

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

6 NOVEMBER 2017

APPLICATION FOR PLANNING PERMISSION

ITEM:	17/00228/FUL
OFFICER:	Andrew Evans
WARD:	Hawick and Denholm
PROPOSAL:	Erection of dwellinghouse
SITE:	Land South East Of Craigard, Canongate, Denholm
APPLICANT:	SSPM Calton Homes Ltd
AGENT:	Martin McMullen Architect

SITE DESCRIPTION

The application site is located behind the Canongate in Denholm. To the north of the site is located the property known as Denholm Farm Cottage, which fronts onto the Canongate. To the south of the site is the garden ground of Braeside Cottage and to the east of the site is located allocated housing land (RD4B & ADENH001). The recent housing development at Croftfield Court is situated to the south east of the site and to the west of the site is located existing terraced housing onto the Canongate. The site is bound by a variety of existing fencing and hedging. The site is generally level, though there is a slight rise towards the rear of the site from the Canongate.

PROPOSED DEVELOPMENT

The application seeks full planning permission for the erection of 5 dwellings. The proposed dwellings would be 1.5 storey and 2 storeys in height. Plot one positioned to the north of the site entrance would incorporate a detached dwelling 1.5 storeys in height. It has been designed to mirror the scale, form, and external design of the existing neighbouring house at Craigard on the opposite side of the access. The remaining houses would be located towards the southern end of the site and would incorporate a pair of storey semi-detached dwellings located towards the south of the site, with a further 2 (2 storey) detached dwellings forming a small courtyard.

PLANNING HISTORY

The site has been subject to previous applications as follows:

Reference	Proposal	Decision
03/01252/FUL	Deletion of one dwellinghouse from previous consent and repositioning of access road	Approved with conditions and informatives 30.10.2003.
97/00317/CON	Alterations and extension to dwellinghouse and erection of 3 dwellinghouses.	Approved with conditions 30.01.1998.

REPRESENTATION SUMMARY

Members are reminded that all comments received to the application are available to view in full on the Public Access website. At the time of writing this report, a total of 12 separate objections had been received. The main points of the objections can be summarised as follows:

- Density - Too many houses.
- Amenity impacts, loss of views, overlooking.
- Poor design.
- Parking and road safety effects. Increase in traffic and parking on the Canongate, and increase in traffic at the junction with the Minto Road.
- Flood risk

Two Separate submissions were also made in support of the application. These highlighted the benefits the development would bring. In summary:

- The village is in need of new small private homes, the proposed houses are of a size that local people can afford, as opposed to the large executive type houses which are generally out with the local community's budget.
- Not only will the development give the possibility of work to local tradesman whilst under construction, it will also help support the future of the local primary school and all local businesses will benefit from the residents when the development is completed.

APPLICANTS' SUPPORTING INFORMATION

The applicant submitted a statement in support of the application which sets out in depth the applicant's consideration of the site, in terms of issues and planning policies applicable. It responds to the points raised in the Community Council submission. A copy of this supporting statement is available for members to view in full on Public Access.

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Roads Planning: First response: No objections in principle to this proposed development which lies within the settlement boundary of Denholm. The proposed development has been designed in such a manner that it does not require a public road to serve the units. The first unit fronts onto Cannongate, therefore the remaining four units can be served by a private access. Notwithstanding the above, the construction details for the private access and parking areas must be submitted for approval and thereafter constructed as per the agreed scheme of details. The access and parking areas must be fully formed prior to any of the units being occupied, unless otherwise agreed. As the access will be private, the refuse vehicle may not enter the site, therefore some consideration will need to be given to bin storage/collection point. Providing the above points are satisfactorily addressed, I will not object to this application.

Second Response: No objections in principle to the amended layout. Whilst a few of the spaces are slightly divorced from the properties they are intended to serve, the parking area is fairly compact therefore this should not create a significant inconvenience. The bays will need to be adequately marked out and identified. It is

noted that there are no visitor parking spaces formally marked out within the parking area, however there are informal areas where a car can park without impacting on manoeuvring within the site.

A number of points (including construction details, parking area dimension, completion prior to occupation and bin storage/collection) which were raised during the initial consultation still need to be satisfactorily addressed. Provided these points can be addressed either by appropriately worded planning conditions or the submission of further details, RPS will not object to this application.

Education: Confirms the site is located within the catchment area for Denholm Primary School and Jedburgh Grammar and a development contribution is sought for the Primary School only.

Archaeology: There are no known implications for this proposal. While the site formerly formed part of the Denholm Hall Farm steading, and was possibly in existence from the late 18th century, the site has been extensively used since the steading buildings and horse engine were demolished at the close of the 19th century. In particular, later 20th century maps suggest a number of sheds occupying the site. Much of the older archaeology will have been disturbed by this. There is additionally some potential for encountering medieval and early post-medieval archaeology. While the exact layout of medieval and post-medieval Denholm is unknown, it is likely that road name 'Cannongate' refers either to a town wall or burgh ditch through which the road passed. It is difficult to assess the development of the town from historic mapping due to the extensive 18th century planning of the town. However, there is a low risk that archaeology pertaining to a town wall or burgh ditch will exist within the development area.

There is a low risk of encountering medieval and early post-medieval archaeological deposits or features within the development area. Given this, I recommend that an archaeological evaluation take place over 10% of the development area prior to development commencing. Further work may be required in advance should significant archaeology be encountered. If consented, I recommend an archaeology planning condition.

Access Officer: Consulted 17.02.2017. No response received. Consultation expired.

Heritage and Design Officer: Consulted 17.02.2017. No response received. Consultation expired.

Housing Section (Social Work): Consulted 17.02.2017 and 28.09.2017. No response received.

Statutory Consultees

Denholm Community Council: First Response: The application was discussed at the 15 Mar 17 meeting of the D&DCC. Chair described the planning application, which was a new submission following earlier applications for fewer houses on the site in 1997 (3 houses), 2003 (1 house) and 2008 (no details), for which outline planning permission had been granted, but no development undertaken. The meeting was unanimous in its objections to the new application, expressing concerns over many issues, including the following:

- (1) The apparent proposed over-development of the very small site.

- (2) The site is within the Denholm conservation area, and the house fronting onto Canongate does not appear to be in keeping with the surrounding houses;
- (3) The validity of the boundaries shown on the diagrams.
- (4) The actual ownership of land on and adjacent to the site, versus that assumed within the application.
- (5) The utility of the parking spaces portrayed, some of which appeared to be inaccessible. Furthermore, two parking spaces immediately adjacent to the property "Gowanlea" would impact on the owner's access to his garden gate.
- (6) The lack of space for collection of waste bins serving the properties proposed.
- (7) The visual impact of the proposed two-storey houses on the surrounding properties, compared with the "1½ " storey houses in the earlier applications.
- (8) The viability of the proposed access track for vehicles, which appeared to be a single width track, which would cause significant problems for residents within the site, and consequently to other Canongate residents. This factor is exacerbated by the inclusion of the proposed house at Plot 1; if this were excluded, then the road could be a two lane track.
- (9) The very serious impact on road and pedestrian safety for all the local residents resulting from the inevitable increased number of vehicles accessing Canongate via the junction with Minto Road.
- (10) The potential problems of flooding on the site, following the experience in recent years, and the viability of the existing drains.
- (11) Comments regarding the existing trees on and adjacent to the site appeared inconsistent with reality.
- (12) The possibility of reinstating the "Right of Way" footpath between Canongate and Jedward Terrace on the A698 had apparently not been considered.
The above objections were voiced both by members of the CC and members of the public in attendance, and the viability of the whole scheme was met with universal scepticism.

Second Response: No response.

Architectural Heritage Society of Scotland: No response.

DEVELOPMENT PLAN POLICIES:

Scottish Borders Local Development Plan 2016

PMD1: Sustainability

PMD2: Quality Standards

PMD5: Infill Development

HD1: Affordable and Special Needs Housing

HD3: Protection of Residential Amenity

EP8: Archaeology

EP9: Conservation Areas

EP13: Trees, Woodlands and Hedgerows

IS2: Developer Contributions

IS5: Protection of Access Routes

IS6: Road Adoption Standards

IS7: Parking Provision and Standards

IS8: Flooding

IS9: Waste Water Treatment and Sustainable Urban Drainage

IS13: Contaminated Land

Other considerations:Supplementary Planning Guidance

Development Contributions (2015)

Affordable Housing (2015)

Placemaking and Design (2010)

Trees and Development (2008)

Designing out Crime in the Scottish Borders (2007)

Householder Development (incorporating Privacy and Sunlight Guide) (2006)

KEY PLANNING ISSUES:

Whether the proposals would represent a suitable infill development within the Denholm settlement boundary and whether the proposed development would be acceptable in terms of road safety, residential amenity and archaeology. Whether the matters raised in opposition to the application are of sufficient weight to outweigh the requirement for the application to be determined in line with prevailing policy.

ASSESSMENT OF APPLICATION:Principle

The application requires to be assessed principally in terms of policy PMD5 of the LDP on infill development. This sets out that for sites within the Development Boundary, where relevant criteria are met, housing can be accepted. Supplementary Planning Guidance on Placemaking and Design and on Householder Development is also relevant to the consideration and determination of this application.

Policy PMD5 is generally supportive to suitable infill development provided it meets certain criteria. Development on non-allocated, infill or windfall sites, including the re-use of buildings within Development Boundaries as shown on proposal maps will be approved where the noted criteria are satisfied. These require that development does not conflict with the established land use of the area; does not detract from the character and amenity of the surrounding area; and that the individual and cumulative effects of the development can be sustained by the social and economic infrastructure. Furthermore the development must not lead to over development or 'town and village cramming'.

The policy also requires that development respects the scale, form, design, materials and density in context with its surroundings; and that adequate access and servicing can be achieved, particularly taking account of water and drainage and schools capacity. Finally, the policy requires that proposals do not result in any significant loss of daylight, sunlight or privacy to adjoining properties as a result of overshadowing or overlooking.

In the case of this application, the proposals are considered compatible with the surrounding land use which is primarily residential in nature. The revised proposals are considered to be acceptable in terms of their fit with the character and amenity of surrounding area. The revised proposals are also of acceptable scale, form, design, materials and density. Whilst objectors cite that the dwellings on the Canongate are 1.5 storeys, it is noted that the proposed dwelling on plot one is reflective of this scale and follows the pattern of development locally by providing a continuation of the street frontage. The remaining proposed plots within the site are 2 storeys, which is not considered incongruous. It is therefore accepted that the proposed development

would not result in any significant conflict with the requirements of Policy PMD5 of the LDP on Infill Development

Placemaking and Design

Policy PMD1 of the Local Development Plan sets out relevant sustainability criteria applicable to all development proposals. In determining planning applications and preparing development briefs, the Council will have regard to the sustainability principles in policy PMD1 which underpin all the Plan's policies.

In addition, Policy PMD2 sets out the Council's position in terms of quality standards for all new development and sets out specific criteria on Placemaking & Design.

In the case of the current proposals, the proposed development has been revised, from a series of detached dwellings, to a pair of connected semi-detached houses, and with the housing repositioned to minimise amenity and overlooking of neighbouring housing. The housing is now arranged around a small courtyard area with a pair of connected semi-detached houses to the rear of the site, and 2 detached dwellings located either side. The detached dwelling located to the north east of the entrance would remain as per the original layout.

It is contended that the revised layout creates a sense of place compatible with the character of the surrounding area and neighbouring built form and would not result in any significant conflict with the principal requirements of policy PMD2. In terms of criteria (j) which relates specifically to external materials, it would be appropriate to add a condition to any consent requiring the submission and agreement of the proposed external materials and surfaces of the proposed dwellings to ensure compatibility with the immediate surrounding area.

It is contended that, subject to the undernoted planning conditions, the proposed development would not result in any significant conflict with the requirements of policy PMD2 of the Local Development Plan. Furthermore, the proposed development is considered to represent an acceptable form and scale of development, in keeping with adopted policy and guidance in relation to placemaking and design.

Impact on Residential and Neighbouring Amenity

Policy HD3 of the Local Development Plan sets out that residential amenity will be afforded protection. The Council has adopted supplementary planning guidance on Householder Development which sets out standards for privacy and amenity.

The impact of development on neighbouring amenity is a material planning consideration. The Scottish Government's Scottish Planning Policy (SPP) states the need for high quality layout in housing developments in order to protect residential amenity.

Policy HD3 sets out that development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas, any 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 proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sun

lighting provisions. These considerations apply especially in relation to garden ground or 'back land' development, (iii) the generation of traffic or noise, (iv) the level of visual impact. In the case of this application, the proposed relationships with the adjoining dwellings are considered acceptable.

The Council's supplementary guidance on householder developments sets out criteria in relation to privacy, sunlight and residential amenity to ensure that any overshadowing or overlooking is to an acceptable level. Existing neighbours as well as proposed dwellings are entitled to a degree of protection of amenity and privacy. In the case of this application the layout has been adjusted due to concerns from third parties about the impacts on the neighbouring dwelling to the North East of plot two.

The relationship of plot one to neighbouring housing is noted. It is considered desirable in placemaking terms that this house reflect the scale and architectural language of the neighbouring house known as Craigard on the opposite site of the proposed entrance. Consideration has also been given to the potential impact upon the rear garden of the neighbouring dwelling, and the proposed new house on plot two of the site has been repositioned and designed to minimise overlooking of the rear of Craigard.

The nearest other dwellings are sufficiently distant from the site that the proposed dwellings would not have an unacceptable adverse impact on the residential amenities of occupants of these properties. There are no other properties in the surrounding area that would be affected by the proposal.

Consideration must also be given to the relationships between the dwellings proposed in the development and the potential for window to window overlooking. Suitable relationships are shown between the windows of the proposed dwellings and the existing dwellings on the neighbouring terraced dwellings on Canongate to the point where the 18m window to window distance prescribed in the supplementary guidance is met. The nearest dwellings are sufficiently distant from the site and it is considered that the proposed dwellings would not affect the residential amenities of occupants of these existing dwellings.

Taking the above matters into consideration the proposed development complies with policy HD3 of the Local Development Plan. Subject to the noted planning condition relating to prevention of additional windows openings in the dwelling proposed on plot 2, the proposed development can be considered to comply with the requirements of Policy HD3 and supporting supplementary guidance on householder development.

Permitted Development Rights

Given the compact nature of the site, consideration was given as to whether it would be prudent to remove Permitted Development rights for extension of the dwellings. However, as the site is located within the Conservation Area, there is no need to remove Permitted Development rights as any proposals for alterations and/or extensions to dwellings in conservation areas will require the benefit of planning consent under the General Permitted Development Order (as amended).

Conservation Area

As stated above, the application site is located within the Denholm Conservation Area. As such, Policy EP9 of the Local Development Plan is relevant. This sets out that the Council will support development proposals within or adjacent to a

Conservation Area which are located and designed to preserve or enhance the special architectural or historic character and appearance of the Conservation Area. This should accord with the scale, proportions, alignment, density, materials, and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes. In the case of the current proposals, the amended development proposals will make a positive contribution to the character and appearance of the conservation area in compliance with the principal aims of policy EP9. Conditions covering external materials and surface finishes will ensure a high quality development that will have a positive impact on the wider conservation area.

Archaeology

Policy EP8 of the Local Development Plan sets out the Council's position in terms of Archaeology. In the case of this application, the Archaeology Officer comments that the proposed development can be accepted, however it would be appropriate to impose a planning condition requiring the submission and agreement of a Written Scheme of Investigation outlining an Archaeological Field Evaluation. Subject to such a condition, the proposals are considered to comply with the requirements of policy EP8 of the Local Development Plan.

Impact on traffic and road safety

Amongst other material planning considerations, opposition was received from third parties on the grounds road safety. Members will be aware that road safety, access, parking and accessibility are all material planning considerations.

Policy IS6 of the Local Development Plan sets out Road Adoption Standards. On non-trunk roads new roads, footpaths and cycle ways within developments must be provided and constructed in accordance with the Council's adopted standards to secure Road Construction Consent, with the exception of development which can be served by a private access. In this case, the site has been designed to result in a private access arrangement.

Policy IS7 on Parking Provision and Standards sets out that the development proposals should provide for car and cycle parking in accordance with approved standards.

Policy PMD2 of the LDP sets out (amongst other matters) criteria on accessibility. Criteria (o) requires that street layouts must be designed to properly connect and integrate with existing street patterns and be able to be easily extended in the future where appropriate in order to minimise the need for turning heads and isolated footpaths. Criteria (q) requires that development ensures there is no adverse impact on road safety, including but not limited to the site access, Criteria (r) requires that development provides for linkages with adjoining built up areas including public transport connections and provision for buses, and new paths and cycle ways, linking where possible to the existing path network; Travel Plans will be encouraged to support more sustainable travel patterns, Criteria (s) requires that development incorporates adequate access and turning space for vehicles including those used for waste collection purposes.

In the case of the current proposals, the amended site plan indicates that the dwellings would be served off of a new vehicular access onto the Canongate. The amended site layout indicates that 2 parking spaces would be provided per dwelling. Objectors cite concerns in terms of the capability of the Canongate to accommodate

additional traffic, and concern over the adverse impact of additional traffic at the junction with the Minto Road.

Members will note from the comments submitted by the Roads Planning Service that the application can be supported, subject to clarification and agreement of the road construction details. There is a limited degree of conflict between some parking spaces and indicated hedging locations however this minor matter can be resolved via condition. It would also be appropriate for the waste collection point to be clarified. Again, this can be achieved via the imposition of planning condition. Members will also note from the papers that RPS has confirmed in their second consultation response that they have no objections to the amended layout provided the points raised in their initial response are satisfactorily addressed. These can be covered by condition and applicant informative.

Whilst no dedicated or nominated parking for visitors etc. is provided, the layout is such that there would be sufficient space within the informal courtyard for a limited degree of undefined visitor parking to take place.

In summary, the proposed access and parking arrangements are generally acceptable. Subject to conditions relating to the fine detail of the arrangements, the application is considered to comply with the requirements of policies IS7 (Parking Provision and Standards) and PMD2 (Quality Standards) of the Local Development Plan.

Trees, Woodland and Hedgerows

Policy EP13 of the LDP on sets out that existing trees and hedgerows should be protected. The Council has also adopted Supplementary Planning Guidance on Landscape and Development, and on Trees and Development, both of which are relevant to these proposals.

The SPG on Trees and Development requires application of the relevant British Standard for Tree Protection, British Standard 5837: Trees in Relation to Construction.

In the case of these proposals, the development set out in the submitted application and the applicants supporting statement, it is noted that the applicant intends to preserve the yew tree in the SE corner of the site.

Subject to appropriate levels of protection which can be controlled by condition, the proposed development would comply with policy EP13 of the Local Development Plan, and the adopted SPG on Trees and Development.

Access

Policy IS5 of the LDP seeks to protect Access Routes and sets out that development that would have an adverse impact upon an access route available to the public will not be permitted unless a suitable diversion or appropriate alternative route can be provided by the developer.

According to our records, a right of way runs along the Canongate and there would appear to be no right of way through the application site. There is a footway in the Crofffield Court development, to the south of the application site, which may have had potential to connect in with the application site however there is limited space within the site to accommodate a footway connection without significantly impacting

on layout or neighbouring amenity. Whilst the development cannot reasonably connect with surrounding streets, it is contended that the application can be accepted in its current form. Furthermore the proposed development will not impact on the nearby right of way.

Flooding

The proposed site is outwith SEPA's 1 in 200 year flood extent. Though flooding and flood risk is raised in objections to the application, this is in relation to the sloping nature of surrounding land. The site is not located within an area of identified flood risk.

Policy IS8 (Flooding) of the Local Development Plan sets out that at all times, avoidance will be the first principle of managing flood risk. New development should therefore be located in areas free from significant flood risk. Development will not be permitted if it would be at significant risk of flooding from any source or would materially increase the probability of flooding elsewhere. The ability of functional flood plains to convey and store floodwater should be protected, and development should be located away from them.

Whilst historic flooding of culverts and field drains has occurred over surrounding land, and the site itself may be flooded by surcharged culverts, the same can be said of any sloping site or site adjoining a culvert or drain. The higher land south of the site was formerly agricultural, and in recent years has seen the Cruden housing development constructed across it. This is served by roads and sewers. This application site is not considered intrinsically to be at significantly adverse risk of flooding. The site is a suitable infill development site, surrounded by housing on all sides. An informative note will alert the applicant to the reported instances of flooding.

Water Supply and Drainage

Policy IS9 of the LDP covers waste water treatment standards and sustainable urban drainage. Water and drainage services would require confirmation in due course, and this could be ensured via standard planning condition.

Development Contributions

Policy IS2 of the LDP is relevant and is supported by our approved SPG on development contributions.

Where a site is otherwise acceptable in terms of planning policy, but cannot proceed due to deficiencies in infrastructure and services or to environmental impacts, any or all of which will be created or exacerbated as a result of the development, the Council will require developers to make a full or partial contribution towards the cost of addressing such deficiencies.

The LDP policy sets out how Development Contributions are collected and sought, in line with the provisions of Circular 3/2012 on the use of Section 75 Planning Agreements. The policy also provides for the use of Section 69 or where appropriate, other legal agreements.

In the case of this application, contributions were identified in terms of:

- Affordable Housing (£17,000 commuted sum)
- Education (£12,190 contribution in terms of Denholm Primary School)

The applicant has expressed a willingness to enter into the necessary agreement to obtain consent. The applicant has expressed he may wish to have further discussions on viability of the development prior to commencement of development.

CONCLUSION

Taking all matters as set out on the papers above, it is considered that the proposed development would represent an acceptable form of infill development consistent with local development plan policies and supporting planning guidance covering, but not limited to, placemaking and design and the protection of residential amenity.

RECOMMENDATION BY CHIEF PLANNING OFFICER:

I recommend the application is approved, subject to conclusion of the required legal agreement with regards development contributions, and subject to the undernoted conditions.

- 1 No development shall commence until full details of all external materials for the approved dwellings, and full details of the surfacing of all shared surfaces and footways have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be completed in accordance with the approved details unless otherwise agreed in writing with the planning authority.

Reason: To maintain effective control over the development.

- 2 No development shall take place until the applicant has secured and implemented an approved programme of archaeological work and reporting in accordance with a Written Scheme of Investigation (WSI) outlining an Archaeological Field Evaluation. Development and archaeological investigation shall only proceed in accordance with the WSI.

The requirements of this are:

- The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA) approval of which shall be in writing by the Planning Authority.
- If significant finds, features or deposits are identified by the attending archaeologist(s), all works shall cease and the nominated archaeologist(s) will contact the Council's Archaeology Officer immediately for verification. The discovery of significant archaeology may result in further developer funded archaeological mitigation as determined by the Council.
- Limited intervention of features, or expansion of trenches will only take place if approved in writing by the Council's Archaeology Officer
- Initial results shall be submitted to the Planning Authority for approval in the form of a Data Structure Report (DSR) within one month following completion of all on-site archaeological works. These shall also be reported to the National Monuments Record of Scotland (NMRS) and Discovery and Excavation in Scotland (DES) within three months of on-site completion.
- Further development work shall not take place until the Planning Authority has determined the potential for further archaeological impacts and, if required, a further requirement for mitigation.

- Development should seek to mitigate the loss of significant archaeology through avoidance by design in the first instance according to an approved plan.
- If avoidance is not possible, further developer funded mitigation for significant archaeology will be implemented through either an approved and amended WSI, a new WSI to cover substantial excavation, and a Post-Excavation Research Design (PERD).
- The results of additional excavations and an appropriately resourced post-excavation research design shall be submitted to the Council for approval within 1 year of the final archaeological works, and published in an appropriate publication within 3 years.

Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

- 3 No development shall commence until full details of the road construction, makeup, material and road surfaces are submitted to and approved in writing by the planning authority. A scheme of further refinements to the detail of the parking bays shown on the approved site layout plan shall also be submitted to and approved in writing by the planning authority before commencement of development. Thereafter the development is to be completed in accordance with the approved details.

Reason: To maintain effective control over the development.

- 4 No development shall commence until a scheme of details setting out arrangements and locations for domestic waste and recycling storage and collection are submitted to and approved in writing by the planning authority. Thereafter the development is to be completed in accordance with the approved details, unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure suitable provisions are made for the provision and storage of domestic waste and recycling within the site.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any subsequent provisions amending or re-enacting that Order), no additional window or other opening shall be made in the elevations of the building hereby approved on Plot 2 unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenity of the occupiers of adjacent properties.

DRAWING NUMBERS

Reference	Plan Type	Received
P-008	Site Plan	25 th September 2017
P-001 AMENDED	Plot 1	23 rd June 2017
P-010 AMENDED	PLOTS 3 & 4 GROUND FLOOR PLANS	23 rd June 2017
P-011 AMENDED	PLOTS 3 & 4 FIRST FLOOR PLAN	23 rd June 2017
P-003 AMENDED	PLOT 1 GABLE ELEVATIONS	22 nd June 2017
P-006 AMENDED	PLOTS 2-5 GABLE ELEVATIONS	22 nd June 2017
P-004 AMENDED	PLOTS 2-5 LAYOUT	22 nd June 2017
P-005 AMENDED	PLOTS 2-5 FRONT AND REAR ELEVATIONS	22 nd June 2017
P-012 AMENDED	PLOTS 3 & 4 FRONT ELEVATIONS	22 nd June 2017

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning Officer	

The original version of this report has been signed by the Chief Planning Officer and the signed copy has been retained by the Council.

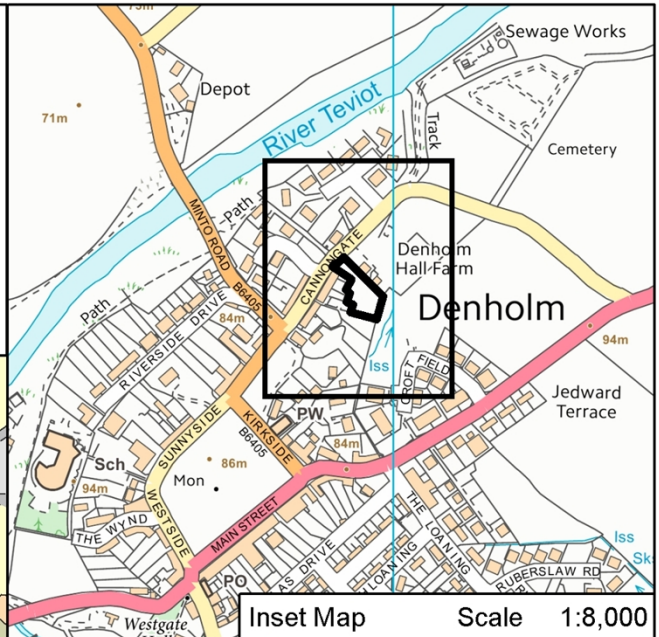
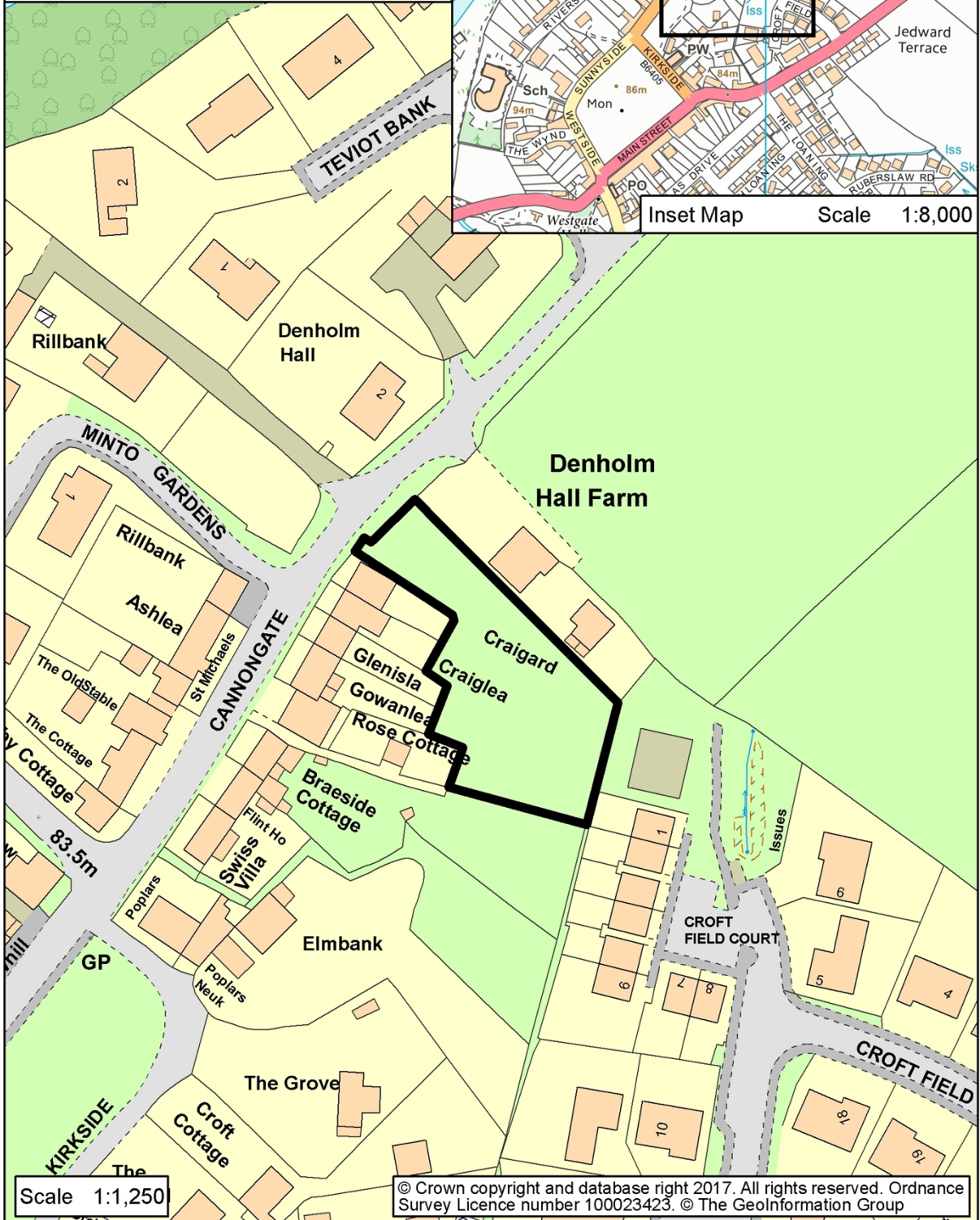
Author

Name	Designation
Andrew Evans	Planning Officer



17/00228/FUL

Land South East Of Craigard
Canongate
Denholm



Inset Map

Scale 1:8,000

Scale 1:1,250