

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

REF: **23/00451/P**

Dear Sir/Madam,

I'm writing to you in relation to the planning application with reference 23/00451/P. I would like to appeal the decision to impose the condition on the erecting of a front dormer quoted below.

"Planning permission is not hereby granted for the dormer to be formed on the front (east) elevation roof slope of the house.

Reason: The formation of the proposed dormer on the front elevation roof slope would disrupt the form and appearance of the front elevation roof slope of the house in a manner that would not be in keeping with the front elevation roof slopes of the other semi-detached houses of Monktonhall Terrace. Consequently, the proposed dormer would be a harmful addition to the front elevation roof slope of the house that would harm the character and appearance of the house and would have a detrimental impact on the character of the area contrary to Policy DP5 of the adopted East Lothian Local Development Plan 2018 and Policy 14 and 16 of NPF4."

I would argue that the semi-detached building that my property is part of is the only one of its kind on Monktonhall Terrace and the other buildings of similar appearance are a four in a block construction that have different roof shapes and designs. The buildings on either side of my property are of a completely different design. The buildings to the North are a red sandstone terrace of flats and the buildings to the south consist of two up and two down flats. The southern flats are of a similar period to my property, but of a different design. In addition to this, the similar period buildings are different colours and have differing positions relative to the street as shown below meaning there is no standard street frontage.



Therefore, the statement around being in keeping with the front elevation roof slopes of the other semi-detached houses of Monktonhall Terrace is not valid.

Policy DP5 of the adopted East Lothian Local Development Plan 2018 states:

“1.It must not result in a loss of amenity with neighbouring uses or be harmful to existing residential amenity through loss of privacy from overlooking, or from loss of sunlight or daylight;

2. For an extension or alteration to a house, it must be of a size, form, proportion and scale appropriate to the existing house, and must be subservient to and either in keeping with or complementary to the existing house; “

I believe that section one is not applicable, and the condition is based on section two. The third section of this policy does not apply to residential buildings. I believe that the proposed front facing dormer is of a size, form, proportion, and scale appropriate to the house as well as being in keeping with the existing house, as it is identical to the proposed rear one that has been approved. In addition to this the addition of the side dormer does in fact improve the symmetry of the building as seen from the front as the adjoining property already has a dormer on the North end of the building which also faces a street.

I also believe that the proposal is in keeping with the 6 qualities of successful places referred to in Policy 14 of NPF4 shown below.

Healthy: Supporting the prioritisation of women’s safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

By completing the property extensions proposed our family will be able to remain in the local community without the need to move to a larger, out of town property as we grow. The design proposed is using natural materials and is in line with current building standards. Remaining in the local area will maintain our ability to use public transport links and walk to local amenities such as schools and shops, reducing car dependency. The design compliments the local architectural styles by retaining the same angles. This will allow us to sustainably stay in the area and remain local to the areas we live, work and play, in an environmentally friendly way. The proposed plans will also increase the efficiency of our home with the addition of further insulation and more effective glazing. This proposal is an investment in the long-term value of our property that will make it more viable for ourselves and future generations.

The applicable section of policy 16 of NPF4 is shown below:

g) Householder development proposals will be supported where they:

i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and

ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

I believe our proposal does not have a detrimental impact on the character and improves the environmental quality of our home as well as complimenting the character by being finished with the same materials as the existing roof. It also matches the existing bay window on the ground floor. In addition, it has no impact to neighbouring properties as there are none on the opposite side of the street and will cause no shading or overlooking to either side.

Further to the points above there is an existing precedence for front facing Dormer windows in the area. Including the one shown below that is on Monktonhall Terrace and was approved under application reference 07/00596/FUL.



I look forward to hearing from you. If you have any questions or would like to discuss this I can be contacted on 07976723775 or a.lewis@dacoll.co.uk.

Yours sincerely,

Anthony Lewis

OFFICER REPORT

1st August 2023

App No. **23/00451/P**

Application registered on **2nd June 2023**
Target Date **1st August 2023**

Proposal	Erection of porch and formation of dormers	SDELL	N
		CDEL	N
Location	36 Monktonhall Terrace Musselburgh EH21 6ES	Bad Neighbour Development	N

APPLICANT: **Mr Anton Lewis**

Is this application to be approved as a departure from structure/local plan? /N

**36 Monktonhall Terrace
Musselburgh
EH21 6ES**

DECISION TYPE: **Granted Permission**

PLANNING ASSESSMENT

The property to which this application relates is a two storey semi-detached house and its garden located within a predominantly residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan.

The property is bound to the north, south and west by neighbouring residential properties and to the east by the public road of Monktonhall Terrace.

Planning permission is sought for the (i) a porch to be attached to the south elevation of the house; and (ii) a dormer to be attached to each of the front, side and rear roof planes of the applicant's house.

The proposed porch would project out from the side (south) elevation of the house some 1.7m and extend along it by some 2.9m. The porch would have a -pitched roof measuring some 3.6m in height which would be clad with slate to match the existing. The walls of the proposed porch would be clad externally in vertical timber panels with affixed opening in its south facing side elevation and door and fixed window panel in its east (front) elevation.

The dormers to be formed on each of the east (front) and west (rear) elevation roof slopes of the house and would project out some 3.1m from the plane of the roof, be some 2.2m wide, and

would be some 2.5m in height. They would each be set some 0.4m below the original ridge height. The proposed dormers would be of a gable form and design with slate cheeks and window openings in its principal elevation.

The proposed dormer that would project out from the side hipped roof of the house. It would be set some 0.3m from the main ridge and would project some 3.7m from the plane of the roof. It would measure some 3.5m in height and 2.2m in width. It would also be finished with slate cheeks and front with a window proposed in the south facing elevation.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved National Planning Framework 4 (NPF4) which was adopted by The Scottish Government on the 13th February 2023 and the adopted East Lothian Local Development Plan 2018.

The relevant policies contained within NPF4 consist of policies 14 (Design, Quality and Place) 16 (Quality Homes). Policy DP5 (Alterations and extension to existing buildings) of the ELLDP is relevant to the determination of the application.

There is no public objection to this application.

In assessing overlooking, the council apply a general guide of 9m between a window and a boundary and 18m between opposing windows.

The proposed porch and dormers would not allow for harmful overlooking of any windows or private garden areas of any neighbouring residential properties.

The proposed porch and dormers would not give rise to harmful overshadowing of any neighbouring residential properties.

The proposed side porch/vestibule would be small in size and scale and would not be inappropriate to its setting. It would not harm the character and appearance of the house or harm the character and appearance of the area.

In its proposed position on the hipped end roof slope of the south elevation of the applicant's property, the proposed dormer would be visible in public views from Monktonhall Terrace and from the rear gardens with a very oblique view from Stoneybank Place. However by being of a pitched and hipped roofed form and external finish the proposed side dormer would be similar in its architectural form to the dormer on the north elevation of the adjoining house. Therefore, when seen in the context of that existing dormer attached to the north elevation of the adjoining house it would not appear as a harmfully dominant, intrusive or incongruous feature on the roof of the property or within the streetscape of Monktonhall Terrace. It would not cause the property or the pair of semi's as a whole to appear incongruous in the streetscape. It would not be harmful to the character and appearance of the area.

The proposed dormer to be attached to the rear (west) facing elevation roof slope of the house would not be readily visible from Monktonhall Terrace. It would be of a form, size and scale

appropriate to its setting and would not be harmful to the character and appearance of the house or be harmful to the character and appearance of the area.

On these considerations, the proposed porch, side and rear dormers do not conflict with Policy DP5 of the adopted East Lothian Local Development Plan 2018 or Policies 14 and 16 of National Planning Framework 4.

Monktonhall Terrace is characterised in part by a long terrace of stonebuilt buildings (1-34 Monktonhall Terrace), and in part by more modern rendered semi detached houses (34-53 Monktonhall Terrace). The applicant's house is one of a pair of the more modern semi detached houses.

The proposed dormer to be formed on the front elevation roof slope of the house would be seen in the context of the other semi detached houses of Monktonhall Terrace. Whilst a number of those houses have roof windows on their front elevations none of those houses have a dormer window formed on its front elevation roof slope.

Therefore the formation of the proposed dormer on the front elevation roof slope would disrupt the form and appearance of the front elevation roof slope of the house in a manner that would not be in keeping with the front elevation roof slopes of the other semi detached houses of Monktonhall Terrace. Consequently the proposed dormer would not be a complementary addition to the front elevation roof slope of the house and would consequently have a detrimental impact on the character of the house and of the surrounding area.

Furthermore, it would set an undesirable precedent for neighbouring properties of Monktonhall Terrace to alter their principal roofslopes in a similar manner to the detriment of the character and appearance of the surrounding area.

Accordingly, the proposed front (east) facing dormer is contrary to Policy DP5 of the adopted East Lothian Local Development Plan 2018 and with policy 14 of NPF4.

As the proposed porch, side and rear dormers are all acceptable and form the main components of this planning application they can be granted planning permission. It can reasonably be made a condition of that grant of planning permission that the unacceptable front dormer is refused planning permission.

CONDITIONS:

- 1 Planning permission is not hereby granted for the dormer to be formed on the front (east) elevation roof slope of the house.

Reason:

The formation of the proposed dormer on the front elevation roof slope would disrupt the form and appearance of the front elevation roof slope of the house in a manner that would not be in keeping with the front elevation roof slopes of the other semi detached houses of Monktonhall Terrace. Consequently the proposed dormer would be a harmful addition to the front elevation roof slope of the house that would harm the character and appearance of the house and would have a detrimental impact on the

character of the area contrary to Policy DP5 of the adopted East Lothian Local Development Plan 2018 and Policy 14 and 16 of NPF4.

- 2 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

LETTERS FROM

1st August 2023

App No. 23/00451/P

EAST LoTHIAN COUNCIL

DECISION NOTICE

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013**

Mr Anton Lewis
36 Monktonhall Terrace
Musselburgh
EH21 6ES

APPLICANT: Mr Anton Lewis

With reference to your application registered on **2nd June 2023** for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

Erection of porch and formation of dormers

at
36 Monktonhall Terrace
Musselburgh
EH21 6ES

East Lothian Council as the Planning Authority in exercise of their powers under the above-mentioned Acts and Regulations hereby **GRANT PLANNING PERMISSION** for the said development in accordance with the particulars given in the application, the plan(s) docketed as relative hereto and the conditions set out below:-

CONDITIONS:

- 1 Planning permission is not hereby granted for the dormer to be formed on the front (east) elevation roof slope of the house.

Reason:

The formation of the proposed dormer on the front elevation roof slope would disrupt the form and appearance of the front elevation roof slope of the house in a manner that would not be in keeping with the front elevation roof slopes of the other semi detached houses of Monktonhall Terrace. Consequently the proposed dormer would be a harmful addition to the front elevation roof slope of the house that would harm the character and appearance of the house and would have a detrimental impact on the character of the area contrary to Policy DP5 of the adopted East Lothian Local Development Plan 2018 and Policy 14 and 16 of NPF4.

- 2 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

The report on this application is attached to this Decision Notice and its terms shall be deemed to be incorporated in full in this Decision Notice.

Details of the following are given in the application report:

- the terms on which the Planning Authority based this decision;
- any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997; and
- where applicable the summary of the terms of any agreement entered into under Section 75 of the Town and Country Planning (Scotland) Act 1997.

A copy of the Section 75 Agreement can be inspected in the application file on the Council's website.

The docketed plans to which this decision relate are as follows:

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date Received</u>
(EX)01	-	26.04.2023
(EX)02	-	26.04.2023
(PL)01	-	26.04.2023
(PL)02	-	26.04.2023
(BW)05	-	02.06.2023
(PL)03	-	02.06.2023

ADVISORY NOTES

It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

1st August 2023



Keith Dingwall
Service Manager - Planning

NOTES ABOUT REVIEW OF DECISION

If the applicant is aggrieved by the decision of the Planning Authority to grant permission for the proposed development subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this decision notice. The notice of review should be addressed to the Clerk to the Local Review Body, Committee Team, Communications and Democratic Services, John Muir House, Haddington, East Lothian EH41 3HA.

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 the 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 5 of the Town and Country Planning (Scotland) Act 1997.

Notes to Applicant

The applicant/developer is strongly advised to check the status of utility apparatus for Scotland Gas Networks before progressing with any development on site. Scotland Gas Networks are currently referring prospective applicants/developers to www.linesearchbeforeudig.co.uk to review any apparatus that might be affected by the proposed works. If apparatus is located that would be affected then Scotland Gas Networks should be contacted on <https://www.sgn.co.uk/>

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

Section 27A (1) of the above-mentioned Act requires that this notice must be served to the Council **prior** to the start of work. Failure to do so is a breach of planning control under section 123(1) of the above Act and may result in the Council taking enforcement action.

NOTICE OF INITIATION OF DEVELOPMENT

Notice is hereby given that the under-mentioned scheme of development is expected to commence on/...../20....

Planning authority reference: **23/00451/P**

Date of decision notice: **1st August 2023**

Address/Location of site:

36 Monktonhall Terrace
Musselburgh
EH21 6ES

Name and address of developer:

Name and contact details of site agent:

Owner of land (if not as above):

Signed:

Date:

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

Section 27B (1) of the above-mentioned Act requires that this notice must be served to the Council on completion of the approved scheme of development.

NOTICE OF COMPLETION OF DEVELOPMENT

Notice is hereby given that the under-mentioned scheme of development was completed on/...../20....

Planning authority reference: **23/00451/P**

Date of decision notice: **1st August 2023**

Address/Location of site:

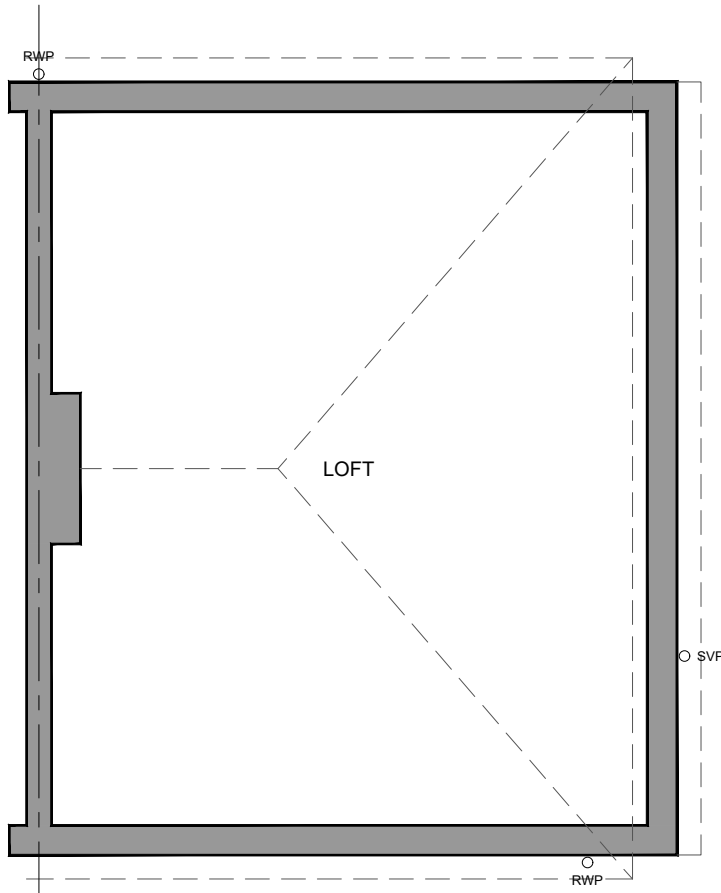
36 Monktonhall Terrace
Musselburgh
EH21 6ES

Name and address of developer:

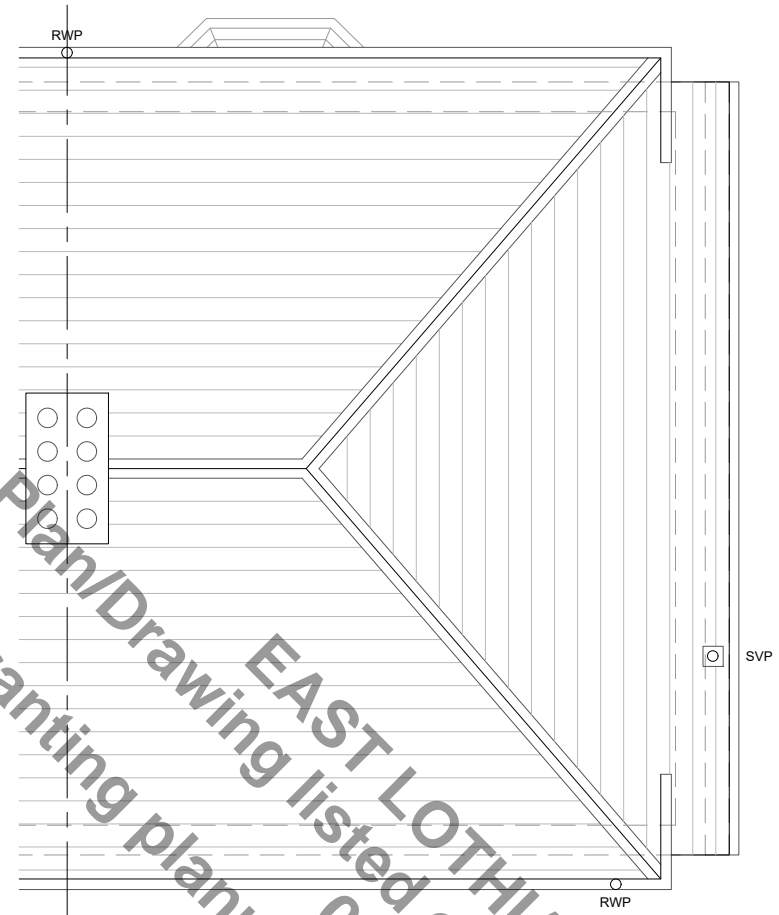
Owner of land (if not as above):

Signed:

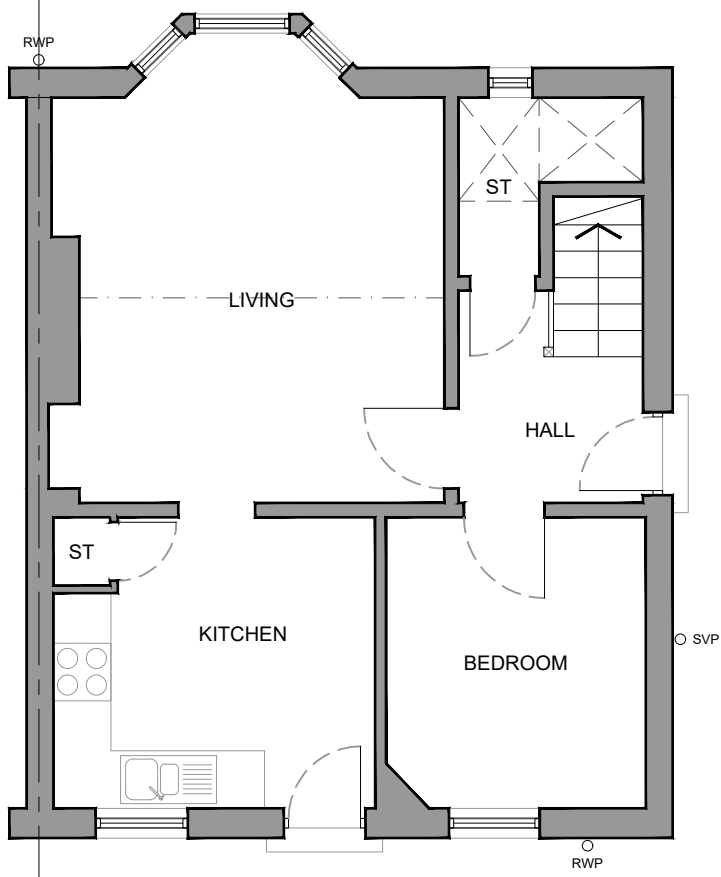
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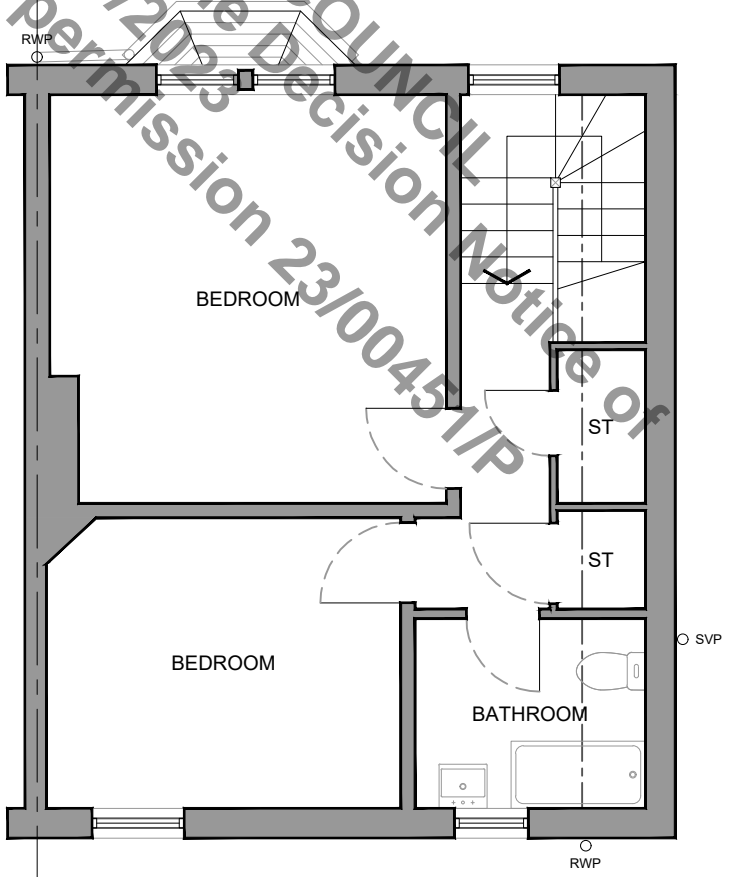
LOFT



ROOF

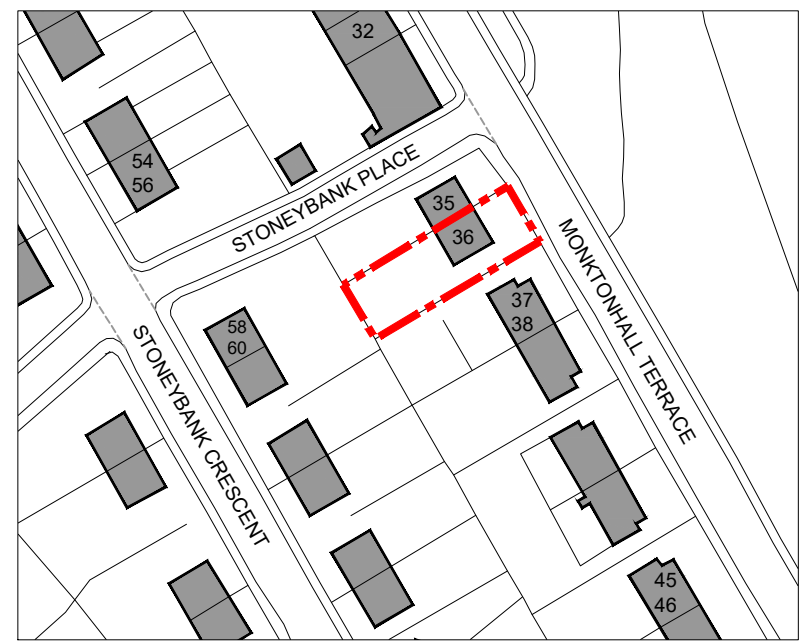
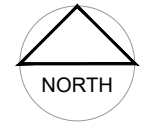


GROUND FLOOR



FIRST FLOOR

Plan/Drawing EAST LOTHIAN COUNCIL listed on the Decision Notice of granting planning permission 01/08/2023 23/00451/P

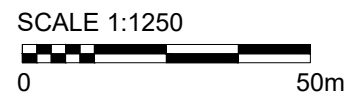


LOCATION PLAN

SCALE 1:1250

PLEASE NOTE:
 All proprietary goods and materials are to be supplied and installed in accordance with the relevant manufacturer's instructions, Codes of Practice and British Standards.
 All new works are to be carried out in accordance with the Building (Scotland) Regulations 2004 and all current amendments.
 All dimensions should be site checked prior to the ordering of materials or the undertaking of any works. Any variations must be identified to owners.
 This information is to be read in conjunction with all structural engineers drawings, specifications and details.

BOUNDARY FENCE



OWNER		
MR & MRS LEWIS		
PROJECT		
PROPOSED ALTERATIONS TO 36 MONKTONHALL TERRACE, MUSSELBURGH, EH21 6ES		
SCALE@A3	DATE	
1:75 @ A3	MARCH 2023	
DRAWN BY	CHECKED	STAGE
CAD	-	PLANNING
DRAWING		
EXISTING PLANS		
PROJECT NUMBER	DRAWING NUMBER	REVISION
-	(EX)01	-

PLEASE NOTE:

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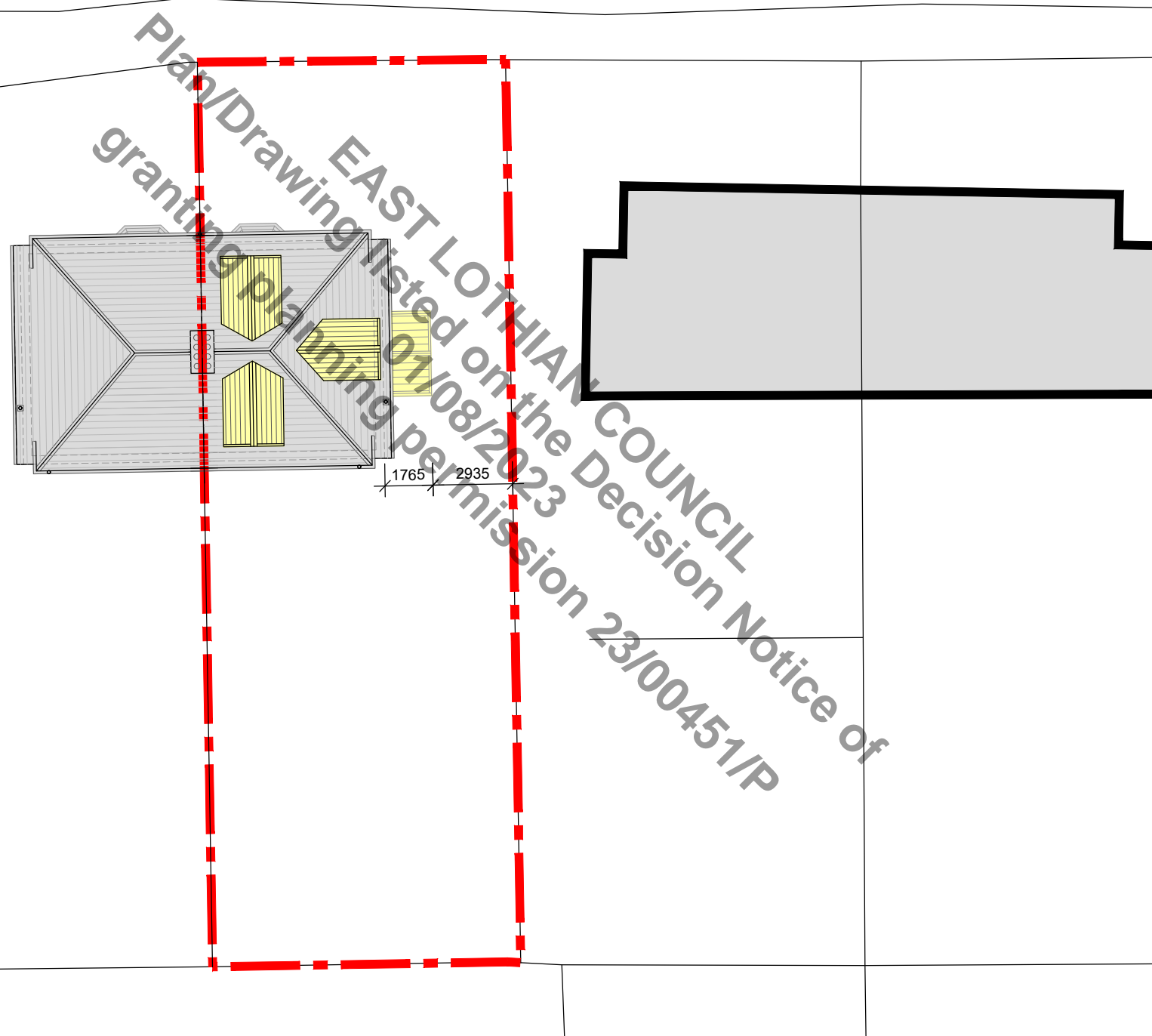
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MONKTONHALL TERRACE

STONEYBANK PLACE



GROUND FLOOR

SCALE 1:200



OWNER		
MR & MRS LEWIS		
PROJECT		
PROPOSED ALTERATIONS TO 36 MONKTONHALL TERRACE, MUSSELBURGH, EH21 6ES		
-		
SCALE@A3	DATE	
1:200 @ A3	JUNE 2023	
DRAWN BY	CHECKED	STAGE
CAD	-	PLANNING
DRAWING		
PROPOSED SITE PLAN		
PROJECT NUMBER	DRAWING NUMBER	REVISION
-	(PL)03	-

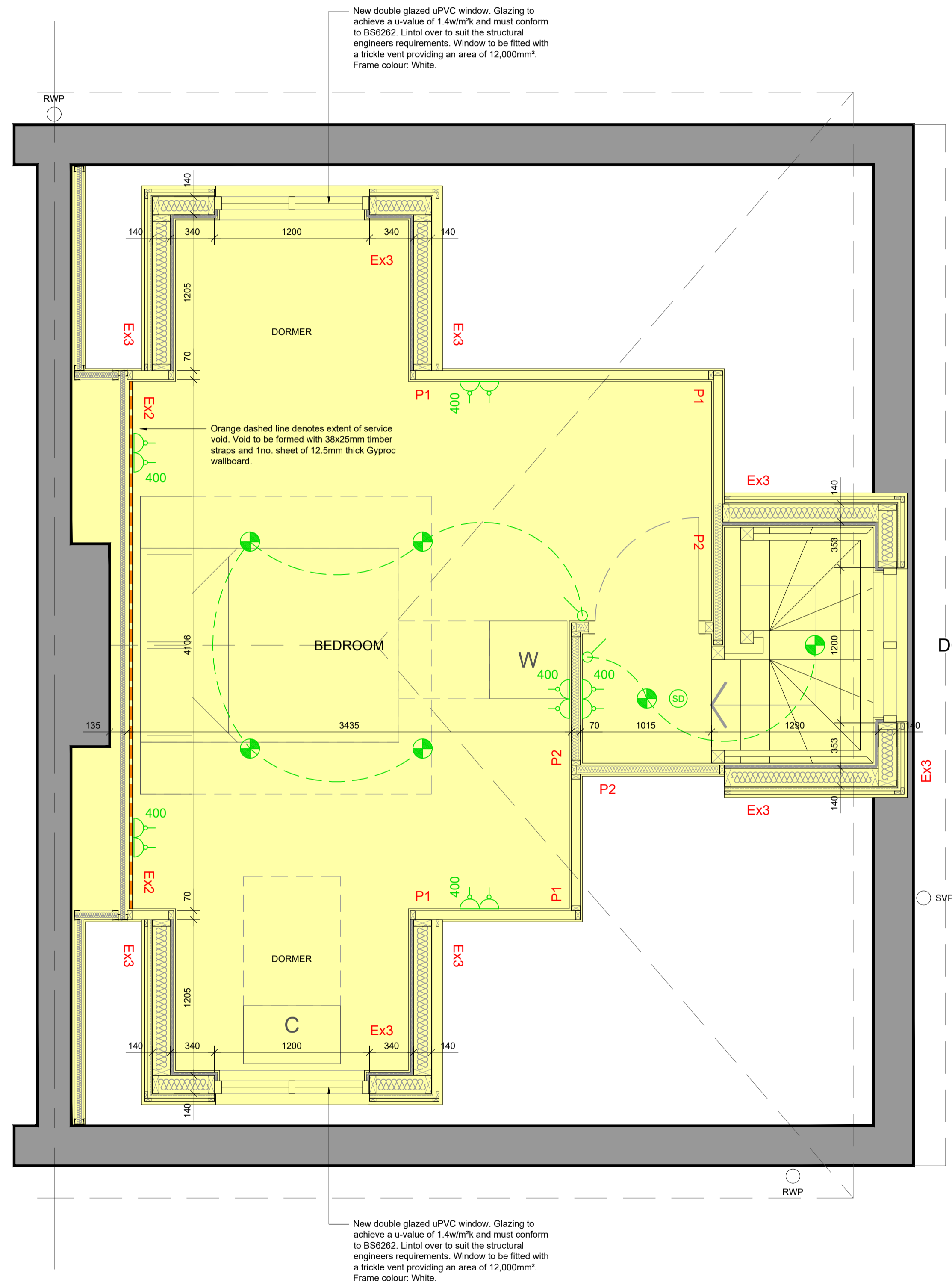
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All proprietary goods and materials are to be supplied and installed in accordance with the relevant manufacturer's instructions, Codes of Practice and British Standards.

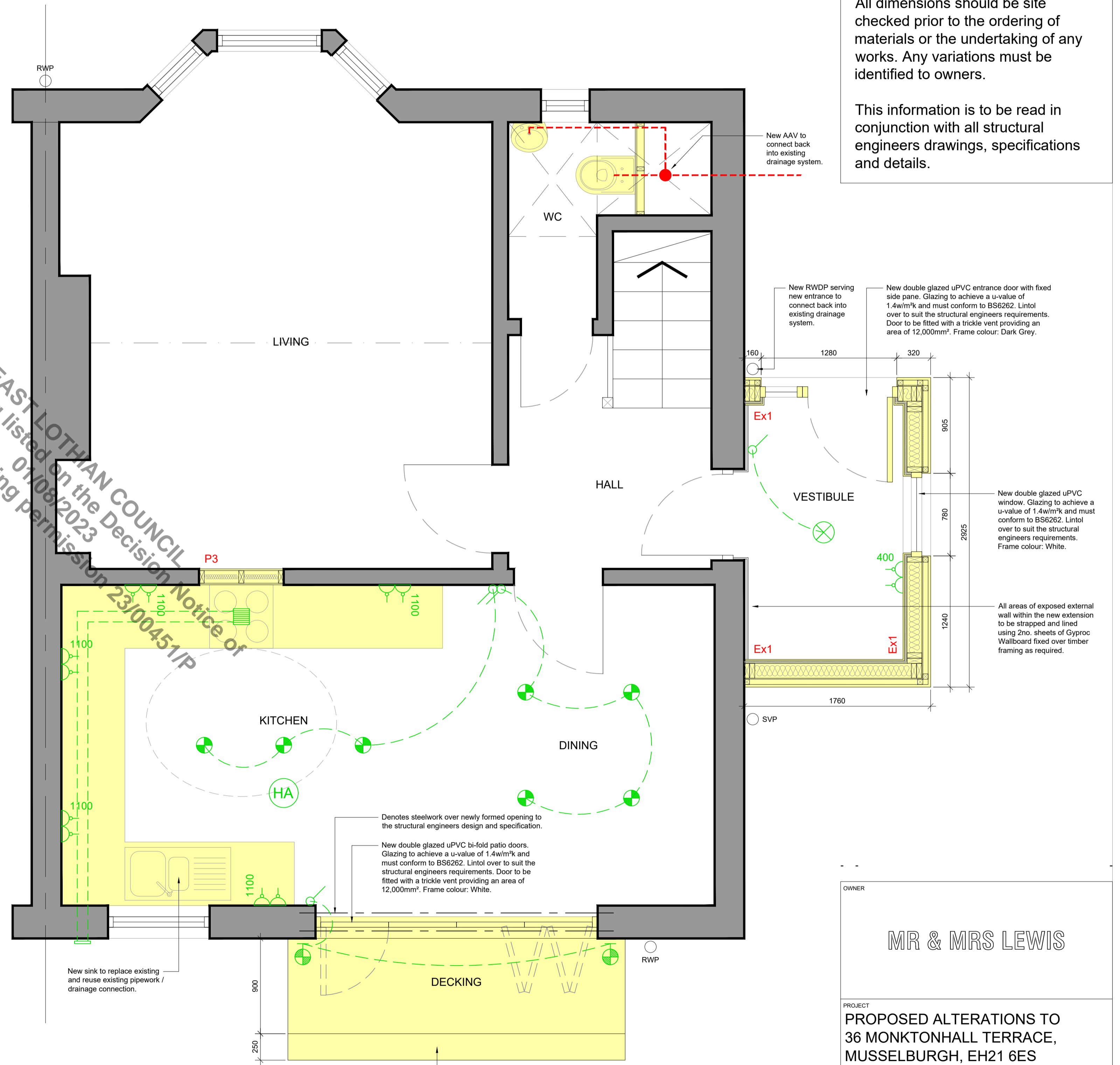
All new works are to be carried out in accordance with the Building (Scotland) Regulations 2004 and all current amendments.

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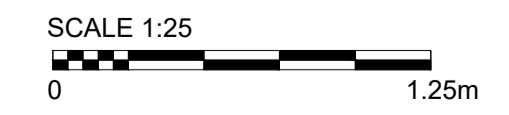
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GROUND FLOOR



FIRST FLOOR



EAST LOTHIAN COUNCIL
 granting planning permission 23/000451/P
 Plan/Drawing listed on the Decision Notice of 01/08/2023

OWNER		
MR & MRS LEWIS		
PROJECT		
PROPOSED ALTERATIONS TO 36 MONKTONHALL TERRACE, MUSSELBURGH, EH21 6ES		
SCALE@A1	DATE	
1:25 @ A1	MARCH 2023	
DRAWN BY	CHECKED	STAGE
CAD	-	WARRANT
DRAWING		
PROPOSED SETTING OUT PLANS		
PROJECT NUMBER	DRAWING NUMBER	REVISION
-	(BW)05	-

SCALE 1:75



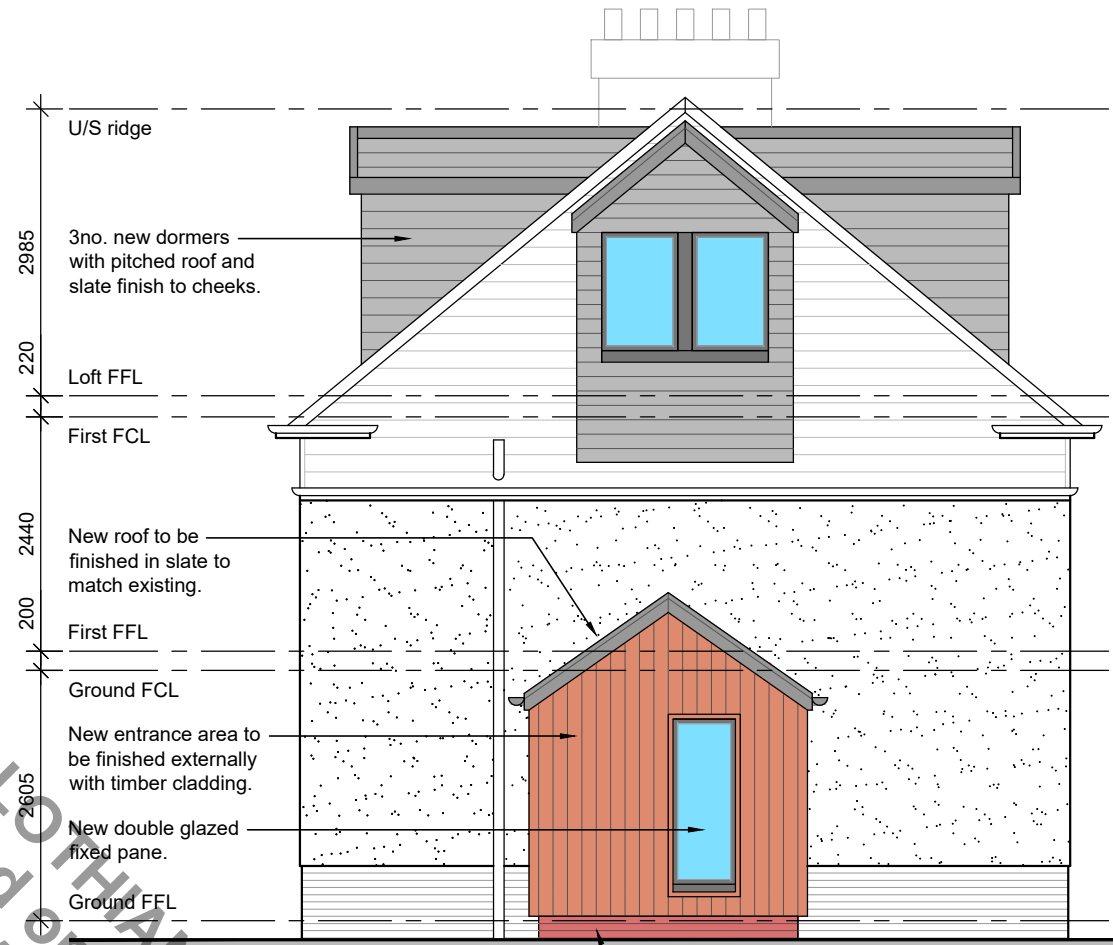
PLEASE NOTE:

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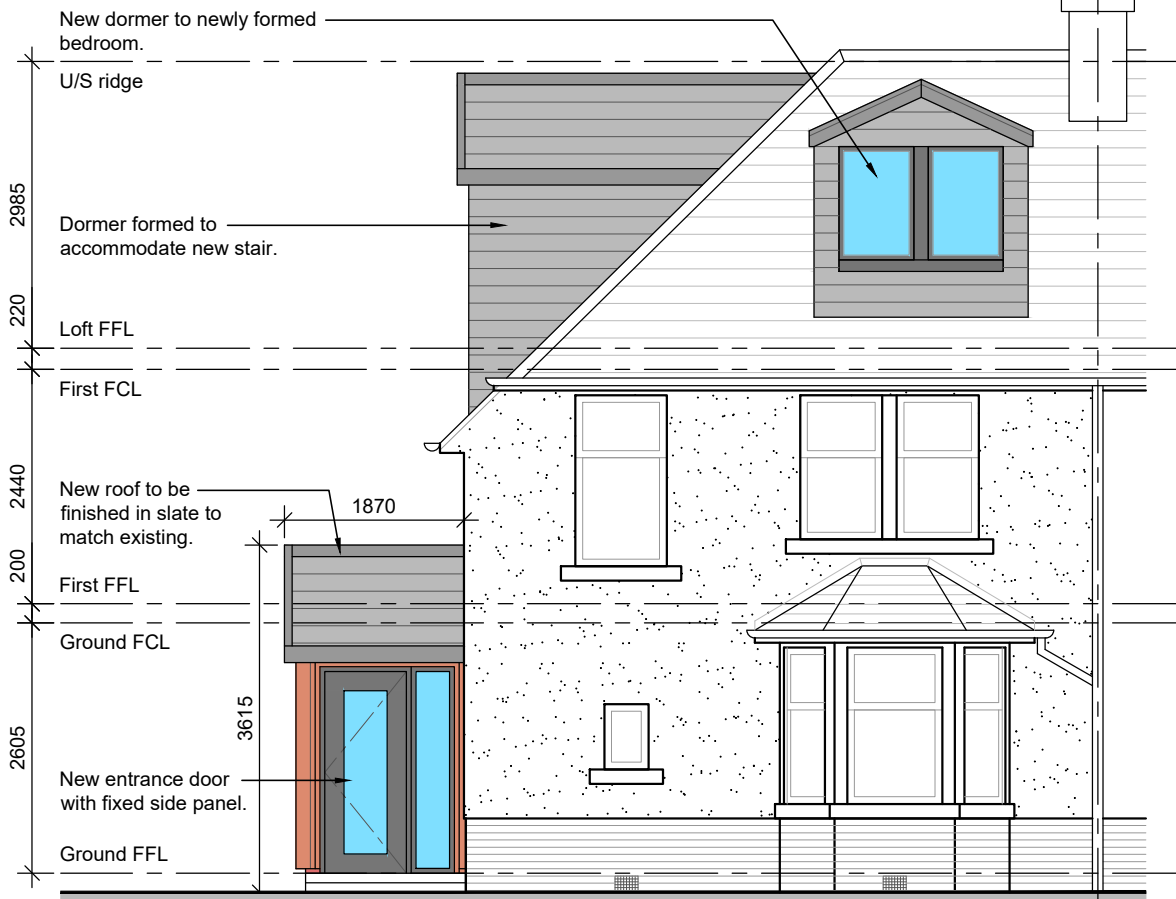
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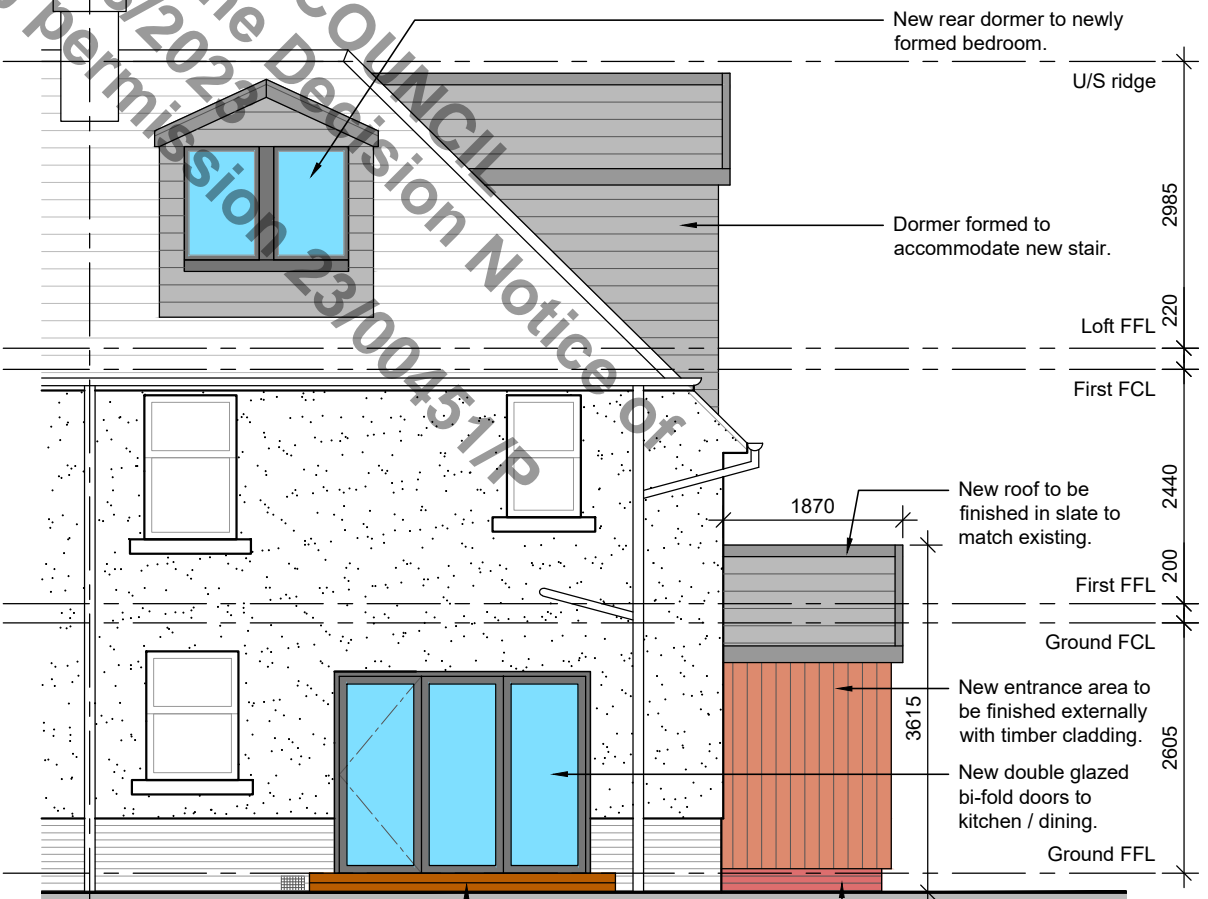
This information is to be read in conjunction with all structural engineers drawings, specifications and details.



GABLE ELEVATION



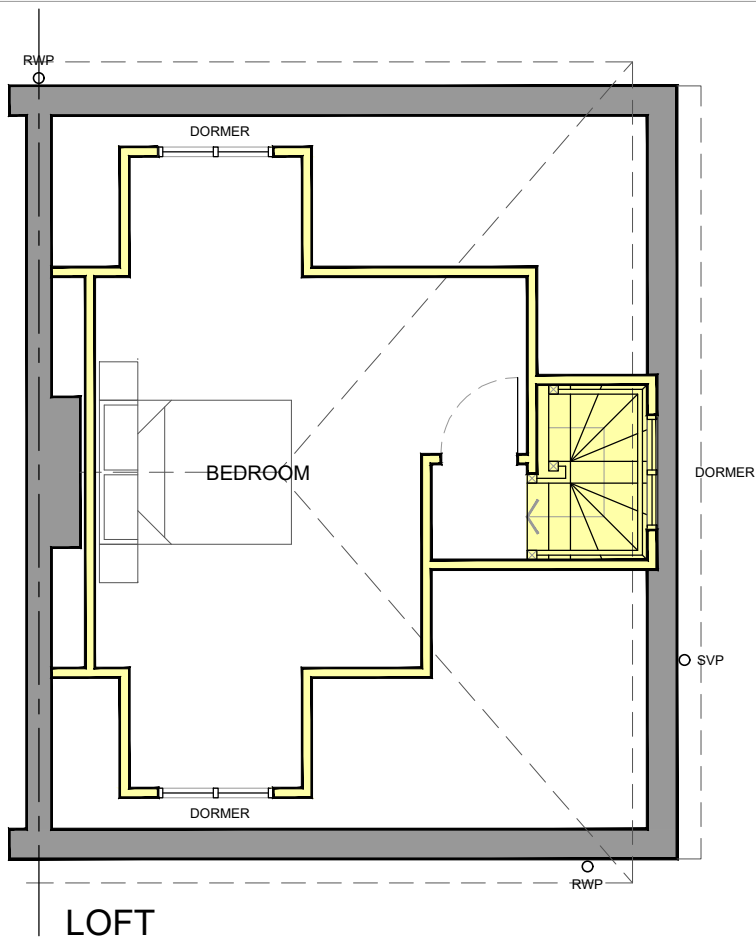
FRONT ELEVATION



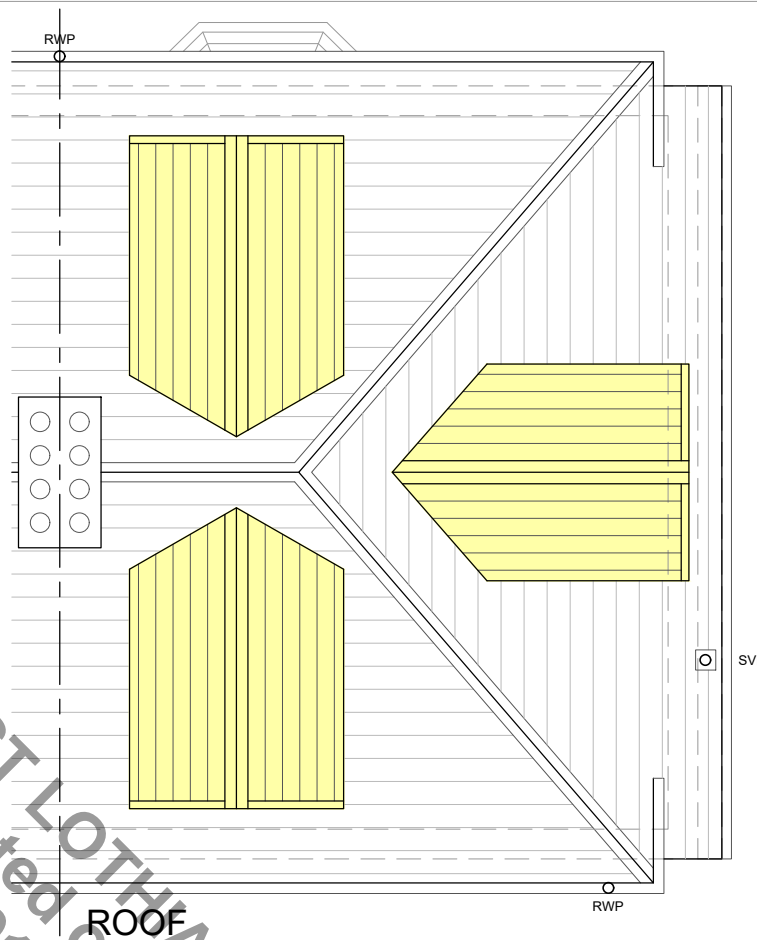
REAR ELEVATION

Plan/Drawing EAST LOTHIAN COUNCIL granting planning permission 01/08/2023 on the Decision Notice of 23/00451/P

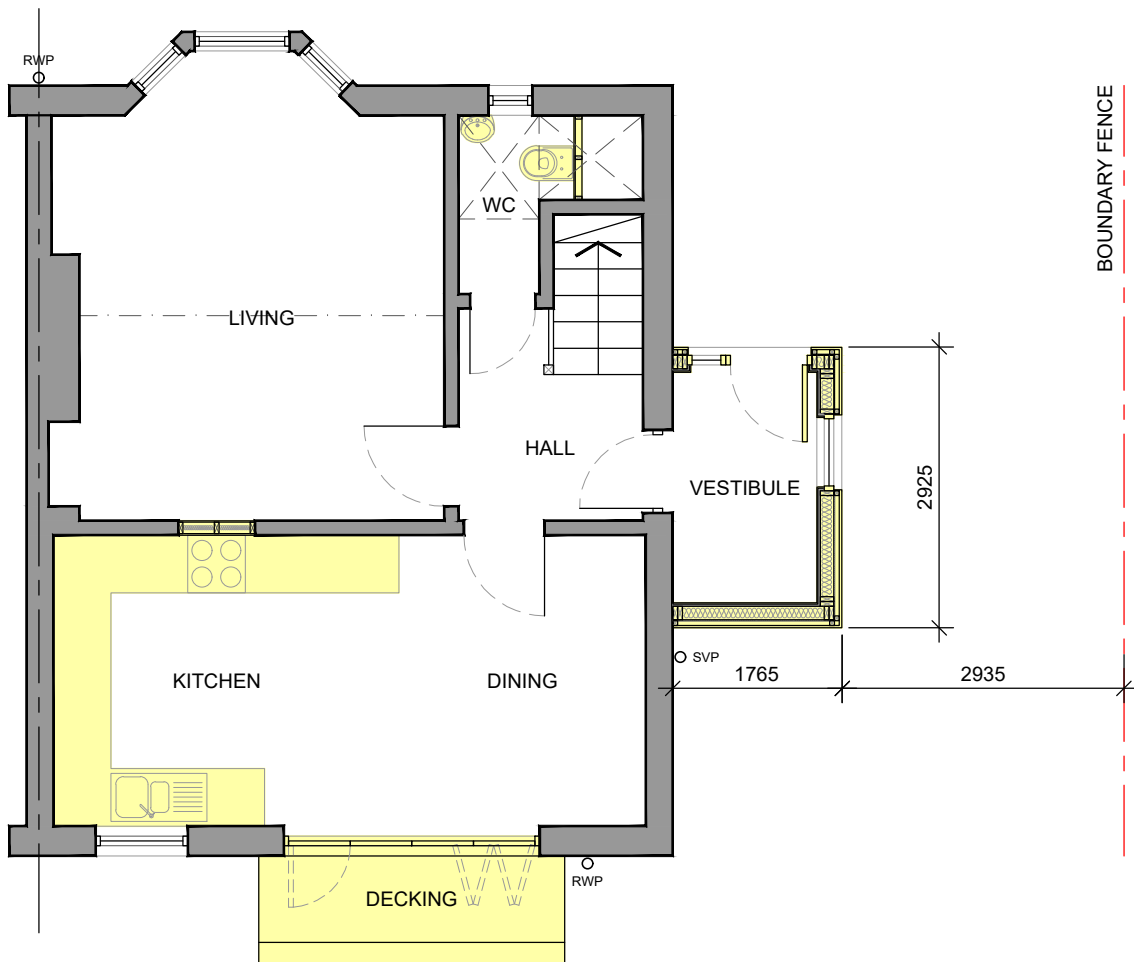
OWNER		
MR & MRS LEWIS		
PROJECT		
PROPOSED ALTERATIONS TO 36 MONKTONHALL TERRACE, MUSSELBURGH, EH21 6ES		
SCALE@A3		
1:75 @ A3	DATE	MARCH 2023
DRAWN BY	CHECKED	STAGE
CAD	-	PLANNING
DRAWING		
PROPOSED ELEVATIONS		
PROJECT NUMBER	DRAWING NUMBER	REVISION
-	(PL)02	-



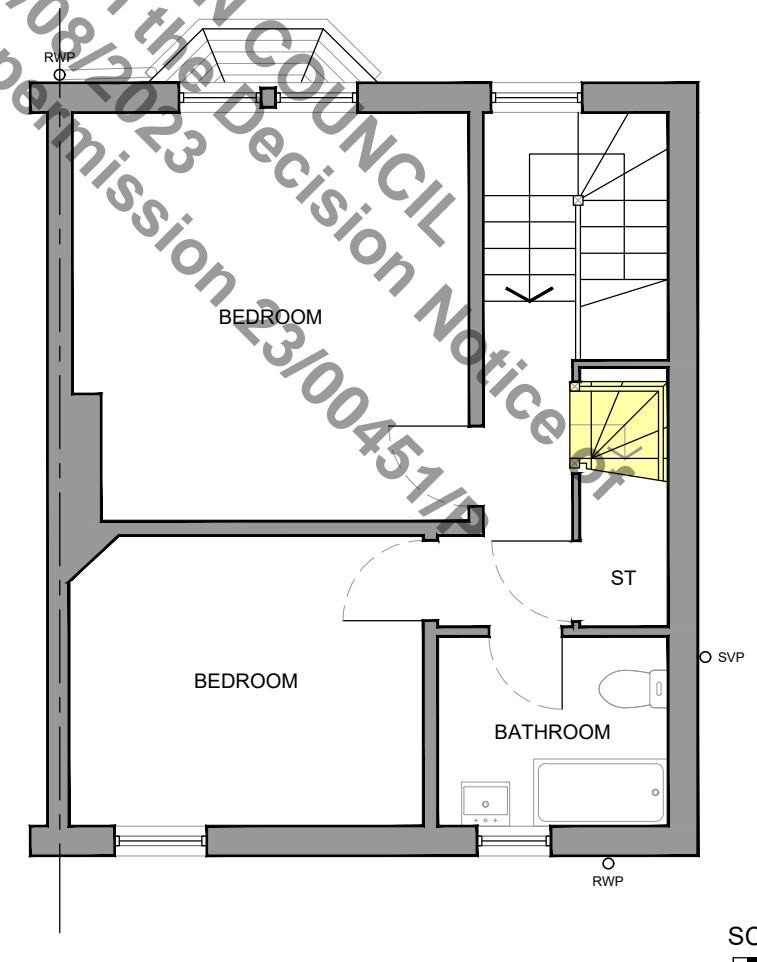
LOFT



ROOF



GROUND FLOOR



FIRST FLOOR

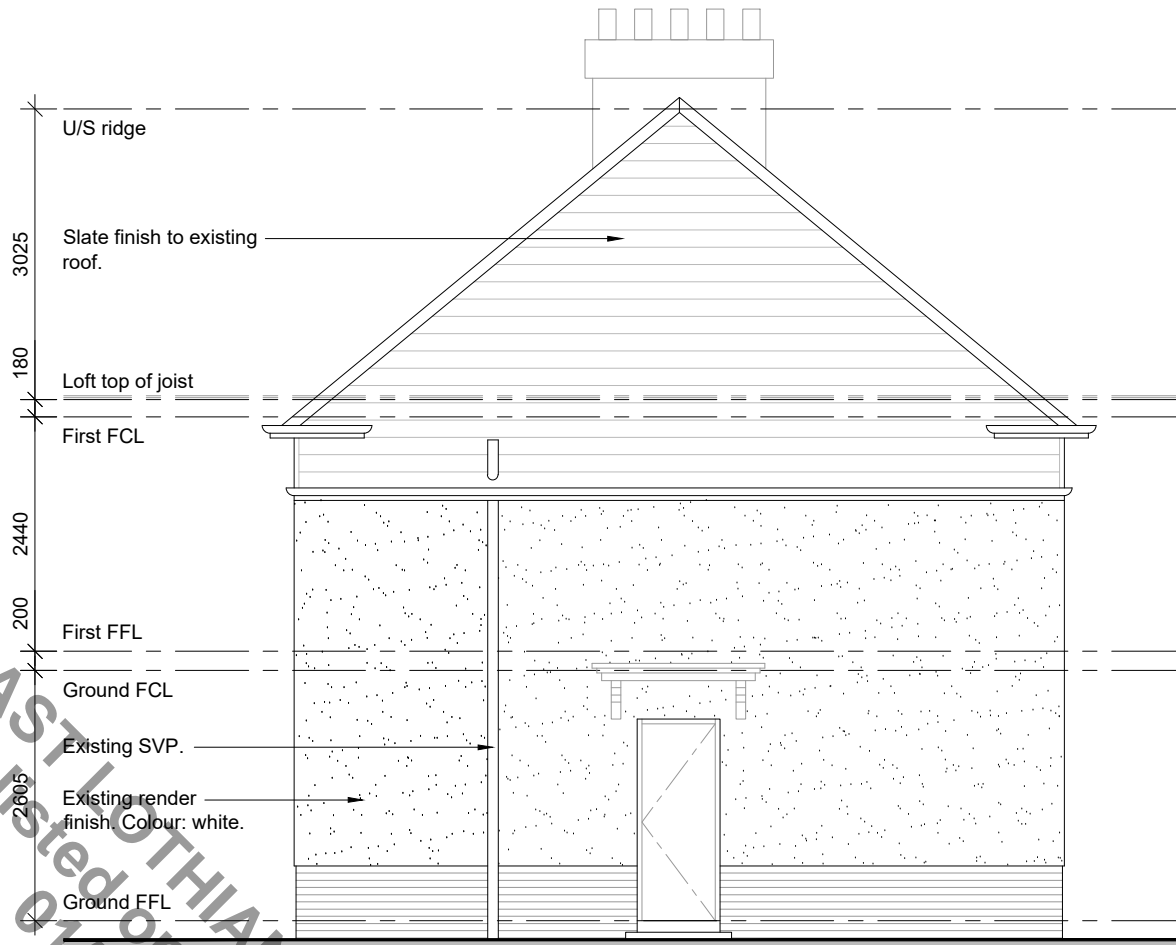
PLEASE NOTE:
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EAST LoTHIAN COUNCIL
 granting planning permission 23/00451/P
 Plan/Drawing listed on the Decision Notice 01/08/2023

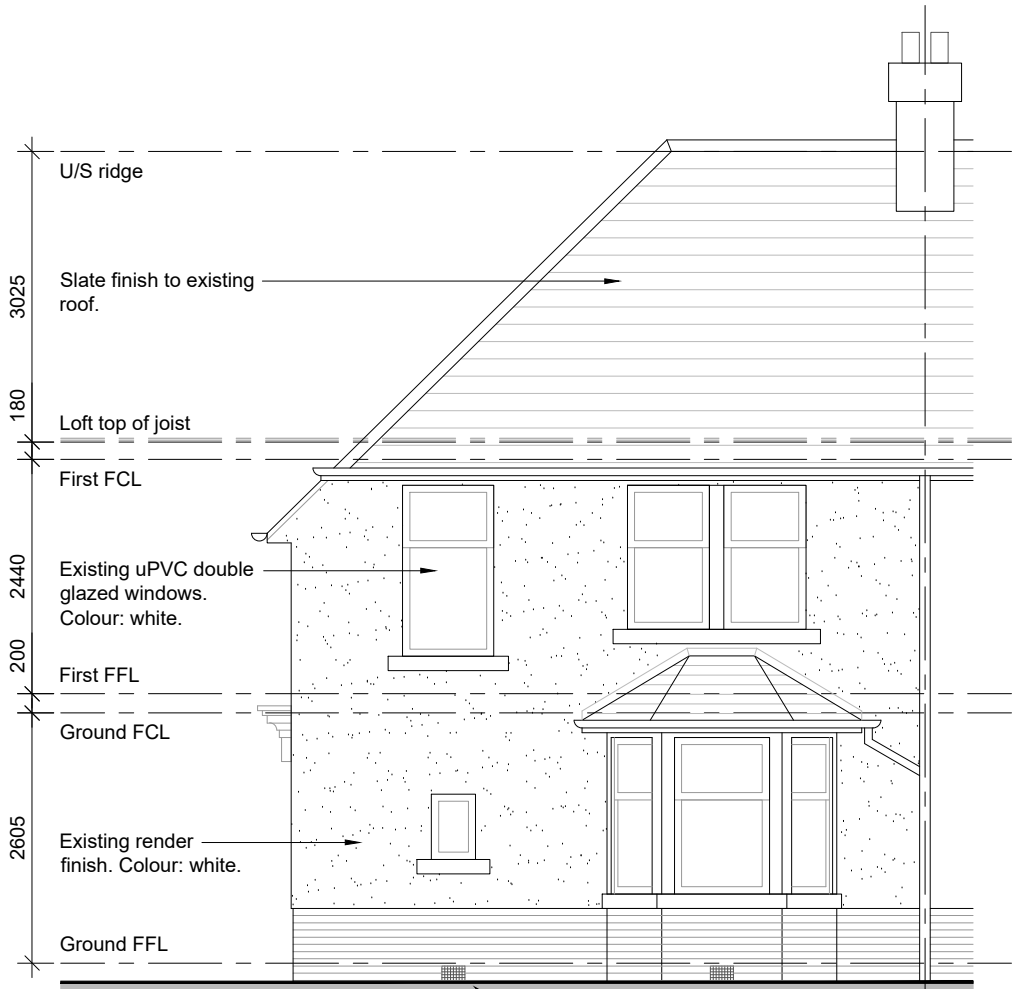


OWNER MR & MRS LEWIS		
PROJECT PROPOSED ALTERATIONS TO 36 MONKTONHALL TERRACE, MUSSELBURGH, EH21 6ES		
SCALE@A3 1:75 @ A3	DATE MARCH 2023	
DRAWN BY CAD	CHECKED -	STAGE PLANNING
DRAWING PROPOSED PLANS		
PROJECT NUMBER -	DRAWING NUMBER (PL)01	REVISION -

SCALE 1:75

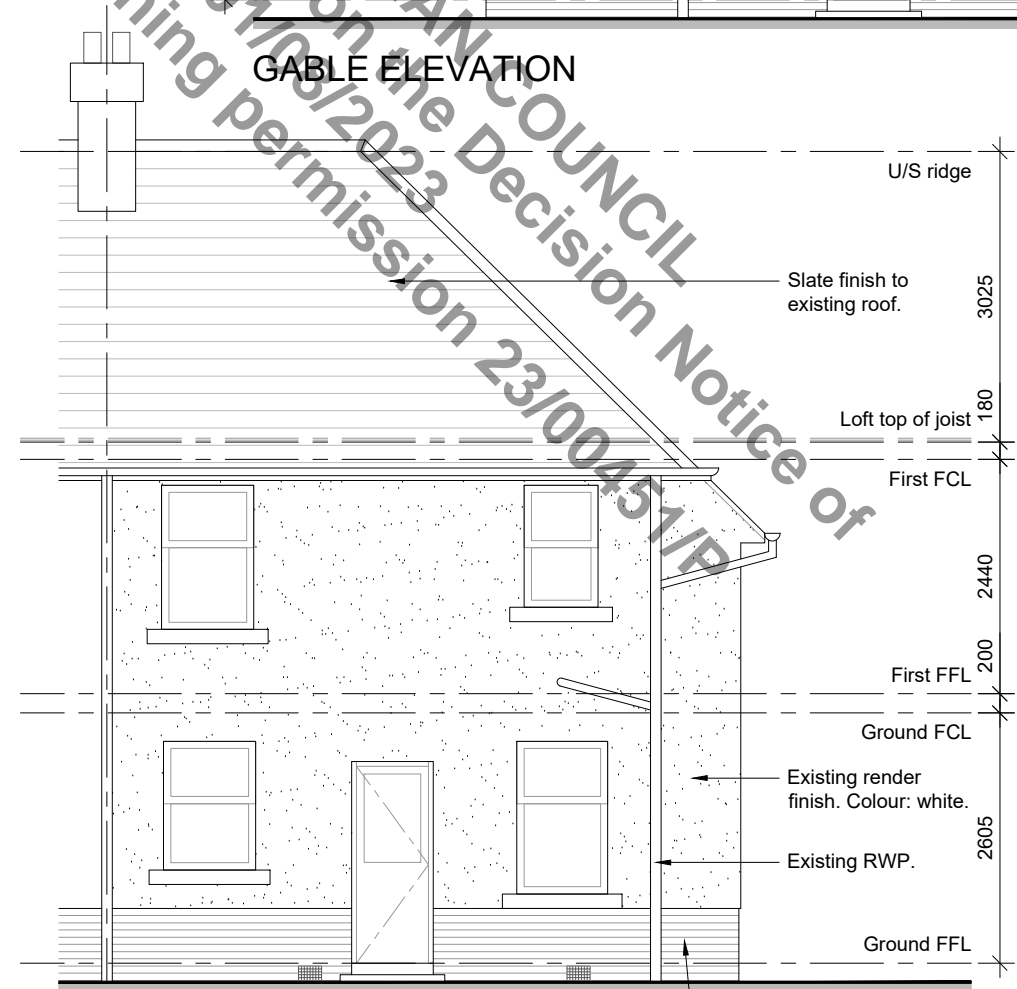


GABLE ELEVATION



FRONT ELEVATION

Existing solum vents.



REAR ELEVATION

Existing brickwork basecourse.

PLEASE NOTE:

All proprietary goods and materials are to be supplied and installed in accordance with the relevant manufacturer's instructions, Codes of Practice and British Standards.

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This information is to be read in conjunction with all structural engineers drawings, specifications and details.

Plan/Drawing EAST Lothian Council granting planning permission 23/00451/P

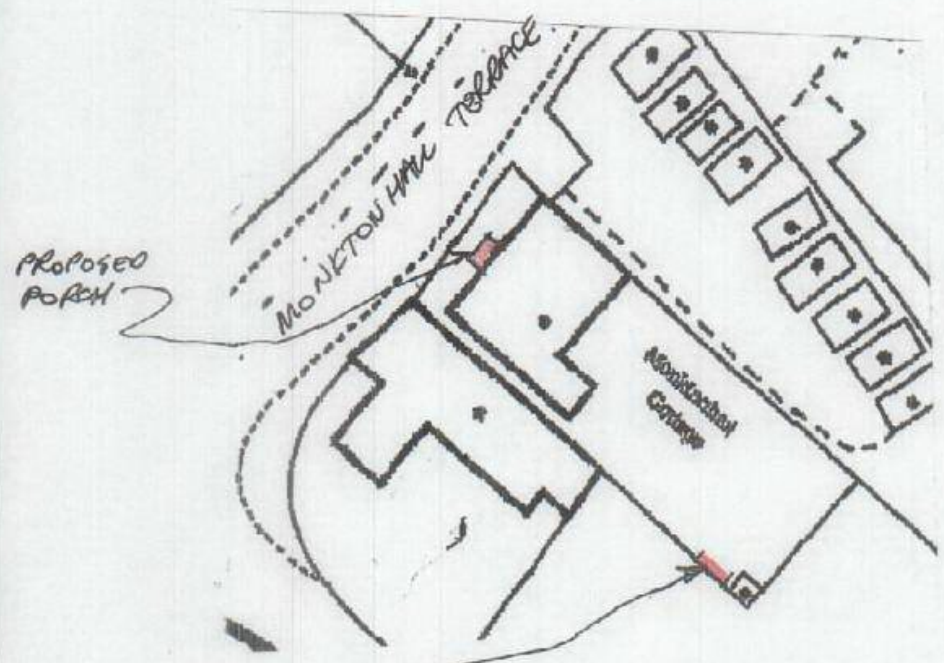
OWNER		
MR & MRS LEWIS		
PROJECT		
PROPOSED ALTERATIONS TO 36 MONKTONHALL TERRACE, MUSSELBURGH, EH21 6ES		
-		
SCALE@A3	DATE	
1:75 @ A3	MARCH 2023	
DRAWN BY	CHECKED	STAGE
CAD	-	PLANNING
DRAWING		
EXISTING ELEVATIONS		
PROJECT NUMBER	DRAWING NUMBER	REVISION
-	(EX)02	-



EAST LoTHIAN COUNCIL
 PLAN REFERRED TO IN NOTICE OF
 PERMISSION No. 07/00596/FUL
 26 MAY 2007
 DIRECTOR OF ENVIRONMENT

REGISTERED
 30 MAY 2007

07/00596 No



RECEIVED
 30 MAY 2007

1

I hereby certify that this drawing is (correctly) a true copy of the drawing referred to in the application dated
 signed:

Client
 RICHARD ROSS

Project
 LOCATION AND BLOCK PLANS

Title and Location
 MONKTONHALL COTTAGE
 MONKTONHALL TERRACE
 MLESELBURGH

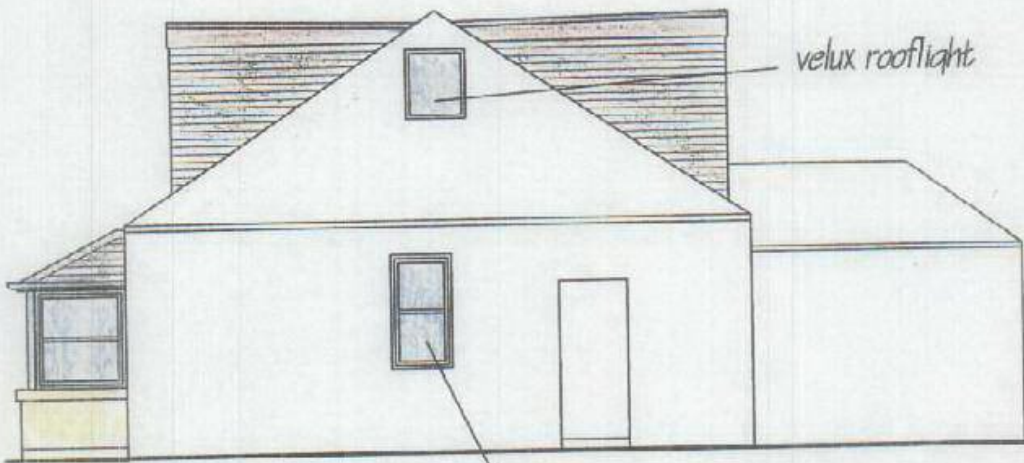
Drawn GMM	Date MAY 2007	Scale 1:1250 & 1:500
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Drawing Number
07/05/04

NEW VEHICULAR ENTRANCE FROM
 CAR PARK MONKTONHALL GOLF CLUB.
 (SEE ELEVATION DRAWING D4)

neighbours notified coloured blue



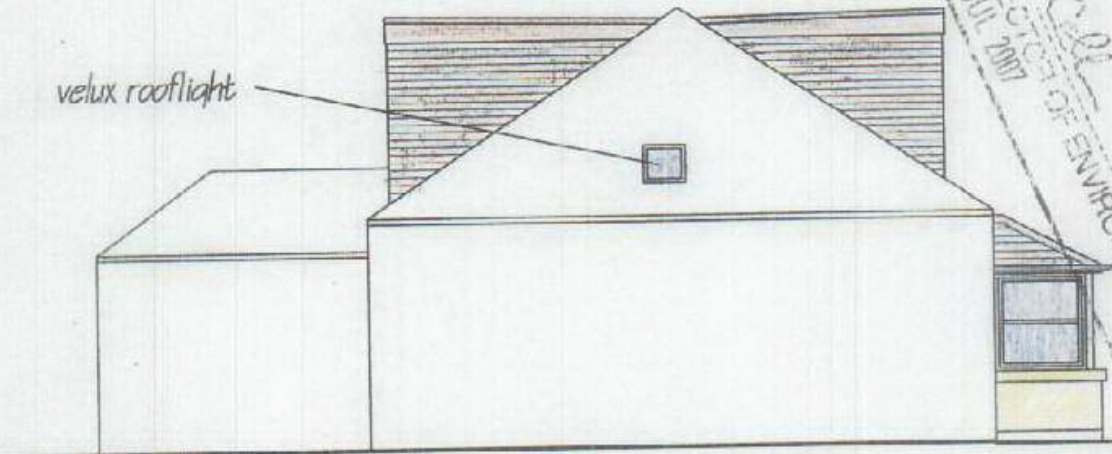


new window see dra g no 02

SIDE ELEVATION

dormer hafts slated to match existing
with ply fascia and aluminium trim and
roof laid to fall backwards to main roof

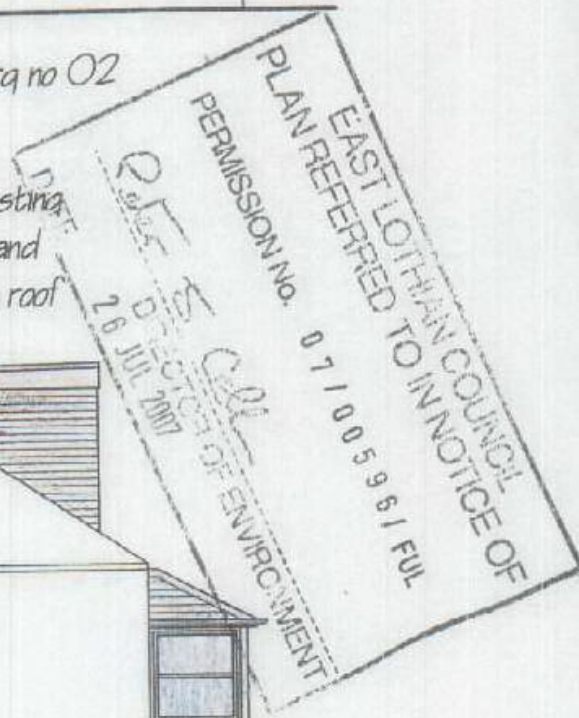
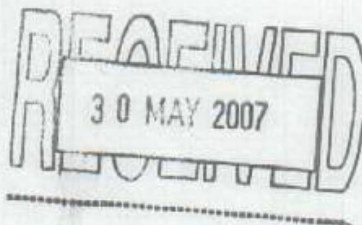
velux rooflight



SIDE ELEVATION

nb: chimneys not shown for clarity

07/00596 #



Drawn
I hereby certify that this drawing is (positively) (a true copy of) the drawing referred to in the application noted
signed :

Client
RICHARD ROSS

Project
PROPOSED ALTERATIONS TO HOUSE

Title and Location
MONKTONHALL COTTAGE
MONKTONHALL TERRACE
MUSSELBURGH

Drawn
CMM
Date
MAY 2007
Scale
1:50 / 1:100

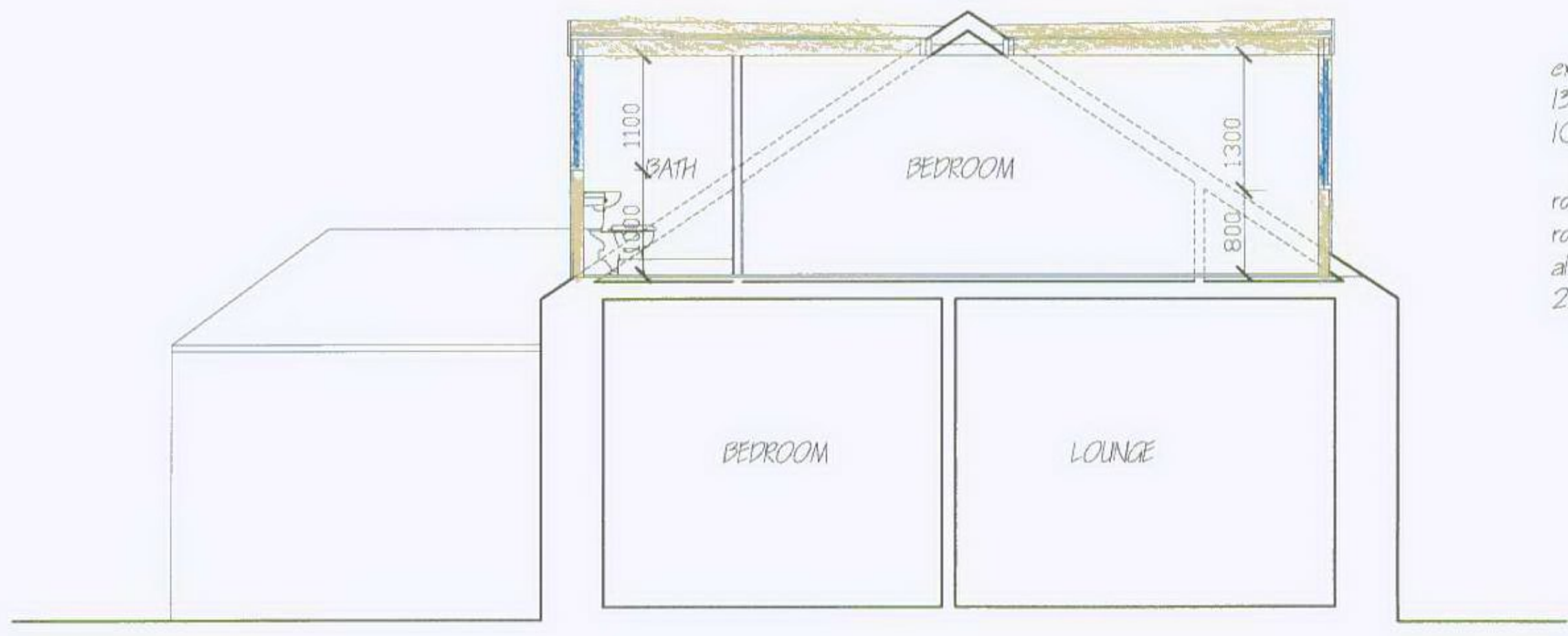
Madean Design
4 LINKS COURT
PORT SETON
EAST LothIAN
EH32 0EU.

Architectural Design Consultants 01875 819144

Drawing Number
07/05/03
Revision



SCALE 1:50



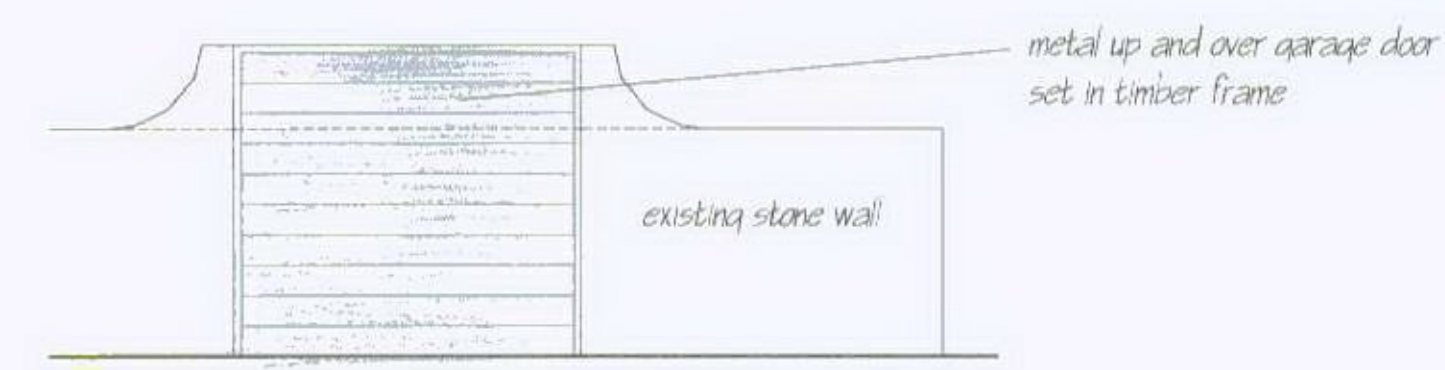
SECTION AA

existing roof:
130x50 rafters and ceiling ties @ 450cs
100x50 uprights @ 450cs

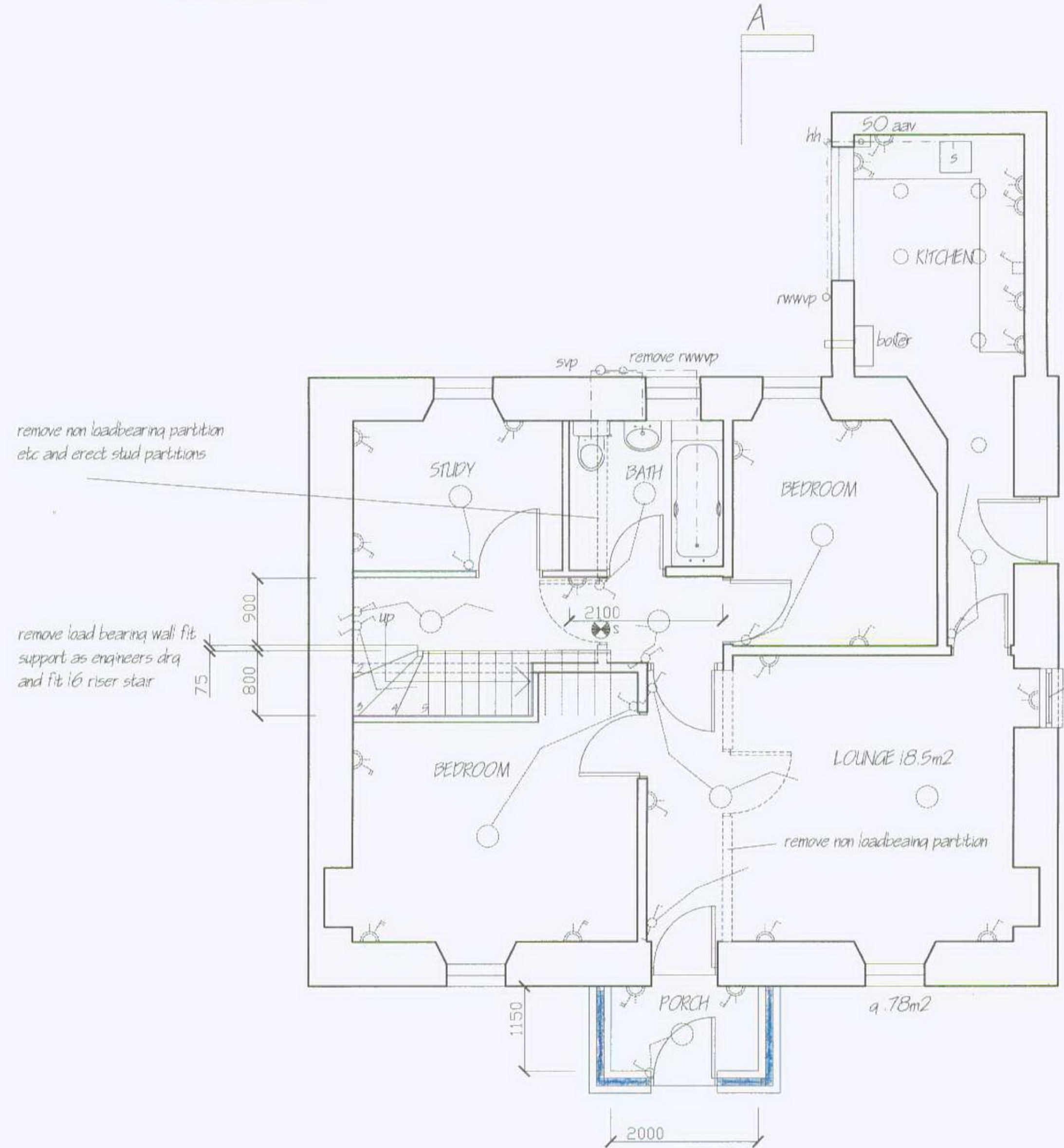
roof altered as shown dormer windows erected
roof trimmed and joists doubled up with 175x50's
all as engineers drawings
22 t&g chipboard flooring laid to rooms

velux windows:
v1 - opt508 open area 0.91m² glass area 0.69m²
v2 - optC04

new first floor windows to be tilt and turn sashes for escape and safe cleaning see specification



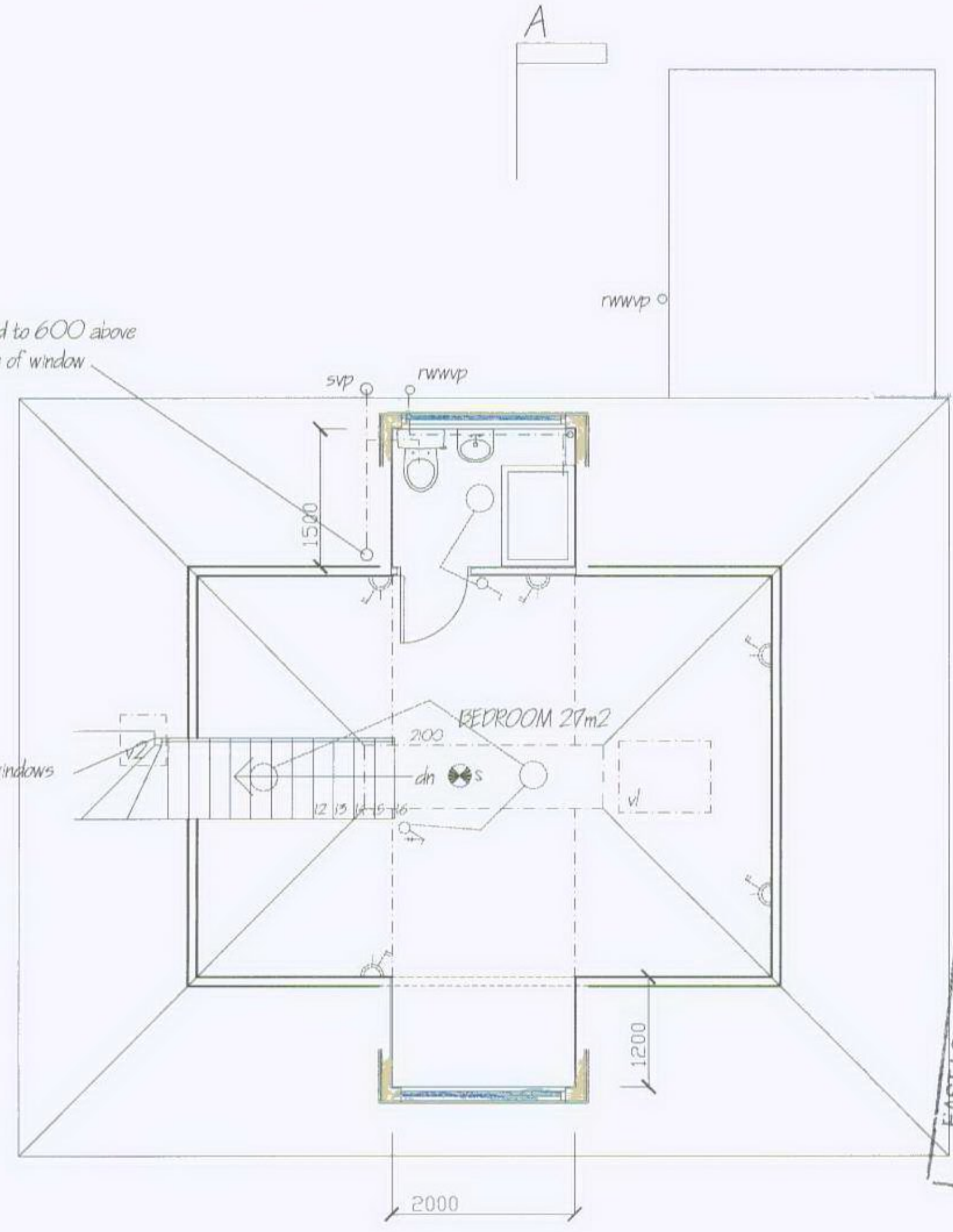
ELEVATION OF VEHICULAR ACCESS VIEWED FROM CAR PARK



GROUND FLOOR PLAN AS PROPOSED

slap opening fit into as engineers dra
fit new 1900x800 window to match front windows
and fit pc sill with dpc
glass area 0.78m² open area 1.0m²

svp extended to 600 above opening sash of window



FIRST FLOOR PLAN AS PROPOSED

General Notes

all works to be carried out in accordance with the TECHNICAL STANDARDS HANDBOOK FOR COMPLIANCE WITH THE BUILDING (SCOTLAND) REGULATIONS

electrical work to comply with safety part of above standards current IEE regulations and BS 7671: 2001

ventilation to comply with environment part of above standards and CIBSE guide

drainage to comply with environment part of above standards

bathroom light fittings to shrouded in insulating material

all sizes to be checked on site and stair set out first to ensure compliance - Maclean Design to be informed immediately if setting out problems are encountered

glazing to comply with BS 6262 Part 4: 1994

ALL WORK CONTAINED WITHIN APPLICANTS PROPERTY

clear new door widths indicated thus 775

ELECTRICAL LEGEND

- lighting point
 - pull cord switch
 - light switch one way
 - light switch two way
 - 13amp single switched socket
 - 13amp twin switched socket
 - cooker control unit
 - extract fan
 - smoke detector installed to BS 5446 part 1 2000 and fitted 300 clear of light fittings and corners with battery back up all to bs5839 part6 2004 type LD3
- for heights of fittings see specification

Docquet
we hereby certify that this drawing is (positively) a true copy of the drawing referred to in the application dated
signed:

Client
RICHARD ROSS

Project
PROPOSED ALTERATIONS TO HOUSE

Title and Location
MONKTONHALL COTTAGE
MONKTONHALL TERRACE
MUSSELBURGH

Drawn GMM Date MAY 2007 Scale 1:50

EAST Lothian Council
PLAN REFERRED TO IN NOTICE OF PERMISSION No. 07/00596 / FILE
Peter S. Cell
DIRECTOR OF ENVIRONMENT
DATE 24 MAY 2007

REGISTERED
30 MAY 2007

Maclean Design
4 LINKS COURT
PORT SETON
EAST Lothian
EH32 0EU.

Architectural Design Consultants 01875 819144

Drawing Number 07/05/01 Revision



FRONT ELEVATION

dormer windows with ply fascias and aluminium trim
 and ~~lead panel~~^{slate} below window cills dressed below
 eill and over roof finish
 new windows pvc tilt and turn
 porch roof to be slated to match existing with
 ply fascia and pvc rhone and rwp with hh at foot
 connected at low level to existing rwp
 pc cill to porch window with rendered wall finish
 and base course to match existing

EAST LoTHIAN COUNCIL
 PLAN REFERRED TO IN NOTICE OF
 PERMISSION No. 07/00596/FUL
Peter S. Coll
 DIRECTOR OF ENVIRONMENT
 DATE 26 JUL 2007



REAR ELEVATION

Drawn
 we hereby certify that this drawing is (positively) (a true copy of)
 the drawing referred to in the application dated
 signed:

Client
 RICHARD ROSS

Project
 PROPOSED ALTERATIONS TO HOUSE

Title and Location
 MONKTONHALL COTTAGE
 MONKTONHALL TERRACE
 MUGGERBURGH

Drawn GMM	Date MAY 2007	Scale 1:50
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Macleod Design 4 LINKS COURT
 PORT SETON
 EAST LoTHIAN
 EH32 0EU.

Architectural Design Consultants 01875 819144

Drawing Number
 07/05/02

RECEIVED
 17 JUL 2007

5

07/00596