

Mr John C Stuart  
56 Galt Avenue  
Musselburgh EH21 8HT

23 April 2020

East Lothian Council  
Clerk to the Local Review Body  
Committee Team  
Communications and Democratic Services  
John Muir House  
Haddington  
East Lothian EH41 3HA

**Planning Application refused**

**Applicant: Mr John Stuart**

**App No. 20/00092/P**

**Address: 56 Galt Avenue, Musselburgh EH21 8HT**

Dear Sir/Madam

Further to the Service Manager's letter dated 31 March 2020, confirming that my planning application had been refused. I am now writing to appeal the decision and kindly ask for you to please review the case under section 43A of the Town and Country Planning (Scotland) Act 1997.

Evidence to support the appeal is as follows:

1. Usage – to store garden furniture and tools, barbecue, winter tyres, bikes, quad bike and trailer as well as work tools.
2. Attempts made to purchase the disused sub-station at the rear of the property to use as storage. This request was declined.
3. I have rented a garage in Midlothian for more than 15 years (near the property of my late-Mother-in-Law). We were unable to rent a garage at that time close to my property at Galt Avenue, and also continue to pay a rent in excess of £70 per month.
4. I have two 8 x 6 garden sheds used for tools and garden furniture, lawn mower and work tools. Both of which have been broken into several times over the last 17 years, more recently in 2019 when police were informed.
5. When we purchased the additional land, the purpose of its' use was to build a garage/store and we advised the Council at that time. We were not informed that we required to change the usage and only recently were informed of this when we submitted the application in August 2019, hence the delay in the application.

My Architect has informed me that the project would not be unsightly or oversized and would be suitable for storage purposes, allowing me to remove both sheds (1 at rear and 1 at side of property) to develop back to garden area. I am, in essence, only trying to improve the quality and value of my property, and I would put the necessary CCTV in place in order to protect it.

# PLANNING ENQUIRY FORM

Reference (Official Use only)	2019/
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This form should be used when making a provisional planning enquiry. At the end of your discussion you will be given a copy of the completed form.

Whilst officers will seek to provide their best advice, officers cannot commit themselves or the authority to a particular position in advance of the submission and consideration of a formal planning application. Any views and advice given in response to this enquiry are therefore without prejudice to the proper consideration of a planning application.

## Your Details

Name: \_\_\_\_\_

Contact Address: **JOHN STUART**  
**56 GALT AVENUE**  
**MUSSELBURGH EH21 8HT**

E-mail Address: 

## The Property

Site/Property Address: **STORE / WORKSHOP**  
**GARAGE FOR QUAD**  
**BIKE + TRAILER**

What is the existing use of the site/property?  
**GARDEN**

## The Proposal

Please describe any building works or other alterations proposed:  
**Building for domestic use**

What is the proposed use of the site/property?  
**STORE / WORKSHOP**  
**AS ABOVE**

## Officers Notes: DO NOT WRITE BELOW THIS LINE

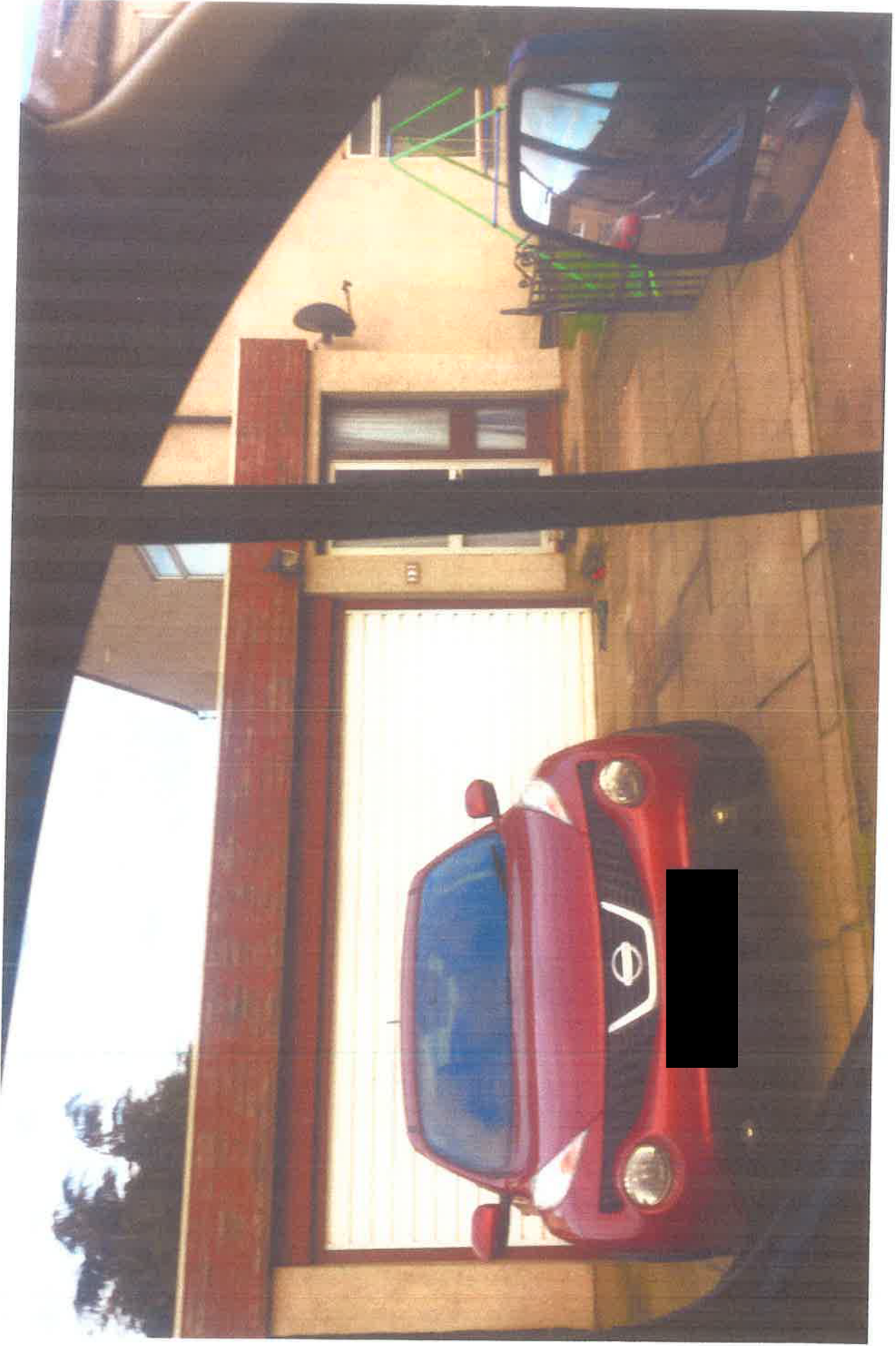
Listed: ~~YES~~/NO      Flat: YES/NO  
Conservation Area: ~~YES~~/NO      Article 4 CA: YES/NO

A change of use of public open space to domestic garden ground will be required in retrospect, planning permission will also be required for store/workshop building as over the principle elevation of house.

Officers Name: **DAVID ALLAN**      Date: **30/7/19**



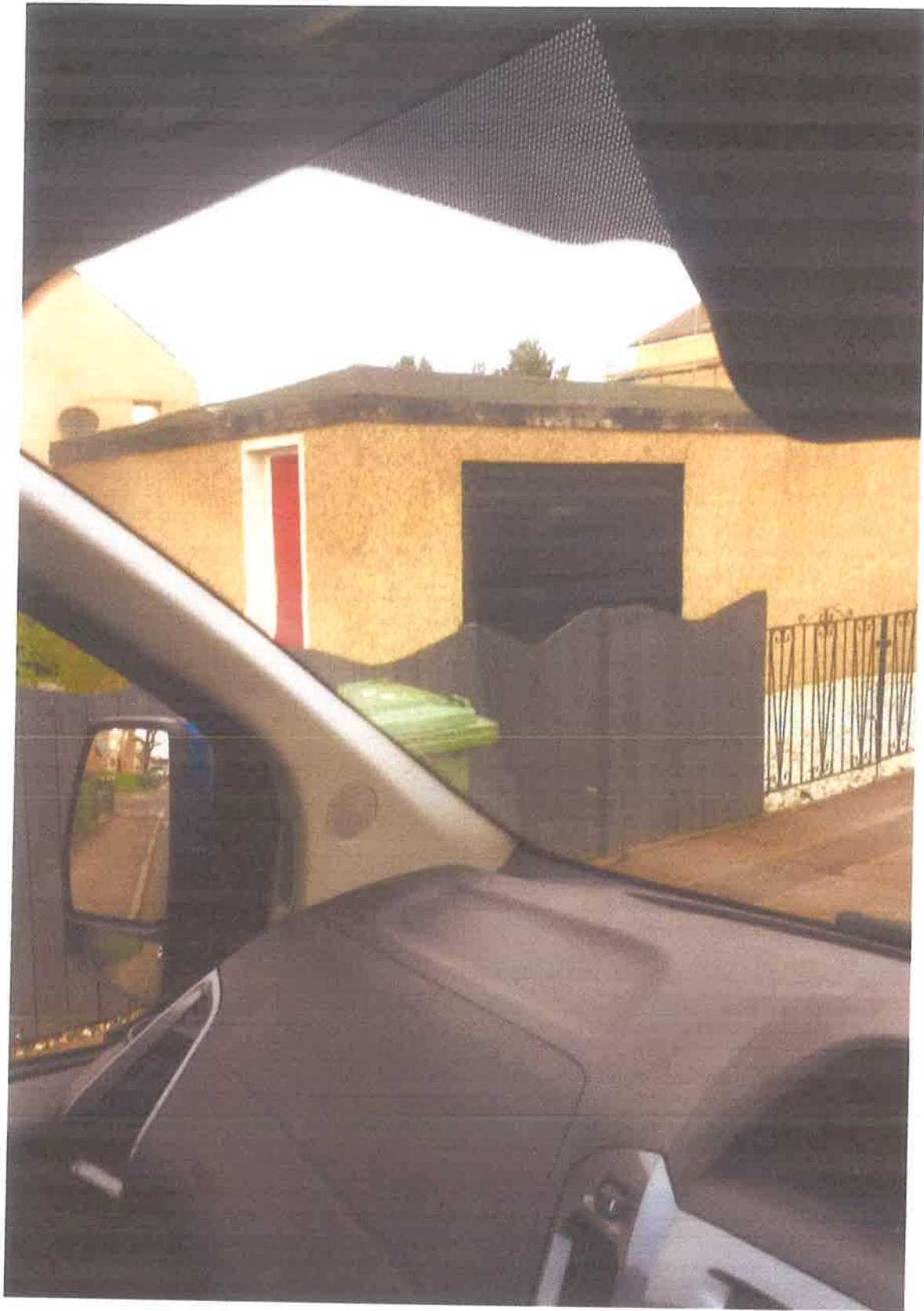
130 METERS



130 METERS FROM MY HOME



( 200 METERS )



200 METERS



100 METERS



(100 METERS)



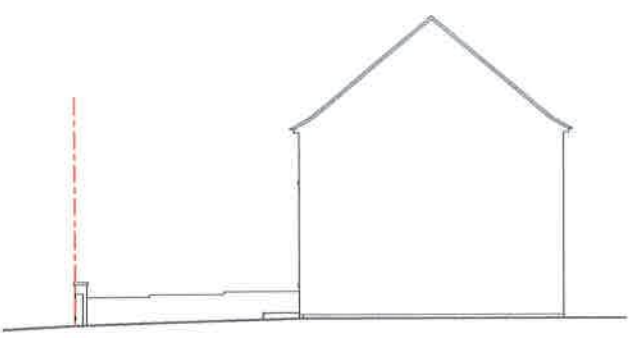
(SHADED AREAS EXISTING HW)



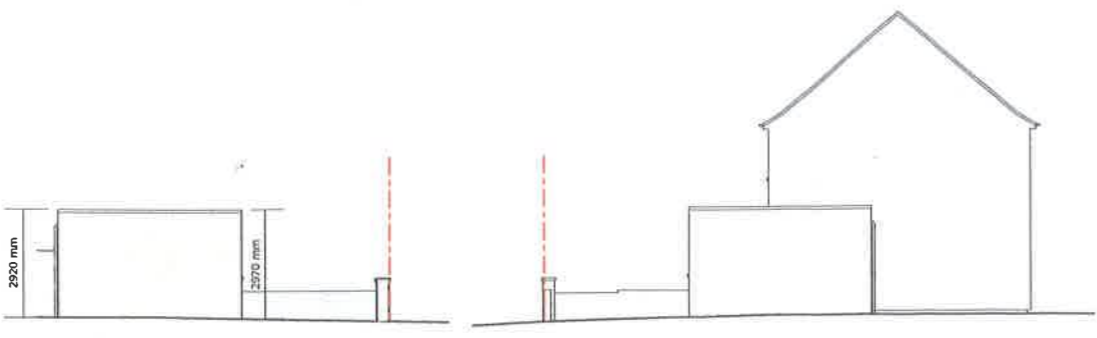
1 existing west (front) elevation  
1:100



2 proposed west (front) elevation  
1:100



3 existing south elevation  
1:100



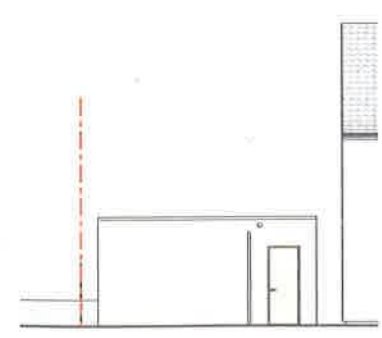
4 proposed north elevation  
1:100

5 proposed south elevation  
1:100

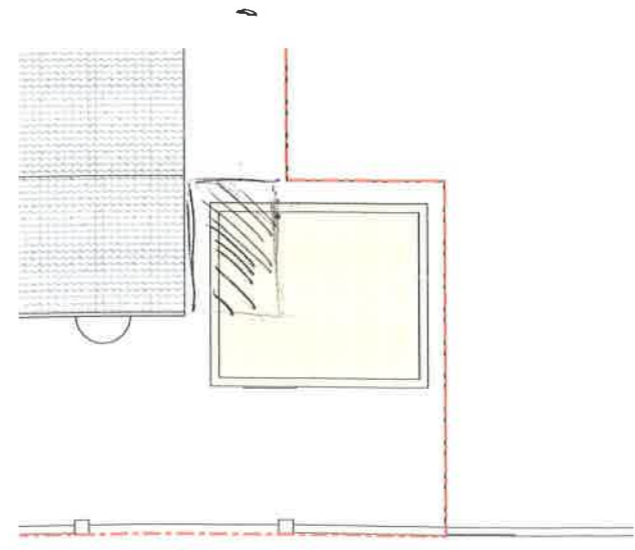


6 proposed site/block plan  
1:200

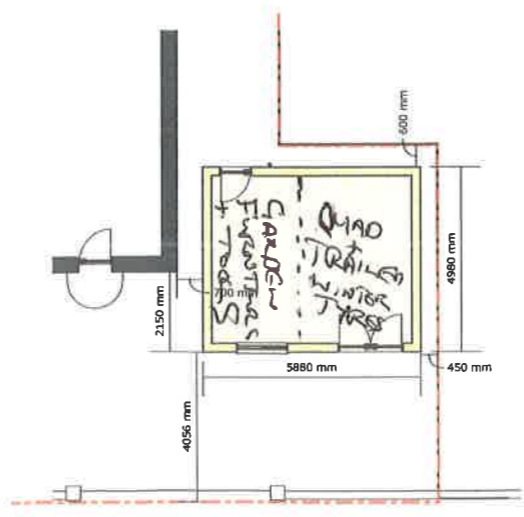
Area of land classed as open space



7 proposed east elevation  
1:100



8 proposed roof plan  
1:100



9 proposed floor plan  
1:100

Materials:  
Walls - render to match existing house  
Roof - grey single ply membrane  
Window - timber stained as per existing house  
Doors - timber stained as per existing house

19/00899/P

**ARCHITECTS OFFICE**  
ARCHITECTURE & INTERIOR DESIGN

Description: Workshop building to 56 Gall Avenue, Musselburgh  
Client: Mr John Stuart  
Drawing: Existing & proposed

Job No: JP 19-20  
Sheet No: 001  
Date: 20/08/19  
Drawn by: JF Paper size: A1

**PLANNING DRAWING**

Revision:

To be read in conjunction with engineer's drawings

John Ferguson  
Architect's Office  
Unit 1, Selton Garage  
Longniddry  
East Lothian  
EH32 0PG  
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T: 01875 812 175

