

LOCAL REVIEW BODY

18th January 2024

Application No: 23/00664/P

7 Queens Drive, Pencaitland EH34 5AW

Appointed Officer's Submission

23/00664/P – REVIEW AGAINST DECISION – PLANNING OFFICER’S SUBMISISON

Planning application review against decision (refusal): Formation of dormers at 7 Queens Drive, Pencaitland, EH34 5AW

INDEX OF CONTENTS

1. Statement of Case: Officer’s report for planning application 23/00664/P.
2. Copy of stamped refused drawings relating to planning application 21/00664/P.
3. Copy of Decision Notice (including reason for refusal) relating to planning application 23/00664/P.
4. Copy of Policies 14 (Design, quality and place) and 16 (Quality homes) of National Planning Framework 4 and Policy DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018.

Please note there are no consultation responses, letters from interested parties or schedule of conditions submitted.

OFFICER REPORT

28th July 2023

App No. **23/00664/P**

Application registered on **14th June 2023**
Target Date **13th August 2023**

Proposal	Formation of dormers	SDELL	N
		CDEL	N
Location	7 Queens Drive Pencaitland East Lothian EH34 5AW	Bad Neighbour Development	N

APPLICANT: **Mr Robert Smith**

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

**c/o Marchitects Limited
Per Mark Anderson
20 Campie Road
Musselburgh
East Lothian
Eh21 6qg**

DECISION TYPE:

Application Refused

PLANNING ASSESSMENT

The property to which this application relates is a single storey semi-detached house with associated garden ground to its front and rear. The property is located within a residential area as defined by policy RCA1 of the ELLDP.

The property is bounded to the east, south and west by adjoining residential properties. To the north of the site lies the public highway.

Planning permission is sought for the formation of a large 'box' type dormer on the rear (south) facing pitched roof slope of the house.

The proposed box dormer would extend along the majority of the rear roof slope being set in from the east boundary by some 0.26m. The dormer would extend up to gable end, measuring some 9.2m. It would measure some 2.4m in height and would project above the main ridge of the property by some 0.18m.

The dormer would have 4 window openings in its rear elevation and would be finished in timber cladding.

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.

Policies 14 (Liveable Place) and 16 (Quality Homes) of NPF4 are relevant to the determination of this application. DP5 (Extensions and Alterations to Existing Buildings) of the East Lothian Local Development Plan 2018 are relevant to the determination of this application.

The windows to be formed within the rear (south) elevation of the proposed dormer, would face over the rear garden of the applicant's house for some 19 m. Therefore they would not allow for harmful overlooking of any neighbouring residential properties.

Owing to its size, form, orientation and position, the proposed dormer would not give rise to a harmful loss of sunlight or daylight received by any neighbouring residential properties.

On these considerations of privacy and amenity the proposals do not conflict with Policy DP5 of the adopted East Lothian Local Development Plan 2018.

The proposed dormer would be rectangular in shape measuring some 9.2m wide, some 2.4 metres 3.5m deep and some 2.4 metres high to its highest point and would comprise a very minor slope. Its shallow mono-pitched roof would be clad in a single ply roofing membrane. Its cheeks and rear elevation would be clad in timber boarding. It would have four individual, uPVC framed, tilt and turn windows.

On the matter of design Policy DP5 of the adopted East Lothian Local Development Plan 2018 states that extensions and alterations must be well integrated into their surroundings and must be in keeping with the original building or complementary to its character and appearance. 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.

The proposed large 'box type' dormer would due to its size, scale, design, proportions, massing, and position, be a radical alteration to the rear elevation roof slope of the house that would be a harmfully dominant, intrusive and incongruous feature. It would occupy some 86% of the existing pitched roof slope of the applicant's house such that it would be harmfully disproportionate to, and result in a gross overdevelopment of, the rear (south) facing pitched roof slope. Moreover, as the proposed dormer would project above the main ridgeline of the roof it would be an alien feature that would be out of keeping with the character and appearance of the house. Consequently the proposed dormer would not be subservient to, or in keeping with, the character and appearance of the house. It would instead be harmful to the character and appearance of the house contrary to Policies 14 and 16 of NPF4 and Policy DP5 of the adopted East Lothian Local Development Plan 2018.

In conclusion, it is considered that the proposed dormer fails to accord with the provisions of the stated relevant Development Plan policies and there are no material considerations which outweigh the fact that the proposals do not accord with the Development Plan.

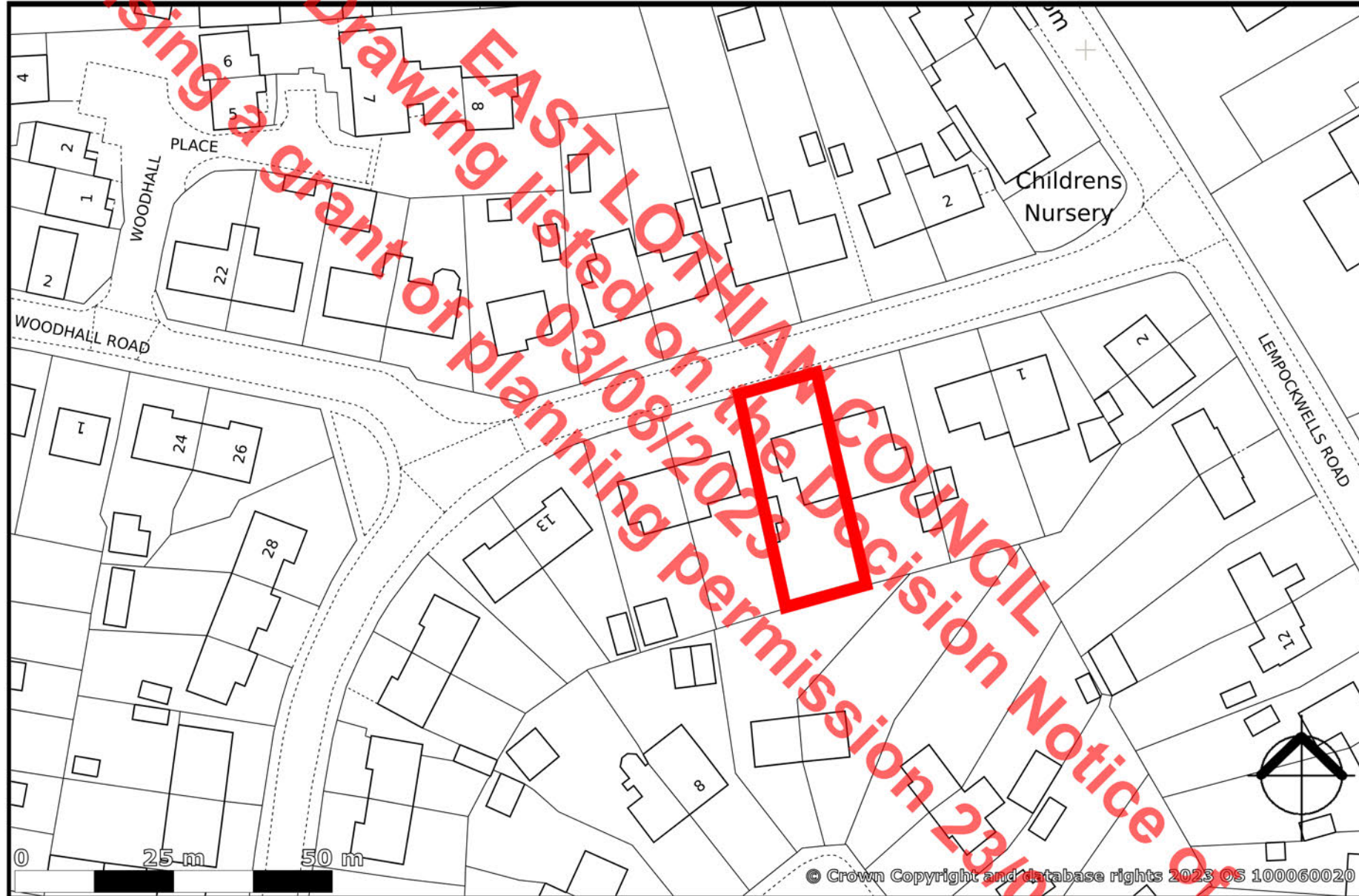
REASON FOR REFUSAL

- 1 The proposed box dormer due to its size, scale, design, proportions, massing, and position, would be a radical alteration to the rear elevation roof slope of the house that would be a harmfully dominant, intrusive and incongruous feature. It would not be subservient to, or in keeping with, the character and appearance of the house. It would instead be harmful to the character and appearance of the house contrary to Policies 14 and 16 of NPF4 and Policy DP5 of the adopted East Lothian Local Development Plan 2018.

LETTERS FROM

28th July 2023

7 Queen's Drive, Pencaitland, Tranent, EH34 5AW



created on **edozo**

Plotted Scale - 1:1,250

Product information

VELUX Top-hung pine roof window GPL



Product description

- High quality natural pinewood coated with impregnation and layers of water-based acrylic white paint or clear lacquer
- The sash can remain open in any position up to an angle of 45°
- Bottom handle for convenient operation
- Ventilation flap and integrated dust and insect filter
- Maintenance-free exterior covers

Roof pitch

- Can be installed in roof pitches between 15° and 55°
- Installation in roof pitches from 55° up to 75° is possible, but specially manufactured springs must be ordered

Materials

- Laminated pinewood
- Glass
- Lacquered aluminium, copper or zinc
- VELUX ThermoTechnology™ insulation

Downloads

For installation instructions, CAD drawings, 3D BIM objects, 3D GDL objects, SketchUp objects etc, please visit www.velux.co.uk

Certifications



The VELUX product factories guarantee quality systems implementation process and environmental management systems through appropriate accreditations ISO 9001 and ISO 14001

EUTR

In compliance with the EU Timber Regulation (EUTR), EU regulation 995/2010

REACH

We are aware of the REACH regulation and acknowledge the obligations. No products are obliged to be registered in accordance to REACH and none of our products contain any Substances of Very High Concern.

EAST LOTHIAN COUNCIL
Plan/Drawing listed on the Decision Notice of 03/08/2022
refusing a grant of planning permission 23/00664/P

Available sizes and daylight area

	472 mm	550 mm	660 mm	780 mm	942 mm	1140 mm	1340 mm
778 mm							
978 mm	GPL CK04 (0.29)	GPL MK04 (0.47)	GPL PK04 (0.60)	GPL UK04 (0.91)			GPL UK04 (0.91)
1178 mm	GPL CK06 (0.37)	GPL MK06 (0.59)	GPL PK06 (0.75)	GPL SK06 (0.95)			
1398 mm	GPL FK08 (0.58)	GPL MK08 (0.72)	GPL PK08 (0.92)	GPL SK08 (1.16)			GPL UK08 (1.40)
1600 mm			GPL MK10 (0.85)	GPL PK10 (1.07)	GPL SK10 (1.35)		

() = Effective daylight area, m²

▲ = Sizes suitable for Emergency Escape requirements



A top-hung roof window is ideal if you have to, or wish to, place your window at high level, for instance in connection with a high knee wall.

For an unobstructed panoramic view, the window opens outwards on its top hinges to an angle of 45°.

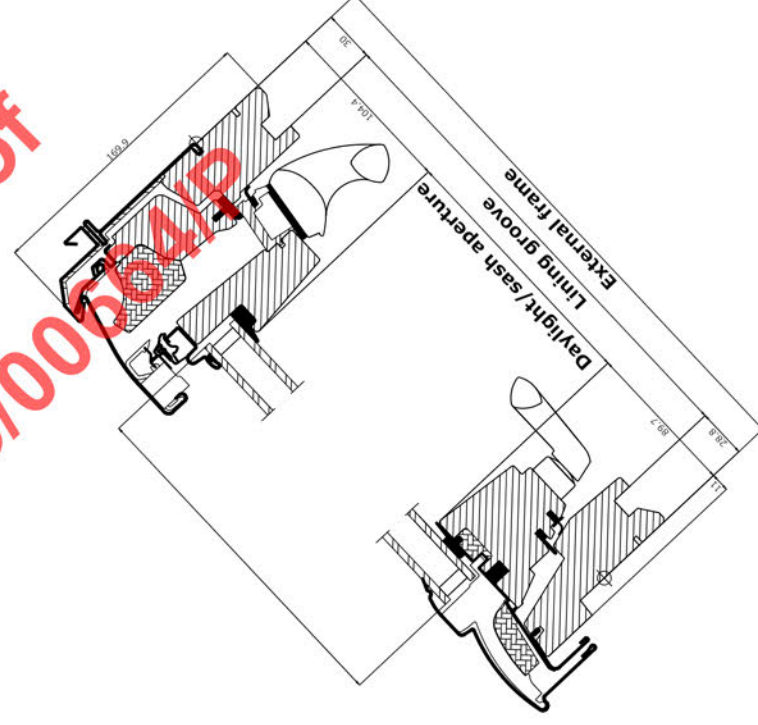
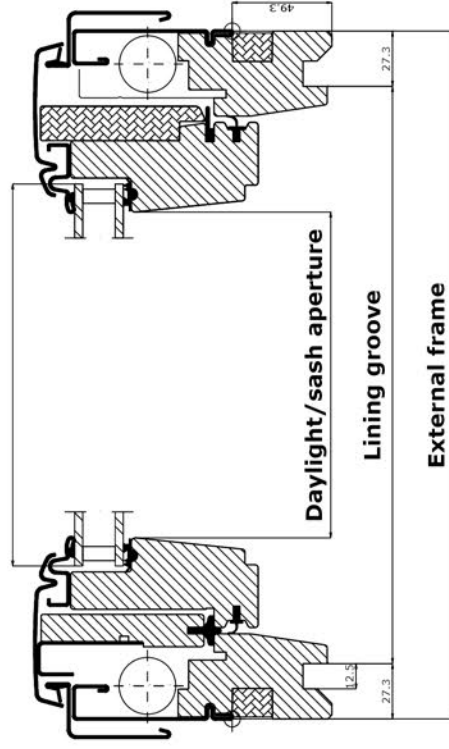
Lining measurements

Size	Width (mm)
CK--	495
FK--	605
MK--	725
PK--	887
SK--	1085
UK--	1285

Size	Height (mm)
--04	919
--06	1119
--08	1339
--10	1549

Width

Height



Technical values

	--70	--68	--66	--69	--67
U_w [W/m ² K]	1.3	1.1	1.0	1.1	0.86
U_g [W/m ² K]	1.0	0.7	0.6	0.7	0.5
R_w [dB]	35	35	37	35	38
g []	0.46	0.55	0.44	0.27	0.44
τ_v []	0.68	0.73	0.62	0.57	0.62
τ_{UV} []	0.05	0.05	0.05	0.05	0.05
Air permeability [class]	4	4	4	4	4

Thermal improvements such as lower U-value (U_w) and lower linear heat loss coefficient (φ) can, for some variants, be obtained with frame insulation collar and/or recessed installation.

Glazing structure

	--70	--68	--66	--69	--67
Inner glass pane	2 x 3 mm laminated float with low ε coating	2 x 3 mm laminated float with low ε coating	2 x 3 mm laminated float with low ε coating	2 x 3 mm laminated float with low ε coating	2 x 3 mm laminated float with low ε coating
Middle glass pane	-	3 mm heat strengthened float with low ε coating	3 mm heat strengthened float with low ε coating	3 mm heat strengthened float with low ε coating	3 mm heat strengthened float with low ε coating
Outer glass pane	4 mm toughened with coatings	4 mm toughened with coatings	4 mm toughened with coatings	4 mm toughened with coatings	4 mm toughened with coatings
Cavity	15 mm	2 x 12 mm	2 x 13 mm	2 x 12 mm	2 x 12 mm
Glass panes	Double	Triple	Triple	Triple	Triple
Gas filling	Argon	Argon	Argon	Argon	Krypton

Glazing features

	--70	--68	--66	--69	--67
<p>Heat insulation Low energy glazing provides reduced heat loss through the window and enhanced indoor comfort.</p>	•	••	•••	••	•••
<p>Solar gain In the wintertime, the heat from the sun entering through the windows is a usable solar gain.</p>	•••	••	••	•	••
<p>Solar protection In warm climates and in rooms with large window areas, a sun protective coating provides a better indoor climate during summer periods. Alternatively, exterior sunscreening can be installed.</p>				•••	
<p>Sound insulation A combination of laminated glass and optimal glass thickness provides better sound insulation. Frame/sash construction and gaskets are equally important.</p>	••	••	•••	••	•••
<p>Security Thicker laminated inner glass pane designed to increase resistance to manual attack (burglary).</p>	•	•	•	•	•
<p>Safety Laminated inner glass is designed to hold the fragments together if the glass breaks. We recommend that you consider using glass units with laminated glass on the inside for windows placed above areas where people sleep, play or work.</p>	•	•	✓	✓	✓
<p>Outside strength Toughened outer glass pane makes your glazing more resistant to hail, heavy wind and snow loads.</p>	✓	✓	✓	✓	✓
<p>Delayed fading of materials Inner laminated glass protects materials behind the glass against UV radiation and therefore delays fading of the materials.</p>	✓	✓	✓	✓	✓
<p>Rain noise reduction The combination of laminated glass and extra thick glass helps provide a significant, audible reduction of rainfall sound. Frame/sash construction and gaskets are equally important.</p>	✓	✓		✓	✓
<p>Easy-to-clean The easy-to-clean coating minimises the cleaning frequency of the outer glass pane and gives you a clearer view in case of rain.</p>			✓		✓
<p>Anti-dew The anti-dew coating significantly reduces the days with dew on the outer glass pane and thus gives you a clear view.</p>			✓		✓

• Good •• Better ••• Best ✓ Feature included in glazing variant

Refused Planning permission 23/00664/P
 EAST Lothian Council listed on the Decision Notice of 03/08/2023

Technical values, ventilation through ventilation flap

Property	Windows with double or triple glazing					
	Width					
	CK--	FK--	MK--	PK--	SK--	UK--
Air flow characteristics [l/s]	1.9	2.3	2.8	3.4	4.1	4.8
Air flow exponent [-]	0.53	0.53	0.53	0.53	0.53	0.53
Ventilation capacity at 4 Pa [l/s]	4.0	4.8	5.8	7.1	8.5	10.0
Ventilation capacity at 8 Pa [l/s]	5.7	6.9	8.4	10.2	12.3	14.5
Ventilation capacity at 10 Pa [l/s]	6.4	7.8	9.5	11.5	13.9	16.3
Ventilation capacity at 20 Pa [l/s]	9.3	11.3	13.7	16.6	20.1	23.5
Equivalent area through ventilation flap [mm ²]	2600	3100	3700	4600	5600	6600
Geometrical free area [mm ²]	2800	3700	4500	6100	7200	10600

Refusing a grant of planning permission 23/00664/P
 EAST Lothian Council
 Drawing listed on the Decision Notice of
 03/08/2023

Visible features



1 Lock casing

- electro-galvanised steel
- colour: "silver"



2 Data plate

- window type, size and variant code
- CE marking
- production code
- QR code



3 Click-on covers

- lacquered aluminium



4 Control bar

- anodised aluminium



5 Excellent insulation

- expanded polystyrene
- colour: grey charcoal



6 Barrel bolts

- plastic
- colour: grey
- steel
- colour: "silver"



7 Hinges with friction

- electro-galvanised steel
- colour: "silver"



8 Barrel bolt bushings

- plastic
- colour: white/grey

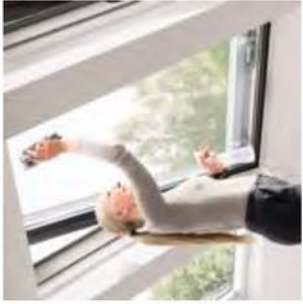


9 Bottom handle

- anodised aluminium

EAST Lothian Council
 Plan/Drawing listed on the Decision Notice
 refusing a grant of planning permission 23/00664/P
 03/08/2023

Cleaning and maintenance



To clean the outer pane from the inside, rotate sash and secure in cleaning position with barrel bolts.



VELUX repair and maintenance kits are available.

Exterior covers

Material	NCS standard colour	RAL nearest standard colour
Lacquered aluminium (-0--) grey	S 7500-N	7043
Lacquered aluminium (-5--) black	S 9000-N	9005
Copper (-1--)	-	
Titanium zinc (-3--)	-	

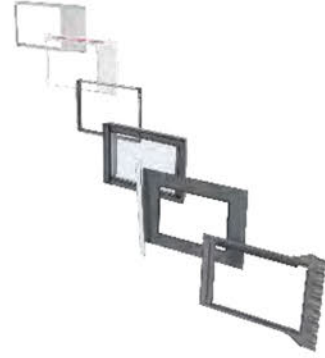
Special colour requests, please contact enquiries@velux.co.uk

Interior finish

White paint	Impregnation and layers of water-based acrylic lacquer and paint. NCS standard colour: S 0500-N, nearest RAL standard colour: 9003.
Clear lacquer	Impregnation and layers of water-based acrylic lacquer

Special colour requests, please contact enquiries@velux.co.uk

Flashings and installation products



Flashings:

- ED- for single installation
- EB- for twin installation
- EK- for combi installation

Available for standard and recessed installation

Installation products:

- Installation set BDX 2000 (incl BFX)
- Underfelt collar BFX 1000 incl transverse drainage gutter
- Vapour barrier collar BBX 0000
- Linings LS- (incl BBX)

Note

We reserve the right to make technical changes.

For more information on roof window GPL and other VELUX products, please visit www.velux.co.uk

Blinds, awnings and shutters



Interior sunscreening

- Blackout blind
- Roller blind
- Pleated blind
- Flying pleated blind
- Double pleated energy blind
- Venetian blind
- Duo blackout blind



Exterior suncreening

- Awning blind
- Roller shutter



Additional accessories

- Insect roller screen

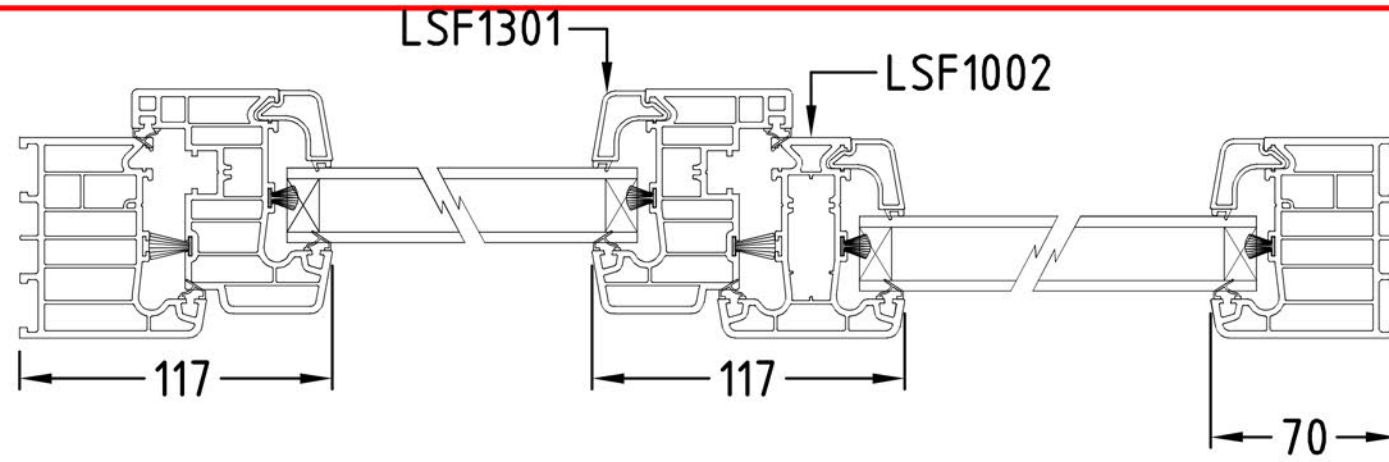
Available in manual and mains/solar powered versions
Available in manual and mains-powered versions
Available in manual version

The mains and solar powered versions are part of the VELUX INTEGRA® product range.

eurocell

All together better

Section X-X
Scale 1:4

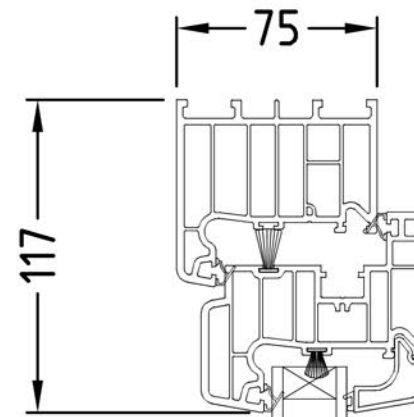


refusing a grant of planning permission 23/00664/P

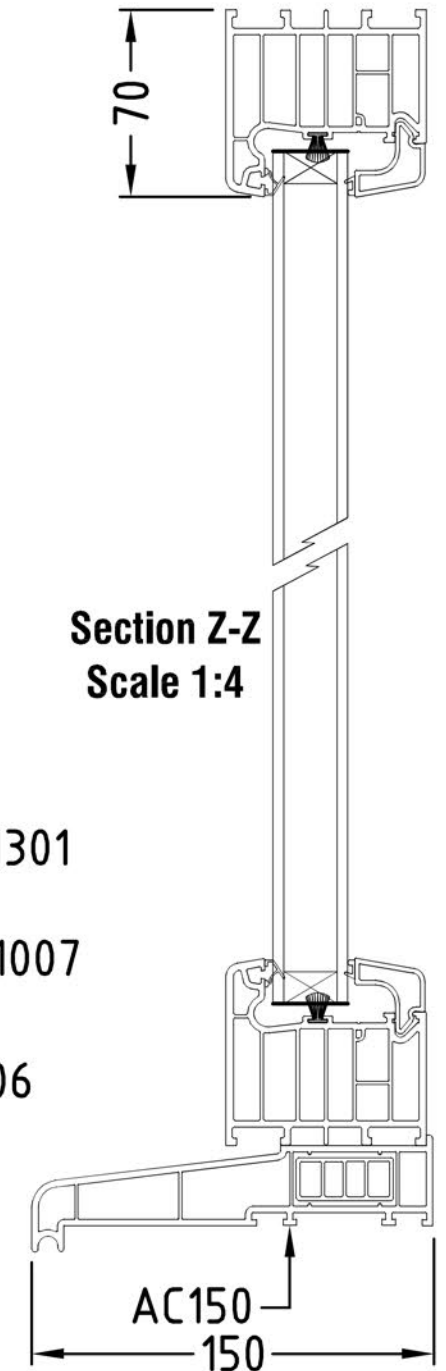
EAST LoTHIAN COUNCIL

03/08/2023

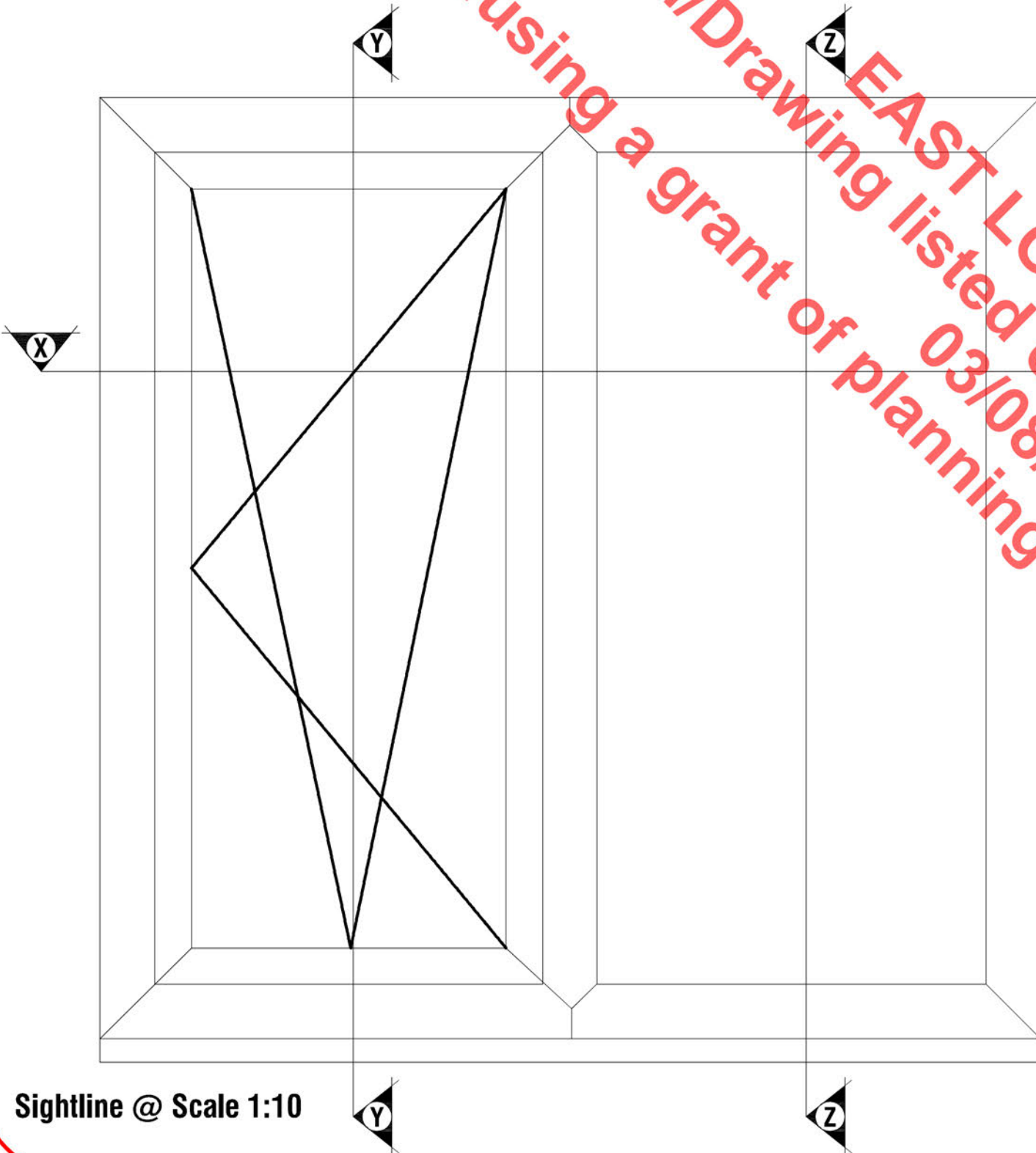
Section Y-Y
Scale 1:4



Section Z-Z
Scale 1:4



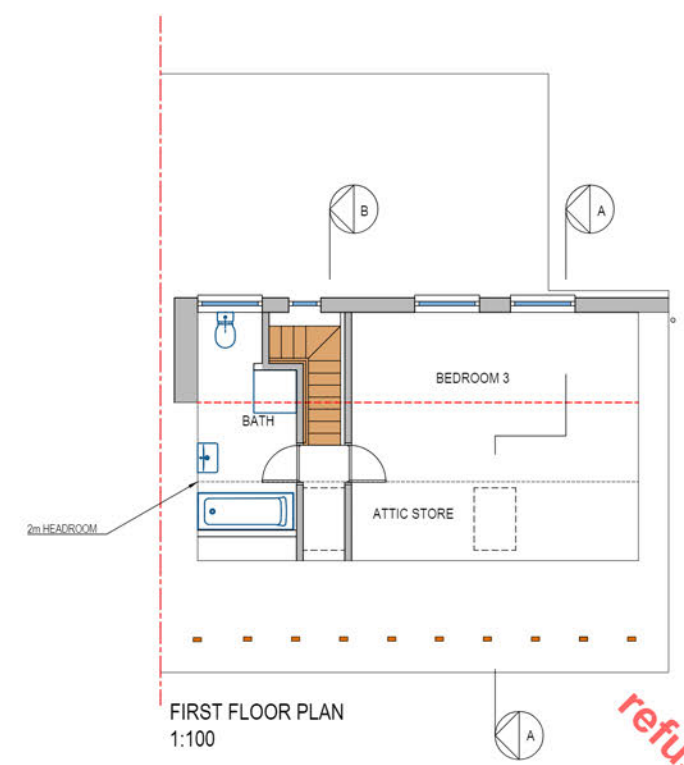
Sightline @ Scale 1:10



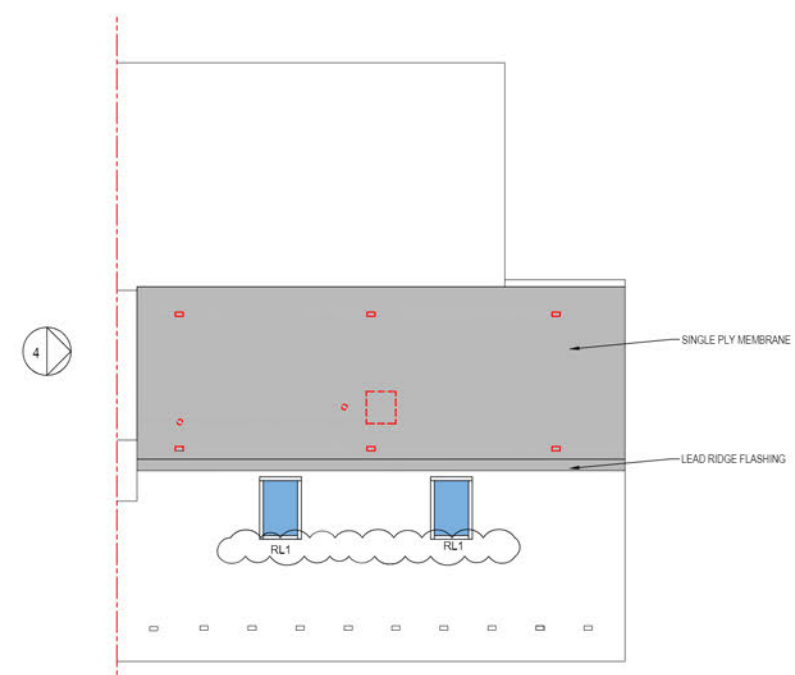
Type T3-003 (A4)



NOTES
 CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO WORK COMMENCING. ALL DISCREPANCIES MUST BE REPORTED TO MARCHITECTS LTD.



FIRST FLOOR PLAN
1:100

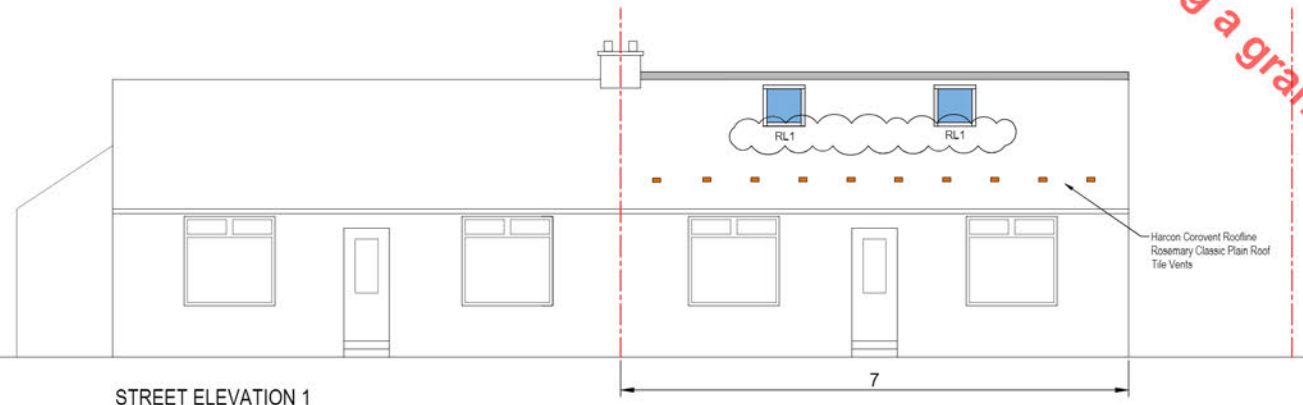


ROOF PLAN
1:100

WINDOW SCHEDULE

- RL1 - 1400 (h) x 780(w) VELUX GPL 0070 ROOF WINDOW TOP HUNG
- W1 - 1150 (h) x 1200(w) EUROCELL WHITE UPVC TILT/TURN CASEMENT DOUBLE GLAZED WINDOW
- W2 - 1150(h) x 600(w) EUROCELL WHITE UPVC TILT/TURN CASEMENT DOUBLE GLAZED WINDOW
- W3 - 1150 (h) x 1200(w) EUROCELL WHITE UPVC TILT/TURN CASEMENT DOUBLE GLAZED WINDOW

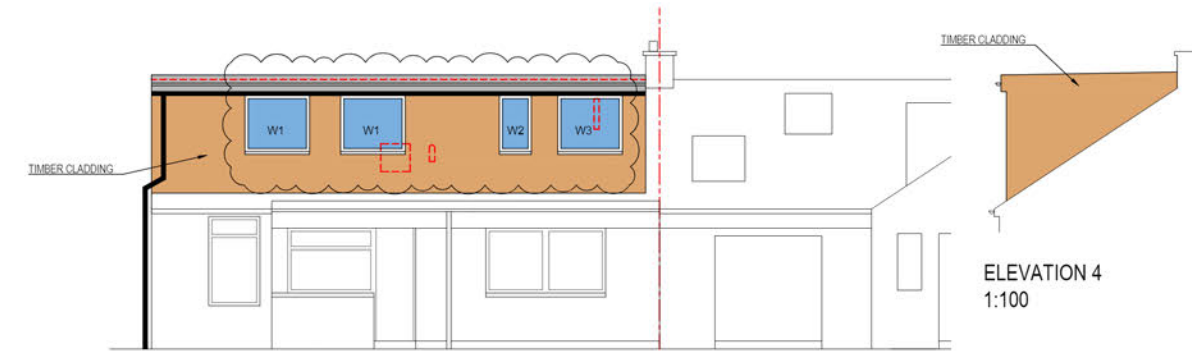
Image of Harcon Corovent Roofline Rosemary Classic Plan Roof Tile Vents



STREET ELEVATION 1
1:100

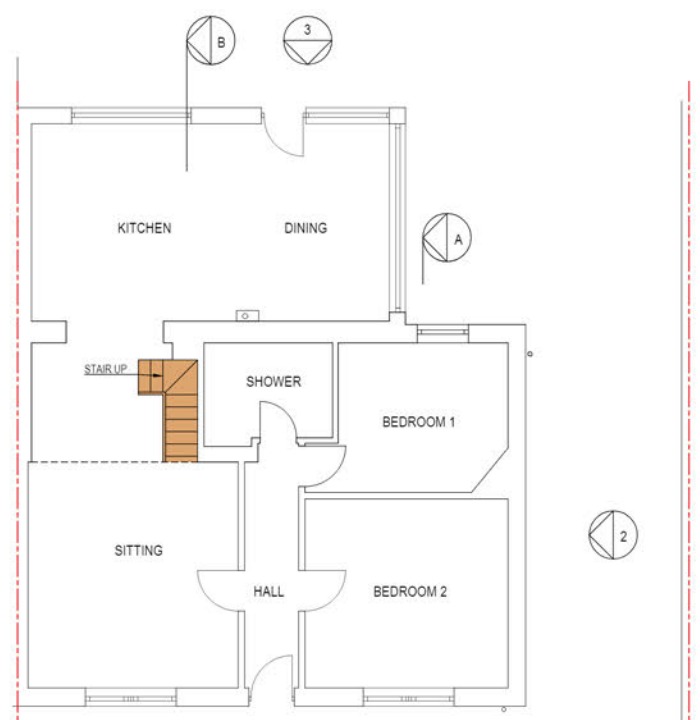


GABLE ELEVATION 1
1:100

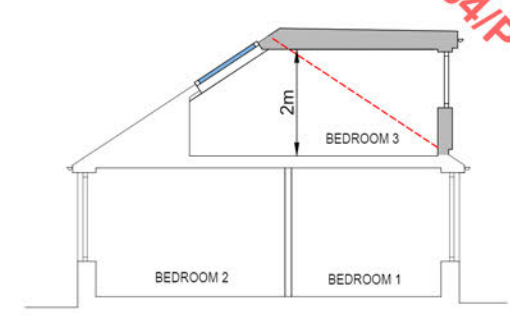


GARDEN ELEVATION 3
1:100

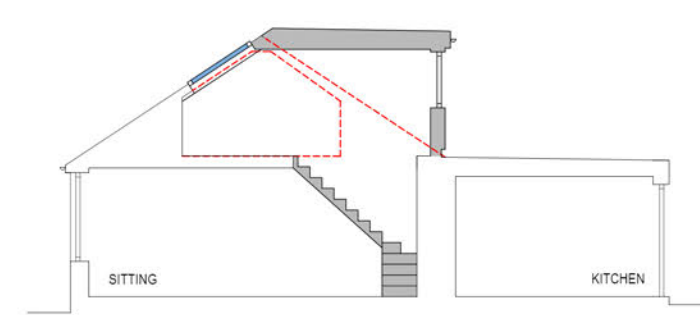
ELEVATION 4
1:100



GROUND FLOOR PLAN
1:100



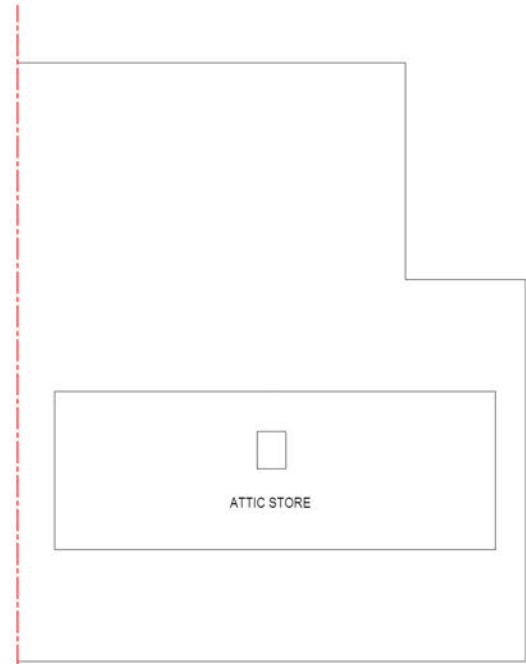
SECTION A
1:100



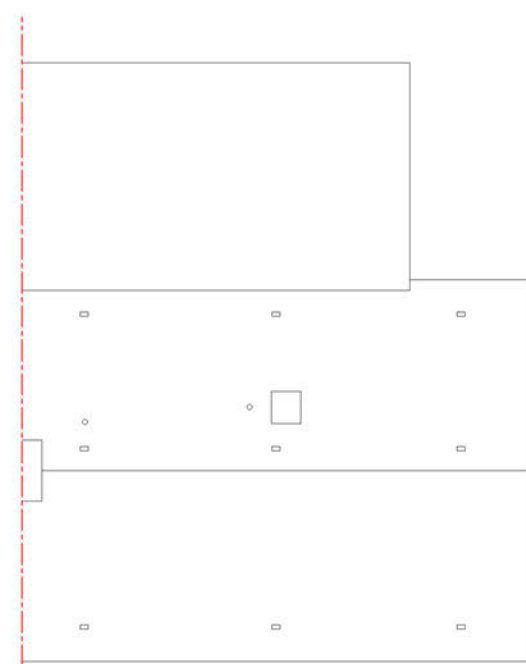
SECTION B
1:100

EAST Lothian Council
 refusing a grant of planning permission 23/00664/P
 Plan/Drawing listed on the Decision Notice of 03/08/2023

NO.	DATE	REVISION/ISSUE	DRAW	CHECK
STATUS		Approval	PACKAGE	
			Planning	
marchitECTS				
<small>MARCHITECTS LTD, ARCHITECTS & DESIGNERS 20 CAMPIE ROAD, MUSSELBURGH EH21 6QG</small>				
<small>0131 665 6090 admin@marchitECTS.com www.marchitECTS.com</small>				
CLIENT				
Robert Smith				
PROJECT				
7 Queens Drive Pencailand				
TITLE				
Proposed				
DRAWN	CHECKED	SCALE @ A2	DATE	
MA	-	1:100	Apr 23	
DRAWING NO.		REVISION		
367-0-02		2		
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FIRST FLOOR PLAN
1:100



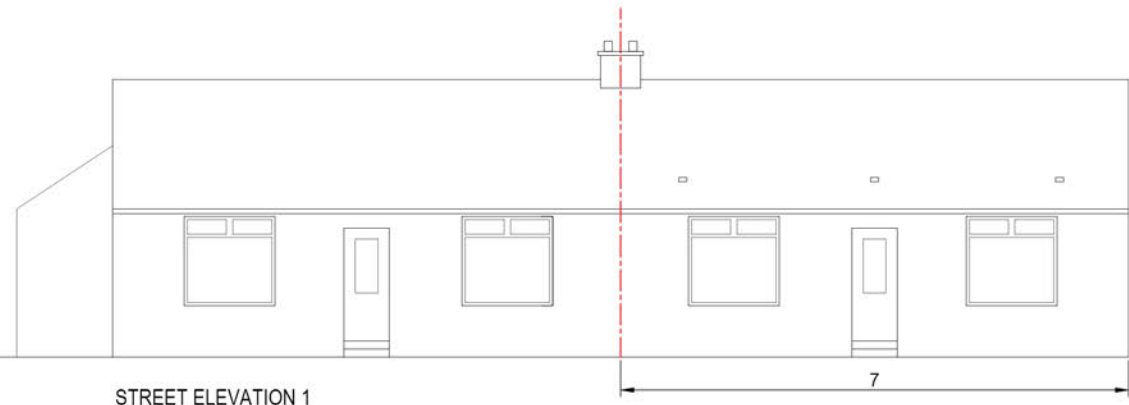
ROOF PLAN
1:100



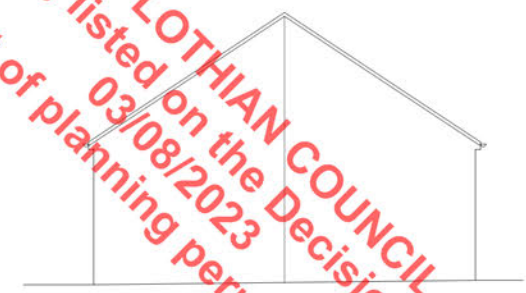
VIEW FROM QUEENS DRIVE



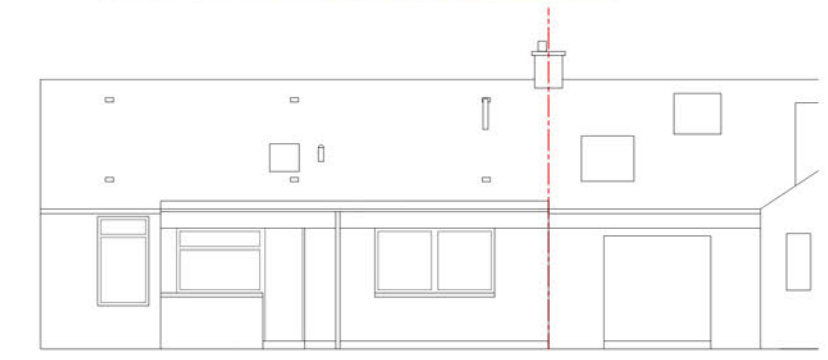
VIEW FROM REAR GARDEN



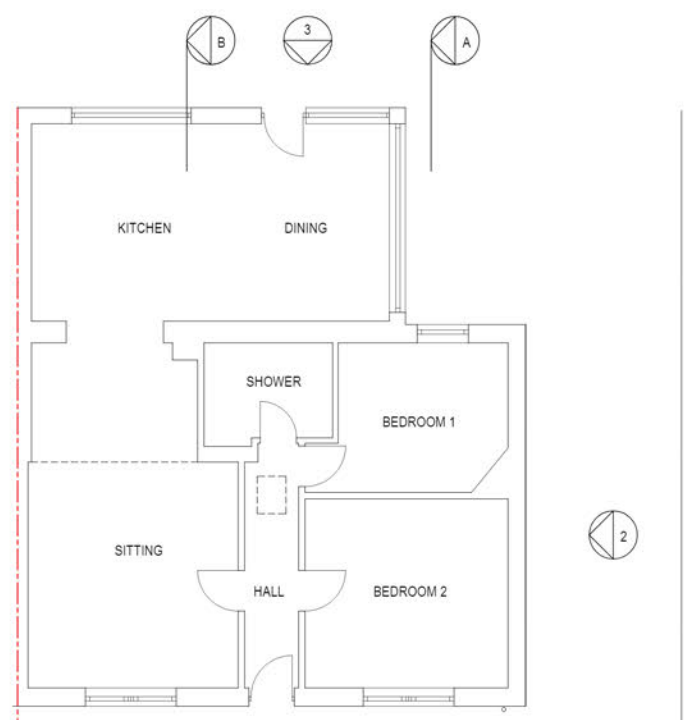
STREET ELEVATION 1
1:100



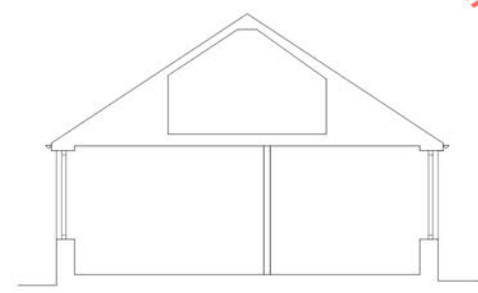
GABLE ELEVATION
1:100



GARDEN ELEVATION 3
1:100



GROUND FLOOR PLAN
1:100



SECTION A
1:100



SECTION B
1:100

EAST LoTHIAN COUNCIL
 Plan/Drawing listed on the Decision Notice of
 03/08/2023
 refusing a grant of planning permission 23/00664/P

NO.	DATE	REVISION/ISSUE	DRAW	CHECK
STATUS		PACKAGE		
Approval		Planning		
marchitects				
<small>MARCHITECTS LTD, ARCHITECTS & DESIGNERS 20 CAMPBELL ROAD, MUSSELBURGH EH21 6QG</small>				
<small>0131 665 6090 admin@marchitects.com www.marchitectsltd.com</small>				
CLIENT				
Robert Smith				
PROJECT				
7 Queens Drive Pencailand				
TITLE				
Existing				
DRAWN	CHECKED	SCALE @ A2	DATE	
MA	-	1:100	Apr 23	
DRAWING NO.		REVISION		
367-0-01		1		
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App No. 23/00664/P

**EAST LoTHIAN COUNCIL
DECISION NOTICE**

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

**Mr Robert Smith
c/o Marchitects Limited
Per Mark Anderson
20 Campie Road
Musselburgh
East Lothian
Eh21 6qg**

APPLICANT: Mr Robert Smith

With reference to your application registered on 14th June 2023 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

**Formation of dormers
at
7 Queens Drive
Pencaitland
East Lothian
EH34 5AW**

East Lothian Council as the Planning Authority in exercise of their powers under the above-mentioned Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for the said development.

The reasons for the Council's refusal of planning permission are:-

- 1 The proposed box dormer due to its size, scale, design, proportions, massing, and position, would be a radical alteration to the rear elevation roof slope of the house that would be a harmfully dominant, intrusive and incongruous feature. It would not be subservient to, or in keeping with, the character and appearance of the house. It would instead be harmful to the character and appearance of the house contrary to Policies 14 and 16 of NPF4 and Policy DP5 of the adopted East Lothian Local Development Plan 2018.

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;
- details of any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997.

The plans to which this decision relate are as follows:

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date Received</u>
DWG 01	-	12.06.2023
367-0-01	1	12.06.2023
MANU LITERATURE 01	-	14.06.2023
MANU LITERATURE 02	-	14.06.2023
367-0-02	2	14.06.2023

3rd August 2023



Keith Dingwall
Service Manager - Planning

NOTES

If the applicant is aggrieved by the decision to refuse permission for the proposed development, 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 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.

National Planning Framework 4

Policy 14 (Design, quality and place)

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) Development proposals will be supported where they are consistent with the six qualities of successful places:

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.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 16 (Quality homes)

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
 - i. meeting local housing requirements, including affordable homes;
 - ii. providing or enhancing local infrastructure, facilities and services; and
 - iii. improving the residential amenity of the surrounding area.

- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
- i) Self-provided homes;
 - ii) accessible, adaptable and wheelchair accessible homes;
 - iii) build to rent;
 - iv) affordable homes;
 - v) a range of size of homes such as those for larger families;
 - vi) homes for older people, including supported accommodation, care homes and sheltered housing;
 - vii) homes for people undertaking further and higher education; and
 - viii) homes for other specialist groups such as service personnel.
- d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.
- e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:
- i) a higher contribution is justified by evidence of need, or
 - ii) a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes. The contribution is to be provided in accordance with local policy or guidance.
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
- i. the proposal is supported by an agreed timescale for build-out; and
 - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
 - iii. and either:

delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years

of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or

the proposal is consistent with policy on rural homes; or the proposal is for smaller scale opportunities within an existing settlement boundary; or

the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

g) Householder development proposals will be supported where they:

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

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

h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

East Lothian Local Development Plan 2018

DP5 (Extensions and Alterations to Existing Buildings)

All alterations and extensions to existing buildings must be well integrated into their surroundings, and must be in keeping with the original building or complementary to its character and appearance. Accordingly such development must satisfy all of the following criteria:

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;
3. For an extension or alteration to all other buildings, it must be of a size, form, proportion and scale appropriate to its surroundings and, where the existing building has architectural merit be in keeping with or complement that existing building;

Development that does not comply with any of the above criteria will only be permitted where other positive planning and design benefits can be demonstrated.

