

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 18/00287/FUL

APPLICANT : Mr I. Maxwell

AGENT : RM Architecture Ltd

DEVELOPMENT : Erection of dwellinghouse

LOCATION: Land North West Of Doonbye
Smith's Road
Darnick
Scottish Borders

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
170917/PP/01	Floor Plans	Refused
170917/PP/02	Elevations	Refused
170917/PP/03	Site Plan	Refused
170917/PP/04	Sections	Refused
170917/PP/05	Location Plan	Refused

NUMBER OF REPRESENTATIONS: 3

SUMMARY OF REPRESENTATIONS:

Three representations have been received objecting to the proposal and raise the following planning issues:

- o Density of site;
- o Detrimental to the environment;
- o Fire Safety;
- o Inadequate access;
- o Inadequate boundary/fencing;
- o Inadequate screening;
- o Inadequate drainage;
- o Increased traffic and road safety;
- o Land affected;

- o Legal issues;
- o Loss of light;
- o Noise nuisance;
- o Over provision of the facility in the area;
- o Overlooking/loss of privacy to neighbouring properties;
- o Poor design;
- o Water supply;
- o This is the same application as previously submitted and there is no material change apart from moving a boundary line, which makes the plot even smaller;
- o Lack of on-site parking and the proposal would displace on-street parking to another street due to the lack of on-street parking and the current high demand for it;
- o The site is garden ground and not a building plot;
- o The site is served by a garden path that is not adequate to access the site for machinery and building materials and as the site is land locked, there is no space for a construction compound;
- o Lack of light to the proposed dwellinghouse;
- o Disruption during construction, especially to residents and emergency vehicles;
- o Some of the neighbours were not notified of the application;
- o The proposal does not preserve the Conservation Area and is contrary to policy EP9. The development should accord with the scale, proportions, alignment, density, materials and boundary treatments or nearby buildings, open space, vistas , gardens and landscapes;
- o The proposal would set a precedent for other gardens to be built on;
- o Over-development of the site;
- o The applicant's reference to a previous approval on land next to Lindisfarne to justify this proposal fails to take into account the vehicular access and off-street parking available at the approved site, something lacking for this application.

CONSULTATIONS:

Roads Planning Service: It would appear that there has been no significant change from the previous applications for this site with regards to roads issues and, as such, my comments to the previous application for this site are still applicable and I have copied them below:

"I am unable to recommend approval of this application on the grounds of insufficient parking and access. The plot has no vehicular access and there is no dedicated parking proposed. Furthermore, the pedestrian access to the site is not conducive to the transportation of building materials in my opinion. This is likely to lead to materials being stored on Smith's Road which is not appropriate for such storage/occupation.

I have read the applicants parking assessment and whilst I agree that the principles of Designing Streets allows for on-street parking rather than dedicated off-street parking, it is my opinion that Smith's Road is not capable of taking any more parked vehicles without causing further problems for road users. During several visits to the site, the areas suitable for parking on Smith's Road were

occupied and this was without the additional traffic associated with the proposed dwelling. Vehicles would have to seek parking further afield and this is not an acceptable solution to parking. There are already concerns with vehicles parked on Smith's Road causing obstructions and the approval of this dwelling would just exacerbate the problem.

The site is garden ground detached from the public road other than by way of a footpath connection. Otherwise I am sure that dedicated parking would have been offered as part of the proposal."

There is no doubt parking and access is very constrained in Smith's Road. There are other areas of garden ground in the vicinity which could be developed for housing and similar issues would apply in respect of inability to provide parking. Approval of this application could set a dangerous precedent.

Melrose Community Council: Cannot support this application for all the same reasons as raised at the previous applications. All our comments still stand:

- o There is no provision for parking and there is no off-street parking in this area;
- o The streets are already clogged at night times to the point emergency vehicles could be seriously impeded without the addition of more vehicles looking for non-existent spaces.

Director of Education and Lifelong Learning: No response.

Scottish Water: No response.

Principal Officer (Heritage and Design): The site lies within Darnick Conservation Area.

I note that a previous application (16/01311/FUL) and subsequently a further application was submitted (17/00591/FUL) and withdrawn. I had raised concerns about the access and the fact that the house would occupy some 45% of the site area with very limited space on three sides of the proposed house. I also expressed concerns about the potential adverse impact on the Conservation Area.

I have reviewed the 17/00591/FUL proposals again as part of my assessment of the current application. The significant change is that the proposed new house has been reduced in size to be a two bedroom house on a single floor only. The agent has provided a Design Statement in support of the proposals.

Firstly, in terms of impact of the development on the character and appearance of the Conservation Area, the omission of upper floor accommodation has resulted in a reduction in height of the proposed new house by about 1m (ridge height) from that proposed in the 2017 application. This scale and form of building is more akin to other "cottages" in the Conservation Area and I am content that the revised proposals can be viewed as having a "neutral" impact on the Conservation Area as a whole.

Secondly, in terms of broader design issues, the agent has undertaken a survey into properties in the vicinity of the proposed site and has demonstrated that other properties have a high ratio of footprint to site plot area. The aerial image shows the organic pattern of the vicinity of the site. I still consider that the site is tight, especially as it is within about 1m of the site boundary on three sides and the limited access will be challenging to physically construct the building and potentially to access services.

The use of slates on the roof and painted roughcast is an appropriate external finish.

I do not object subject to a condition requiring details of external finishes, including colours to be agreed in writing by the Planning Authority.

Archaeology Officer: I have commented on previous applications for this site outlining its archaeological potential and proposed mitigation. The site likely contains the archaeological evidence of earlier structures. The current proposal still has the potential to impact buried archaeological remains. My earlier comments, recommendations and suggested conditions remain valid.

Historic Environment Scotland: The proposal has the potential to affect the Battle of Darnick Battlefield (BTL30). No comments to make.

Environmental Health: Conditions and informatives are required to deal with water supply, drainage and construction noise.

APPLICANT'S SUPPORTING INFORMATION:

- o Agents letter of support (11th April 2018);
- o Darnick Village Trust: Appeal for Considerate Parking and Driving;
- o Planning and Design Statement;
- o Parking Statement;
- o Photo of drainage services to the site.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD2: Quality Standards

PMD5: Infill development

HD3: Protection of Residential Amenity

EP4: National Scenic Area

EP8: Archaeology

EP9: Conservation Areas

IS2: Developer Contributions

IS3: Developer Contributions Related to the Borders Railway

IS7: Parking Provision and Standards

IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

Supplementary Planning Guidance:

Placemaking and Design January 2010

Developer Contributions Revised 2018

Guidance on Householder Developments July 2006

Recommendation by - Julie Hayward (Lead Planning Officer) on 25th April 2018

Site and Proposal

The site is on the west of side Smith's Road in Darnick. The site is elevated above the road, detached from it but accessible by a narrow path. It is laid to grass enclosed by timber fencing and hedging and bounds other residential gardens, including a new house being erected on the plot to the west. The site is within the Conservation Area.

The proposal is to erect a single storey, two bedroom dwellinghouse on the site. This would have rendered walls, timber windows and a slate roof. The existing boundary fencing and hedge would be retained. There would be a small area of garden ground and tree planting is proposed. Pedestrian access would be via an existing path from the public road. There would be no vehicular access or on-site parking.

The drawings submitted are the same as those refused in December 2017 (17/01346/FUL).

Planning History

16/01311/FUL: Erection of dwellinghouse. Refused 14th December 2016.

17/00591/FUL: Erection of dwellinghouse. Withdrawn 18th May 2017.

17/01346/FUL: Erection of dwellinghouse. Refused on 5th December 2017.

Planning Policy

The site is within the development boundary for Darnick and so must be assessed against policy PMD5. Within development boundaries development on non-allocated, infill or windfall sites will be approved if certain criteria are met. These criteria will be assessed within this report.

One criterion is that the proposal should not conflict with the established land use of the area. In this case, the surrounding area is residential in character and so the proposed use of the site for residential would not conflict with neighbouring uses.

Siting, Layout and Design

Policy PMD2 requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders townscapes and to integrate with its landscape surroundings. The policy contains a number of standards that would apply to all development. Policy PMD5 requires that the development respects the scale, form, design, materials and density of its surroundings; the individual and cumulative effects of the development should not lead to overdevelopment or town cramming; the proposal should not detract from the character and amenity of the surrounding area.

The original planning application (16/01311/FUL) for this site was for a one-and-a-half storey dwellinghouse with render and timber clad walls and a slate roof. The footprint matched that of the current application and the proposal was for three bedrooms. No on-site parking was proposed and access was for pedestrians only via the shared access path from the public road. The application was refused in December 2016 for the following reasons:

- o The proposed development would not comply with Policies PMD2, PMD5 or IS7 of the Local Development Plan 2016 because no off-street parking would be provided and the resulting implications on Smith's Road would have potential adverse impacts on road and pedestrian safety. Other material considerations do not outweigh these conflicts with policy.

- o The proposed development would not comply with Policies PMD2, PMD5, HD3 or EP9 because it would constitute overdevelopment of the site in a manner that would have adverse implications for the character and appearance of the Conservation Area and an intrusive and overbearing impact on neighbouring properties. Other material considerations do not outweigh these conflicts with policy.

No appeal was submitted.

A second application (17/00591/FUL) for the same proposal (with less timber cladding) was submitted in April 2017 and withdrawn in May 2017.

The third application was for the same plot and footprint but the proposed dwellinghouse was reduced to single storey with a different design. The application was refused in December 2017 for the following reasons:

- o The proposed development would not comply with Policies PMD2, PMD5 or IS7 of the Local Development Plan 2016 as no off-street parking would be provided and the resulting implications on Smith's Road would have potential adverse impacts on road and pedestrian safety. Other material considerations do not outweigh these conflicts with policy.

- o The proposed development would not comply with Policies PMD2, PMD5, HD3 or EP9 as it would constitute overdevelopment of the site in a manner that would have adverse implications for the character and appearance of the Conservation Area and an intrusive and overbearing impact on neighbouring properties. Other material considerations do not outweigh these conflicts with policy.

The current application is for the same proposal as that refused in December 2017. Only the supporting information has changed to address the reasons for the previous refusal.

This site (136 square metres in area) is on elevated ground above the public road and detached from it by the garden ground of other properties and it appears that the site was once garden ground but is described as a vacant private plot in the applicant's Planning and Design Statement. It is accessed by a footpath from the public road between gardens and is surrounded by 1.8m high fencing and hedging.

The application is supported by a Planning and Design Statement that states that the proposal will respect the present scale and form of development in Darnick, with sufficient amenity space consistent with other adjoining properties and is in sympathy with the architectural narrative of the Conservation Area. The Statement includes an assessment of the pattern of development in Darnick and the built context. This includes those properties with no relationship with the public road or vehicular access, aerial views showing the relationship between the existing houses and their garden ground and an assessment of house-to-plot ratios in the surrounding area.

The site is within the historic core of Darnick and the area is characterised by a historic townscape pattern that is organic in nature with a varied street pattern, high density and no defined building line. The majority of houses do have a street elevation, though it is accepted that a few, mainly terraced, semi-detached or linked properties, have no relationship with the public road. The majority of houses in the surrounding area are traditional one-and-a-half and two storey, detached, semi-detached and terraced, with stone or rendered walls and slate roofs. However, there are modern houses to the south west on Lye Road, outwith the Conservation Area.

The site is elevated above the road and detached from it; it has no relationship with the road. The east side of Smith's Road is characterised by houses that abut the narrow road whereas on the west side there are garden grounds belonging to these properties and the aspect is more open.

It is accepted that the size of the plot may not be significantly smaller than some traditional properties in this area and the plot is set back from the road and screened by planting and the timber fence and so it is not immediately apparent how small the plot is or the relationship between the proposed house and the boundary fencing.

The site layout and footprint of the proposed dwellinghouse has not altered from the previous refusals. The dwellinghouse would be sited 1m from the existing timber fencing and hedge. This relationship would result in a restricted outlook for future occupants and the fence would have an overbearing impact and restrict light. Only a small area of garden ground is proposed and there is no space for on-site parking and turning. It is considered that the proposal would constitute overdevelopment of the site. The concern that the house would appear as overdevelopment was raised in the Principal Officer (Heritage and Design) and Planning Officer's assessment of the original application for this site.

The Design Statement refers to planning permission (16/00917/FUL) for the erection of a dwellinghouse at Orchard Park in Darnick. This does not front onto the public road but there is sufficient space within the plot for two on-site parking spaces, a garage and garden ground and the property is served by a vehicular access from Waverley Gardens, a modern cul-de-sac. This is not a comparable example. Each application must be judged on its own merits against the relevant planning policy.

The proposal is for a single storey dwellinghouse, compared to a one-and-a-half storey in the original application. This revision acknowledges the design issues raised by the Principal Officer (Heritage and Design) in respect of that original application. The result is a very simple design with little architectural character; chimneys have been included to add interest to the design (though there is no provision for fireplaces or stoves) and the window openings lack the vertical emphasis seen in the traditional properties in the surrounding area. The existing fence and vegetation would screen these openings to a degree.

In terms of materials, the roof would be natural slate, the walls would have a rendered finish and timber windows and doors are proposed. The materials would be acceptable and a condition would secure agreement of detailed specifications/colours.

Taking into account the revised supporting information submitted with this current application, it is still considered that the site has no relationship with the public road and given the size of the plot, the proposal would constitute an overdevelopment of the site.

Impact on the Conservation Area and Visual Amenities

Policy EP9 states that the Council will support development proposals within or adjacent to Conservation Areas which are located and designed to preserve and enhance the special architectural or historic character and appearance of the Conservation Area, respecting the scale, proportions, alignment, density, materials and boundary treatments of nearby buildings and open spaces.

The plot is set back from the road but is elevated above it. The existing planting and fencing would provide a degree of screening. The streetscene drawing submitted with the application indicates that the house would be prominent above the road, seen in the context of the new dwelling being erected to the west and the site would only be visible from a small section of Smiths Road.

The Design Statement advises that there is historic evidence of buildings on the site. However, it is understood to have been an ancillary building associated with an existing property, rather than a separate dwellinghouse, and was demolished some time ago.

The Council's Principal Officer (Heritage and Design) was consulted on the 2017 application but no response was received. He has been consulted on this current application and advises that the reduction in height from the original one-and-a-storey house to a single storey house results in a scale and form that is more akin to other "cottages" in the Conservation Area and he considers these revised proposals to have a "neutral" impact on the Conservation Area. However, the size of the plot is still a concern.

There would be no impact on the special qualities of the National Scenic Area.

Impact on Residential Amenities

Policy PMD5 states that the development should not result in any significant loss of daylight, sunshine or privacy to adjoining properties as a result of overshadowing or overlooking. Policy HD3 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted.

The Council's Supplementary Planning Guidance: Guidance on Householder Developments July 2006 contains guidance on privacy, overlooking and access to light that can be applied when considering planning applications for new developments to ensure that proposals do not adversely affect the residential amenities of occupants of neighbouring properties.

Whistlefield, to the south, is 13m from the site boundary and so 14m from the proposed house, with no windows in the rear gable. The house being erected to the rear (west) has no openings in the east elevation facing the site. The site is set back from the houses on the eastern side of Smith's Road and Bowmont Cottage to the north east, facing the site, is 10m from the plot boundary and 14m from the proposed house with no direct overlooking.

It is considered that the proposal would not affect the light or privacy to principle rooms of neighbouring houses. However, the proposed dwellinghouse would be sited so close to boundaries of the neighbouring properties as to be intrusive and overbearing. While the implications for neighbouring amenity will vary, and may not be significant in themselves, ultimately they do suggest that the site is too small to accommodate a house in a manner that is sympathetic to the amenity of neighbouring properties.

Access and Parking

Policy PMD2 requires that developments do not lead to adverse impacts on road safety and that there is adequate access and turning space for vehicles. Policy PMD5 requires that adequate access and servicing can be achieved. Policy IS7 requires that car parking should be provided in accordance with the Council's adopted standards. This policy allows for a relaxation where appropriate depending on the nature of the development and/or positive amenity gains that may be achieved that do not compromise road safety. The LDP specifies a requirement of 2.25 spaces per house.

No vehicular access or on-site parking is proposed as the site is surrounded by other properties. Pedestrian access would be via a footpath in shared ownership from the public road. Concern has been expressed that Smith's Road is narrow, congested, with a high demand for on-street parking and that the cars from this proposal would exacerbate that problem, impacting on road safety.

The Design and Access Statement argues that car ownership is not afforded to all and that a more sustainable, low carbon approach to transport that provides householders with a choice, such as public transport and cycling, should be considered. The site is close to bus and cycle routes and so the proposal should be exempt from the need to provide on-site parking. Policy guidance allows the relaxation of

technical standards where appropriate due to the nature of the development and/or if positive amenity gains can be demonstrated that do not compromise road safety. Smith's Road was never designed with vehicles in mind and has developed organically with some houses remotely located with no vehicle access. Off-street parking would have a detrimental effect on the Conservation Area. The Statement refers to the applicant's supporting case submitted with the previous application. Guidance for residents in respect of parking and driving provided by the Darnick Village Trust has been submitted with the application.

The application includes a submission by a traffic consultant that advises that there is little off-street parking available for existing properties (only 3 properties have off-street parking and there are three lock-up garages). There are a number of properties that do not front onto the road and are only accessible on foot. The report concludes that the current parking arrangements adequately serve all the existing residents whether on Smith's Road or on Abbotsford Road or Tower Road.

The Roads Planning Service advises that there has been no significant change from the previous applications for this site with regards to roads issues and, as such, their comments to the previous application for this site are still applicable and they object to the proposal on the grounds of insufficient parking and access. The plot has no vehicular access and there is no dedicated parking proposed. Furthermore, the pedestrian access to the site is not conducive to the transportation of building materials. This is likely to lead to materials being stored on Smith's Road, which is not appropriate for such storage/occupation.

The Roads Planning Officer has read the applicant's parking assessment and whilst he agrees that the principles of Designing Streets allows for on-street parking rather than dedicated off-street parking, it is his opinion that Smith's Road is not capable of accommodating any more parked vehicles without causing further problems for road users. During several visits to the site, the areas suitable for parking on Smith's Road were occupied and this was without the additional traffic associated with the proposed dwelling. Vehicles would have to seek parking further afield and this is not an acceptable solution to parking. There are already concerns with vehicles parked on Smith's Road causing obstructions and the approval of this dwelling would just exacerbate the problem. The site is garden ground detached from the public road other than by way of a footpath connection, otherwise dedicated parking would have been offered as part of the proposal.

The Roads Planning Officer concludes that there is no doubt parking and access is very constrained in Smith's Road. There are other areas of garden ground in the vicinity which could be developed for housing and similar issues would apply in respect of inability to provide parking. Approval of this application could set a dangerous precedent.

It is accepted that the historic street layout was not designed for cars, but has adapted to them over time, absorbing a varied arrangement of parking. There could also be a justification for reducing or removing standards if it could be shown that the implications of the extra traffic burden on existing on-street parking would not be detrimental.

However, that is not the case here, as representations have been submitted indicating that there is no spare capacity for on-street car parking in Smith's Road and this is reinforced by the comments of the Roads Planning Officer. In reality, despite efforts to encourage and promote other forms of transport, the Borders region is reliant on the private car and most households have at least one car and this proposal would exacerbate parking problems in the area. This is highlighted in the Design Statement, which advises that Smith's Road provides limited parking for existing residents and when full, residents have to park elsewhere, including Abbotsford Road. As no on-site parking is proposed, this proposal would add to the current demand for parking and displace resident's parking onto other streets within Darnick, potentially causing problems elsewhere.

The Roads Planning Service has also highlighted the difficulty of building the house with no vehicular access to it as there is likely to be serious disruption to Smith's Road during the construction phase.

The circumstances have not altered since the previous applications were considered. It has not been adequately demonstrated that this development would not have adverse road and pedestrian safety implications. This further supports the assertion that this is not an appropriate site for a new dwellinghouse. It is considered that the proposal does not comply with policy IS7. There is no justification for a relaxation in

the parking standards as the development would not result in any positive amenity gains but would affect current on-street parking and compromise road safety.

Archaeology

Policy EP8 states that development proposals which will adversely affect local archaeological assets will only be permitted if it can be demonstrated that the benefits of the proposal outweigh the heritage value of the asset. All proposals that adversely affect such an asset must include an acceptable mitigation strategy.

The Councils' Archaeology Officer advises, in respect of the previous applications, that there are potential archaeological implications. He does not object to this proposal, but there is a requirement for mitigation. There was a building on the site that appears on maps from the OS 1st edition (1858) to the OS 3rd edition (1904) suggesting it was at least of early 19th century date. There is some potential that it was older. The property and former building are within the area where medieval and post-medieval backland activity are likely to have occurred. Excavation of the site for foundations, services, access etc. should be undertaken under archaeological supervision during a watching brief. A condition requiring a watching brief is recommended.

The site is also within the Inventory Battlefield of Darnick, though there are no implications relating to this designation and Historic Environment Scotland has no objections.

Water and Drainage

Policy IS9 states that the preferred method of dealing with waste water associated with new development would be a direct connection to the public sewerage system.

The application form states that the dwellinghouse would connect to the mains water supply and drainage network but no details of how this would be achieved have been provided or even if this is achievable. The agent has advised that there is evidence of a drain/servicing within the footpath that accesses the site though there is no information on whether this is adequate or would need upgrading/replacing.

Contaminated Land

Policy IS13 advises that where development is proposed on land that is contaminated or suspected of contamination, appropriate site investigation and mitigation will be required.

The Councils Contaminated Land Officer advises that the application appears to be proposing the redevelopment of land that previously housed a greenhouse and the surrounding area was developed with extensive areas of commercial greenhouses including heating infrastructure and associated chemical storage. This land use is potentially contaminative and it is the responsibility of the developer to demonstrate that the land is suitable for the use they propose.

A condition is required that development is not permitted to start until a site investigation and risk assessment has been carried out, submitted and agreed upon by the Planning Authority together with a remediation strategy and verification plan.

Developer Contributions

Financial contributions, in compliance with policies IS2 and IS3, are required in respect of education (Melrose Primary School and Earlston High School) and the Borders railway. These would be secured by a legal agreement.

Other Issues

It is not clear how this site could be physically developed. There is no vehicular access for the delivery of materials, machinery and equipment. Given the size of the site, it would not be possible to locate the site compound within the site and so this would have to be located elsewhere, remote from the site, resulting in additional traffic movements. There is no space for parking vehicles associated with the development within the site and this includes the construction workers' cars and they may then have to park on Smith's Road or neighbouring streets. The agent recommends a condition that secures the submission and implementation

of a Construction Method Statement but it is clear that the construction phase would have implications for residents within Smith's Road and potentially, neighbouring streets.

Construction noise could be dealt with by the condition recommended by Environmental Health. Once occupied, it is unlikely that the dwellinghouse would result in unacceptable noise nuisance and in any event, this would be dealt with by Environmental Health legislation.

Fire safety is not a planning issue.

All properties within 20m of the site boundary were sent neighbour notification letters, a site notice was put up on 2nd April 2018 and the application was advertised in the Southern Reporter on 22nd March 2018. The Council has therefore carried out its legal requirements for notification of the application.

REASON FOR DECISION :

There have been no material changes to the proposal since the previous application was refused in December 2017. The revision to the applicant's Planning and Design Statement is not sufficient to alter the view of this Department that this not an appropriate site for a new dwellinghouse and that the application should be refused.

It is considered that the proposed development would not comply with policies PMD2, PMD5 or IS7 of the Local Development Plan 2016 as no off-street parking would be provided and the resulting implications on Smith's Road would have potential adverse impacts on road and pedestrian safety. Other material considerations do not outweigh these conflicts with policy.

In addition, the proposed development would be contrary to policies PMD2, PMD5 and HD3 as it would constitute overdevelopment of the site in a manner that would have adverse implications on the residential amenities of future occupants and an intrusive and overbearing impact on neighbouring properties. Other material considerations do not outweigh these conflicts with policy.

Recommendation: Refused

- 1 The proposed development would not comply with policies PMD2, PMD5 or IS7 of the Local Development Plan 2016 as no off-street parking would be provided and the resulting implications on Smith's Road would have potential adverse impacts on road and pedestrian safety. Other material considerations do not outweigh these conflicts with policy.
- 2 The proposed development would be contrary to policies PMD2, PMD5 and HD3 as it would constitute overdevelopment of the site in a manner that would have an adverse impact on the residential amenities of future occupants of the dwellinghouse and an intrusive and overbearing impact on neighbouring properties. Other material considerations do not outweigh these conflicts with policy.

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