

Application No: 23/01173/P

6A The Vennel, Dunbar

Applicant's Supporting Information

Views, as referred to in comments regarding 6a The Vennel, within the subject Conservation area of Dunbar.



Towards Lamer Street from ESE (past former Coastguard shed)

Recently converted former Coastguard shed

Lamer Street from ESE (2)

Lamer Street from ESE (3)



Bayswell Road from East(Lauderdale Park on left)



Lamer Street from ESE (4)

As Lamer Street/The Vennel existed

Beach end of Lamer Street as previously existed

ESE Lamer Street towards The Vennel(1)

Bayswell Road from West (prior to installation of Velux SK19(SK10+SK34)1140x2520 roof window)



ESE Lamer Street towards The Vennel(2)

From ESE Lamer Street towards WSW and The Vennel(3)

From ESE Lamer Street towards ESE Elevation of The Vennel(4)

Bayswell Road from South (prior to installation of Velux SK19(SK10+SK34)1140x2520 roof window)

Bayswell Road from South with Velux SK19 roof window installed



ESE Elevation of The Vennel(5)

From ESE Lamer Street at junction with The Vennel and beyond

The Vennel from WSW



Bayswell Road from South with Velux SK19 installed

Removal of Condition in Permission Granted for 23/01173/P

"2. Planning permission is refused for the double cabrio roof lights proposed to be installed on the south elevation roof slope of the flatted building"

Please note that in assessing this appeal that the Planning History of the subject building relates to submissions and actions by the previous owner, now deceased, and not to the new owner who purchased it this year and is the current applicant.

Notes for consideration of Local Review Body:

The condition is inconsistent and inequitable with Assessment of such roof windows in the Dunbar Conservation area as is demonstrated by the Planning Permission Granted for 22/00175/P with the same window in the same rear elevation, and, in that case in a more clearly defined and high profile Conservation area in a prominent position viewed by the public from Bayswell road & Lauderdale Park.

It is contended that the installation of replacement and new roof windows to the ESE Elevation of the subject building of 6A The Vennel will not be detrimental to the appearance of the Lamer Street Conservation area as the views displayed demonstrate that the junction of The Vennel and Lamer Street have long since been altered beyond recognition by demolition and new dwellings, much required for social rent, and now having been sold on and having various non-conservation rooflights installed as well as non-traditional forms of construction including nearby modern blocks of residential buildings and conversions which now render this area unable to be identified with that previously existing building forms and uses.

Nearby new 'modernistic' buildings have taken full advantage of the spectacular views along the coast and out to sea and, as the livingroom of 6a The Vennel already exists on the second floor of the building, it is essential that the occupants should also not be deprived of a view to the exterior, as are those living at over levels and sldo the provision of a light modern living space as well as the benefits that will now be derived from the overall improved energy efficiency measures being undertaken by the new owner. Bearing all in mind, the applicant has decided to install two smaller Velux Heritage Conservation Roof Windows, matching those on the opposing side of the roof, to either side of the main feature livingroom Velux SK19 dual installation window as a gesture of good will which although will not reverse the current situation in the area but it is expected that others will similarly now have to acquiesce to the Conservation ethos.

Applicant: Mr. J. Brown The Stables Bielside Estate West Barns EH42 1UP		Title: Subject Conservation Area and Views and precedent for installation of Velux SK10 in Conservation Areas of Dunbar	Drawing by: <i>John A. Fyall</i> Bsc(Hons) Bld.Eng. & Mgt. FCABE & RIAS-reg's Bld.Stds. Sect.6, Energy, Scottish Government Accredited Certifier of Design Building Design Service 12 Beachmont Court Dunbar EH42 1YF Tel: 01368-863752
Dr.Ref: 25/22/P/LRB/0		Proposal: Replace existing uPVC windows with timber S&C., remove existing rooflights & instal new in altered openings as part of total thermal upgrade of flat to improve fabric and energy efficiency at:	
Scale: N/A@A2	Date: 12/12/2023	6A The Vennel Dunbar	

Building Standards
Approved Certifier



The Scottish
Government

Building Performance
& Material Assessment

John A. Fyall

Bsc(Hons).Bld.Eng.& Mgt.
C.Build E.,FCABE.

Building Design Consultant

Sect.6 Compliance Checks/Calculations
RIAS-EDC Sect.6 Energy Certification of Design

*Building Warrant
& SEPA
Compliant Designs*



*CDM Risk Analysis
Full CAD Facilities*

12 Beachmont Court
Dunbar
East Lothian
EH42 1YF

Correspondence Record as at 13th Dec.2023:

23/01173/P 6A The Vennel, Dunbar

Appeal to Local Review Body for Removal of Condition 2

Subject: 23/01173/P - 6A The Vennel

Date: Fri, 17 Nov 2023 14:54:34 +0000

From: Allan, James

To:

Good afternoon

With regards to the above named planning application I have concerns about the number and style of roof windows that are being proposed for the rear (south) elevation roof slope. Whilst this may be the rear elevation it is the elevation which is readily visible from Lamer St. In my opinion, at present the proposed roof lights to the rear (south) elevation in their current form are harmful to the character and appearance of the property and Dunbar Conservation Area.

I think this aspect of the proposal could be made acceptable if the total number of roof lights to the rear (south) elevation roof slope are limited to 3, if the roof lights were of a traditional (conservation) style and if they were ideally aligned with the windows of the building.

I'd be grateful if you could pass this feedback onto your client for their consideration.

Kind regards

James Allan

Subject:Revision - Re: 23/01173/P - 6A The Vennel

Date: Tue, 21 Nov 2023 11:41:29 +0000

From: John A Fyall [REDACTED]

To: Allan, James [REDACTED]

Hi James,

I've had a word with the applicant regarding the '*Conservation Area Issue*' and have submitted what I think is a fair proposal on-line today.

I tried to give you a call but it went haywire and then when I was put through to "*the operator*" it went dead - must have me on call recognition !! 😊

Anyway, being ancient sometimes has it's benefits and I can remember what that area was like as a boy and it's totally unrecognisable now and I've put together an A2 pictorial example in support ,however, I have also agreed with the applicant that he should show willing, even although others over the years have apparently not done so, and insert the same lesser sized windows as on the opposing roof of the flat, only use Heritage Conservation Roof Windows to either side of the main feature living room window dual installation in the subject elevation.

As the flat is undergoing upgrading to the currently expected level of comfort and energy efficiency, then a light airy and internal/external connectivity is formed by the dual window installation, just as you would with any modern main living area, and not only provides great natural light but an essential connection with the place, environment and community in which the occupants live.

The kitchen layout has been reversed in order to facilitate the installation of the revised shorter roof windows BUT, unfortunately, as you will see, alignment of the roof windows with the centre of those in the wall below is not possible due to the position of the stair and instead the positions have been aligned as shown by the centre line depicted and the dual window with the side of that below which is as near as you will get with the stair restrictions imposed.

I trust that this will all present a fair a compromise with gains for all obtained amicably without the need to progress to the Planning Committee and resurrecting dates of original listing regarding '*Conservation*' status being conferred and the precise details, conditions and restrictions originally pertaining to that area that were originally imposed.

Many thanks for your comments, much appreciated, as I believe it's always better and more productive for all to work consultatively rather than confrontationally.

Although I have submitted on-line I have attached a copy of the 4 docs submitted in order that you can progress the job if you like, whilst awaiting them winding their way through the system ! 😊

Cheers,

John

Sender:

John A. Fyall Bsc(Hons) C.Build.E, FCABE. Bld. Eng. Design Consultant
& RIAS-regs Scottish Government Accredited Sect.6, Energy Certifier of Design
[REDACTED]

Subject:RE: Revision - Re: 23/01173/P - 6A The Vennel
Date: Fri, 24 Nov 2023 10:31:21 +0000
From: Allan, James [REDACTED]
To: J Fyall [REDACTED]

Hi John

Thanks for your email, amended drawings and supporting information which I have had a look over this morning.

Whilst I appreciate your client's willingness to implement part of my suggestion regarding the roof lights to the south elevation roof slope and I understand why they would want a double cabrio roof light to serve their living space. However, my initial comments on this proposal still stand, in that this aspect of the application could be made acceptable if the total number of roof lights to the rear (south) elevation roof slope are limited to 3 and if the roof lights were of a traditional (conservation) style.

Given the remainder of the proposals outlined in this planning application are acceptable and it is only the double cabrio roof light to the south elevation roof slope that is unacceptable I think the best way forward would be to refuse the double cabrio roof lights by condition and grant planning permission for the remainder of the works. This would then allow your client the option to appeal the refusal of those double cabrio roof lights by condition at Local Review Body.

Kind regards

James Allan

Subject:Precedence - Re: Revision - Re: 23/01173/P - 6A The Vennel
Date: Fri, 24 Nov 2023 12:40:27 +0000
From: John A Fyall [REDACTED]
To: Allan, James [REDACTED]
CC: Dingwall, Keith [REDACTED]

Hi James,

Many thanks for your response - much appreciated and many thanks to Keith for relaying the message.

Did Keith tell you that your phone messaging function isn't working as it just tells you that you are unable to take the call and gives no option to leave a message as it should.

I suppose we will just have to down that route you've suggested as it is imperative that the feature window is installed in that elevation and it's also the opinion of my client, and myself, that this would not detract from the design forms or any significant features which combine to create the Conservation Area referred to, and may in fact present a more reasonable sensible presentation of the building evolution in future years to any - ***as will, no doubt, some others in the area !!*** 😊

Of course, as our dear new King once inferred, one person's thing of beauty may present as another's '*Carbuncle*' so I suppose in that respect that we must consider the fact that there is actually no '*good design*', rather design and the location and form of a building or area that is merely judged on the subjective views of those perceiving it ! 😊

My own views tend towards healthy, comfortable, energy-efficient and compliant and, if it's regarded by any as a thing of beauty, then that's a bonus.

That said, I've been complimented on historical, architectural and past use of buildings and materials research, including that published on traditional lime mortars etc, and pushed to put forward for design accolades in the past but that would only serve to knacker my long-established '*street cred*' as a building engineer !

I also once set a Planning Precedent at a committee hearing by use of '*Human Rights Law*' regarding the well-established "*Right of the Individual to independent expert adjudication*" and some idiot referred to me as '*an architect*' in a write-up in a professional mag' and, although an architect client of mine was fortunately in the audience at the time and heard me state that I was a Bld.Eng etc,etc, - it was a long time before I lived it down !! 😊

I've attached the precedence doc's for **22/00175/P**, I will present at Appeal as it is not adjacent to but actually IN what any might recognise as a more typical Conservation Area as opposed to the situation of the subject building in the application.

To save time and more correspondence, can you please accept this as prior confirmation of instruction to proceed, as suggested, "***to appeal the refusal of those double cabrio roof lights by condition at Local Review Body***" and let me know when the Local Review Body. sits next as I am keen to progress this to Bld.Wrnt. and, hopefully, it will not have to be escalated by getting it pulled by a councillor and up in front of a full Planning Committee Hearing,

I've just noticed something in the '*Application Further Details*' doc' which should make things a bit easier for you as **you just happened to be the planner** who assessed and reported on the cited successful application in **Bayswell Park, 22/00175/P**, which included, detailed and specified **exactly the same Velux windows proposed in the subject application** and, it was approved under the ***Scheme of Delegation Decision procedure***.

I look forward to hearing from you,

Cheers,

John

Sender:

John A. Fyall Bsc(Hons) C.Build.E, FCABE. Bld. Eng. Design Consultant
& RIAS-regs Scottish Government Accredited Sect.6, Energy Certifier of Design

Subject:Re: Precedence - Re: Condition 2 to 23/01173/P - 6A The Vennel

Date: Thu, 30 Nov 2023 15:23:32 +0000

From: John A Fyall

To: Allan, James

CC: Dingwall, Keith

Hi James/Keith,

Condition 2 to 23/01173/P - 6A The Vennel

Many thanks for the Conditioned Planning Consent doc's received today, 30/11/2023, much appreciated.

There's a few wee points I need to clear up before further progress can be made.

1. Can you please confirm acceptance of appeal, in the first instance, to the Local Review Body(ELLRB) of consideration of **Condition 2** relating to the roof window which I intimated in my previous e-mail. Of 24/11/2023 when I stated:
"To save time and more correspondence, can you please accept this as prior confirmation of instruction proceed, as suggested, "to appeal the refusal of those double cabrio roof lights by condition at Local Review Body" and let me know when the Local Review Body sits next as I am keen to progress this to Bld.Wrnt. and, hopefully, it will not have to be escalated by getting it pulled by a councillor and up in front of a full Planning Committee Hearing,"
2. In recounting the Planning History of the property will you please refer to '**The Previous owner/applicant**' rather than simply '**The Applicant**' as currently stated, which infers that the current '**Applicant**' was previously in trouble with Planning before regarding this property **which is not the case** as that '**Previous Applicant**' is now **deceased** and I have instilled in the new owner the need to upgrade and comply which he has accepted willingly.
 Should any review body perceive this application to be by an already offending Applicant then it follows that such an unfair perception would probably and, realistically, be prejudicial to a fair assessment of all presented.
3. The Velux Cabrio has an extending balcony and none this is not as defined in the subject submission specification which has an upper window which opens exactly the same as the conservation windows do.
4. I'm having great difficulty accessing the Conservation Listings and notes conferring such status to any area and, as this is essential to the compliance with the current requirements remaining on the books, I need to see it's current relevance compared to the original date of listing and subsequent buildings and alterations created since then and in reference to their comparative conditions applied.
 It may well also be that the areas surrounding The Vennel is now well beyond such designation and may need revised as the rendered new houses to the right and left of the subject building and at the end of and along Lamer Street, with the exception of the two original buildings you can see in the original/existing pictures I submitted, and part of what used to be Horsburgh's Joiner shop further along towards the harbour (***but mostly now demolished!***) have all but obliterated any previously true portrayal of what the form and function of the original buildings were(*and I can personally testify to that because I'm now so ancient I can remember the streets and layout down there well - happy days at the beach when wee too ! 😊*)
 Can you direct me to where, possibly in the archives, such Dunbar Conservation Area Details and regulation can be had sight of please?
5. In order to avoid any unnecessary protracted discussion I would crave that you impose the same assessment criteria as applied in the Approved Proposal in Bayswell Park, 23/01173/P, which has identical relationship with adjacent buildings and roof windows and, even described as Velux Cabrio etc in the submission, including the identical roof windows proposed in the subject building, 6A The Vennel, and is also arguably in an area much easier to substantiate as worthy of Conservation Area Status, where little has changed over the years since I spent the school holidays in a kiosk opposite in Lauderdale car park, issuing parking tickets for ELC(*then Dunbar Burgh*) at 1s 3d (7&1/2p ! 😊)each.

If we consider your comments made in relation to **6A The Vennel, 23/01173/P**, regarding the appropriateness of the proposed roof windows in question:

"With regards to the above named planning application I have concerns about the number and style of roof windows that are being proposed for the rear (south) elevation roof slope.

Whilst this may be the rear elevation it is the elevation which is readily visible from Lamer St.

In my opinion, at present the proposed roof lights to the rear (south) elevation in their current form are harmful to the character and appearance of the property and Dunbar Conservation Area."

Reported as being detrimental to Dunbar Conservation Area contrary to Policy 7 of NPF4 and Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018.

I would respectfully suggest that there would appear to be some inconsistency in the application of the current guidance on assessment of what constitutes and what effect a particular element may have upon the nature of the Conservation of a specific area or social focal point relating to 'Place', if we then consider in an almost identical case, 22/00175/P.

Below is the relevant excerpt from **Planner's Report of 12th April 2022** referred to in the approved application **for 22/00175/P - 11 Bayswell Park, Dunbar** which deemed the roof window as **NOT being detrimental** to Dunbar Conservation Area contrary to Policy 7 of NPF4 and Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018:

"The roof light to be formed in the rear (south) elevation roof slope of the existing house would be visible from public views to the south of it. However, it would be seen in relation to a variety of roof lights installed within the rear elevation roof slopes of a number of neighbouring properties along this row of houses. Therefore, by virtue of its architectural form, size, design, materials and positioning the proposed roof light would not be harmful to the character or appearance of the house, the wider area or to the Dunbar Conservation Area."

and below is the drawing & specification (*which is actually incorrect*) of the Approved Velux Roof Window, as depicted in the Approved Submission 22/00175/P, and now installed:

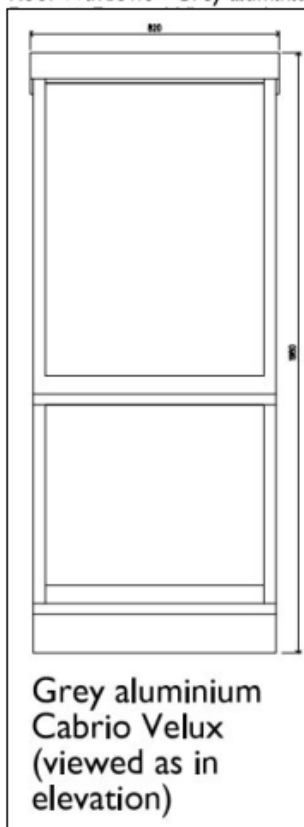
CLIENT	Mr Calder & Miss Sharp										
PROJECT	Alterations and Extension to 11 Bayswell Park, Dunbar										
DRAWING	Proposal Plans with Openings & Removals										
STATUS	PLANNING										
DRAWN	AM	DATE	JAN 22	DRG NO	1420-PL-01-1	JOB	1420	REV	C	SCALE	1:100/ 50/ 20 @ A0
<small>Do not scale from this drawing</small>											

Andrew Megginson Architecture
128 Dundas Street
New Town
Edinburgh
EH3 5DQ
Tel: 0131 557 9129
Email: Info@andrew
megginsonarchitecture.com

Proposed Materiality:

Roof - Slate

Roof Windows - Grey aluminium Cabrio Velux



Hopefully we can achieve a sensible conclusion and resolution without the need to escalate to a **Full Planning Committee hearing**, if we can base an equitable assessment upon the now '**various**' styles and forms of buildings in the areas adjacent to The Vennel and that's without even referencing the variety of roof windows which prevail, again, as cited in the approved submission for Bayswell Park, **22/00175/P**, and, **as viewed from Bayswell Road**, similarly to that situation cited for 6A The Vennel.

Many thanks for your time and consideration given to my requests and proposals.

Cheers,

John

p.s. I have attached both Proposal Decision Notices and Planners Reports for ease of reference and to assist you in to saving time and effort in locating them for necessary comparison.

Sender:

John A. Fyall Bsc(Hons) C.Build.E, FCABE. Bld. Eng. Design Consultant
& RIAS-regd Scottish Government Accredited Sect.6, Energy Certifier of Design

Subject: RE: Precedence - Re: Condition 2 to 23/01173/P - 6A The Vennel

Date: Fri, 1 Dec 2023 16:41:00 +0000

From: Allan, James

To:

CC: Dingwall, Keith

Hi John

Instructions on how to appeal the refusal by condition at Local Review Body can be found within the Decision Notice document, you should submit this appeal within 3 months of the date of the decision of this application. The LRB team will be best placed to advise on any queries you may have on the process, timescales etc. their email address is lrp@eastlothian.gov.uk

In terms of your query relating to conservation listings/notes the Council's Supplementary Planning Guidance 'Cultural Heritage and the Built Environment' contains a section on the Dunbar Conservation Area Character Statement – attached for ease of reference.

The other points you raise would be best dealt with through your appeal submission to the Local Review Body.

Kind regards

James

Subject:Re: Precedence - Re: Condition 2 to 23/01173/P - 6A The Vennel

Date: Fri, 1 Dec 2023 16:49:45 +0000

From: John A Fyall [REDACTED]

To: Allan, James [REDACTED]

Hi James,

Many thanks.

I'll get all formalised in order that all runs to procedure.

Cheers,

John

Sender:

John A. Fyall Bsc(Hons) C.Build.E, FCABE. Bld. Eng. Design Consultant
& RIAS-reg's Scottish Government Accredited Sect.6, Energy Certifier of Design

[REDACTED]

Subject:Automatic reply: Precedence - Re: Condition 2 to 23/01173/P - 6A The Vennel

Date: Fri, 1 Dec 2023 16:49:56 +0000

From: Allan, James [REDACTED]

To: J Fyall [REDACTED]

I am out of office and will return on 11th December. Please direct any urgent queries to environment@eastlothian.gov.uk

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App No. 23/01173/P

EAST LoTHIAN COUNCIL

DECISION NOTICE

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Mr J Brown
c/o John A Fyall Bsc(Hons)Bld.Eng. C.Build.E, FCABE
12 Beachmont Court
Dunbar
EH42 1YF

APPLICANT: Mr J Brown

With reference to your application registered on **11th October 2023** for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

Alterations to flat
at
6A The Vennel
Dunbar
EH42 1HF

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 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.

- 2 Planning permission is refused for the double cabrio roof lights proposed to be installed on the south elevation roof slope of the flatted building.

Reason:

By virtue of their modern form, appearance and opening mechanism, and of their size, scale and positioning the proposed double cabrio roof lights would not be appropriate for this prominent location within the historic core of Dunbar Conservation Area. They would be harmful to the character and appearance of the flatted property, the streetscape of The Vennel and harmful to the character and appearance of this part of the Dunbar

Conservation Area contrary to Policy 7 of NPF4 and Policies CH2 and 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;
- 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>
25/22/P/BW/02	-	03.10.2023
25/22/P/BW/01	-	03.10.2023
25/22/P/BW/03	-	03.10.2023
25/22/P/BW/04	-	03.10.2023
25/22/P/BW/06	-	03.10.2023
25/22/P/BW/07	-	03.10.2023
25/22/P/BW/08	-	03.10.2023
25/22/P/BW/09	-	03.10.2023
25/22/P/BW/015	-	03.10.2023
25/22/P/BW/05	A	09.10.2023
25/22/P/BW/09	A	09.10.2023
25/22/P/BW/09	B	11.10.2023
25/22/P/BW/11	B	11.10.2023
25/22/P/BW/12	B	11.10.2023
25/22/P/BW/17	A	11.10.2023
MANU LITERATURE 01	-	22.11.2023

25/22/P/BW/10	C	22.11.2023
25/22/P/BW/13	C	22.11.2023

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.

27th November 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: **23/01173/P**

Date of decision notice: **27th November 2023**

Address/Location of site:

**6A The Vennel
Dunbar
EH42 1HF**

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: **23/01173/P**

Date of decision notice: **27th November 2023**

Address/Location of site:

6A The Vennel
Dunbar
EH42 1HF

Name and address of developer:

Owner of land (if not as above):

Signed:

Date:

OFFICER REPORT

27th November 2023

App No. **23/01173/P**

Application registered on **11th October 2023**

Target Date **10th December 2023**

Proposal	Alterations to flat	SDELL	N
		CDEL	N
Location	6A The Vennel Dunbar EH42 1HF	Bad Neighbour Development	N

APPLICANT: **Mr J Brown**

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

**c/o John A Fyall Bsc(Hons)Bld.Eng. C.Build.E, FCABE
12 Beachmont Court
Dunbar
EH42 1YF**

DECISION TYPE: **Granted Permission**

PLANNING ASSESSMENT

The property to which this application relates is a first floor flat set within a two storey flatted building located on the north side of The Vennel, Dunbar. It is located within a predominantly residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018. It is also located within the Dunbar Conservation Area.

The property is bounded to the north by an access road, to the east and west by neighbouring residential properties and to the south by the public road of The Vennel.

PLANNING HISTORY

On 21 June 2013 planning application 13/00327/P was refused for the replacement of all the existing timber framed windows and the doors of the ground floor flat within 6 The Vennel, the flat below the flat the subject of this application, with UPVC framed windows and UPVC doors, as they would be harmful to the character and appearance of this part of the Dunbar Conservation area.

In July 2013 the applicant sought a review of the decision to refuse planning permission for the installation of UPVC framed replacement windows and doors. At a meeting of the East

Lothian Local Review Body (ELLRB) of 26 September 2013 the ELLRB upheld the decision to refuse planning permission 13/00327/P.

In November 2013 planning permission 13/00809/P was granted for the replacement of all the windows and the front and rear doors of the ground floor flat of 6 The Vennel with timber framed windows and doors.

In February 2021 planning permission 20/01053/P was refused retrospectively for the painting of the external walls of the flat the subject of this application and for the installation of uPVC framed windows within the building as they would be harmful to the character and appearance of this part of the Dunbar Conservation area.

PROPOSAL

Planning permission is now sought for:

- i)The replacement of the existing uPVC windows of the flat with timber framed replacement windows;
- ii)The installation of 4 roof lights onto the rear south elevation roof slope of the flatted building ;
- iii)The installation of 3 roof lights onto the north elevation roof slope of the flatted building;
- iv)The installation of two extract outlets and waste pipes onto the side (west) elevation of the flatted building;
- v)The installation of an extract vent to the north elevation roof slope; and
- vi)The re-location of the existing svp on the south elevation roof slope of the flatted building.

The proposed waste pipes and connections would be of cast iron construction, to match existing.

The proposed extract outlets would be of uPVC construction.

When the application was first submitted, it was proposed to install 4 cabrio style roof lights on the south elevation roof slope of the building. However, subsequent to its registration, the application has been amended. Two of the cabrio roof lights that were previously proposed to be installed on the south elevation roof slope have been replaced with conservation style roof lights. However, it is still proposed to install a double cabrio roof light between those two conservation roof lights within the south elevation roof slope of the flatted building.

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 National Planning Framework 4 (NPF4) and the adopted East Lothian Local Development Plan 2018.

Material to the determination of the application is Section 64 of the Planning (Listed Buildings

and Conservation Areas) (Scotland) Act 1997.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that a planning authority must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development affecting a conservation area.

Policy 7 (Historic Assets and Places) of NPF4 is relevant to the determination of this application. Policies CH2 (Development Affecting Conservation Areas) and DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018 are also relevant to the determination of this application.

Also material to the determination of the application is supplementary Planning Guidance (SPG) on 'Cultural Heritage and the Built Environment' adopted by the Council on 30th October 2018. The SPG expands on policies that are set out in the East Lothian Local Development Plan 2018 and provides policy guidance on replacement windows in buildings which are in a conservation area.

The policy guidance set out in the SPG states that the replacement of a window in a building in a conservation area must preserve or enhance the area's special architectural or historic character. This will normally mean that the proportions of the window opening, the opening method, colour, construction material of frames and glazing pattern should be retained. The only exceptions to this will be:

- i) Multiple glazing where there is no visible difference between that proposed and the original style of window;
- ii) If the building itself does not contribute positively to the character of the Conservation Area and where a change in window design would have no impact on the character of the Conservation Area; and
- iii) If the windows cannot be seen from a public place.

Also material to the determination of this planning application is the planning history for the ground floor flat within the building of 6 The Vennel.

No public letters of objection have been received in relation to the application.

The existing windows that are installed within the front (north) and rear (south) elevations of the applicants' flatted property are of white uPVC frame construction and were the subject of the refusal of planning application 20/01053/P, in February 2021. Whilst the proposed replacement windows would feature 'plant-on' astragals the material of the proposed sash and case window frames would be timber and they would feature a 4 over 4 glazing style which would be consistent with the windows installed within the lower flat, 6 The Vennel under planning permission 13/00809/P. Therefore, when viewed in the context of these approved replacement windows which feature white painted timber frames with a 4 over 4 glazing style and 'plant-on' astragals the proposed replacement windows would not appear as a visibly different to those window. Therefore the proposed replacement windows would not be harmful to the character or appearance of the applicants' flat, the flatted building of which it forms part of, or harmful to the character and appearance of this part of the Dunbar Conservation Area.

The proposals to (i) install two extract outlets and waste pipes to the side (west) elevation; (ii)

install an extract vent to the rear (north) elevation roof slope; and (iii) re-locate the existing svp on the front (south) elevation roof slope are all relatively minor alterations to the applicants' flatted property. They would not appear as overly prominent or incongruous alterations and as such they would not be harmful to the character or appearance of the applicants' flat, the flatted building of which it forms part of, the surrounding area or to the Dunbar Conservation Area.

The roof lights to be installed within the north elevation roof slope of the flatted building would be well contained from public views due to the location and orientation of the applicants' flatted property. Therefore the proposed roof lights to be installed onto the north elevation of the flatted building would not appear as harmful or incongruous. By virtue of their form, size, material and positioning the proposed roof lights to be installed onto the north elevation roof slope would not be harmful to the character or appearance of the applicants' flat, the flatted building of which it forms part of, or harmful to the character and appearance of this part of the Dunbar Conservation Area.

The proposed replacement windows, the roof lights to be installed on the north elevation roof slope of the flatted building, the extract outlets, extract vent and waste pipe are consistent with Policy 7 of NPF4, with Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018 and with its Cultural Heritage and the Built Environment Supplementary Planning Guidance.

The flatted building is located in a very prominent location within the historic core of Dunbar Conservation Area at point where Sliver Street, Church Street, Colvin Street and Lamer Street converge. Therefore the south elevation of the flatted building is readily visible not only from the Vennel and the adjacent public play park, but also from those surrounding streets.

The flatted building currently has 3 roof lights on its south elevation., which are to be replaced with the proposed 4 roof lights. Two of the proposed replacement roof lights would be conservation style roof lights that would be of a traditional form and appearance and thus would not appear as overly harmful or incongruous additions to the roof of the flatted building. They would be appropriate to their location and would not be out of keeping with their surroundings. Consequently they would not be harmful to the character and appearance of this part of the Dunbar Conservation Area.

However, the double cabrio roof lights proposed to be installed between those 2 conservation roof windows would be of a modern form, appearance and opening mechanism and would be of a size and scale that would not be appropriate for this location on a prominent roof slope within the historic core of the Dunbar Conservation Area. Therefore, the proposed double cabrio roof lights due to their moder form, size, scale and positioning would be harmful to the character and appearance of the flatted building, the streetscape of The Vennel and harmful to the character and appearance of this part of the historic core of the Dunbar Conservation Area contrary to Policy 7 of NPF4 and Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018.

As the cabrio roof lights would be harmful to the character and appearance of the flatted building, the streetscape of The Vennel and harmful to the character and appearance of this part of the historic core of the Dunbar Conservation Area, it should be made a condition of any grant of planning permission for the other components of the application - namely the proposed replacement windows, the roof lights to be installed on the north elevation roof slope of the flatted building, the extract outlets, extract vent and waste pipe - that the cabrio roof lights are

refused planning permission.

In conclusion, other than the cabrio roof lights, the proposals are considered to be in accordance with the provisions of the stated relevant Development Plan policies and there are no material considerations which outweigh the proposals accordance with the Development Plan.

CONDITIONS:

- 1 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.

- 2 Planning permission is refused for the double cabrio roof lights proposed to be installed on the south elevation roof slope of the flatted building.

Reason:

By virtue of their modern form, appearance and opening mechanism, and of their size, scale and positioning the proposed double cabrio roof lights would not be appropriate for this prominent location within the historic core of Dunbar Conservation Area. They would be harmful to the character and appearance of the flatted property, the streetscape of The Vennel and harmful to the character and appearance of this part of the Dunbar Conservation Area contrary to Policy 7 of NPF4 and Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018.

LETTERS FROM

27th November 2023



Notes:

Applicant:

Mr. J. Brown
The Stables
Bielside Estate
West Barns
EH42 1UP

Proposal:

Replace existing uPVC windows with timber S&C., remove existing rooflights & instal new in altered openings as part of total thermal upgrade of flat to improve fabric and energy efficiency at:

6A The Vennel
Dunbar

Title:

Proposed ESE Elevation

Dr.Ref:

25/22/P/BW/13/Rev.C

Scale:

1:50@A3

Date:

20/11/2023

Drawing by:

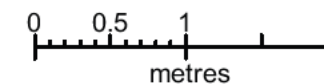
John A. Fyall

Bsc(Hons) Bld.Eng. & Mgt. FCABE
& RIAS-regd Bld.Stds. Sect.6,
Energy, Scottish Government
Accredited Certifier of Design

Building Design Service

12 Beaumont Court
Dunbar
EH42 1YF

Tel: 01368-863752





Hand-winder

Heritage conservation roof window

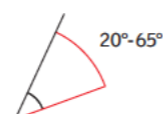
Ideal for heritage, conservation and historical properties

The Heritage conservation roof window is designed to be in keeping with heritage aesthetics of historical buildings. Slim and elegant and sitting flush to the slates, it blends beautifully into the roofing material.

Thoughtfully co-created with Architects and Conservation Officers, it enhances modern living, while maintaining the building's original character.

- Sleek, slim-fit profile for an appearance in line with historic heritage
- Authentic top-hung design
- Crafted glass-to-edge technology for a clean appearance
- Central glazing bar for period authenticity
- Flashing kit developed for slate and plain tile roofs, for effortless installation (no need for manual lead flashing)
- Original hand-winder for natural ventilation

Roof pitch



Interior finish options



White painted
Bright white finish for modern interiors

Glazing options

	Double glazing --01
Rain noise reduction	✓
Safety lamination	✓
Toughened glass	✓
UV filter	✓
Easy-to-clean	✓
Anti-dew	

Thermal transmittance of glazing (U_g-value) 1.0

Read more about glazing specifications on page 22.

Blinds

- Compatible with translucent and blackout pleated blinds FHL and FHC for full control over light levels

Read more on page 140.

Flashing

- Flashing is compatible with plain tiles and slates up to 14 mm thick
- For profiled roofing materials you can use our GGL H and GPL H



External frame sizes (w×h) cm	U _w -value	CC04	CC06	FC06	FC08	MC06	MC08	PC08	SC08	SC10
	W/m² K	55×98	55×118	66×118	66×140	78×118	78×140	94×140	114×140	114×160

Top-hung white painted

GCL 2501H		1.3	690	720	803	878	848	938	1,095	1,193	1,320
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Flashing

EDU 1500*	For slate or plain tiles up to 14 mm		120	126	135	142	142	151	169	178	185
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Interior blinds

FHC Manual	Blackout Energy pleated blinds	Standard	96	106	112	118	118	126	140	152	170
	Blackout Energy pleated blinds	Trend	108	118	124	130	130	138	152	164	182
FHL Manual	Translucent pleated blinds	Standard	86	94	100	104	104	112	124	136	150
	Translucent pleated blinds	Trend	98	106	112	116	116	124	136	148	162

* Including BFX
Available March 2023

All prices in GBP (£)
Find all sizes and prices on velux.co.uk

**22/00175/P | Alterations, extensions to house and formation of
hardstanding area | 11 Bayswell Park Dunbar EH42 1AE**

DETAILS:

Application Type	Planning Permission
Decision	Granted Permission
Actual Decision Level	Scheme of Delegation Decision
Expected Decision Level	Not Available
Case Officer	James Allan
Community Council	Dunbar Community Council
Ward	Dunbar
District Reference	Not Available
Applicant Name	[REDACTED]
Agent Name	Andrew Megginson Architecture
Agent Company Name	Not Available
Agent Address	Per Andrew Megginson 128 Dundas Street New Town Edinburgh EH3 5DQ
Environmental Assessment Requested	No

NOTE*:

Extensions & Alterations

Building Warrant Ref. No: 22/00109/BW Status: Warrant Granted

OFFICER REPORT

12th April 2022

App No. **22/00175/P**

Application registered on **14th February 2022**

Target Date **13th April 2022**

Proposal	Alterations, extensions to house and formation of hardstanding area	SDELL	N
		CDEL	N
Location	11 Bayswell Park Dunbar EH42 1AE	Bad Neighbour Development	N

APPLICANT: [REDACTED]

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

**c/o Andrew Megginson Architecture
Per Andrew Megginson
128 Dundas Street
New Town
Edinburgh
EH3 5DQ**

DECISION TYPE: **Consent Granted**

PLANNING ASSESSMENT

The property to which this application relates is a two storey, semi-detached house with associated garden ground. It is located within a predominantly residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018. The property falls within the Dunbar Conservation Area.

The property is bounded to the north by the public road of Bayswell Park, to the east and west by neighbouring residential properties and to the south by the public road of Bayswell Road.

Planning permission is sought for the following:

- i) The addition of a single storey, part pitched, part flat roof extension onto the side (west) elevation of the existing rear extension to the house;
- ii) The addition of a single storey, mono-pitched roof extension onto the side (east) elevation of the house;
- iii) The formation of a hardstanding area to the side (west) of the proposed extension;

- iv) The formation of a roof light within the rear (south) elevation of the existing house; and
- v) The replacement of the existing door to the front (north) elevation of the store.

The proposed rear extension would have a length of some 11 metres; a width of some 9.2 metres and would have a height of some 4.9 metres, at its highest point.

The rear (south) elevation of the rear extension would contain a window and a large glazed panel. The side (east) elevation would contain a window although this would be the existing window already in the side (east) elevation of the rear offshoot. The side (west) elevation would contain a glazed sliding door opening and an adjacent glazed panel. The flat roof component of the rear extension would contain a roof light.

The proposed side extension would have a length of some 8.5 metres, a width of some 1.6 metres and would have a height of some 4.65 metres, at its highest point.

The front (north) elevation of the side extension would contain a solid door opening. The rear (south) elevation would contain a partially glazed door opening. The side (east) elevation wall would not contain any glazed openings however the side (east) elevation roof slope would contain 2 roof lights.

The proposed rear extension would be predominantly glazed by timber frame, white painted window and door frames. However, the sections of wall to the rear and side extensions would be of red sandstone construction, to match existing. The roof of the rear extension would feature a roof light on its flat roof component while the side extension would contain 2 roof lights. The roof of the extensions would be clad in slate. The proposed fascia and eaves would be of timber construction and would be white in colour.

The proposed hardstanding area would be of flagstone paving construction. The proposed hardstanding area would have a length of some 5.2 metres; a width of some 3.2 metres and would have a height of some 0.5 metres.

The proposed roof light to the rear (south) elevation roof slope would be of aluminium frame construction and would be grey in colour.

The proposed replacement door to the front (north) elevation of the workshop would be of timber construction and would be grey in colour.

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 South East Scotland Strategic Development Plan (SESplan). Policies CH2 (Development Affecting Conservation Areas), DP2 (Design) and DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of the application.

Material to the determination of the application is Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development within a conservation area given in Scottish Planning Policy: June 2014.

Scottish Planning Policy echoes the statutory requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that a planning authority must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development affecting a conservation area. It is stated in Scottish Planning Policy that proposed development within conservation areas and proposals out with which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area should be treated as preserving its character and appearance.

No public letters of objection have been received in relation to the application.

By virtue of their architectural form, size, design, proportions, materials and positioning the proposed extensions would be acceptable additions to the house and would not be harmfully unsympathetic to the house or its surroundings. The proposed extensions would be seen in relation to a number of extensions that are attached to the side and rear elevations of the houses of Bayswell Park. Therefore the proposed extensions would not be inappropriate to their setting or out of keeping with their surroundings. The proposed extensions would not result in an overdevelopment of the house or its garden. The proposed extensions would not by virtue of their form, size, scale, external finishes or positioning be harmful to the character and appearance of the house or to the character and appearance of this particular part of the Dunbar Conservation Area.

The proposed raised terrace would be well absorbed within its rear garden and setting and due to the high stone wall enclosure of the applicants' rear garden it would not be readily visible from public views. Therefore it would not be harmful to the character or appearance of the house or harmful to the Dunbar Conservation Area.

The roof light to be formed in the rear (south) elevation roof slope of the existing house would be visible from public views to the south of it. However, it would be seen in relation to a variety of roof lights installed within the rear elevation roof slopes of a number of neighbouring properties along this row of houses. Therefore, by virtue of its architectural form, size, design, materials and positioning the proposed roof light would not be harmful to the character or appearance of the house, the wider area or to the Dunbar Conservation Area.

The proposed replacement of the existing door to the front (north) elevation of the store would be of a traditional timber frame construction and thus would not be harmful to the character or appearance of the house, the wider area or to the Dunbar Conservation Area.

In assessing whether or not a proposed new development would result in harmful overlooking and therefore loss of privacy to existing neighbouring residential properties it is the practice of the Council, as Planning Authority to apply the general rule of a 9 metres separation distance between the windows of a proposed new development and the garden boundaries of neighbouring residential properties and an 18 metres separation distance between directly facing windows of the proposed new development and the windows of existing neighbouring residential properties.

In relation to the above, the glazed openings to be formed in the rear (south) elevation would face over the applicants' rear garden for some 17 metres and would not fall within 18 metres of any directly facing windows of any neighbouring residential properties.

The glazed openings to be formed in the side (west) elevation of the proposed rear extension would face over the applicants' rear garden for some 3.7 metres and beyond to a 1.8 metre high stone wall boundary treatment. However, due to the finished floor level of the proposed extension and the proposed raised terrace area being raised these glazed openings and terrace would allow for harmful overlooking of the rear garden of the neighbouring residential property, 12 Bayswell Park to the west. To prevent harmful overlooking a solid screen of at least 0.5 metres in height should be attached to the wall in a position in front of the proposed extension and terrace. Subject to the imposition of a condition requiring this screen the proposed extension and terrace area would not allow for any harmful overlooking of the neighbouring property to the west.

Such screen fencing is installed on the mutual boundaries of other houses of Bayswell Park and is an established characteristic of this part of the Dunbar Conservation Area. It would not therefore harm the character and appearance of the Dunbar Conservation Area.

There are no proposals to form windows or other glazed openings in the side (east) elevation of the proposed side extension. However, as the applicants' property falls within a conservation area any future proposals to form windows or other glazed openings in this elevation wall would require planning permission and thus could be controlled by the planning authority.

Owing to their size, form and positioning the proposed extensions would not give rise to a harmful loss of sunlight or daylight to any neighbouring residential properties.

The proposed roof light would face over the applicants' rear garden for more than 18 metres and thus the use of it would not allow for any harmful overlooking.

The proposed replacement door would be of solid construction and thus the use of it would not allow for any harmful overlooking.

Given the above considerations, the proposals are consistent with Policies CH2, DP2 and DP5 of the adopted East Lothian Local Development Plan 2018 and with Scottish Planning Policy: June 2014. In conclusion, the proposals are considered to be in accordance with the provisions of the stated relevant Development Plan policies and there are no material considerations which outweigh the proposal's accordance with the Development Plan.

CONDITION:

- 1 Prior to any use of the rear extension and terrace area hereby approved a solid screen which projects a minimum height of 0.5 metres above the top of the existing west boundary wall shall be installed along the length of that west boundary wall directly in front of the west elevation of the extension and terrace hereby approved. The details of the screen shall be submitted to and approved by the Planning Authority and the solid screen erected shall accord with those approved details. Thereafter the solid screen shall be retained in place unless otherwise agreed by the Planning Authority.

Reason:

In order to protect the privacy and amenity of the neighbouring residential property, to the east.

LETTERS FROM

12th April 2022

App No. 22/00175/P

EAST LoTHIAN COUNCIL

DECISION NOTICE

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

[REDACTED]
c/o Andrew Megginson Architecture
Per Andrew Megginson
128 Dundas Street
New Town
Edinburgh
EH3 5DQ

APPLICANT: [REDACTED]

With reference to your application registered on **14th February 2022** for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

Alterations, extensions to house and formation of hardstanding area

at
11 Bayswell Park
Dunbar
EH42 1AE

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 Prior to any use of the rear extension and terrace area hereby approved a solid screen which projects a minimum height of 0.5 metres above the top of the existing west boundary wall shall be installed along the length of that west boundary wall directly in front of the west elevation of the extension and terrace hereby approved. The details of the screen shall be submitted to and approved by the Planning Authority and the solid screen erected shall accord with those approved details. Thereafter the solid screen shall be retained in place unless otherwise agreed by the Planning Authority.

Reason:

In order to protect the privacy and amenity of the neighbouring residential property, to the east.

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>
DWG 01	-	11.02.2022
DWG 02	-	11.02.2022
DWG 03	-	11.02.2022
DWG 04	-	11.02.2022
1420-PL-01	C	12.04.2022
1420-PL-01-1	C	12.04.2022

ADVISORY NOTES

1. In accordance with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within **THREE YEARS** of the date of this decision notice. **If development has not commenced within this time period, then this planning permission will lapse.**
2. 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.

12th April 2022



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: **22/00175/P**

Date of decision notice: **12th April 2022**

Address/Location of site:

11 Bayswell Park
Dunbar
EH42 1AE

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: **22/00175/P**

Date of decision notice: **12th April 2022**

Address/Location of site:

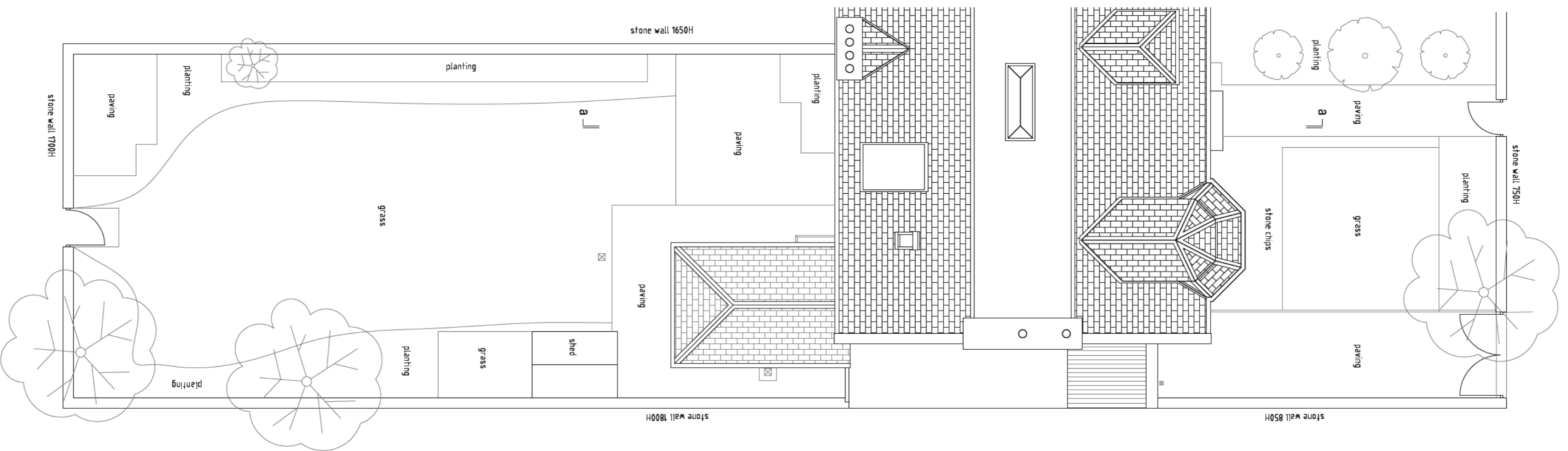
11 Bayswell Park
Dunbar
EH42 1AE

Name and address of developer:

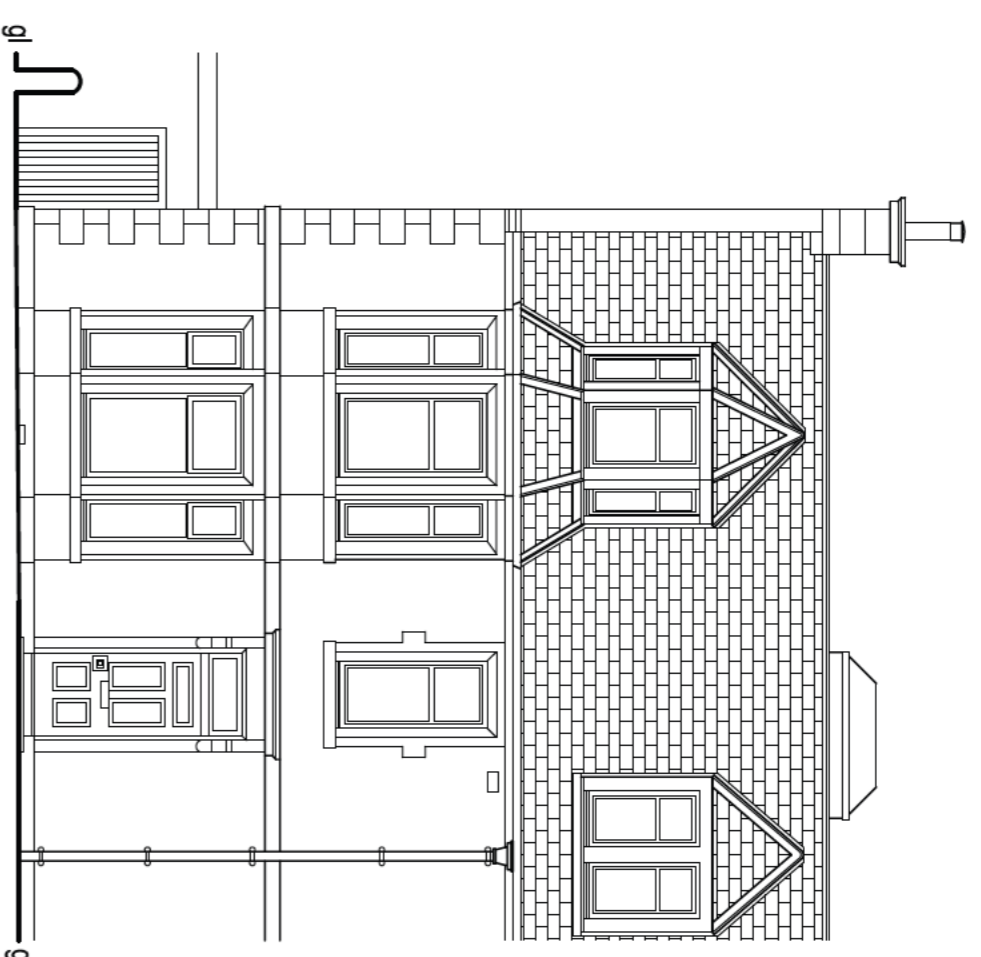
Owner of land (if not as above):

Signed:

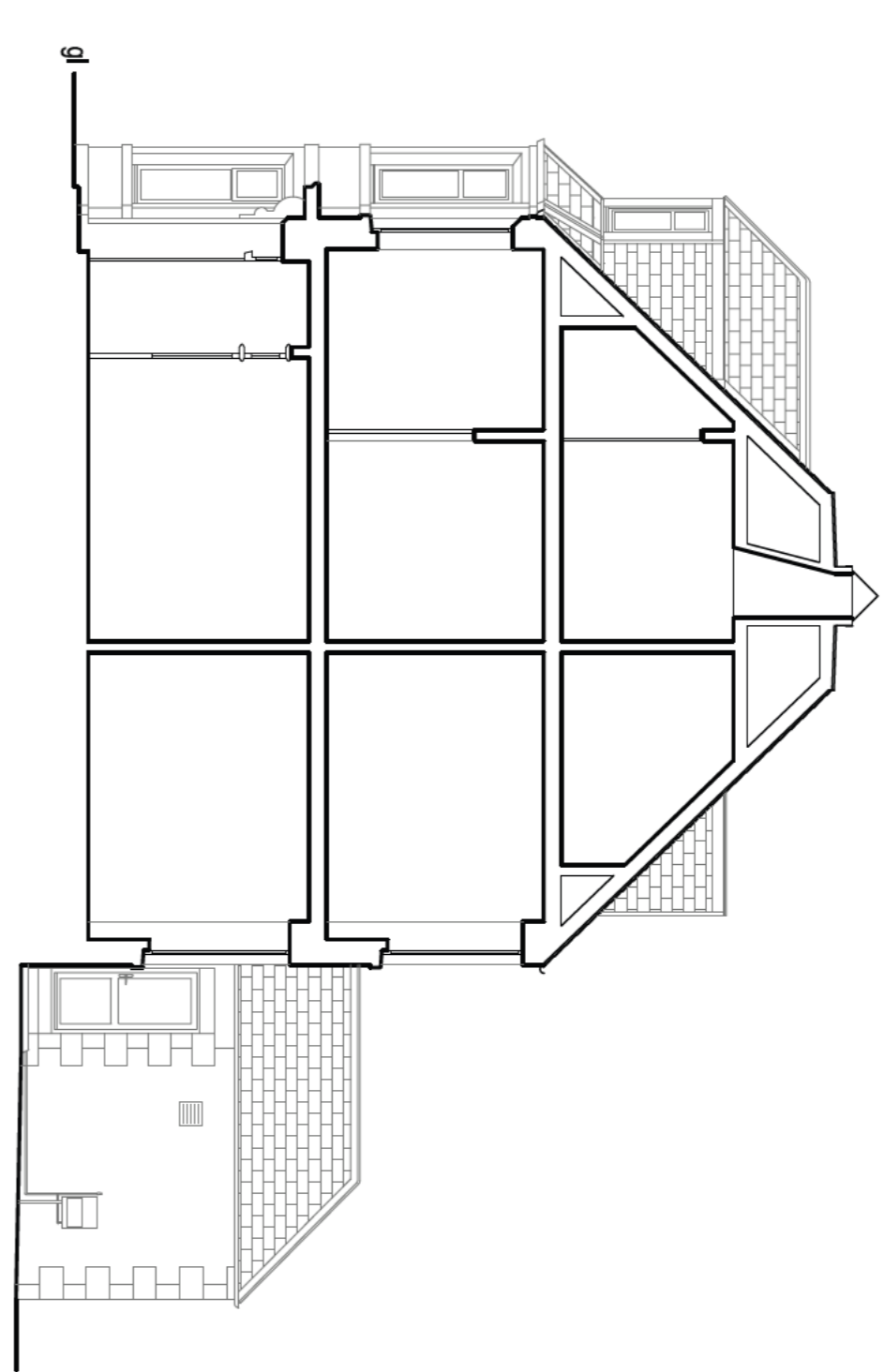
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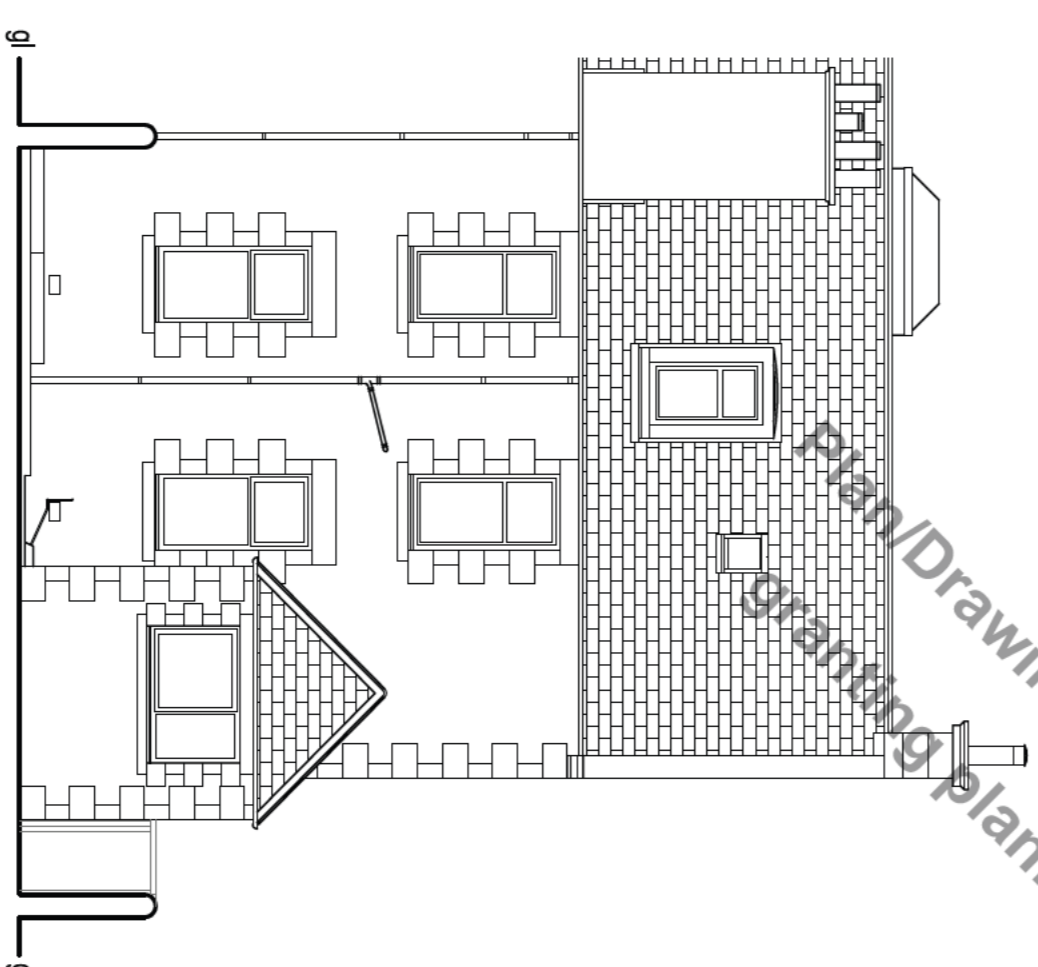
site/roof plan 1:100 @A1



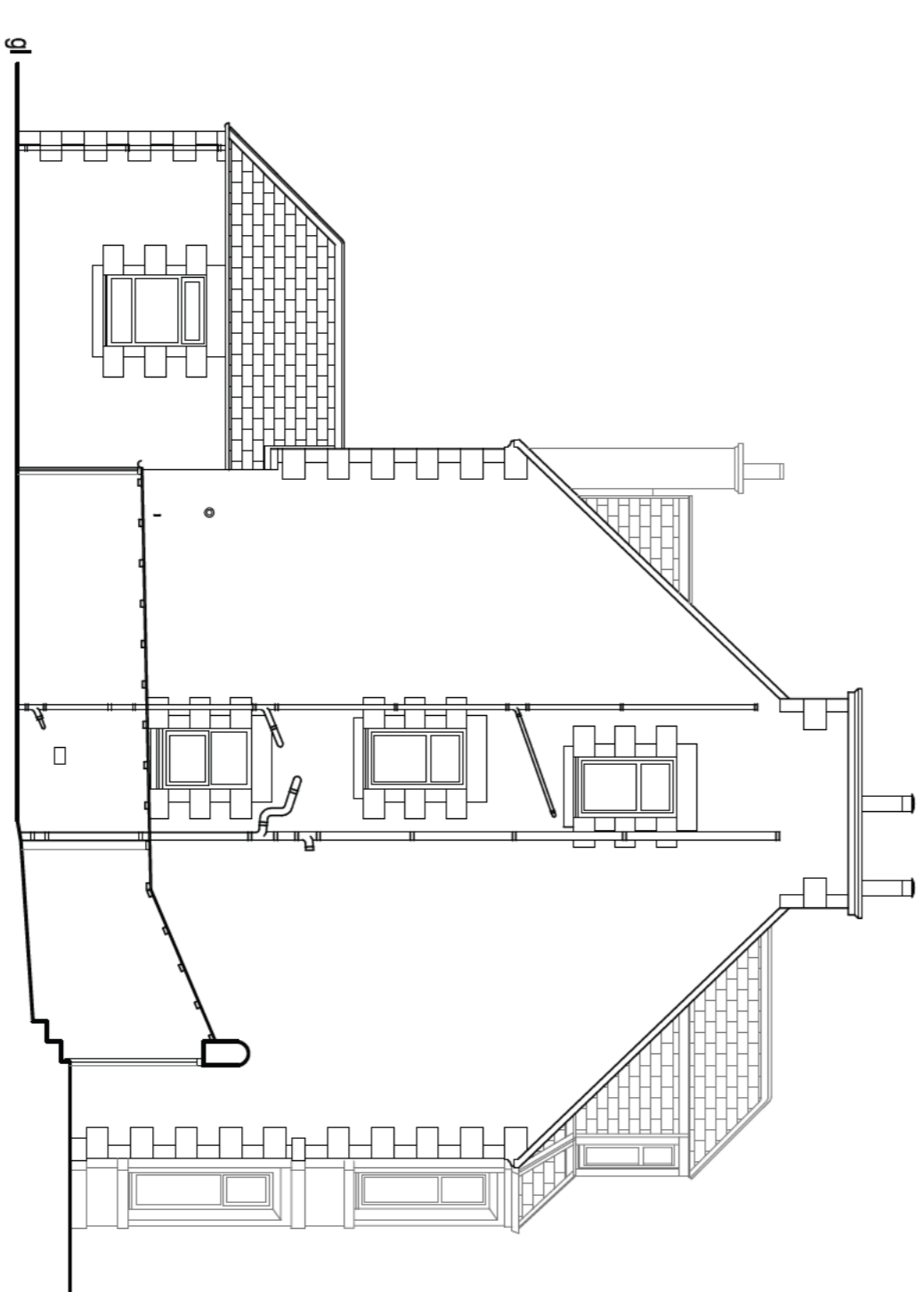
north elevation 1:100 @A1



section a-a 1:100 @A1

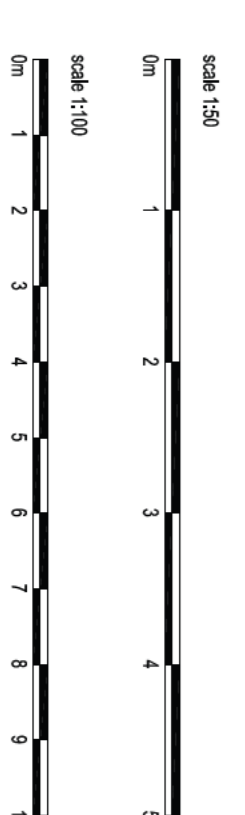


south elevation 1:100 @A1



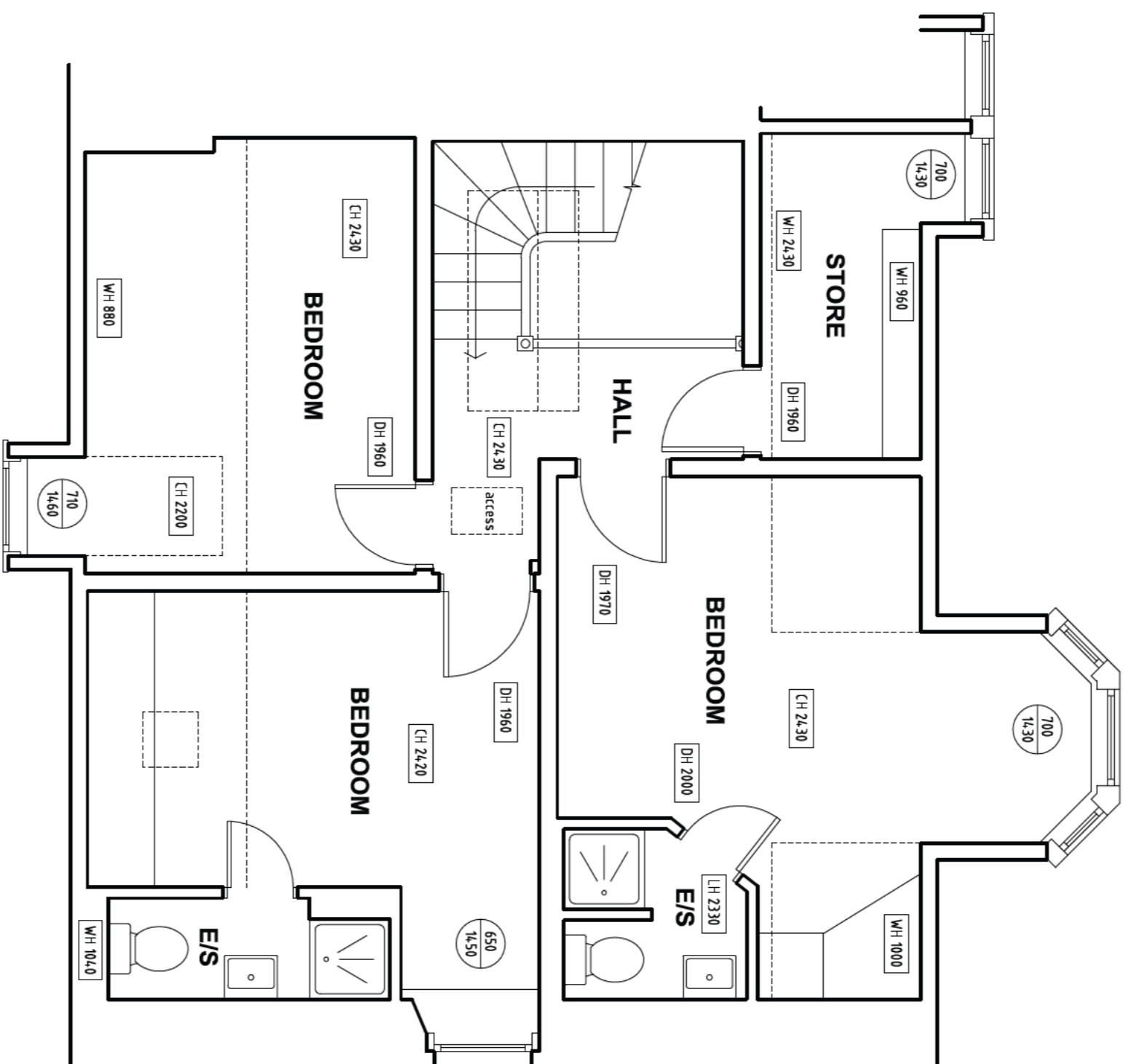
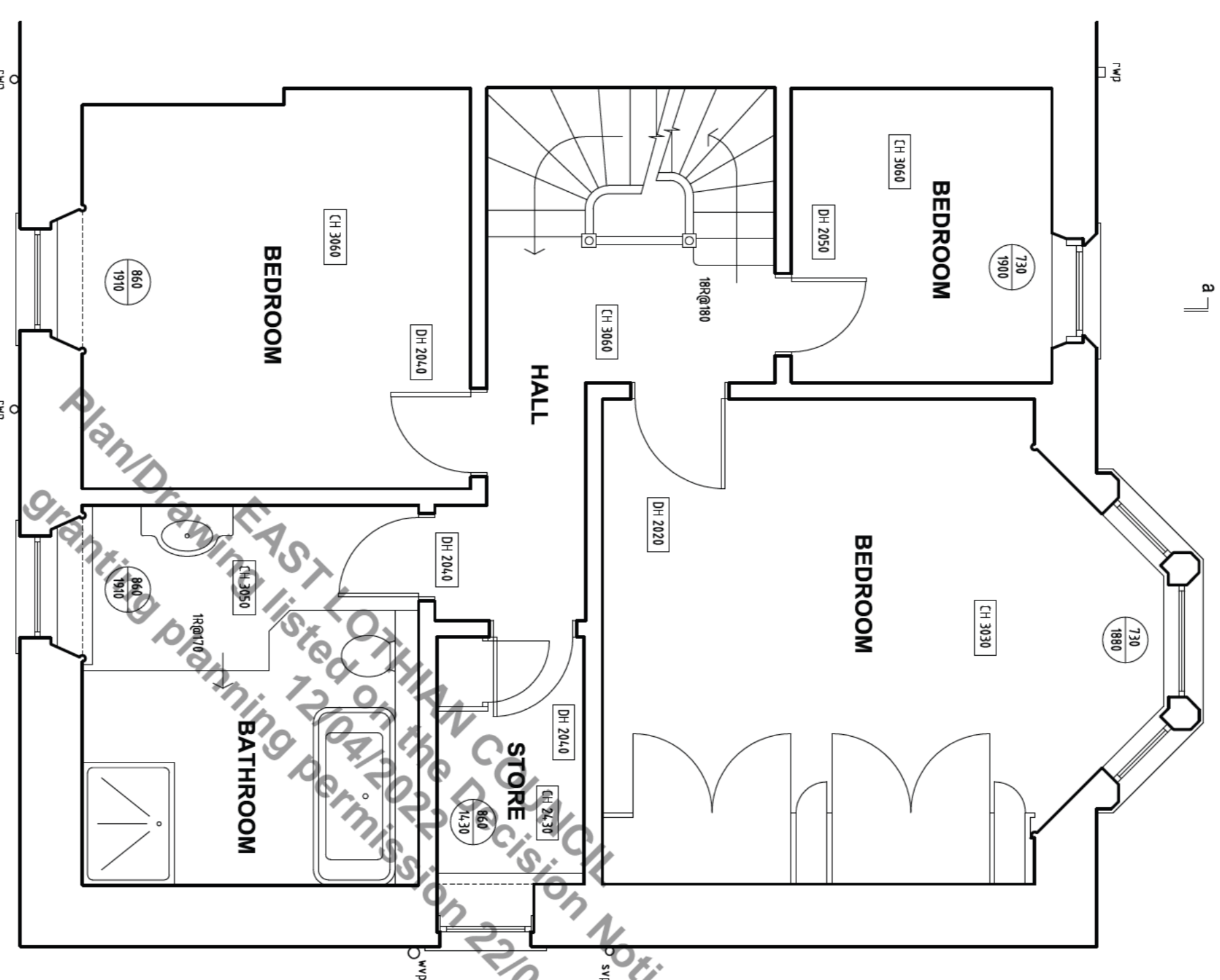
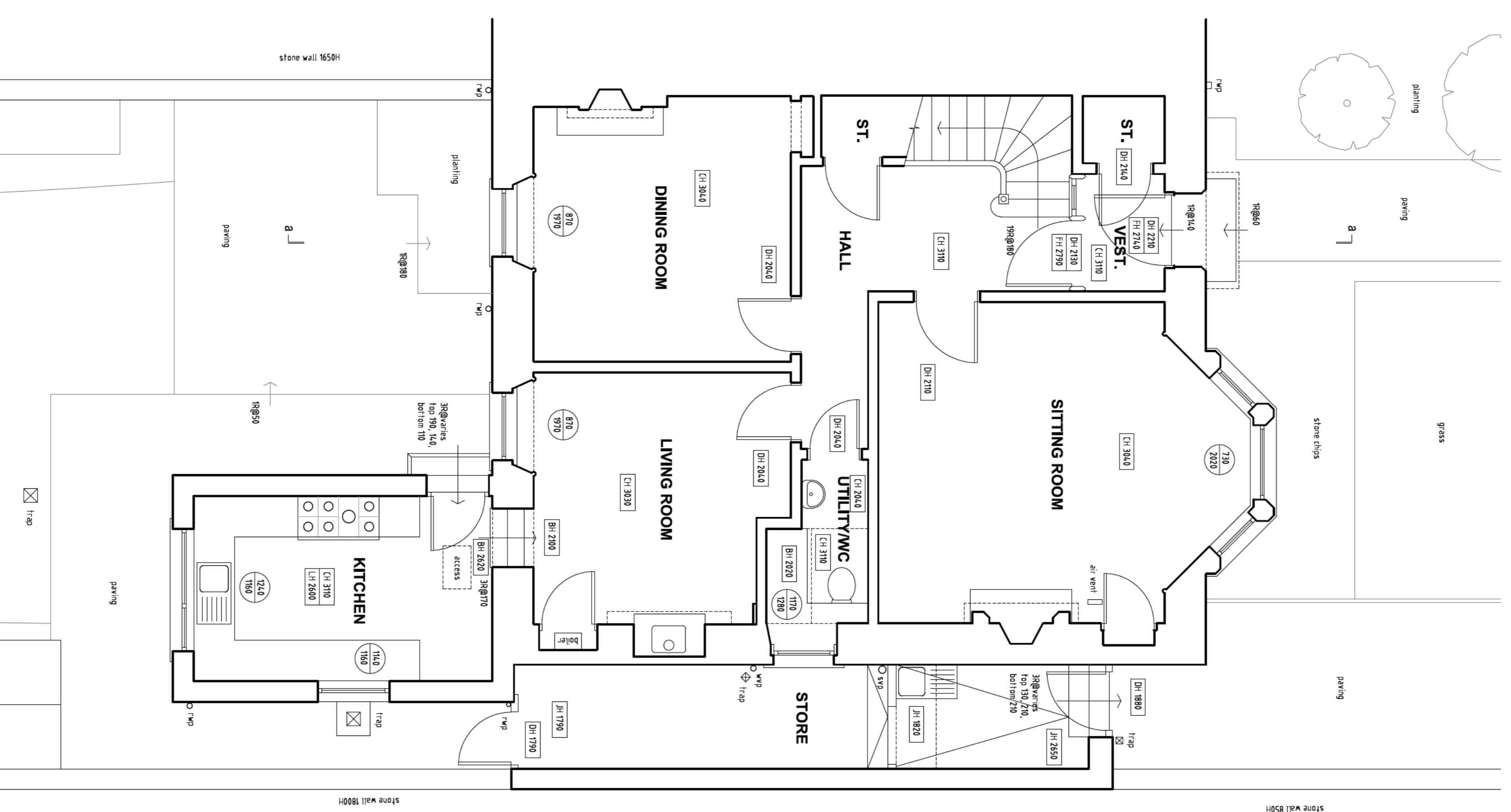
east elevation 1:100 @A1

EAST LOTHIAN COUNCIL
 Plan/Drawing listed on the Decision Notice of
 12/04/2022
 granting planning permission 22/00175/P



Floor Areas		
GIA	Sq Ft	Sq M
Ground floor	980	91
First Floor	823	77
Second Floor	667	62
External Store	140	13
Total	2,610	243

- Key:-**
- Floor to ceiling height
 - Ceiling to floor height
 - Floor to ceiling height
 - Floor to lower ceiling height
 - Floor to beam height
 - Door height
 - Wall height
 - Floor to top of fanlight
 - Ridge height
 - Height to underside of joist



Only scale for planning purposes.
 © Squarfoot 2022.

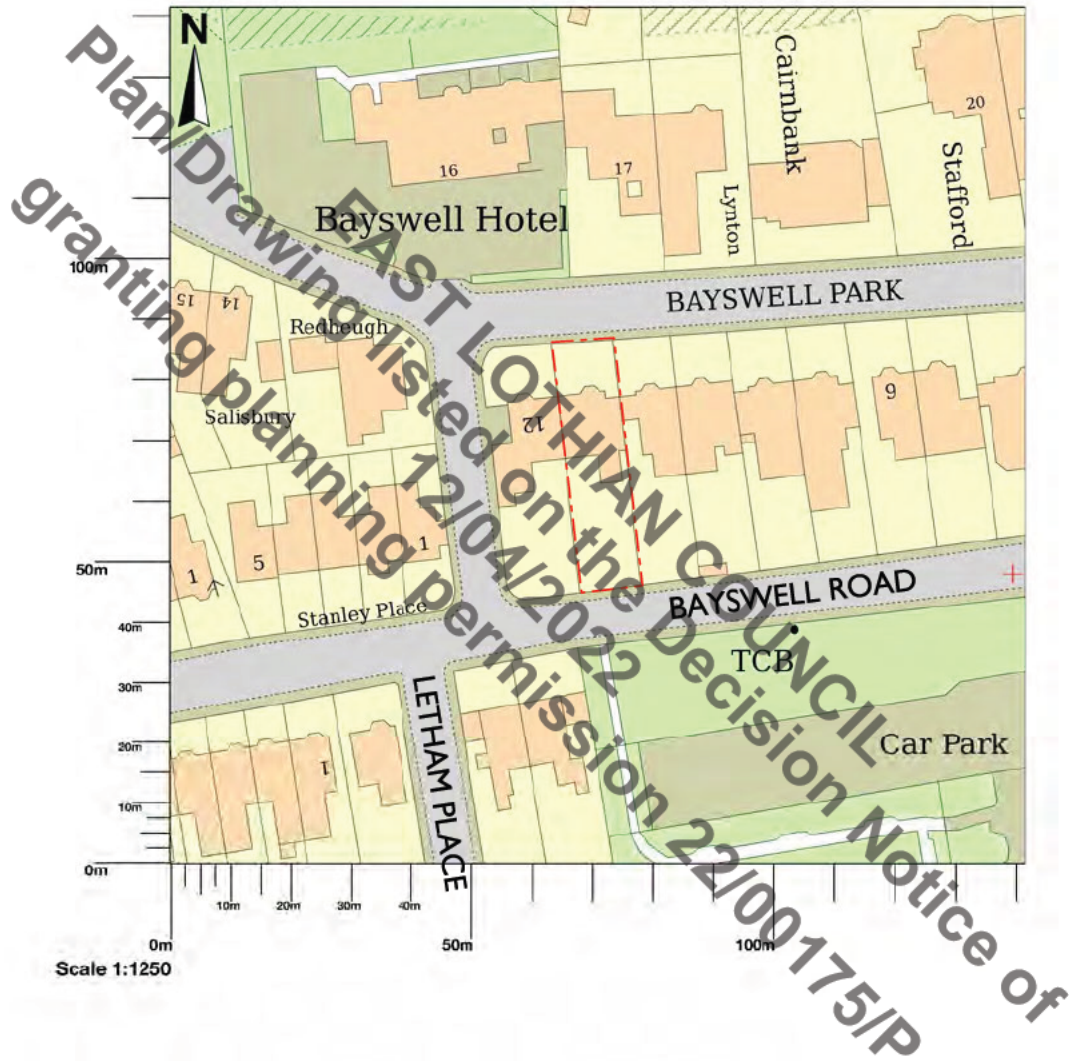
Date: 24/01/2022 Scale: A1:1



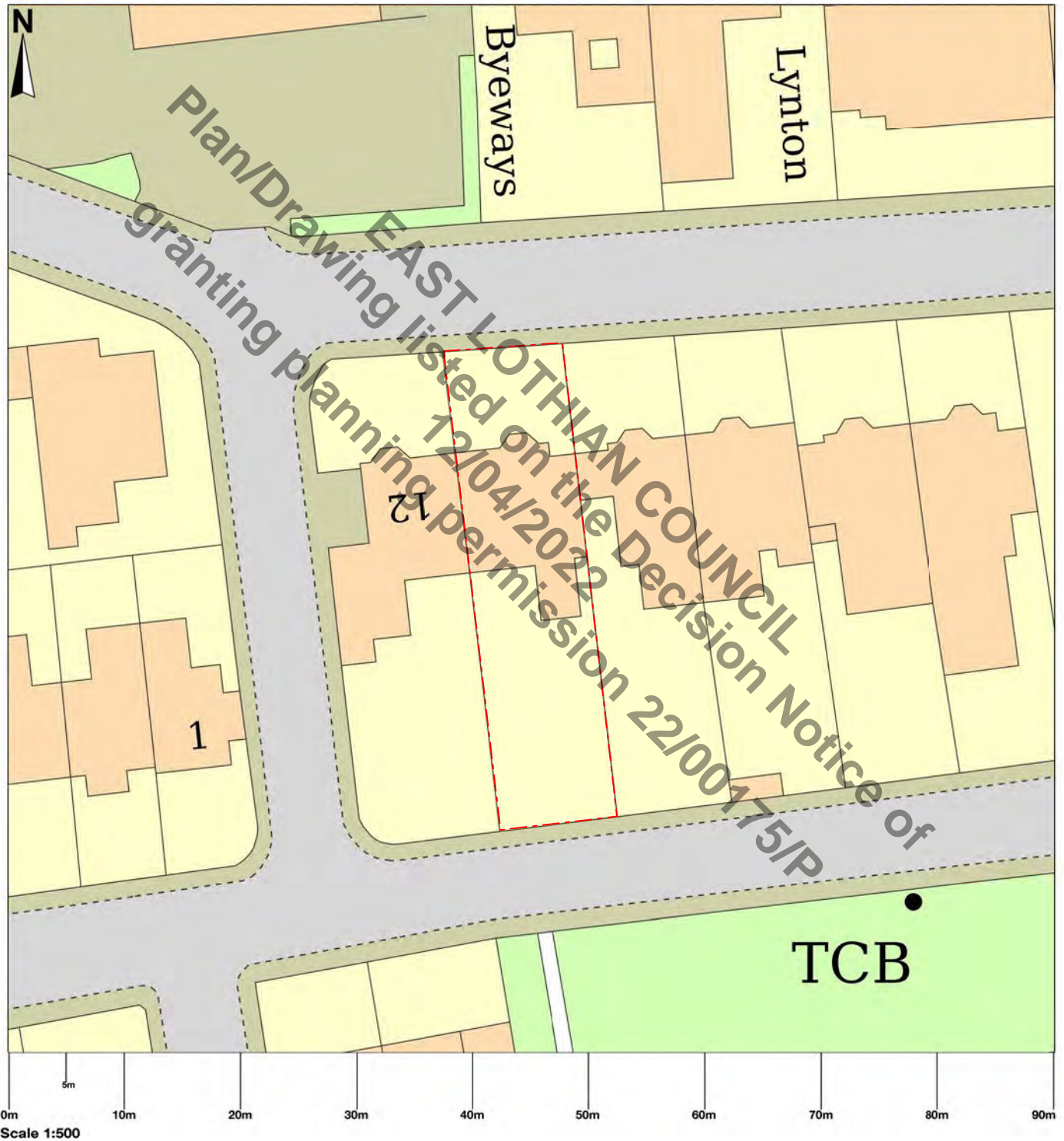
33 George Street, Edinburgh EH2 3ES
 Telephone - 0131 351 2527
 email - info@squarfootmed.co.uk

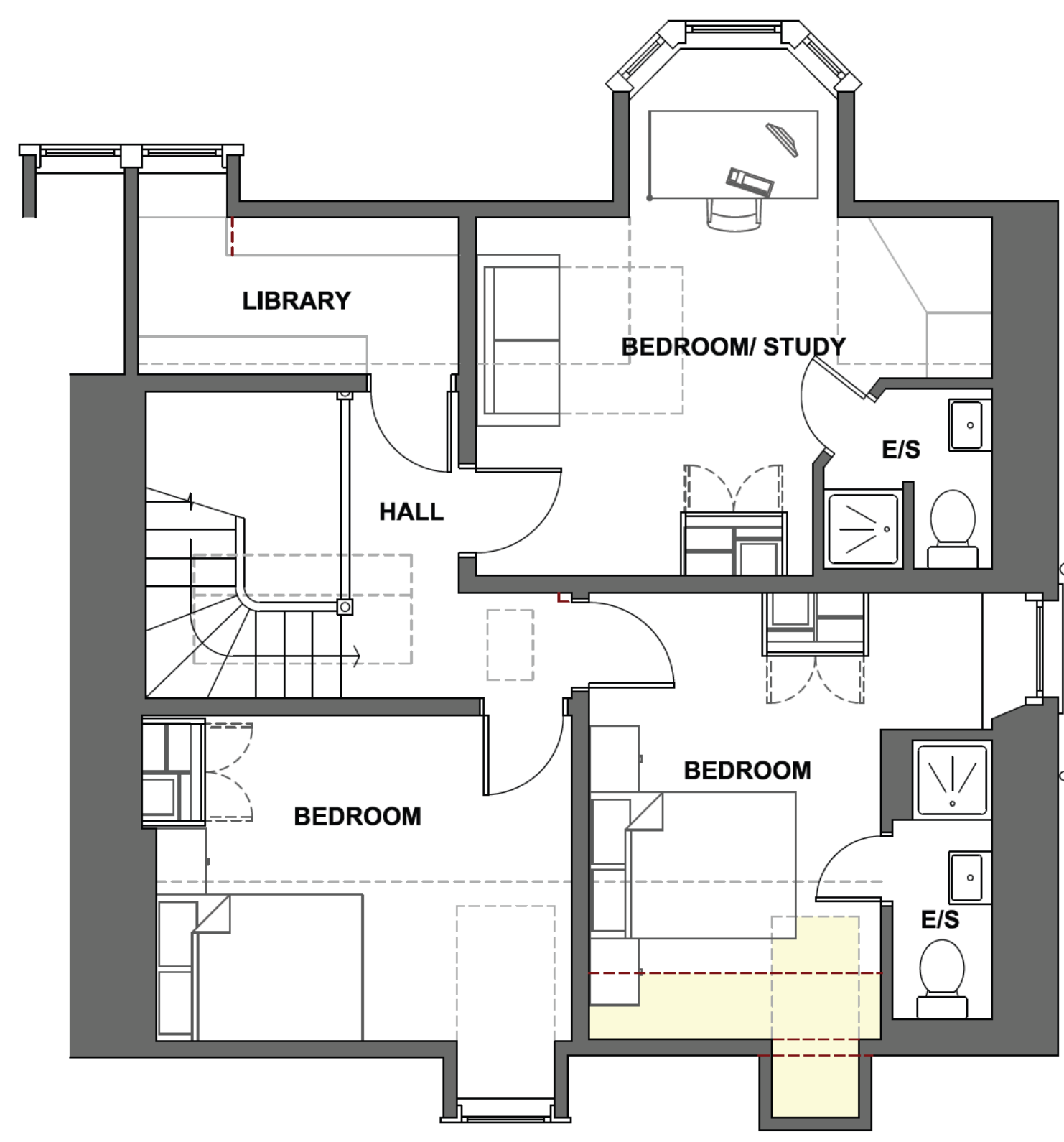
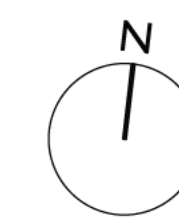
Plan/Drawings EAST LOTHIAN Council granting planning permission 22/00175/P

11 Bayswell Park, Dunbar, EH42 1AE

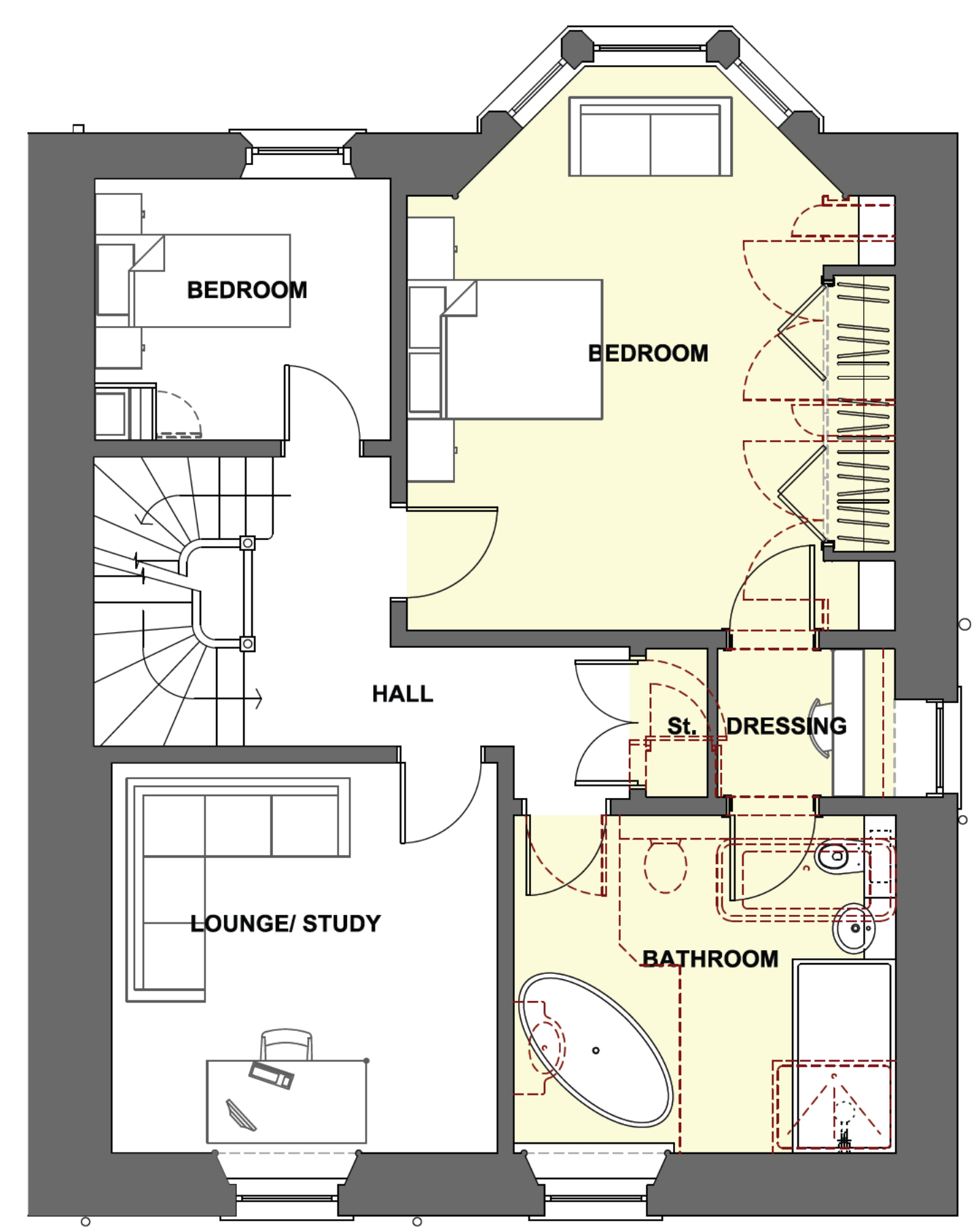


11 Bayswell Park, Dunbar, EH42 1AE

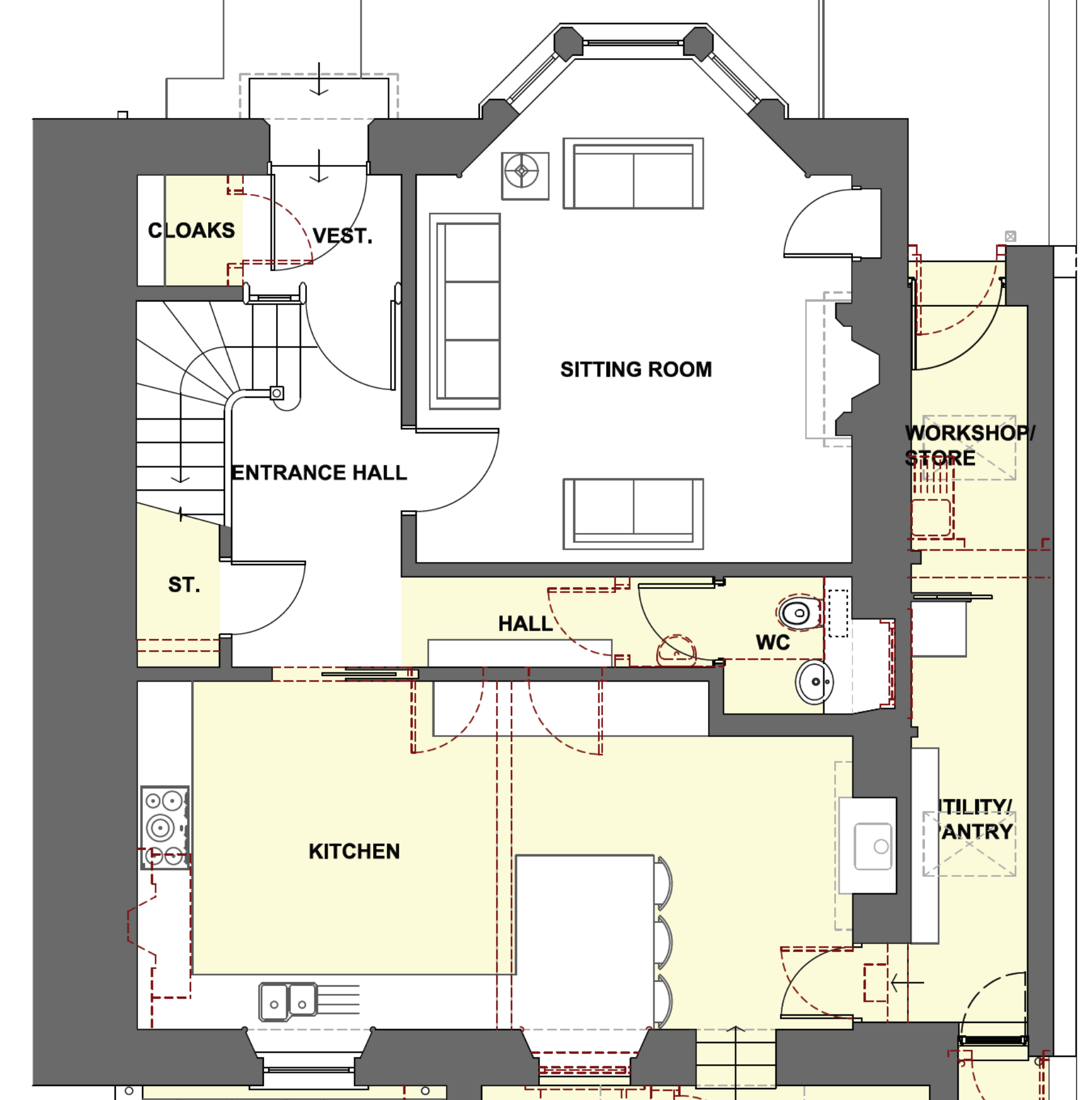




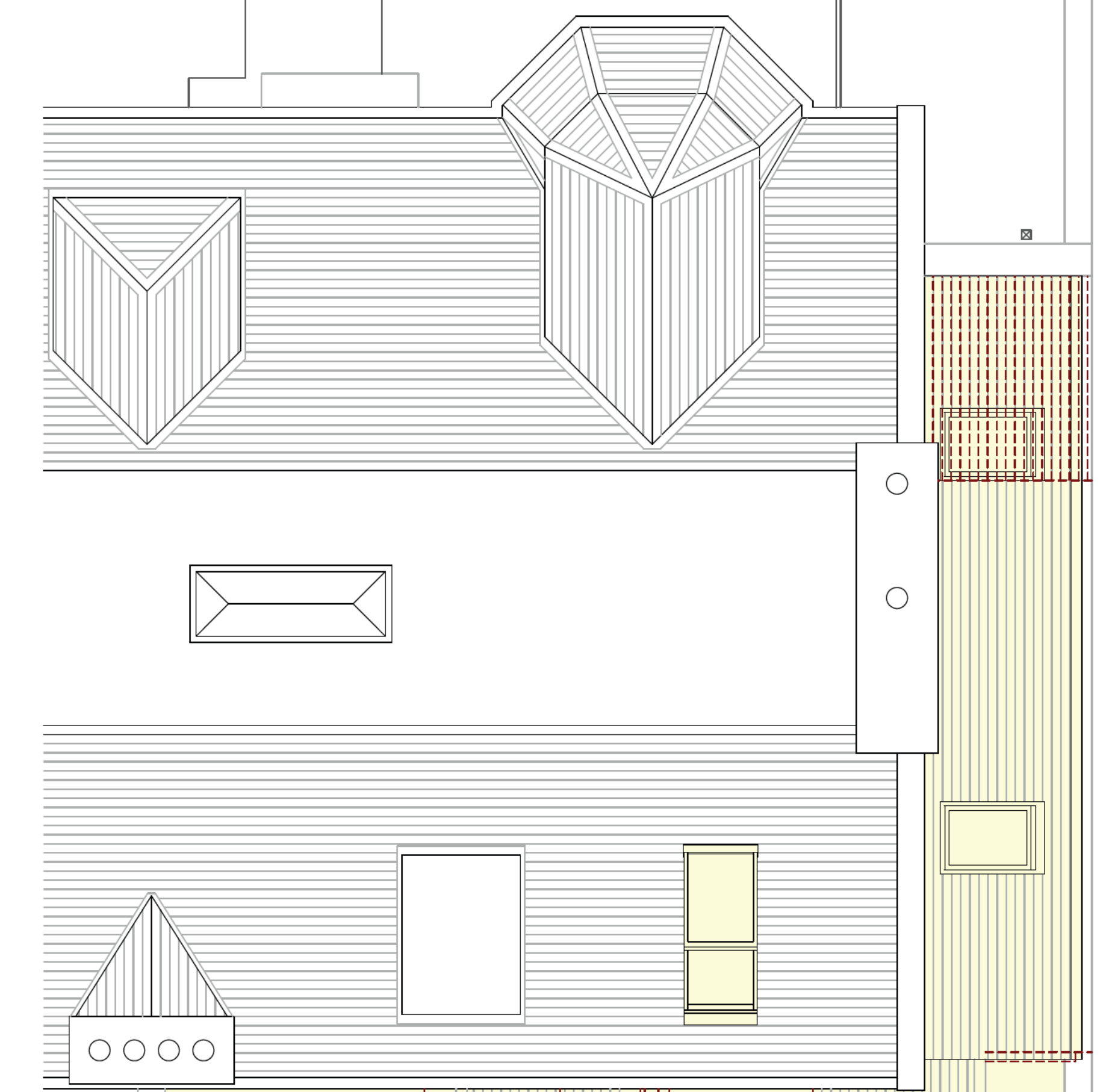
Proposed 2FL Plan



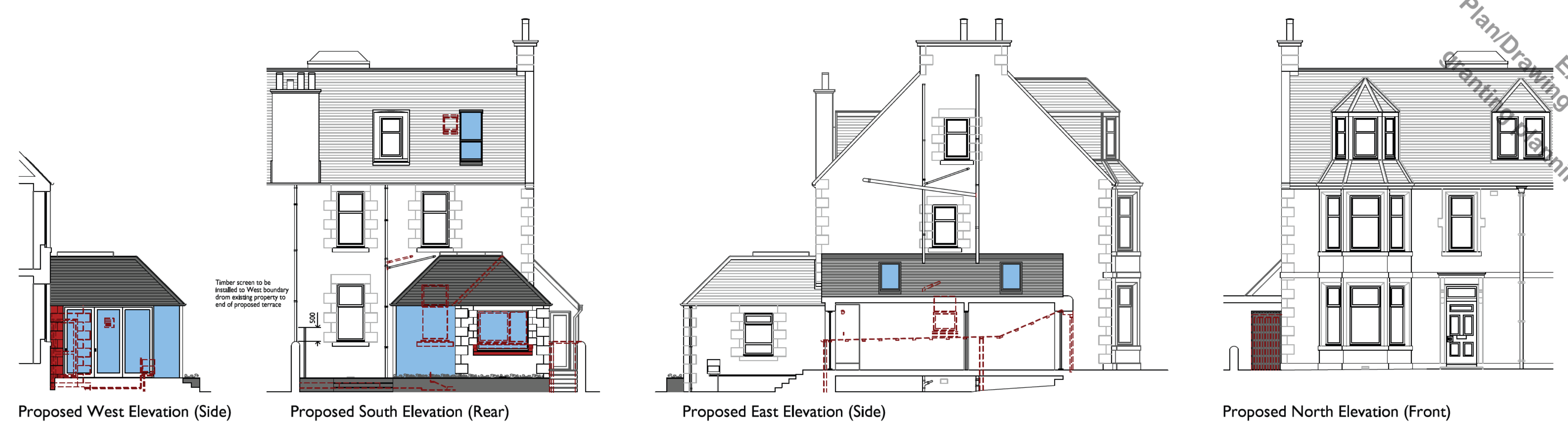
Proposed FFL Plan



Proposed GFL Plan

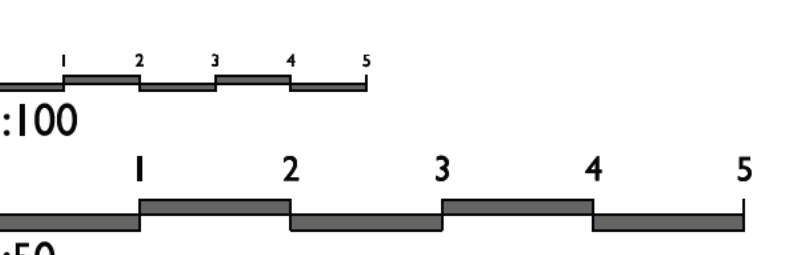
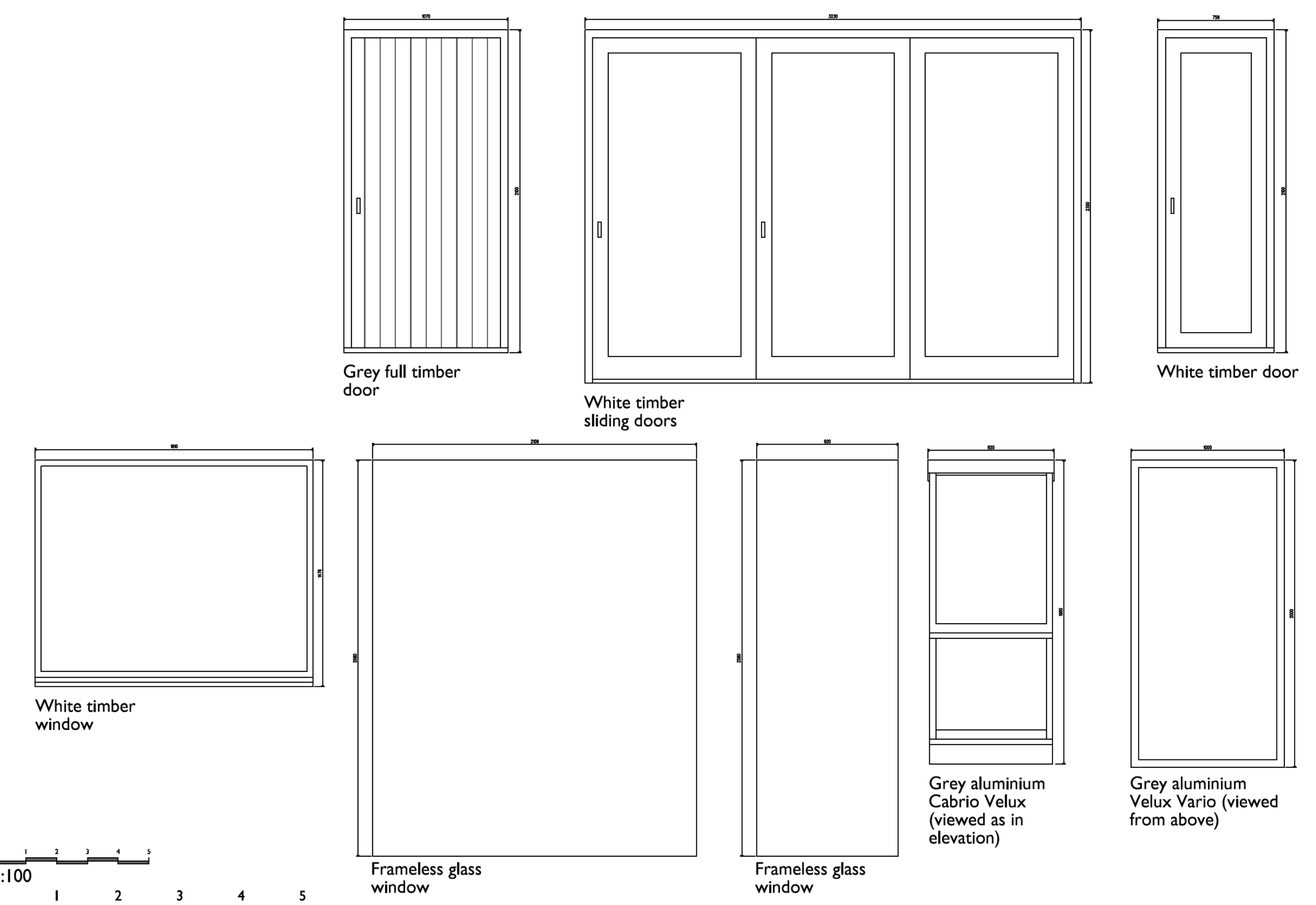


Proposed Roof Plan



Proposed West Elevation (Side) Proposed South Elevation (Rear) Proposed East Elevation (Side) Proposed North Elevation (Front)

Plan/Drawing listed on the Decision Notice of Planning permission 22/00175/P

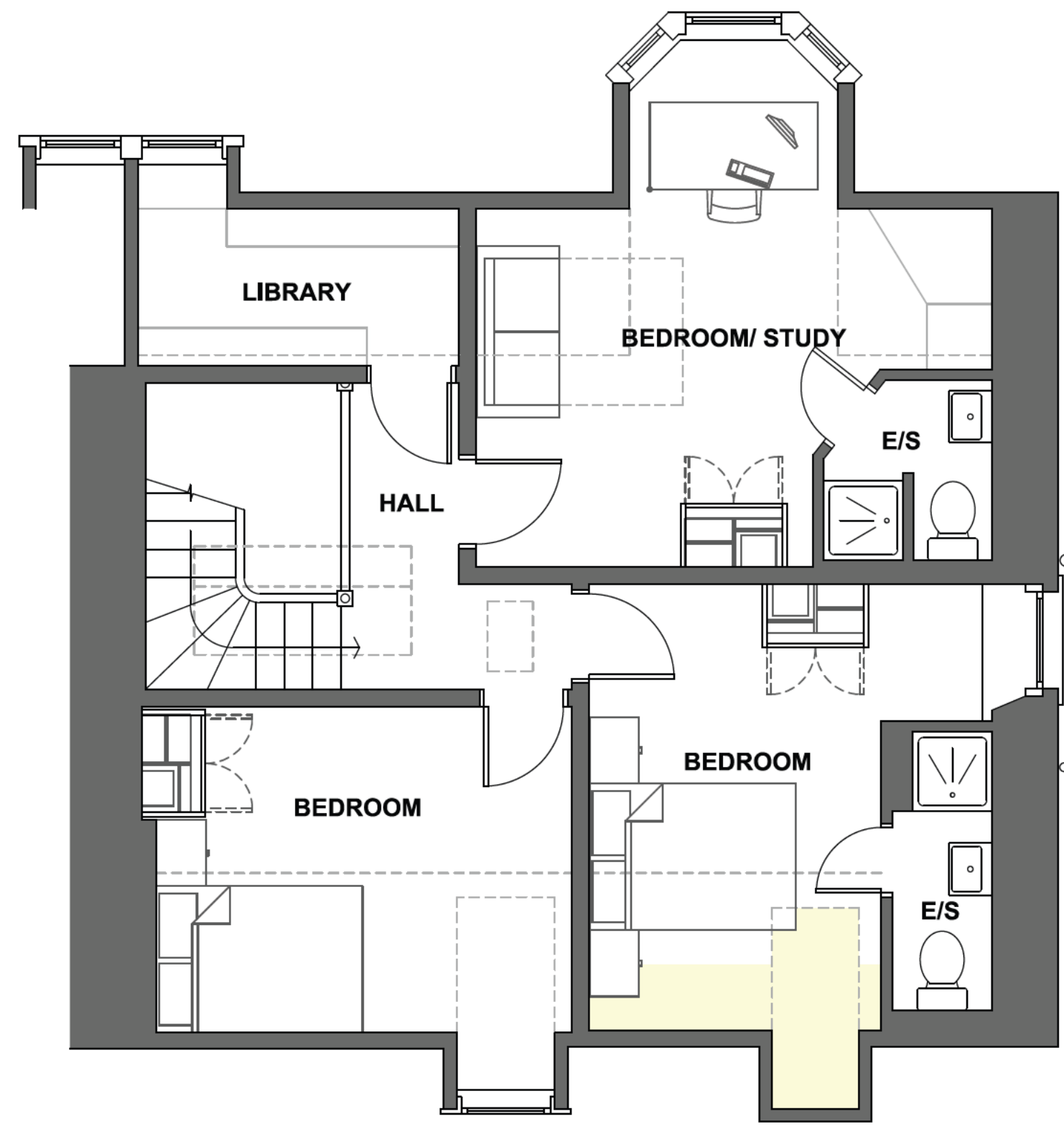
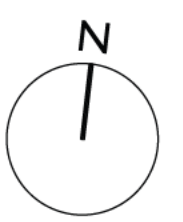


Legend: Red dashed line - Denotes removals; Yellow shaded area - Denotes areas of new works

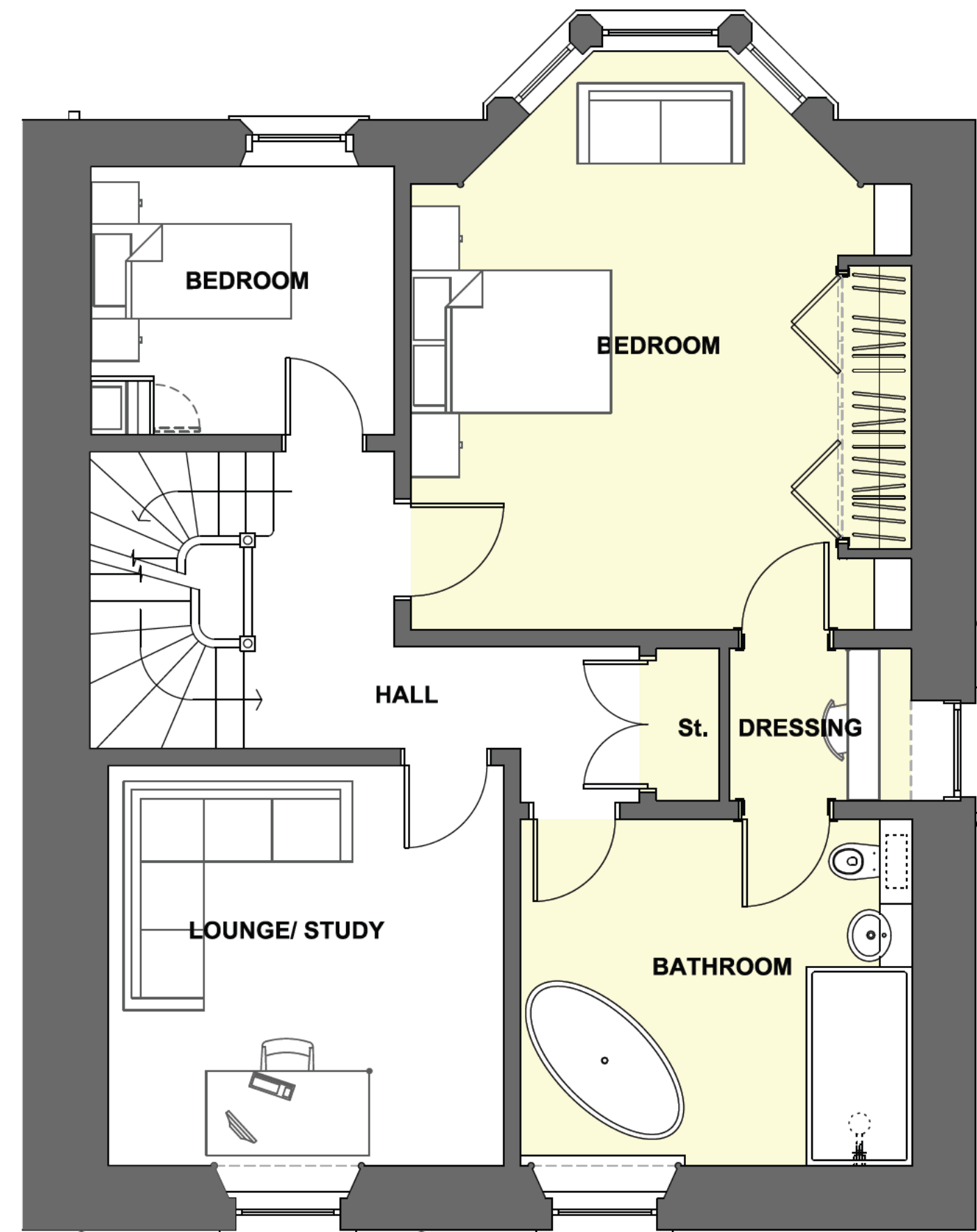
Proposed Materiality: Roof - Slate; Fascia & Eaves - White timber; Walls - Red sandstone to match existing/ red render; Doors/ Windows - White timber except workshop/ store door (grey timber)

Client: Mr Calder & Miss Sharp; Project: Alterations and Extension to 11 Bayswell Park, Dunbar; Drawing: Proposal Plans with Openings & Removals; Status: PLANNING; Date: 01/12/22

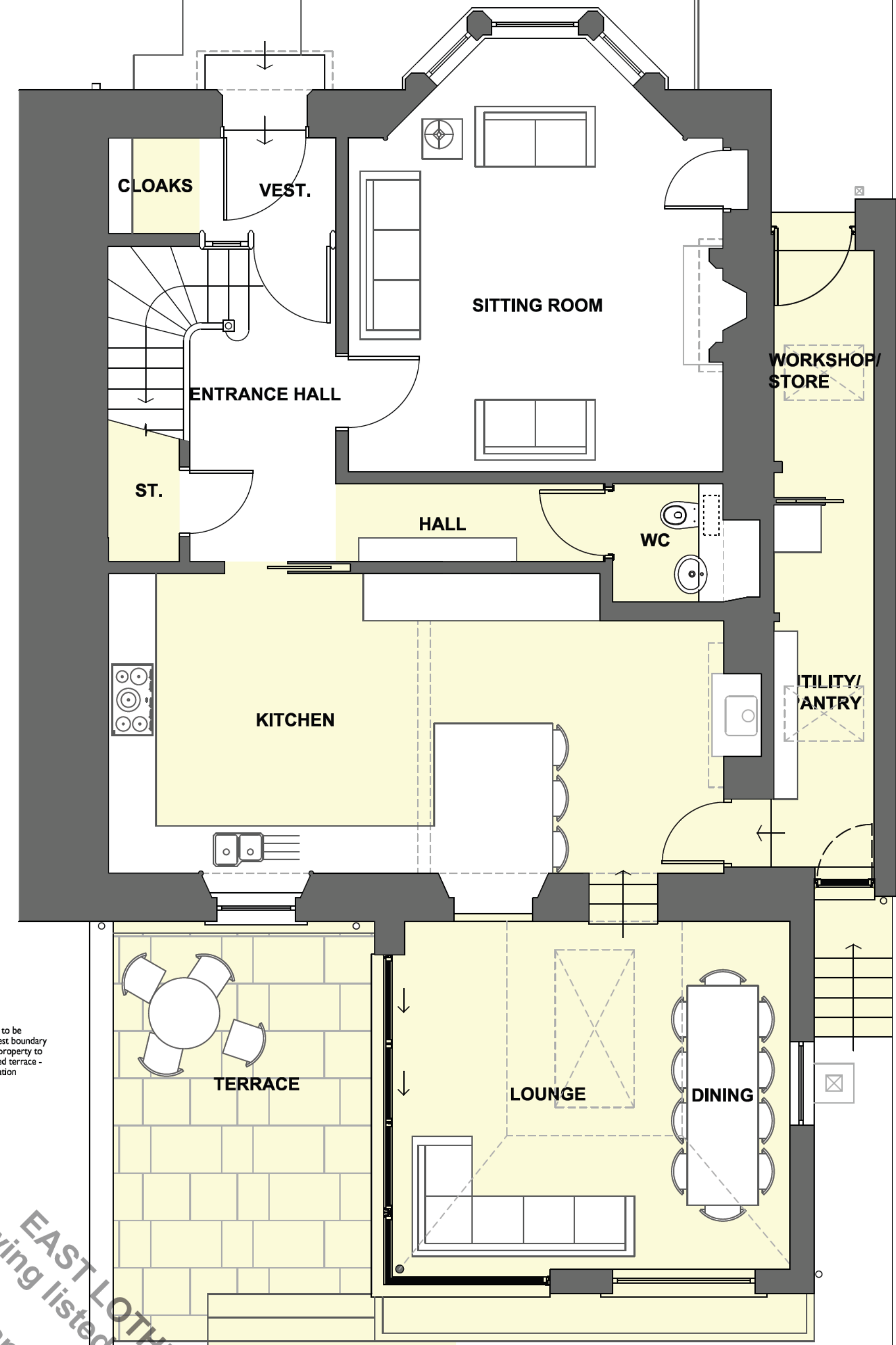




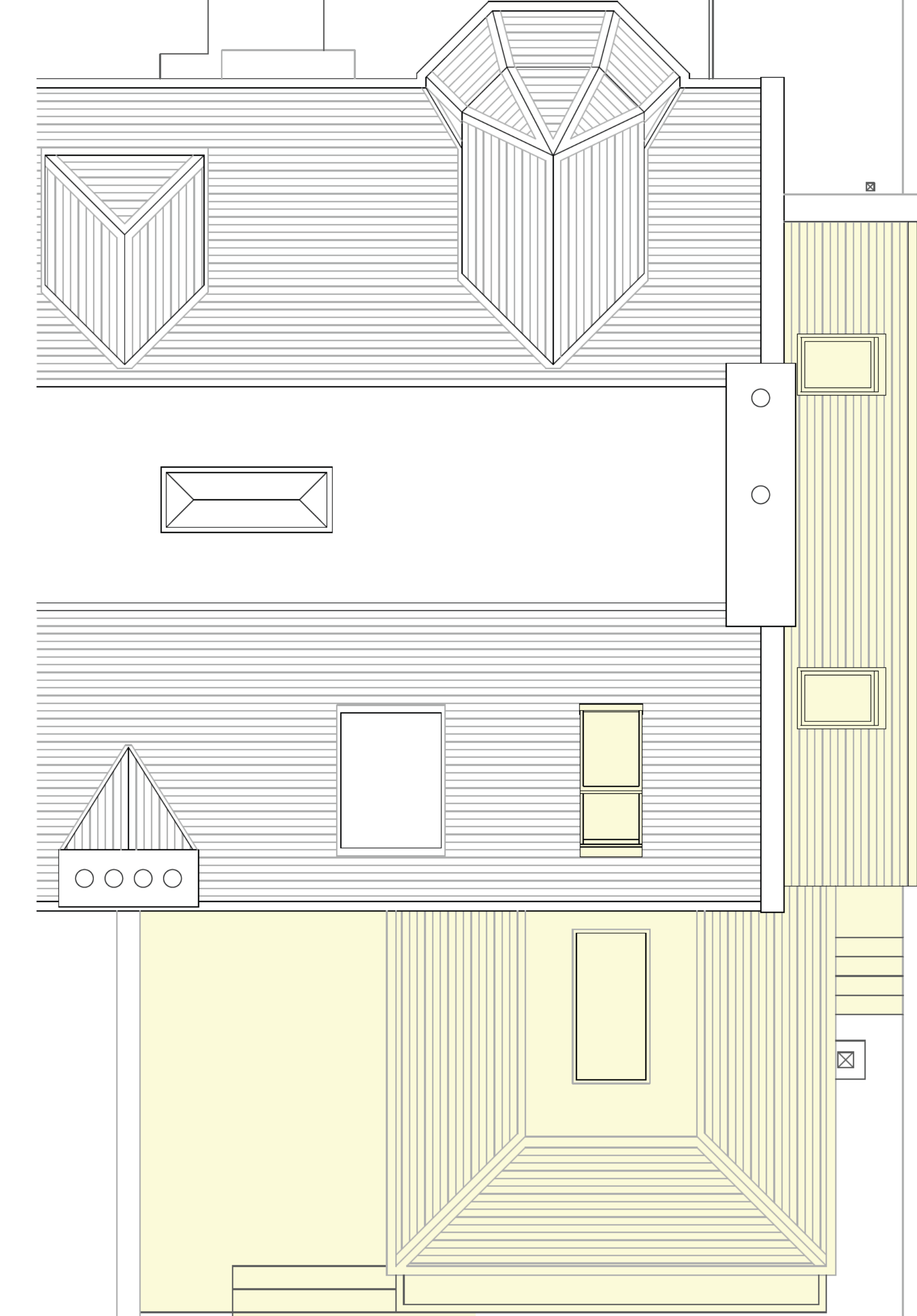
Proposed 2FL Plan



Proposed FFL Plan



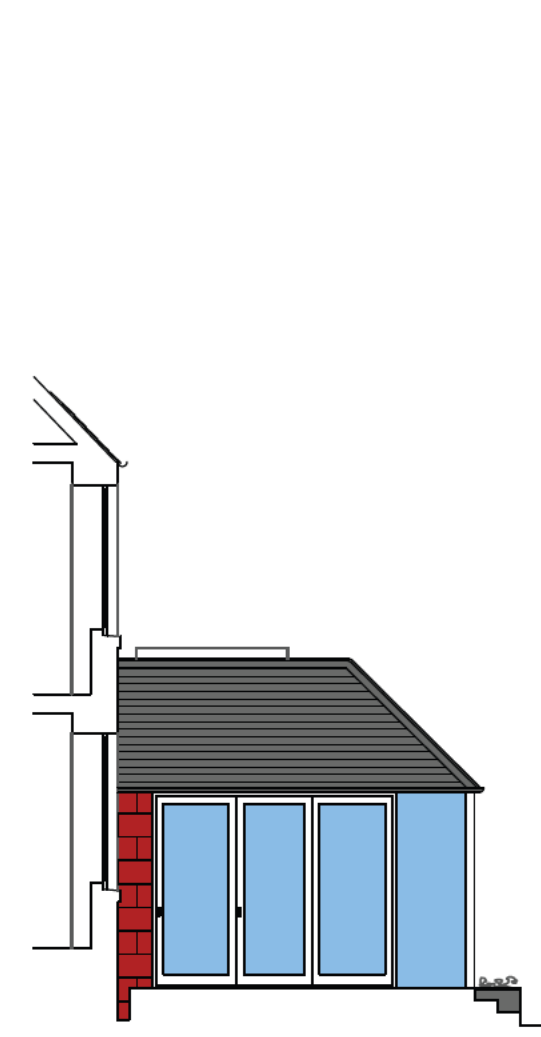
Proposed GFL Plan



Proposed Roof Plan

EAST Lothian Council
12/01/2022
Plan/Drawing listed on the Decision Notice of
granting planning permission 22/00175/P

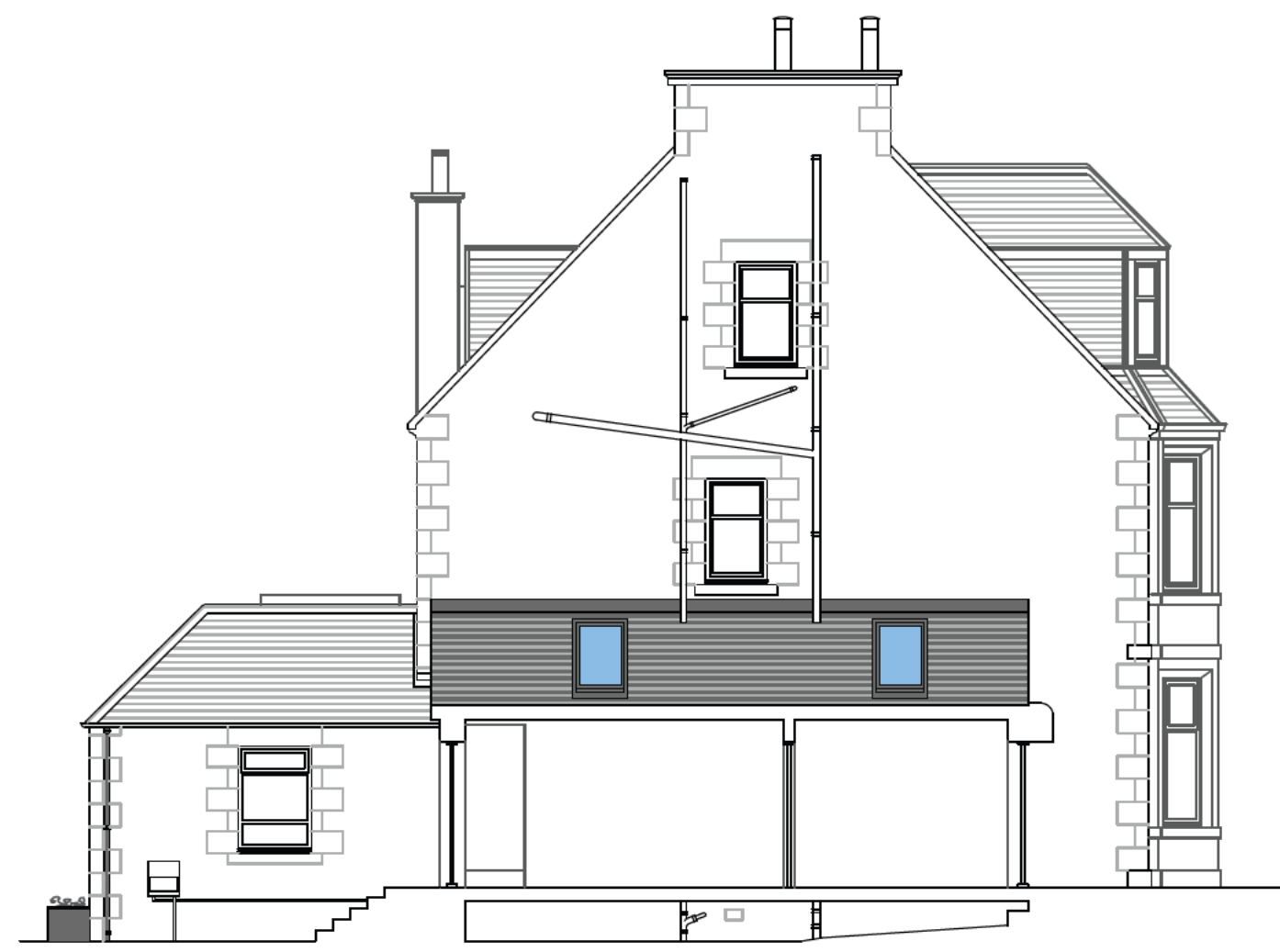
Timber screen to be installed to West boundary door making property to avoid proposed terrace - see south elevation



Proposed West Elevation (Side)



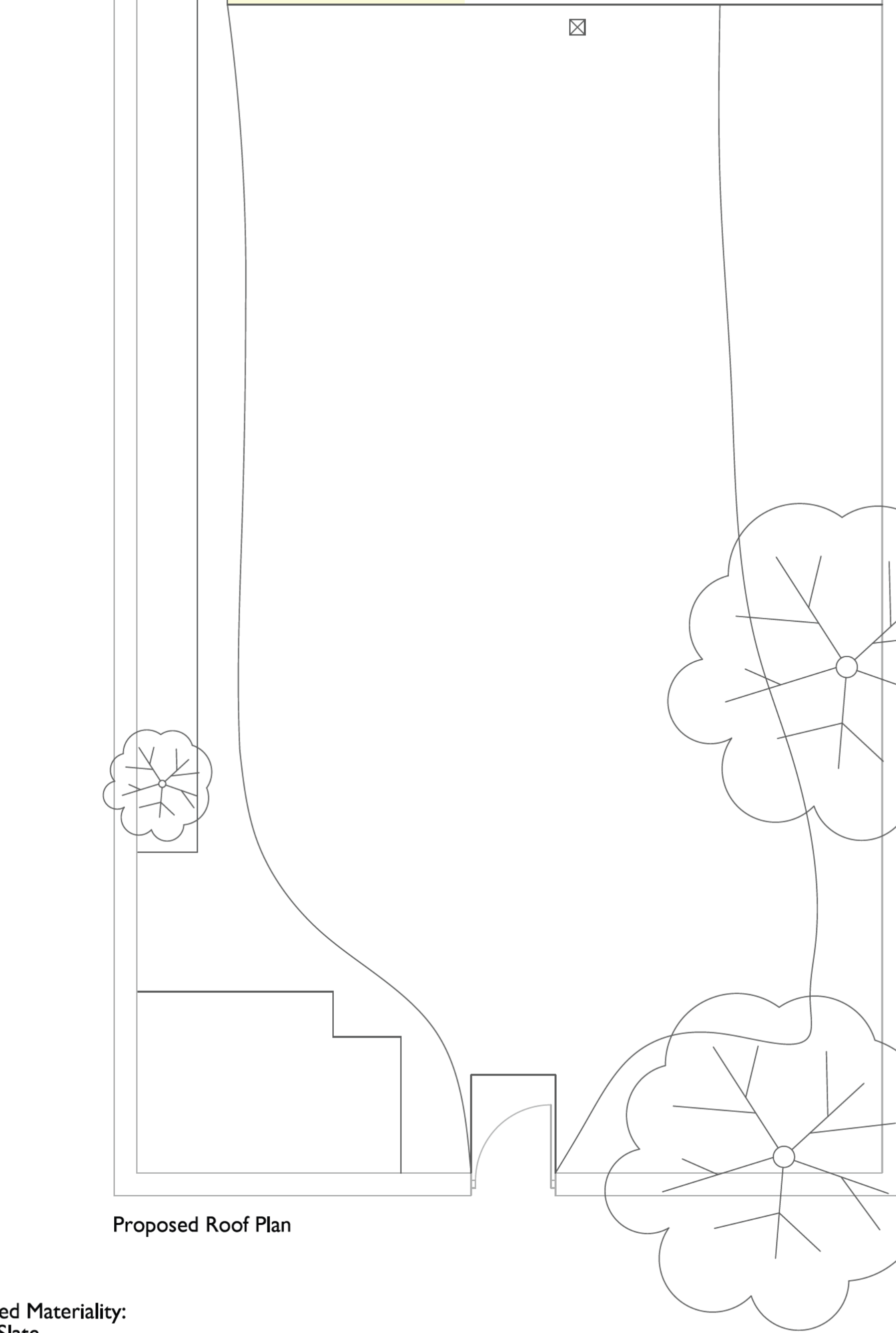
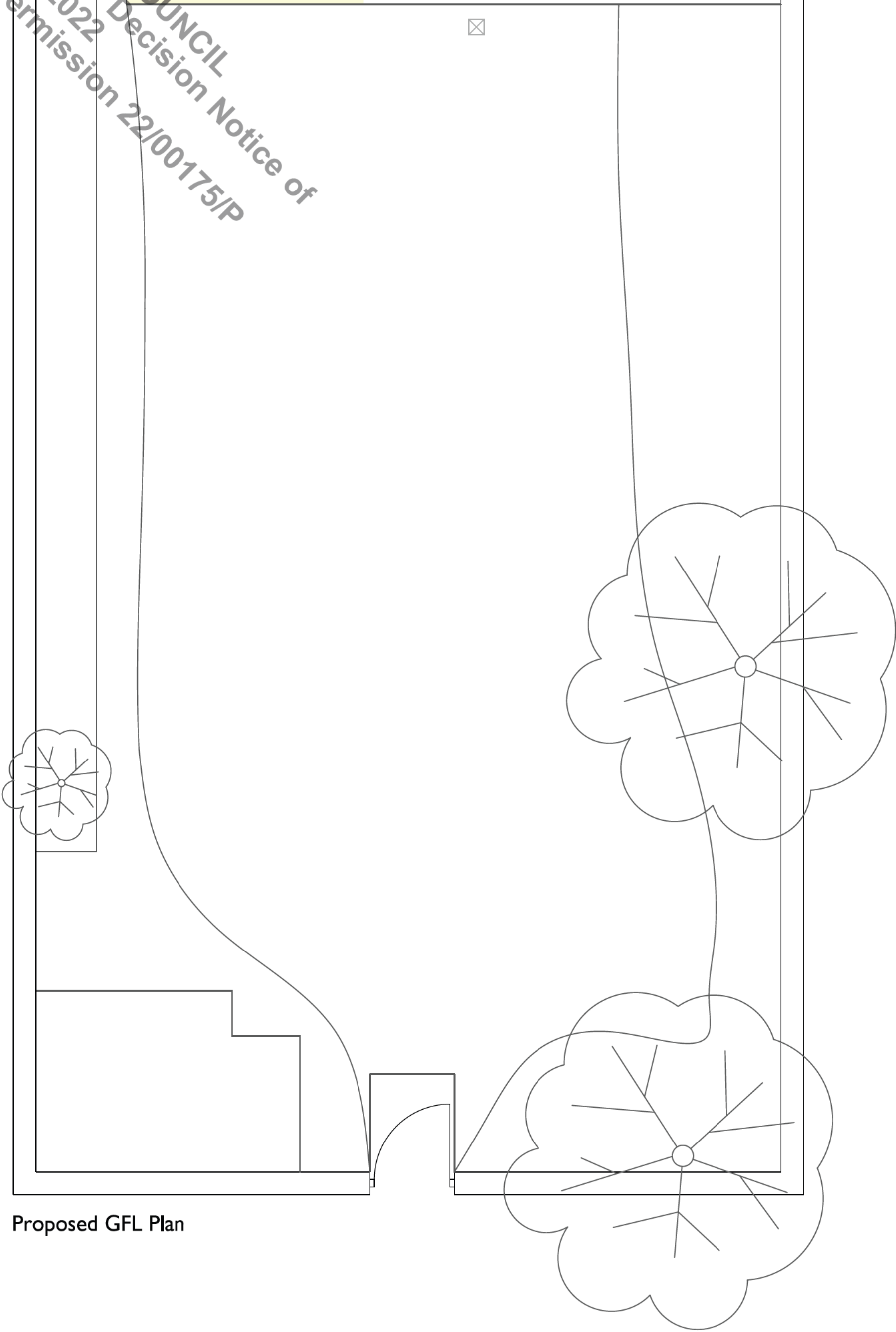
Proposed South Elevation (Rear)



Proposed East Elevation (Side)



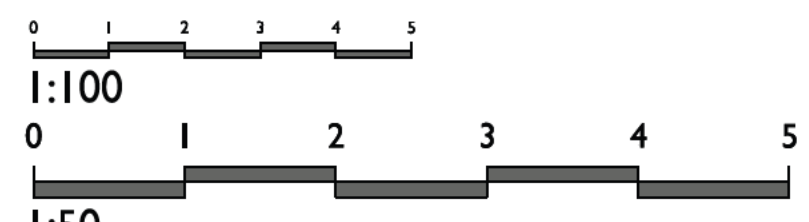
Proposed North Elevation (Front)



Proposed Materiality:
Roof - Slate
Roof Windows - Grey aluminium Cabrio Velux
Fascia & Eaves - White timber
Rainwater Goods - Black
Walls - Red sandstone to match existing/ red render (to match stone as close as possible) to side extension
Doors/ Windows - White timber except workshop/ store door (grey timber)

CLIENT	Mr Calder & Miss Sharp
PROJECT	Alterations and Extension to 11 Bayswell Park, Dunbar
DRAWING	Proposal Plans
STATUS	PLANNING
DATE	12/01/2022
SCALE	1:100
BY	AM
CHECKED	AM
DATE	12/01/2022

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Email: info@andrewmegginsonarchitecture.com



NO.	DATE	DESCRIPTION
1	12/01/2022	Initial design sketch to proceed
2	12/01/2022	Revised drawings
3	12/01/2022	Final drawings ready to submit
4	12/01/2022	Final drawings ready to submit

Denotes areas of new works