Project No:	096	Drawing No:	(PL) 011	Rev:	B
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