

FERGUSON  
PLANNING



## PLANNING STATEMENT

### ERECTION OF REPLACEMENT DWELLING HOUSE

### DERELICT DWELLING LAND WEST OF GLENKINNON LODGE PEELBURNFOOT CLOVENFORDS

CLIENT: ADAM ELDER

AUGUST 2017



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## 1. INTRODUCTION

- 1.1 This statement has been prepared by Ferguson Planning on behalf of the applicant, Adam Elder, who seek permission to erect a replacement dwellinghouse at land west of Glenkinnon Lodge, Peelburnfoot, Clovenfords.
- 1.2 Full Planning Permission 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 architectural drawings produced by Camerons Architects.
- 1.3 The purpose of this statement is to provide detail 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 Two: Site Context**
  - **Section Three: The Proposal**
  - **Section Four: Planning Policy**
  - **Section Five: Policy Compliance**
  - **Section Six: Conclusion**



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## 2. SITE CONTEXT

- 2.1 The site in question extends to 3551m<sup>2</sup> and is situated on the northern edge of Peel Wood which is part of the wider estate associated with Peel House. Within the application site there exists the dilapidated remains of one example of such ancillary accommodation, a small building and fenced enclosures which have housed the hunting dogs and their handlers.
- 2.2 The application site is an area of woodland within a river valley formed by the action of the River Tweed to the North and the Glenkinnon Burn to the East. It slopes West to East between 0.5m and 10m below the level of Craigmyle Park to the South, an access road serving a development of some 27 private houses located on land previously occupied by the buildings of Peel Hospital during the second half of the 20th Century.
- 2.3 This land is currently covered by mature woodland made up of a range of deciduous and coniferous species in the order of 100+ years old and many ranging in height up to around 30 metres tall. An assessment of the condition of the existing woodland and proposals for its long term management are included with this application.

Figure 1: Aerial View of the Site



Source: Google Maps

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**Figure 2: Existing Dwelling Currently on Site**



**Figure 3: Internal View of Existing Dwelling on Site**



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### 3. THE PROPOSAL

- 3.1 The proposal seeks to replace the existing dwelling on the site with a bespoke designed, energy efficient home which will meet the requirements of the applicant.
- 3.2 The replacement dwelling will be a single bedroom property and will be one ½ storeys in design. The ground floor will comprise a lounge, kitchen and bathroom with feature spiral staircase leading to the first floor bedroom accommodated on a mezzanine.
- 3.3 A natural material palette has been chosen to reflect the surrounding woodland and have cognisance of the historic vernacular of building the surrounding context. The following materials are to be used in the construction of the replacement dwelling:
- Timber frame structure
  - Timber frame glazing panels
  - Velux windows
  - Timber board cladding
  - Dark grey slate
  - Reclaimed natural stone (from existing dwelling)
- 3.4 A key feature of the dwelling will be a steep pitched roof in dark grey slate along with timber board cladding and reclaimed natural stone for the external walls. Feature panels constructed from the reclaimed natural stone of the existing dwelling will be incorporated along the side elevations which will contrast and complement the proposed timber cladding which wraps around three sides of the dwelling.
- 3.5 The windows and doors shall be timber framed in a pale grey finish, with an innovative window feature creating the rear elevation and allowing a seamless interaction between the house interior and existing woodland.
- 3.6 Together these features create a contemporary vernacular appearance, simple and robust in character and sympathetic to the mature woodland setting.
- 3.7 In terms of sustainability natural lighting and ventilation will be maximised from the large glazed openings.
- 3.8 Locally sourced timber will be used throughout as far as possible with the recently felled oak from the wood being used in construction.



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- 3.9 Renewable energy sources will be used as far as possible – wood burning heating, possible micro-hydro. Rainwater will be collected and reused for irrigation and flushing toilets.



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#### 4. PLANNING POLICY CONTEXT

- 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 The following planning policies are material considerations in the determination of this application;

- **Policy PMD1 Sustainability**
- **Policy PMD2 Quality Standards**
- **Policy HD3 Protection of Residential Amenity**
- **Policy HD2 Housing in the Countryside**
- **Policy EP13 Trees, Woodlands and Hedgerows**

- 4.3 **Policy PMD1** aims to incorporate sustainability principles at the centre of all planning applications. These include the long term sustainable use and management of land, the protection of natural resources, landscape, habitats and species, the efficient use of energy and resources, the support to community services and facilities, the provision of new jobs and support to the local community and the encouragement of walking, cycling, and public transport in preference to the private car.

- 4.4 **Policy PMD2's** aim is to ensure that all new housing development is of a high quality and respects the environment in which it is contained and does not negatively impact on existing buildings, or surrounding landscape and visual amenity of the area.

- 4.5 **Policy HD2** seeks to promote appropriate rural housing development. The proposal constitutes a replacement dwelling and as such Part E is the most relevant for the consideration of this application;

**E) Replacement Dwellings** - The proposed replacement of an existing house may be acceptable provided that:

- The siting and design of the new building reflects and respects the historical building pattern and the character of the landscape setting,*
- The proposal is in keeping with the existing/original building in terms of its scale, extent, form and architectural character,*
- Significant alterations to the original character if the house will only be considered where it can be demonstrated that these provide environmental benefits such as a positive contribution to the landscape and/or a more sustainable and energy efficient design.*





4.6 **Policy HD3** aims to protect the amenity of both existing established residential areas and proposed new housing developments. Development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. All developments will be accessed 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 the scale, form and type of development in terms of its fit within a residential area and the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sunlighting provisions*
- c) *the generation of traffic or noise,*
- d) *the level of visual impact*

4.7 **Policy IS6** provides standards to the adoption of existing roads.

4.8 **Policy EP13** determines that the Council will refuse development that would cause the loss of or serious damage to the woodland resource unless the public benefits of the development clearly outweigh the loss of the landscape, ecological, recreational, historical, or shelter value.

4.9 Any development that may impact on the woodland resources should:

- a) *Aim to minimise adverse impacts on the biodiversity value of the woodland resource, including its environmental quality, ecological status and viability; and*
- b) *Where there is unavoidable loss of the woodland resource, ensure appropriate replacement planting, where possible, within the area of the Scottish Borders; and*
- c) *Adhere to any planting agreement sought to enhance the woodland resource.*

### Supplementary Planning Guidance

#### New Housing in the Borders Countryside (2008)

4.10 **Policy 2.a.2** relates to the rebuilding of existing dwellings and the construction of new dwellings on derelict residential site. It determines that the standard policy criteria will be applied and additionally there is a requirement that;

- There is substantial evidence of residential use on site.





4.11 Substantial evidence would require that:

- The walls of the former residential property are substantially intact.

4.12 **Siting** - In general, the guidance on siting acknowledges the range of circumstances which existing and variation in the capacity of different landscapes to absorb development. It does not seek to impose standard solutions throughout the Borders and principles of design will not be to recreate the rural Borders of previous eras. Designers will be expected to respect what has gone before but this does not mean copying of buildings of the past or the application of a list of vernacular details. It involves interpreting traditional forms and materials in a modern context.

4.13 If new housing is to be absorbed into a particular landscape, the setting should respect the local landform, field patterns and tree and hedgerow cover. In order to understand how new buildings can contribute to maintaining a sense of place and identity, whilst also integrating with the surrounding landscape the way traditional buildings have been set into a particular landscape should be observed.

4.14 **Woodlands and Hedgerows** – It is acknowledged that setting a building against a background of trees is one of the most successful means to absorb new development into the landscape. It is therefore important to retain existing trees wherever possible within the site and on its boundaries. In addition, to reduce the extent of new development the retention of existing trees can reduce the extent of new planting and landscaping which may be required.

4.15 Where retained, trees should be a suitable distance from the proposed house and foundations should be designed to avoid subsequent structural damage.

4.16 **Neighbourliness** – New buildings should be a good neighbour to existing buildings. Firstly siting should take account of and be sympathetic to the existing layout of other buildings in the area. Secondly, it should not detract from the setting, aspect or privacy of existing buildings.

4.17 **Design** – Innovative designs which are sympathetic to their setting and to the general principles in respect of siting will also be encouraged.



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## 5. POLICY COMPLIANCE

- 5.1 This section focusses on how the proposal meets the relevant Local Development Plan policies highlighted within Section 4.

### Principle of Development

- 5.2 The application site does not fall within the boundaries of any identified settlement in the Scottish Borders and is therefore situated within the countryside. Of most significance, therefore, is Policy HD2: Housing in the Countryside. This policy seeks to direct residential development to the most appropriate location, but also allows for the replacement of an existing house under certain circumstances.
- 5.3 It is evident that the principle of residential development has already been established in this location by virtue of the existing residential property on the site. It is asserted that this building is no longer habitable and therefore requires to be replaced.
- 5.4 It is noted that neighbouring residents have proposed that the current building has not been used for residential purposes and instead is a historic kennel. We would dispute this and assert the following as justification;
- 5.5 The adopted SPG New Housing in the Borders Countryside determines that substantial evidence of residential use on the site includes: *The walls of the former residential property are substantially intact*. The information submitted in support of this application demonstrates that the walls of the existing building on site are substantially intact, in particular refer to the Design Statement and photographs contained within Figure 2 and 3 of this Planning Statement.
- 5.6 As previously noted, the existing building forms part of the estate associated with Peel House, located to the south west. Peel House, its grounds and outbuildings were constructed to enable shooting and fishing and were set out primarily as such. Historical evidence suggests that the building which forms part of this application was provided to house hunting dogs and handlers.
- 5.7 Whilst we acknowledge that the property may have been used in association with dogs, it was never purely as a kennels. Instead the use was for accommodating hunting dog handlers as well as their dogs. The primary function was therefore entirely residential in nature. The screened nature of the existing property means that it would be difficult for members of the local community to reliably distinguish that the property had not been utilised as more than a dog kennel, however it is clear on site that this is not the case.
- 5.8 The residential nature of the building is further highlighted within the photographs shown as Figures 2 and 3 at Section 2 of this Planning Statement. Remnants of bed frames can clearly be seen within the interior of the property, illustrating that people have used rooms within the





building as a bedroom. Furthermore, skylights have been put into the roof of the dwelling to allow residential amenity and a chimney incorporated as part of the original construction. These features indicate residential use of the property rather than for the purposes of kenneling.

- 5.9 Furthermore, the Valuation Roll dated 1915 (Appendix 1) illustrates that the inhabitant occupier at this date was Andrew Douglas. This demonstrates that the building has been used for residential purposes with an inhabitant occupier and not used solely for kennels.
- 5.10 It is interesting to note that no evidence has been presented by objectors to dispute that the property on site has not been used for a residence.
- 5.11 Policy HD2 (E) refers to the “...proposed replacement of an existing house...”. This does not require that the house to be replaced is in current use as a residence, nor does it give a timescale for when the property was first or last used as a house. Therefore, and in light of the evidence above that the property on the site is an existing house, it is considered that the proposal is in compliance with the principle of **Policy HD2 (E)** which allows for positive conversion of an existing dwelling in the countryside.

### Design

- 5.12 Policy HD2 (E) also seeks to ensure a high quality of suitable design for all replacement dwellings in the countryside and it is considered that the proposal has evolved to meet this objective. Furthermore, Policy HD3 requires the protection of residential amenity for both existing residents in the locality and the amenity of future residents.
- 5.13 As noted above, the principle of residential development on the application site has already been established and is therefore in line with the provisions of **Policy HD3 (a)** and there would be no loss to existing open space.
- 5.14 There will be no direct impact on the amenity of existing properties. It is noted that the closest neighbouring property is approximately 65m to the south west of the proposed dwelling. As highlighted within the submitted Section Plan (Reference: 9303.1.05 Site Section A-A) the proposed dwelling will sit at a lower site level than the neighbouring properties within the Craigmyle Park development. There is existing screening provided through the mature woodland which sits between the application site and nearby properties which will be maintained as part of this proposal. Due to the height differences and existing screening, there will be very limited opportunity for overlooking or loss of privacy and no prospect of loss of sunlight. The proposal is therefore in compliance with **Policy HD3 (b) (ii)** and **(iv)**.
- 5.15 A single, one bedroom dwelling within a well screened location is unlikely to cause any demonstrable impact. The distance between existing properties, coupled with the trees which are to be retained, means there is limited opportunity for noise impact on existing amenity. The proposed dwelling is therefore in accordance with **Policy HD3 (b) (iii)**. The application site is close to existing residential development and is therefore entirely compatible with the character



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of the surrounding area, however it also takes design cues from the mature woodland in the area, the proposal therefore complies with **Policy PMD2 (k)**.

- 5.16 The proposal will generate limited traffic. It is proposed that two car parking spaces are provided as part of the proposals which is considered appropriate for a single bedroomed property. It is noted that the large properties on Craigmyle Park predominantly have double garages and driveways within which cars are parked. Comparatively the proposed dwelling will create a significantly lower impact from traffic generation and is therefore in compliance with **Policy HD3 (b) (iii)**.
- 5.17 The proposed dwelling will sit upon the footprint of the existing dwelling. This entirely reflects and respects the historical building pattern which has already been established. Landscaping and the retention of trees is a key aspiration as part of this proposal. The applicant desires to live within an enclosed woodland area and as such the dwelling has been designed to sit within the wooded landscape character and therefore meets with **Policy HD2 (E) (b)**. There is no need to remove more than the absolute minimum amount of trees to construct the dwelling and it can be satisfactorily accommodated within the site (**Policy PMD2 (l)**).
- 5.18 The existing dwelling is characterised as a single storey property and built from natural stone. It is dilapidated and the roof is in a state of serious disrepair. The proposal seeks to reclaim the natural stone elements and incorporates them within the side walls of the proposed dwelling. This will directly reflect the existing historical design features of the current building but will complement this with the use of timer cladding and a timber framed construction. This marries the architectural character of the existing dwelling and the natural beauty of the surrounding woodland. Whilst this shows an understanding of the context of the area the proposal will introduce an appropriate contemporary design using innovative features and techniques, this is consistent with the aims of **Policy PMD2 (h) and (j)**.
- 5.19 The proposed dwelling will be one ½ storeys in height and references the existing dwelling insofar as it incorporates a traditional gable roofed design. It is considered that the proposal will be of a scale and form which reflects the existing but comprises some innovative design techniques to make the most of the unique woodland setting. This complies with **Policy HD2 (E) (a) and (b)**. Whilst it is acknowledged that the proposed dwelling will be larger in scale than the existing, it is still of a scale, massing and height that is entirely appropriate to the surroundings. The proposal will not be readily viewed from existing neighbouring dwellings and the appropriate material palette will ensure that the dwelling is not incongruous in this woodland location, it therefore meets with the requirements of **Policy PMD2 (i)**.
- 5.20 An external waste collection area is located adjacent to the access entrance. This will ensure that waste services do not require access to the internal site or appropriate turning provision. This solution has been introduced to further preserve trees within the site which could be detrimentally impacted through the inclusion of a full driveway. Sufficient space will be provided for both general waste and recycling bins, as prescribed by Scottish Borders Council requirements. Internal bin storage can also be accommodated satisfactorily. This accords with



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**Policy PMD2 (e).**

- 5.21 The current Proposed Site Plan incorporates a notional location for a soil/waste treatment plant and soakaways to the rear of the site. The full details of which can be secured via condition.
- 5.22 It is acknowledged that the proposed dwelling will introduce a property that does not mimic the current dwelling on the site, however in line with **Policy HD2 (c)** it is considered that there will be significant environmental and sustainable benefits from the proposal;
- An energy efficient dwelling will be constructed using sustainable building materials which reuse an element of the existing natural stone.
  - Renewable energy sources will be used as far as possible
  - The use of screw-pile foundations will be utilized and allows the house to sit within the constraints of the close proximity of trees and hand digging will be used in every instance where breaking ground is required during construction.

**Trees**

- 5.23 One of the key issues raised by consultees and local residents is the loss of protected tree due to the construction of the proposal within close proximity to the existing Root Protection Areas.
- 5.24 A Report was produced by Tree Force which recommended that a number of trees are removed. These trees were generally tightly spaced and determined to be self seeded and difficult to distinguish, their removal would leave the more prominent specimens to remain and become feature trees. Other trees which were suggested to be removed were of a poor quality being either dead or significantly damaged.
- 5.25 However, despite the recommendation, to remove the self seeded trees around the new property, it is intended that the trees will be retained and only those trees within the footprint to be removed.
- 5.26 This can be achieved through the utilisation of innovative new construction techniques. The techniques to be employed are Screw Piles and CellWeb. Full details of both of these systems are included within Appendix 2 and should be considered in the determination of this application. The use of these techniques can be agreed through an appropriately worded condition imposed on any permission.

CellWeb

- 5.27 Cellweb is a cellular confinement system specifically designed for tree root protection. The system creates a stable, load-bearing surface for traffic or footfall whilst eliminating damage to roots through compaction and desiccation.



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5.28 Cellweb®TRP is a no-dig solution that ensures that the load placed upon it is laterally dissipated rather than transferred to the soil and roots below. The use of Treetex™ pollution control geotextile allows for drainage and separation whilst preventing contaminants from reaching the roots.

## Screw Pile

5.29 Screw piles are helical threaded steel tubes which are screwed into the ground by a specialist machine. The significant advantage is that they require no excavation and no not place concrete near roots as concrete can harm roots if it comes into contact with them.

5.30 The screw piles can be put in the ground by a hand operated portable rig. Protecting the ground near to the trees can enable access for machines and avoid compaction and contamination of the soil.

5.31 The screw pile is designed to be of a narrow diameter which will allow it to pass between tree roots and does not disturb them. In sensitive location, such as within 1m or 2m of large trees, pilot excavations can be undertaken to locate roots. Ground penetrating radar systems can also be employed to locate roots. This process of pre-location ensures that roots are not damaged during installation.

5.32 Installation is acknowledged as being very quick and thus reducing the amount of time any machines and construction staff are required to work within the rooting area, to a minimum.

5.33 Following installation of the screw pile a load bearing framework is fitted to the pile head. The framework is set above ground level and therefore avoids further excavation. The superstructure is supported by the framework and this can also permit the suspension of services and drainage thus avoiding the need for open trench installation.

5.34 In addition, an oak frame construction of the house has been specified predominantly due to the minimal need for heavy construction equipment. The contractor engaged with during feasibility discussion provides assurances that the frame can be safely raised manually by man power alone. It is the applicant's intention to use only manual labour in every aspect of the construction process to minimise impact on the woodland. This will add to both the cost and schedule of the build, however the applicant is keen that these construction techniques are implemented to ensure the preservation of existing trees.

5.35 The applicant's priority is to preserve the existing trees as far as possible within the wood. He has no aspirations to remove any more trees than is absolutely necessary, indeed the site was chosen specifically due to its enclosed, woodland nature. The applicant will not seek to remove trees to allow for open views which not only assists with residential amenity requirements but will significantly ensure that the woodland remains in its present state.



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- 5.36 Scottish Borders Roads department specify a standard build driveway using fairly deep foundation core. This will be provided for the first part of the driveway connecting to the existing road, however an overground mat and gravel solution for the rest of the hardstanding area will be implemented to minimise or ideally negate any impact on the ground below.
- 5.37 It should be noted that the trees on the site benefit from a group TPO and any further removal would require express permission from Scottish Borders Council. Any trees removed as part of the current application will, at the very least, be replaced on a 'like for like' basis. This can be secured through a condition on the permission.
- 5.38 The applicant is seeking to construct a dwelling that he will occupy himself. This will be beneficial in terms of the submitted Woodland Management Plan as the applicant owns the woodland and will be on site to ensure its correct maintenance and management. It is considered that this meets with the requirements of **Policy PMD2 (f)**.
- 5.39 This will be in compliance with all provisions of **Policy EP13** of the Local Development Plan insofar as;
- a) *The proposal will minimise adverse impacts on the biodiversity by seeking the removal of an entirely insignificant and minimal amount of trees when compared to the woodland within the applicant's ownership. The environmental quality of the woodland will be maintained and, indeed, enhanced through the implementation of a woodland management plan which in turn will improve the ecological status and viability of the woodland.*
  - b) *There will be an element of unavoidable loss to trees as part of the proposals, however this will be the absolute minimum required and appropriate planting and replacement will be ensured. This can be controlled via a suitably worded condition.*
  - c) *The applicant would seek to adhere to any planting agreement sought to enhance the woodland resource.*
- 5.40 In order to secure the ongoing preservation of the existing woodland the applicant is willing to enter into a suitable legal agreement or would welcome the imposition of an appropriately worded condition removing any permitted development rights, such as the following model condition contained within Circular 4/1998 (Model Planning Conditions - Addendum);
- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) no further development shall be built on the site which is the subject of this application. Further development cannot be carried out without planning permission being granted on an application made to the planning authority.*

## Sustainability

- 5.41 The building on the site is currently in a state of dilapidation and the proposal seeks to replace



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this with a dwelling that is significantly more energy efficient, including the use of renewable energy where appropriate, utilising sustainable materials and construction techniques. It is considered that this is in line with **Policy HD2 (E) (c)** and **Policies PMD1 and PMD2**.

- 5.42 Some of the sustainability benefits to be provided by the scheme include the following;
- 5.43 Natural stone from the existing house will be retained and reused. This material will be incorporated within the new dwelling to provide an interesting design element which makes reference to the historical features on the site.
- 5.44 The woodland context is a significant inspiration for the development and the overall timber cladding design reflects this. Locally sourced timber will be used throughout as far as possible with recently felled oak from the wood being used in construction.
- 5.45 Large glazed openings will provide a stunning design features which will maximise the use of natural lighting and natural ventilation will be achieved through openable windows. Particular consideration will be given to the glazing system performance.
- 5.46 Solutions which raise the thermal insulation standards beyond the current requirements will be incorporated wherever possible. This will further enhance the energy efficiency of the dwelling, particularly when compared to the limited energy efficiency of the current house. The proposed dwelling will incorporate renewable energy sources where possible. It is acknowledged that this is an appropriate area to incorporate renewable energy systems such as wind turbines, however solutions such as wood burning heating (biomass) or micro hydro could be incorporated in line with **Policy PMD2 (a)**. Furthermore, rainwater will be collected and reused for irrigation and flushing toilets this will minimise waste and encourage the sustainable management of waste water. This minimal water usage meets with the objectives of **Policies PMD1 (f) and PMD2 (d)**.
- 5.47 The current responsible recreational use of the wood by the public will be respected and will not be discouraged in any way.
- 5.48 It should be noted that the proposal will assist in the long term sustainable use and management of the land. The replacement of the existing dwelling will enable the applicant to live on the site and thus ensure that woodland management is undertaken in line with the agreed plan. This will significantly protect the natural resource of the existing woodland and wooded landscape, as well as habitats and species within them. Compliance with **Policy PMD1 (a), (b), (c) and (d)**.

### Ecology

- 5.49 The River Tweed SAC is situated 45m to the north. This is designated for the following qualifying interests;
- River Lamprey (Fish)



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- Brook Lamprey (Fish)
- Otter (Mammal)
- Sea Lamprey (Fish)
- Atlantic Salmon (Fish)
- Rivers with floating vegetation often dominated by water-crowfoot (Freshwater Habitat)

5.50 It is considered that as the qualifying interests of the SAC are predominantly species which live within the River Tweed it is unlikely that there will be any direct impacts from the proposed development on these species. The NBN Atlas<sup>1</sup> does not show any records of Otter within the proximity of the application site and it is therefore considered that there will be no direct impact on otters from the proposed development. Full cognisance will be given the relevant guidelines for woodland management and otters<sup>2</sup>.

5.51 Adjacent to the site is the Glenkinnon Burn SSSI which has been designated for the following notified natural features:

- Upland mixed ash woodland
- Upland birchwood
- Lichen assemblage

5.52 The proposed development will not remove any of the woodland types which contribute to the designation of the SSSI. It is therefore considered that there will be no direct impacts on the SSSI from the proposal. Furthermore, it should be noted that the applicant will be seeking to implement a suitable Woodland Management Plan which can enhance the features of the SSSI through suitable management and monitoring.

5.53 It is considered that in line with **Policy EP2: National Nature Conservation and Protected Species** there will be no *significant adverse effects* from the proposed development.

<sup>1</sup> [https://records.nbnatlas.org/explore/your-area#55.60503079999999|-2.8996647000000166|12|ALL\\_SPECIES](https://records.nbnatlas.org/explore/your-area#55.60503079999999|-2.8996647000000166|12|ALL_SPECIES)

<sup>2</sup> <http://scotland.forestry.gov.uk/images/corporate/pdf/EPSotter.pdf>



## 6. CONCLUSION

- 6.1 It is concluded that the proposal represents an entirely appropriate replacement dwelling within this woodland location.
- 6.2 The application seeks permission for a replacement of the existing dwelling with a dwelling of an appropriate scale, height and massing. There will be no conflict with neighbouring properties and their residential amenity will be retained.
- 6.3 Given the woodland location the applicant has sought to minimise the level of tree removal required and only trees within the built footprint will be removed. Innovative techniques are to be employed to ensure that any damage to tree root protection areas is mitigated against.
- 6.4 The design of the proposal takes its design cues from the woodland area and will be substantially constructed from a timber frame with timber cladding. The natural stone used in the construction of the existing building on the site will be retained and reused as part of the new dwelling. This will provide a contemporary and innovative design which makes reference to the existing site context and gives cognisance to the features of the woodland.
- 6.5 Energy Efficiency measures will be incorporated and renewable energy will be included where appropriate. This could be through solutions such as biomass or micro hydro.
- 6.6 It is considered that the responsible construction techniques to be used will ensure minimal disturbance to the nearby environmental designations of the River Tweed SAC and Glenkinnon Burn SSSI.
- 6.7 The Woodland Management Plan submitted as part of the application will ensure that replacement planting of any removed trees will be undertaken, as well as further maintenance and management of the woodland area to preserve its amenity value.
- 6.8 It is considered that the proposal represents a sustainable, high quality design and will allow the applicant to facilitate his aspirations of living within a woodland environment. He would welcome the imposition of suitably restrictions to limit any further development within the application site or wider woodland area under his ownership.
- 6.9 For the reasons mentioned within this statement and demonstration of compliance with relevant planning policy, we respectfully request that this application be approved.

# FERGUSON PLANNING



## APPENDIX 1 – VALUATION ROLL



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