

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO THE HEAD OF PLANNING
AND BUILDING STANDARDS**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 10/00156/FUL

APPLICANT : Mr & Mrs Chris Edge

AGENT : Roger Dodd & Co

DEVELOPMENT : Alterations and extension to form ancillary accommodation

LOCATION: Jordonlaw Granary
Jordonlaw Road
Gordon
Scottish Borders
TD3 6NF

TYPE : FUL Application

REASON FOR DELAY: Workload and concern to have the roof ridge of the proposed extension reduced in height to make a more acceptable appearance.

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
724 U - 002 D	General	Approved
724 U - 001	Existing Elevations	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No member of the public has responded to the public consultation.

The Director of Technical Services (Roads and Fleet Management) has objected to this proposal, responding to advise that although there is ample parking and turning available at the site, there are road safety concerns due to severely restricted visibility at the public road junction when looking to the west due to the roadside hedge and slight bend in the road. Unfortunately without causing major devastation to the mature hedge, very little else can be done to improve the situation. The private track is also in need of some repair, and a passing place would be very beneficial to all users.

PLANNING CONSIDERATIONS AND POLICIES:

Approved Scottish Borders Structure Plan Policy N20 - Design
Adopted Scottish Borders Local Plan Policy G1 - Quality Standards For New Development
Adopted Scottish Borders Local Plan Policy H2 - Protection of Residential Amenity
Finalised Scottish Borders Local Plan Policy H2 - Protection of Residential Amenity

Scottish Borders Council Supplementary Planning Guidance on New Housing in the Borders Countryside (December 2008)

Recommendation by - Stuart Herkes (Assistant Planning Officer) on 10th May 2010

The site is an existing building, 'Jordanlaw Granary', at Jordanlaw Farm, near Westruther. The building is not Listed and has been the subject of two previous planning applications.

SITE DESCRIPTION

The building is a traditional stone built farm building with a slate roof, lying to the southwest of 'Jordanlaw Farmhouse'. The main part of the building is two storeys in height, but there is also an offshoot, one and a half storeys high, to the east of this.

In the North Elevation of the main building, which faces into the farmyard, two garage doors have at some point (albeit not recently), been inserted into pre-existing agricultural openings. Two rooflights, which are apparently recent insertions, have been inserted into each of the north and south roof pitches of the main building. Otherwise the structure appears unaltered from its traditional form. The condition of the eastern offshoot is a particular cause for concern, given the presence of large cracks in the East Elevation.

The South Elevation of both parts of the building adjoins a lower (single storey) farm building. While the lower sections of the walls of this building are in white painted breeze blocks, the upper sections are in timber boarding (south elevation) and profiled metal sheeting (east and west elevations). It has a roof in profiled metal sheeting.

SURROUNDINGS

To the north of the Granary building is the farmyard at Jordanlaw. The access road to the farm lies to the immediate east. To the southwest, is agricultural land and a telecommunications service pole. Overhead wires run from the latter to the East Elevation of the Granary. To the northwest of the building, is the garden ground of a neighbouring residential property, 'The Bungalow'.

The applicant's home, Jordanlaw Farm, lies to the northeast, on the opposite side of the single track access road.

PLANNING HISTORY

Planning Application 06/00206/FUL for change of use to form dwellinghouse, was refused because firstly, the conversion of the building to residential use was considered to conflict with existing agricultural activities within the immediate vicinity. Secondly, visibility at the junction between the access road ('Jordanlaw Road') and the public road (B6456) was considered inadequate, while it was observed that it was outwith the control of the applicant to undertake the necessary improvements.

Planning Consent 06/02242/FUL for change of use to form residential annexe, was granted subject to planning conditions requiring that: (1) the means of water supply and of both surface water and foul drainage, should be submitted to, and approved, by the Planning Authority before the commencement of development; (2) the prior consent of the Planning Authority should be obtained for any extensions or alterations affecting the external appearance of the buildings; and (3) the building should be used as an annexe to the existing dwellinghouse at 'Jordanlaw Farm' and not converted into a separate dwellinghouse without the approval of the Planning Authority. There were no detailed proposals drawings approved at the time of the issuing of this planning consent.

PROPOSED DEVELOPMENT

The applicants propose alterations and an extension to form ancillary accommodation. The application is required because of the planning condition attached to Planning Consent 06/02242/FUL, which requires that any extensions or alterations affecting the external appearance of the building should be made the subject of a planning application.

It is proposed that the existing offshoot should be partially demolished and rebuilt to an increased height. It was initially proposed that this increase should be to the full height of the main building, but the applicants have agreed to lower the roof ridge of the proposed extension by 0.6m to ensure that the offshoot would continue to be 'read' as a subservient element within the building.

It is proposed that the East Elevation of the offshoot should be replaced with timber framed glazing.

Other alterations to the roof are the insertion of an oil fire flue and an ESSE flue.

On the North Elevation, the existing garage doors would be removed and infilled with a door and windows. The sections below the windows would be timber clad.

The West Elevation and South Elevation would remain substantially unaltered, although a new window would be inserted into the existing opening on the West Elevation.

With regard to materials, it is advised that the roofing material would be slate and that the windows would be timber framed. The exterior walls would be unchanged on the South and West Elevations; the East Elevation would be glazing and random rubble sandstone; the North Elevation, would be wet dash render.

PRINCIPLE

The applicants already have planning consent (06/02242/FUL) for the principle of the granary building being used as a residential annex to provide additional accommodation to the dwellinghouse at Jordanlaw Farmhouse. However, this was subject to three planning conditions relating to approval of the means of water supply and surface water and foul water drainage; the need to obtain prior consent for any extensions or alterations affecting the external appearance; and for the Granary building only to be used as a residential annexe and not as a separate residential unit. In the event of planning approval, it would be appropriate to maintain these planning conditions.

Realisation of the proposed development would raise no planning concerns with regard to having any unacceptable impact upon the residential amenity of any surrounding properties.

DESIGN AND MATERIALS

Given that the roof of the offshoot would now be notably lower than originally proposed, it is considered that the basic design of the proposed development is acceptable, although concerns would be the finish of the timber on both the East and North Elevations, while the Proposal Drawing shows a fairly suburban rather than agricultural looking door on the North Elevation. In the event of planning consent, further consideration of these elements could be made the subject of appropriate planning conditions. The proposal that the North Elevation alone, should be rendered is not particularly a concern, because this elevation faces into the farmyard, where it would be less visible, while the proposed wet dash render is more in keeping with a traditional finish. However, largely to ensure that a wet dash render would be employed, it would be appropriate in the event of planning approval, to attach a condition requiring that the finish should be subject to further consideration; although there is no reason why this would necessarily need to be agreed on-site. With regard to the new stonework, and again in the event of planning approval, it would be appropriate to impose a planning condition requiring that this should match the appearance of the existing.

ACCESS

The Director of Technical Services (Roads and Fleet Management) has advised that the existing road access to Jordanlaw Farm raises road safety concerns because of severely restricted visibility at the public road junction to the west due to the roadside hedge and slight bend in the road. Also, the private road is in need of some repair and the provision of a passing place would be beneficial to all users. Although the Director of Technical Services (Roads and Fleet Management) has objected to the proposed development on the grounds that it would not address existing road safety issues, the proposal is for a residential annexe to an existing property and does not relate to a new dwelling. In the event of planning approval, it would be appropriate to let the developer know about the road safety issues through the inclusion of an informative, and it would be appropriate to maintain a planning condition requiring that the granary building should not be converted to use as a dwelling separate from 'Jordanlaw Farmhouse'.

CONCLUSION

It is considered that the proposed development would be permissible provided appropriate planning conditions and an informative are imposed to address the above mentioned planning concerns.

REASON FOR DECISION :

Subject to compliance with the schedule of conditions, the proposed development will accord with Approved Scottish Borders Structure Plan Policy N20; Adopted Scottish Borders Local Plan Policies G1 and H2; and Finalised Scottish Borders Local Plan Policy H2; and with the guidance of Scottish Borders Council Supplementary Planning Guidance on New Housing in the Borders Countryside (December 2008).

Recommendation: Approved - conditions & informatives

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 The means of water supply and of both surface water and foul drainage, to be submitted to, and approved in writing by, the Planning Authority before the development is commenced.
Reason: To ensure that the site is adequately serviced.
- 3 The prior consent of the Planning Authority to be obtained for any extensions or alterations affecting the external appearance of the buildings.
Reason: To safeguard the visual amenity of the surrounding area.
- 4 Unless otherwise approved by the Planning Authority, the building at Jordanlaw Granary shall be used solely as ancillary accommodation in connection with the use of the main dwellinghouse at Jordanlaw Farm as a single private dwellinghouse, and shall at no time be converted to a self-contained residential unit or serve as a business premises.
Reason: Consent is for residential use ancillary to that of the existing dwellinghouse, and is explicitly not for the use of the outbuilding as either a separate dwellinghouse or as a business premises. A separate dwelling unit for normal residential occupation would be contrary to the Council's policy on housing in the countryside in that a new dwellinghouse should not be created at this location without existing road safety concerns first having been addressed.
- 5 The development hereby approved shall be constructed of natural stone on the exterior of the building and natural slate on the roof, the stone shall be new or second hand local sandstone. Any alternative stone or roofing materials shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
- 6 Precise details of the timber frame on the East Elevation and of the timber cladding, timber door and render on the North Elevation shall be submitted to and approved in writing by the Planning Authority before these aspects of the development are commenced. These aspects shall then be implemented and thereafter maintained in accordance with the approved details. Any subsequent change or changes to the approved details shall first have been agreed in writing by the Planning Authority, prior to the implementation of this change/these changes.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.

Informatives

It should be noted that:

- 1 The existing road access to Jordanlaw Farm raises road safety concerns because of severely restricted visibility at the public road junction to the west due to the roadside hedge and slight bend in the road. Also, the private road is in need of some repair and the provision of a passing place would be beneficial to all users.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Application for Planning Permission

Reference : 11/00691/FUL

To : C Edge Esq per Roger Dodd & Co Bridge Street Kelso Scottish Borders TD5 7JD

With reference to your application validated on **16th May 2011** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Extension to ancillary residential building

at : Jordonlaw Granary Westruther Scottish Borders TD3 6NF

The Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

subject to the conditions on the attached schedule imposed by the Council for the reasons stated

**Dated 13th July 2011
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed

.....
Head of Planning and Regulatory Services

APPLICATION REFERENCE : 11/00691/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
724 U - 003 B	General	Approved

REASON FOR DECISION

Subject to compliance with the schedule of conditions, the proposed development will accord with Approved Scottish Borders Structure Plan Policy N20 and Adopted Scottish Borders Local Plan Policies G1 and H2.

SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 Unless otherwise agreed in writing and in advance by the Planning Authority, the porch hereby approved shall be constructed of natural slate on the roof, and the external walls shall be rendered to match the North Elevation. Any alternative materials shall have been submitted to and approved in writing by the Planning Authority prior to works commencing.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

With regard to Planning Condition Number 2, it is advised that there is a planning condition (No 5) attached to Planning Consent 10/00156/FUL that requires that the render finish of the North Elevation should be agreed in advance with the Planning Authority. Accordingly, while there is no direct requirement for you to refer your proposed render finish of the porch to the Planning Authority provided it would match the North Elevation, you should be aware that you are nonetheless required by Planning Condition Number 5 attached to Planning Consent 10/00156/FUL to refer the proposed finish of the North Elevation to the Planning Authority for its prior approval.

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

Notice of Initiation of Development

Section 27 of the Town and Country Planning (Scotland) Act (as amended) requires that any person who has been granted planning permission (including planning permission in principle) and intends to start development must, once they have decided the date they will start work on the development, inform the planning authority of that date as soon as is practicable. A form is enclosed with this decision notice for this purpose.

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO THE HEAD OF PLANNING
AND REGULATORY SERVICES**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 11/00691/FUL

APPLICANT : C Edge Esq

AGENT : Roger Dodd & Co

DEVELOPMENT : Extension to ancillary residential building

LOCATION: Jordonlaw Granary
Westruther
Scottish Borders
TD3 6NF

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
724 U - 003 B	General	Approved

NUMBER OF REPRESENTATIONS: 1
SUMMARY OF REPRESENTATIONS:

One member of the public has objected to the proposed development on the grounds that it would detract from the appearance of the existing stone building and from the setting of the courtyard into which it would project. Although it is acknowledged within the representation that the applicant owns the land on which the proposed porch and ramp would be built, it is advised that the projection of the porch and ramp from the building would nonetheless be liable to impact upon the movement of large good vehicles and agricultural vehicles using the common access to the immediate north.

The Roads Authority has advised that it has no concerns with regard to the proposed extension.

PLANNING CONSIDERATIONS AND POLICIES:

Approved Scottish Borders Structure Plan Policy N20 - Design
Adopted Scottish Borders Local Plan Policy G1 - Quality Standards For New Development
Adopted Scottish Borders Local Plan Policy H2 - Protection of Residential Amenity

Recommendation by - Stuart Herkes (Assistant Planning Officer) on 13th July 2011

The site is land adjacent to the North Elevation of an existing outbuilding currently undergoing alterations consented by Planning Consent 10/00156/FUL. The latter consent was subject to a planning condition that removed permitted development rights to safeguard the character, appearance and setting of the building being converted.

The proposed development is an extension to the North (front) Elevation to accommodate a porch and entrance ramp. The proposed porch would be positioned in front of what were previously garage doors and

would be single storey with a pitched roof built against the wall of the existing building. The roof would be slated; the walls would be a wet dash render to "match existing" - although as yet, no render finish has been agreed with the Planning Authority as per the planning condition attached to Planning Consent 10/00156/FUL.

The applicant has provided a supporting statement (email of 13 July) which advises that the design of the porch would be intended to define a strong connection between the outbuilding and the Farmhouse at Jordanlaw (the main dwellinghouse). With regard to vehicular access it is advised that any vehicle capable of negotiating the access road is able to move within the courtyard area.

There are no roads concerns relating to this development proposal.

It is considered that the proposed extension is not particularly well-suited in its design to the existing building and the design consented by Planning Consent 10/00156/FUL in that a porch would have been more appropriately realised as a lean-to, with eaves flush to the wall head in accordance with the design of the existing building. However, the small size of the building which would not be readily visible out with the farmyard area at Jordanlaw does provide an appropriate level of mitigation to this appearance, and accordingly it is not considered that if finished in matching materials, it should have any unacceptable visual impact.

The proposed development raises no concerns with regard to privacy or overshadowing. Given that the Roads Authority are content that there would be no unacceptable impact on vehicular movements, it is not considered that the proposed development would raise any concerns with regard to the amenity of any neighbouring properties.

Notwithstanding the planning officer's view that the porch could have been designed more sympathetically, it is considered that subject to appropriate conditions to address the above highlighted concerns, the proposed development is permissible.

REASON FOR DECISION :

Subject to compliance with the schedule of conditions, the proposed development will accord with Approved Scottish Borders Structure Plan Policy N20 and Adopted Scottish Borders Local Plan Policies G1 and H2.

Recommendation: Approved - conditions & informatives

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 Unless otherwise agreed in writing and in advance by the Planning Authority, the porch hereby approved shall be constructed of natural slate on the roof, and the external walls shall be rendered to match the North Elevation. Any alternative materials shall have been submitted to and approved in writing by the Planning Authority prior to works commencing.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.

Informatives

It should be noted that:

- 1 With regard to Planning Condition Number 2, it is advised that there is a planning condition (No 5) attached to Planning Consent 10/00156/FUL that requires that the render finish of the North Elevation should be agreed in advance with the Planning Authority. Accordingly, while there is no direct requirement for you to refer your proposed render finish of the porch to the Planning Authority

provided it would match the North Elevation, you should be aware that you are nonetheless required by Planning Condition Number 5 attached to Planning Consent 10/00156/FUL to refer the proposed finish of the North Elevation to the Planning Authority for its prior approval.

“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.

