

**SCOTTISH BORDERS COUNCIL**

**PLANNING AND BUILDING STANDARDS COMMITTEE**

**1 JUNE 2015**

**APPLICATION FOR PLANNING PERMISSION**

<b>ITEM:</b>	15/00110/AMC
<b>OFFICER:</b>	Lucy Hoad
<b>WARD:</b>	Berwickshire
<b>PROPOSAL:</b>	Erection of dwellinghouse (approval of matters for all conditions pursuant to planning permission 10/00154/PPP)
<b>SITE:</b>	Land East Of Northwood House Whitfield Coldingham
<b>APPLICANT:</b>	Mr T Mansfield And Ms Khin Tye
<b>AGENT:</b>	Nigel Chandler Architect

**SITE DESCRIPTION**

The application site is located on the south side of the minor public road between Alemill and Cairncross to the west of Eyemouth. It is currently overgrown vacant land and is defined by a timber fence on the west boundary, a dry stone dyke on the north boundary and post and wire fencing with mature hedging on the east and south boundaries. The small building group at Whitfield comprises several dwellings that have developed in a linear arrangement with the site set within the confines of the group (east end).

**PROPOSED DEVELOPMENT**

This is a full planning application which seeks to address the conditions attached to the planning permission in principle for the erection of a dwellinghouse on land to the east of Northwood House, Whitfield near Eyemouth (10/00154/PPP). The proposed house type is of a traditional design with slate roof and external walls of wet dash render/cast stone. Windows and doors are to be constructed of timber. The design provides for a linked element to a single storey garage and the site provides for a parking/turning area with access taken from the minor road to the north. It is proposed to install an oil tank adjacent to the garage.

The site layout has been modified to include a small triangle of ground to roadside omitted in the original site plan and the dwelling house has been re-orientated slightly from its original position with neighbours re-notified.

**PLANNING HISTORY**

06/02326/OUT Erection of dwellinghouse Refused 17.02.2007  
10/00154/PPP Erection of dwellinghouse Approved 18.12.2014

## **REPRESENTATION SUMMARY**

Objections to the development have been received from 6No households, main points raised include:

- Scale and mass of building in relation to small plot
- Visual impact on the character of the area
- Density more in keeping with urban development
- Height of building - 1.5 storey would be less intrusive
- Windows overlook neighbour Northwood House
- Loss of privacy
- Loss of light to the Lodge
- Loss pressure water supply concerns/shared private arrangements
- Use of water tanks for storage not satisfactory
- Incorrect site boundary lines
- Increased traffic
- Road safety
- Construction works/access

The full content of each letter can be found on the Council's *Public Access* website.

## **DEVELOPMENT PLAN POLICIES:**

### Consolidated Local Plan 2011

- D2 Housing in the Countryside
- G1 Quality Standards for New Development
- G5 Developer Contributions
- H2 Protection of Residential Amenity
- Inf 3 Road Adoption Standards
- Inf 4 Parking Standards
- Inf 5 Waste Water Treatment Standards
- Inf 6 Sustainable Urban Drainage

## **OTHER PLANNING CONSIDERATIONS:**

None

## **CONSULTATION RESPONSES:**

All consultation responses can be read in full on the *Public Access* website.

### **Scottish Borders Council Consultees**

**Environmental Health:** No objection subject to an informative. The applicant has provided additional details in respect of water supply to include provision of new infrastructure (pipework). The source will provide adequate water for all of the properties listed by the applicant and the proposed property. An informative in respect

of water treatment is advised.

**Roads Planning:** No objection subject to conditions and informatives in respect of layby construction, provision of visibility splays and a passing place at a location to be agreed with the authority. The passing place proposed is considered to be acceptable.

### **Statutory Consultees**

**Community Council:** The Council neither objects to nor supports the application.

Comments were made to include consideration should be given to::

Closeness of dwelling to neighbours boundaries.

Scale of the dwelling – a reduction from 2 to 1½ storeys may provide a step down between houses

Window proportions

Overlooking

Increase in traffic/requirement for 2 passing places

Water supply issues– connection to public mains is via private pipework

The CC is aware that there is a large diameter main running West to East in the field to the South of Whitfield and wonder whether the applicant (and the existing residents at Whitfield) should consider applying to Scottish Water for a connection to this pipe.

Drainage – capacity of septic tank

SUDs

**Scottish Water:** Water supply. The Developer would need to apply to Scottish Water for a new connection. This would need to be assessed due to the close proximity of the point of connection to Scottish Water's storage reservoir which may require the supply to be pumped.

Scottish Water cannot give permission for the property to connect to a private supply pipe; the developer would need to obtain the permission of the owner(s) of the pipe. Scottish Water is not responsible for assessing the adequacy of the existing private pipework to support additional demand.

### **KEY PLANNING ISSUES:**

The key issues are whether the development complies with development plan policies and planning policy guidance regarding the provision of housing development in the countryside, specifically in relation to the appropriateness of the proposal as an infill development into an existing building group, taking into consideration the character of the group and impacts on neighbouring houses.

### **ASSESSMENT OF APPLICATION:**

#### **Policy**

The principle of the development on this site has already been established by the grant of planning permission in principle and this application seeks approval only of details required by that permission. The principle of a house is not therefore in question.

The key policies against which the proposal needs to be assessed include policies G1, D2, and H2 of the Consolidated Local Plan 2011.

Policy G1 sets out the standards of quality of design against which new development shall be judged and states it must be compatible with and respect the character of the surrounding area, neighbouring uses and built form. Developments should be finished externally in materials, the colour and textures of which complement the highest quality of architecture in the locality and, where an extension or alteration, the existing building.

Policy D2 states that the Council wishes to promote appropriate rural housing development in village locations in preference to the open countryside, or associated with existing building groups where this does not adversely affect their character or that of the surrounding area. The cumulative impact of new development on the character of the building group, and on the landscape and amenity of the surrounding area, will be taken in to account when determining new applications.

Policy H2 states that development judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted.

### **Layout and design**

Policy G1 advises that proposals should create developments with a sense of place, designed in sympathy with Scottish Borders architectural styles and having regard to the location of the development. The spatial character of this area of Whitfield is one of a linear development of detached houses of a variety of ages and designs within a rural setting.

The application site is located towards the eastern end of Whitfield lying between Northwood House to the west and Whitfield Lodge to the east, and is regarded as an infill development opportunity within this building group, with permission in principle having been granted for a dwelling on the plot in 2014. The site is situated within the identifiable limits of the group and the group has the potential to absorb additional residential development. The principle of the dwelling is thus established and the assessment of the current application relates to the matters arising out the conditions attached to this parent permission.

The plot is approximately 27m wide at the road frontage, broadening to about 36m to its rear, comparing favourably with other plots in the group, and able to comfortably accommodate a house.

In terms of orientation, there is no set pattern within the wider building group, with a variety of house positioning evident in the locality. In repositioning the house very slightly within the plot, the applicant has attempted to ensure that front corners of the house align with those of the immediate neighbours to east and west. Properties within the group comprise a mixture of modern and traditional styles and materials. There are already some sizeable two storey buildings in the group, with some having a substantial presence, including the immediate neighbour to the west, Northwood House. That is significant in determining relationships between existing and

proposed, although individual impacts on these neighbours also need to be assessed. There are other plots of similar size within the group and this site provides adequate room for the provision of amenity space and parking.

In terms of layout and siting, the proposed dwelling house sits in a central position within the plot, set back from the minor road to the north in order to provide for the necessary parking and access arrangements to serve the property. The house sits approximately in line with the property Northwood to the west, and is orientated to front the roadside. The footprint includes a small garage to the east of the house accessed via a linked element to the main house.

In terms of design, the house is traditional in style, rectangular plan, two storeys high with pitched roof, and includes a front porch, and narrow projection to the rear. It is proposed that the walls of the house be constructed of a wet dash render with the roofs covered in natural slate. Windows and doors are to be constructed of timber. The single storey garage displays a pitched roof and is to be constructed of similar materials to the main house.

Policy G1 requires that housing development should be of a scale, massing, height and density appropriate to its surroundings. It should be finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality.

It is considered that the traditional design of the proposed dwelling reflects, and is in keeping with the adjacent property Northwood, itself a two storey rendered property with a slate roof. The proposed materials are considered to be of a high quality. The style and proportions of the windows and doors are considered to be suitable in relation to the main house.

Concerns have been raised in representations with regard to the proposed layout and design of the dwelling, which is considered results in an overdevelopment of the site.

There was no restriction on the height or scale of the property in the original permission and, against that background, it is correct that impacts and relationships are assessed once the detail of the proposal has been submitted.

In terms of scale, the property steps up in height from Whitfield Lodge to the east, and sits below the ridge height of the larger property Northwood to the west. A cross section drawing has been submitted by the applicant to demonstrate the relationship to adjacent properties. The ground level of the site is slightly lower than Northwood and slightly higher than Whitfield Lodge. In terms of character and appearance, taking into account the variety of house designs in this group, the proposed height and mass of the house is considered to be acceptable for the plot. Shortest distances between the gables of the new house and those of neighbouring properties are 8.8m to the west and 13.8m to the east. Taking account of the spacing between the proposed house and dwellings to either side, the proposal is not considered to be cramped or an overdevelopment of the plot. Impacts on adjoining occupiers are addressed separately later in this report.

Overall, taking into account the particular setting of this plot, and long views back in to the site, the proposed form of the development is considered to be visually acceptable for this rural environment.

### **Landscaping**

The site plan indicates that the applicant seeks to retain the existing fencing and hedging to the southern and eastern boundaries of the plot. There is an existing fence to west boundary. The walling to northern boundary to roadside is to be partially removed and re-sited (set back) in order to provide the required visibility splays. The front and rear lawn is to be grassed over with provision of a paved area to front and rear of dwelling, and gravel paving. This simple approach is deemed appropriate for the rural location.

### **Access and parking**

Concerns have been raised in representations about road safety and specifically the increase in traffic and provision of passing places on the minor road. The plans provide for a vehicular turning area and two parking spaces as required by roads standards. The Roads Officer has been consulted on the application and advises that he is supportive of the proposals on the basis that the service layby is completed to his detailed specification, with visibility splays and a passing place to be provided. These requirements are covered in the conditions attached to the planning permission in principle which remain relevant. The applicant has submitted details of the proposed passing place (road verge), and the Roads Officer has confirmed that this location is acceptable. There are no overriding issues with respect to road safety stemming from the development.

### **Services**

Concerns have been raised by the community in respect of potential impact on the existing water supply to include low pressure issues in the locality and damage to pipework on site. The present situation is that properties are served by a mains water supply with a private pipe connection, rather than by a private water supply. It is intended to connect to the mains public supply via a new private pipe.

Scottish Water has been consulted on the application and advises that the applicant would need to apply for a new connection to their infrastructure. They advise that the connection would need to be assessed due to the close proximity of the point of connection to their storage reservoir which may require the supply to be pumped. The issue is therefore one for Scottish Water to determine rather than for the Council through the planning process, since it is now confirmed that an adequate supply *can* be achieved.

For building work purposes prior to the installation of the new pipe, the applicant intends to utilise the existing water supply via a storage tank and trickle fill it during the night. The applicant has submitted further details in respect of water supply in terms of quantity and quality. The Environmental Health Officer (EHO) has been consulted on the application and has no objections to the development. It is confirmed that the source will provide adequate water for the residents and proposed property. The EHO advises that a treatment system is installed to ensure water to the property meets the

required standard of quality. This can be dealt with via an informative attached to consent.

In respect of foul drainage it is intended to connect to an existing septic tank shared with Northwood House. Surface water is to be directed to soakaway. Drainage arrangements shall require to be assessed through the building warrant process.

### **Residential Amenity**

Concerns have been raised in representations with respect to the potential impact on residential amenity including loss of light, privacy and overlooking stemming from the development. In response, the applicant has submitted further details which include a street elevation to demonstrate the relationship of the proposed house to the adjacent neighbouring properties.

Revised plans have been submitted to detail the removal of two windows at ground floor level of the house (west elevation) facing Northwood.

The western gable of the new house, although wider, is broadly in line with that of Northwood House to that side. That existing property has no windows of its own in its gable, with the result that, at the closest point of the two houses there is no risk of overlooking in either direction, nor of any loss of daylight to existing windows. Although Northwood has a rear wing on its southern elevation, which does have windows facing the site, these are around 12m from the site boundary, and beyond the rear wall of the proposed house and so would not be affected unacceptably.

To the east, the relationship with Whitfield Lodge, which is smaller scale and lower lying, has also been accommodated within the design. It is the garage of the proposed house which would site closest to the Whitfield Lodge, at 2.7m from the eastern site boundary. A field access of around 4m in width would also be retained between the two property boundaries, resulting in an overall distance of 13.8m between the closest walls of the two properties. The two storey element of the new house would be a further 8.3m back from this nearest point.

It is acknowledged that there are a number of windows in the facing elevation of Whitfield Lodge, and having had regard to that, the applicant's agent has carried out an assessment of the impact on daylighting to these windows. This demonstrates that the proposal is consistent with the Council's daylighting standards, largely as a result of the distances involved and the positioning of the single storey garage toward that boundary.

A single bedroom window faces Whitfield Lodge, over the proposed garage. This has been shown as being obscure glazed, eliminating any potential for overlooking.

The only other windows facing side boundaries would have been at a high level in a rear stairwell projection. It is intended to use obscure glazing in those windows facing adjacent neighbours.

Having regard to these assessments, it is considered that the proposals meet supplementary planning guidance in respect of access to light and privacy issues.

## **Development Contributions**

A Section 69 Legal Agreement in respect of development contributions (Education provision) was entered into in December 2014 in relation to application 10/00154/PPP. No further contributions need be sought in respect of the current application, which related only to the details of the previously approved scheme.

## **Summary**

The principle of housing on the site has been established by the Planning Permission in Principle application. The layout and design of the house is appropriate for this rural site and it is contended that the proposed dwelling would sit comfortably within the landscape, without giving rise to unacceptable impacts on neighbouring properties. Visually, the proposed development is deemed acceptable.

This application has dealt with the matters specified in the conditions attached to the earlier permission in principle for residential housing (10/00154/PPP).

It is considered that the submissions addressed matters relating to conditions numbers 1, 2, and 4. Condition 3 remains in place until AMC conditions are met. Conditions 5 (relating to parking and turning), Condition 7 (design and specification of the access/layby and timing of works), and Condition 8 (relating to the construction/specification of the passing place and timing of works) shall not be considered discharged until the works have been completed. Condition 6 (visibility splays) shall remain in place in perpetuity

On balance, taking into account the full facts and circumstances, it is considered that this development can be supported.

## **REASON FOR DECISION :**

The proposed design and layout of the development is considered to be acceptable in terms of layout, design and landscaping in accordance with development plan policies. The proposals are considered to be appropriate for this rural location group compatible with the character of the surrounding area, neighbouring uses and built form. They do not rise to unacceptable impacts on neighbouring properties.

## **RECOMMENDATION BY SERVICE DIRECTOR (REGULATORY SERVICES):**

I recommend the application is approved subject to the following conditions and informative:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.  
Reason: To ensure that the development is carried out in accordance with the approved details.



2. A sample of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the Planning Authority before development.  
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
3. The finished floor levels of the building(s) hereby permitted shall be consistent with those indicated on a scheme of details which shall first have been submitted to and approved in writing by the Planning Authority. Such details shall indicate the existing and proposed levels throughout the application site.  
Reason: To ensure that the proposed development does not have an adverse effect upon the amenity currently enjoyed by adjoining occupiers.
4. The windows indicated as being obscure glazed on the approved drawings (serving the stairwell and the first floor bedroom) shall remain obscure glazed in perpetuity.  
Reason: To remove any potential for overlooking of adjoining residential properties.

#### **Informative**

It is recommended that a treatment system is installed to ensure that the water supply meets the required quality standard.

#### DRAWING NUMBERS

	Location Plan	26 Feb 2015
TMTK/1A	NE Elevation/Ground Floor Plan	19 May 2015
TMTK/2	SW Elevation/First Floor Plan	04 Feb 2015
TMTK/3A	SE & NW Elevations and garage elevations	19 May 2015
TMTK4A	Section/Roof Plan	20 April 2015
TMTK5A	Site Plans	20 May 2015
TMTK8	Section Garage	20 May 2015
TMTK/10A	Street view/elevations	14 May 2015
TMTK/11	Passing Place	14 May 2015

#### **Approved by**

Name	Designation	Signature
Brian Frater	Service Director (Regulatory Services)	

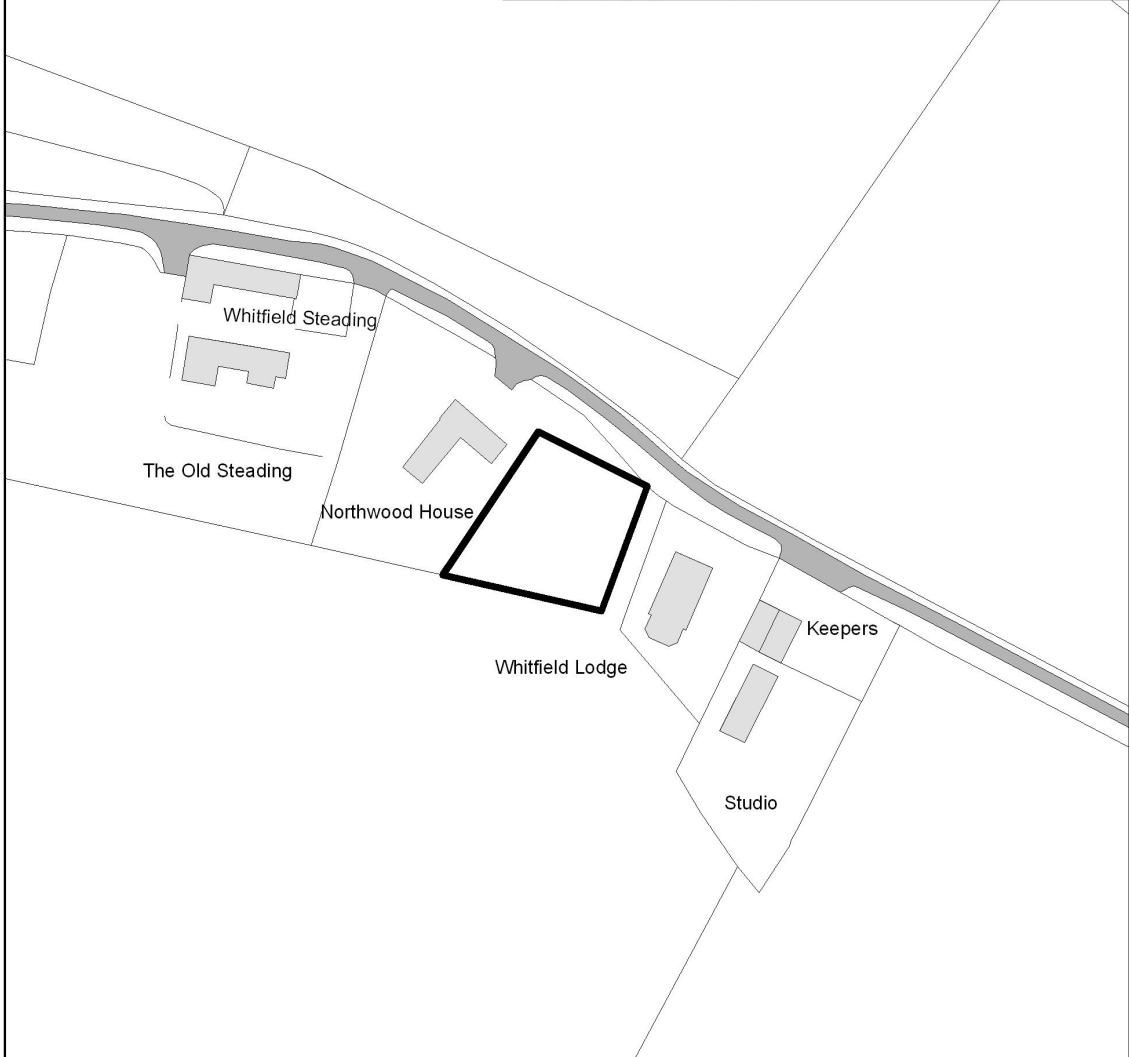
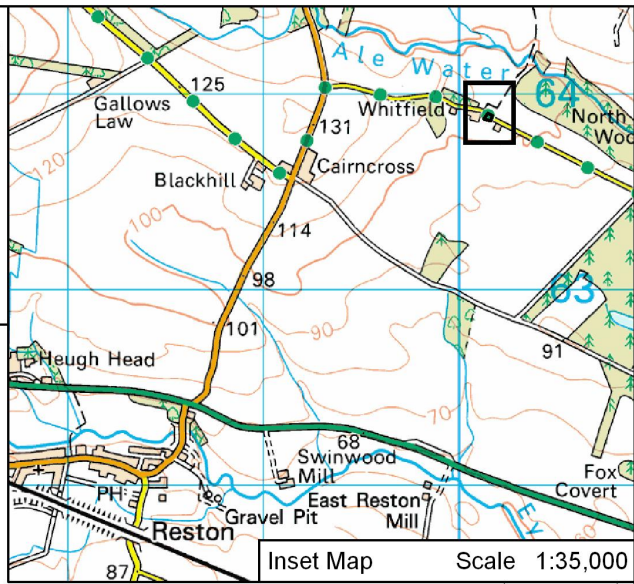
The original version of this report has been signed by the Service Director (Regulatory Services) and the signed copy has been retained by the Council.

#### **Author(s)**

Name	Designation
Lucy Hoad	Planning Officer



15/001110/AMC  
 Land East Of Northwood House  
 Whitfield  
 Coldingham  
 Scottish Borders



Scale 1:1,500

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