

FERGUSON
PLANNING
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MILE

PLANNING STATEMENT

ERECTION OF RESIDENTIAL DWELLINGHOUSE, ACCESS AND ASSOCIATED INFRASTRUCTURE WORKS

WOODLANDS, THE WOLL, ASHKIRK, TD7 4NY

CLIENT: MR & MRS MACKAY

JANUARY 2017



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LPA Ref: SBC

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Date of Issue: January 2017

1. Introduction

- 1.1 This statement has been prepared by Ferguson Planning on behalf of the applicant, Mr and Mrs MacKay, who wish to erect a residential dwellinghouse for their daughter to the north west of Ashkirk Village.
- 1.2 Planning Permission in Principle (PPP) is being sought for the erection of a single dwellinghouse with the formation of an access and associated infrastructure works. Further detail of the proposal is outlined within Section Three of this statement together with the associated indicative architectural drawings produced by Gordon Melrose Building Design.
- 1.3 The purpose of this statement is to provide details of the proposal and set out the key factors that should be taken into account when determining this application. The remainder of this statement is structured as follows:
- Section 2: Site Context
 - Section 3: The Proposal
 - Section 4: Planning Policy
 - Section 5: Policy Compliance
 - Section 6: Conclusion

2. Site Context

- 2.1 Ashkirk is located approximately 5 miles south of Selkirk and is accessed off the A7. The village comprises two clusters of buildings separated by open farmland, one beside the A7 and the other around the Church.**
- 2.2 The site in question extends to some 0.23 hectares and is located within and to the north west of Ashkirk Village. The site directly abuts the development boundary with existing residential properties on either side. The site is within walking distance of community facilities and a short drive to the local golf course.**

3. The Proposal

- 3.1** The proposal is for Planning Permission in Principle (PPP) and seeks to erect a single family dwelling house immediately to the north west of the Ashkirk settlement boundary. The site is largely square in shape and extends to 2,347sq.m. We feel the site is a suitable location for a dwelling house for the reasons outlined within Section 5.
- 3.2** The house location, while not fixed, has been indicatively shown on the site plan. It relates well and has been kept close to the existing built form and aligned with the neighbouring dwellings and access road that runs from the main road.
- 3.3** The plot and approximate footprint is similar to the dwellings to the east and north to provide a form of synergy. There is a natural buffer or edge to the west of the plot/settlement proposed in the form of native mix hedging. Again existing and new boundary planting is proposed to soften the built form and provide a defensible edge.
- 3.4** The plot in question represents a natural "rounding" or extension to the settlement boundary and does not impede on the distinct separation identity between the two parts of the Ashkirk boundary. Again if housing in the countryside policy were to be applied it would comfortably fall within the confines of the additional dwelling allowance given the existing number of houses and no existing permissions locally.
- 3.5** The proposed house is for a local need and will be occupied by the applicant's daughter who works in the Scottish Borders and which will further strengthen the local Ashkirk community.

4. Planning Policy

- 4.1 The development plan is made up of the Strategic Development Plan for South East Scotland (SESPlan) and the Scottish Borders Local Development Plan 2016.

Scottish Borders Local Development Plan 2016

- 4.2 **Policy PMD4 Development Outwith Development Boundaries** recognises that *"it is inevitable that unanticipated or windfall developments will arise immediately outwith the development boundary and that on occasion these might be acceptable provided they are in line with the Plan's other policies"*.
- 4.3 One of the principle policies in the determination of this application is **Policy HD2: Housing in the Countryside** where councils wish to promote appropriate rural housing development:

- a) in village locations in preference to the open countryside
- b) associated with existing building groups where this does not adversely affect their character or that of the surrounding area

Section (A) of Policy HD2 is relevant for this proposal. This states that housing of up to a total of two additional dwellings or a 30% increase of the building group, whichever is greater, associated with existing building groups may be approved provided that:

- a) the council is satisfied that the site is well related to an existing group of at least three houses
- b) the cumulative impact of the proposal on the character of the building group, and on the landscape and amenity of the surrounding area will not cause unacceptable adverse impacts,
- c) no development above the 2 housing dwellings/30% increase will be permitted.

The proposal should appropriate in terms of scale, siting, design, access and materials, and should be sympathetic to the character of the group.

- 4.4 **Policy PMD2 Quality Standards** seeks high quality design and one which can be appropriately accommodated on the site, respect its surroundings and is sustainable in terms of accessibility.
- 4.5 **Policy HD3 Protection of Residential Amenity** relates to development on 'backland' and gap sites. It states that development that is judged to have an adverse impact on the amenity of existing residential areas will not be permitted. Developments will be assessed against:
- a) the principle of the development, including where relevant, any open space that would be lost; and

b) the details of the development itself particularly in terms of:

- i) the scale, form and type of development in terms of its fit within a residential area,
- ii) the impact of the proposal on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sunlighting provisions,
- iii) the generation of traffic or noise,
- iv) the level of visual impact

Material Considerations

4.6 The key material considerations in the determination of an application of this nature are considered to be:

- Supplementary Planning Guidance:
 - 'New Housing in the Borders Countryside' (2008).
 - 'Placemaking & Design' (2010)

5. Planning Policy Compliance

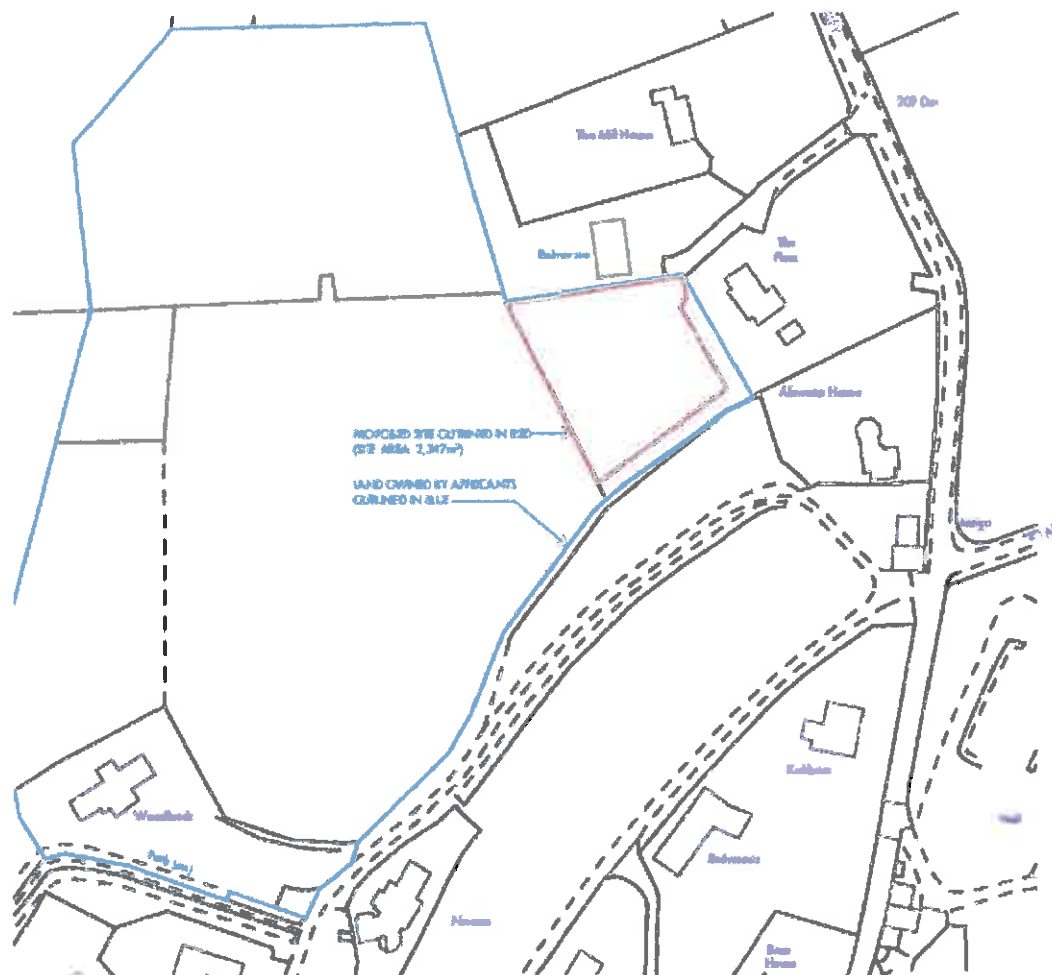
- 5.1 This section will focus on how the proposal meets the current relevant Local Development Plan policies under HD2 Housing in the Countryside, HD3 Protection of Residential Amenity and other considerations.**
- 5.2 Due to the proposal falling outwith the Ashkirk development boundary, and therefore within a countryside location, Policy HD2 is a key policy in the overall determination of this application.**
- 5.3 The proposal represents a natural extension to the development boundary and one which will not adversely affect the separation between the two parts of the Ashkirk settlement which, as stated in the LDP, is important to maintain their distinct identities.**
- 5.4 The site sits comfortably within a building group of at least four dwellings then within close proximity of a further ten dwellings. The proposed is a single dwelling addition and thus in compliance with Policy HD2.**
- 5.5 The cumulative impact of the proposal will not be adverse. It will not see any future development as it represents the natural rounding off of the building group and the house will not have any amenity issues on the neighbouring dwellings. The scale of the proposal fits well within the group and it will not result in any overlooking, loss of privacy or loss of sunlight and is thus in compliance with Policy HD3.**
- 5.6 The level of visual impact will be minimal and boundary hedging, trees and shrubs will be an improvement on the current visual impact of the low quality under utilised backland.**
- 5.7 The site is not at risk of flooding and does not have any environmental designations.**
- 5.8 The proposed house is within a sustainable location in Ashkirk being approximately 0.5 miles from the Village Hall Bus Stop which provides regular bus services to Edinburgh, Hawick and Carlisle.**

6. Conclusion

- 6.1 We believe that the proposal represents a sound location for a dwelling house for the reasons outlined within Chapter 5.**
- 6.2 The site represents a sustainable location within Ashkirk being centrally located and in close proximity to public transport.**
- 6.3 The site is within an existing immediate cluster of 4 dwelling houses and forms part of a wider settlement of a further 10 dwellings. It will represent an acceptable extension to this building group. It can also assist in meeting the housing shortfall in the Scottish Borders which is currently shown to be by some 916 houses.**
- 6.4 There are no flooding or environmental issues associated with the site.**
- 6.5 There will be no adverse impact on neighbouring housing and represents a natural extension to the building group and development boundary and will have a defensible boundary in the form of existing and proposed landscape/fence treatment.**
- 6.6 The occupier of the proposed dwelling will be the daughter of the applicant. She works in the Scottish Borders region and seeks to be an active part in the local community.**
- 6.7 For the reasons mentioned within this statement we kindly request that this application be approved.**

Appendices

Appendix 1: Location Plan



Appendix 2: Site Plan

