

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

3 SEPTEMBER 2018

APPLICATION FOR APPROVAL OF MATTERS SPECIFIED IN CONDITIONS

ITEM:	REFERENCE NUMBER: 18/00642/AMC
OFFICER:	Paul Duncan
WARD:	East Berwickshire
PROPOSAL:	Erection of dwellinghouse (approval of matters specified in conditions 15/00743/PPP)
SITE:	Land West of Lamberton Lodge, Lamberton, Scottish Borders
APPLICANT:	Mrs Lynn Craig
AGENT:	Kevin White

SITE DESCRIPTION

The proposed site is located at the Lamberton (Whale's Jaw) building group in East Berwickshire, which is situated between Burnmouth and the Scotland/England border.

The site is rectangular in shape and represents an obvious infill opportunity between two existing bungalows (Fairview Cottage and 5a Lamberton Holding) on the south side of the minor road serving the building group. A further bungalow known as Border View is located directly opposite the plot, to the north of the minor road. The site slopes down from west to east and from north to south. Land to the south of the site is in agricultural use to the Scotland/England border and beyond.

The ruins of Lamberton old church and the associated churchyard sit a short distance from the site to the north-east and are designated as a Scheduled Monument.

PROPOSED DEVELOPMENT

This application seeks approval of matters referred to in conditions attached to planning consent 15/00743/PPP which granted planning permission in principle (PPP) for the erection of a single dwellinghouse on the proposed site.

This application puts forward detailed proposals for the erection of a single detached dwellinghouse, which would be positioned on the west side of the plot, towards 5a Lamberton Holding. Access would be taken from the minor road at the far west end of the plot. Two parking spaces would be formed between the new house and 5a Lamberton Holding.

A mainly two storey dwellinghouse is proposed. The changes in levels across the site would be exploited to present the house as a single-storey split-level dwelling from the front elevation. A projecting gable elevation would be a focal point for the design. This central element would have a north/south orientation with a pitched slate roof, and would link two side 'wings' to the east and west, when read from the public road. The two side offshoots feature shallower roof pitches with an otherwise local vernacular appearance to the front and side elevations. To the front elevation they would present themselves as single storey extensions. The rear elevation is

essentially 2 storey and more contemporary in design, featuring balconies, large single pane windows, patio and balcony doors, and a further central gable.

PLANNING HISTORY

Proposed site

Application reference 15/00743/PPP granted Planning Permission in Principle (previously known as outline planning permission) for the erection of a single dwellinghouse on 16th September 2015. This was a delegated decision. Development contributions towards the local primary and secondary schools were settled by way of a Section 69 legal agreement prior to the release of consent.

A first application for the approval of the matters specified in the conditions attached to that consent was submitted last year (reference 17/01412/AMC). That application proposed the erection of a dwellinghouse which was significantly larger in footprint than the dwellinghouse now being considered. The house would have featured an attached garage and fourth bedroom which have now been omitted from the proposals. The previous application received objections from 11 members of the public. The Department could not support that application. The scale and design of the proposed house was considered unsuitable for the site in question. The applicant ultimately chose to withdraw that application.

Recent local planning history

- 05/00451/FUL – granted permission for the single storey detached dwellinghouse (5A Lamberton Holding) located on the plot adjacent to the proposed site to the south-west.
- 06/00673/OUT & 08/01894/REM – granted permission for the detached bungalow located to the north-west of the proposed site (Maple Lodge). The accompanying Report of Handling provided the following commentary: “Overall, it is considered that the design and siting of the dwellinghouse is acceptable. Whilst a natural slate roof would have been preferred, it is not considered that this could be insisted upon as the neighbouring dwellinghouses have tiled roofs. The design of the dwellinghouse is in keeping with the character of the existing properties.”
- 10/01333/FUL – granted permission for the erection of the detached bungalow located to the north-east of the proposed site (Fairview Cottage). The accompanying Report of Handling provided the following commentary: “The proposed dwelling would be a modest 3-bedroom single storey bungalow similar in style, scale, mass and external materials to the dwellings opposite. It would be a modern dwelling with little in the way of any architectural interest but it would be consistent with the recent residential development at this location.”

REPRESENTATION SUMMARY

In response to this application, representations on behalf of 6 members of the public were received. All are available to view on *Public Access*, though the comments made can be summarised as follows:

- Proposed house is out of keeping with the surrounding houses

- The proposals are not modest in size and design
- Detrimental effect on the character of this small building group
- Will look like a 2 storey house with balcony from Scotland/England border where it will be very visible
- Suburban design appearance
- Inappropriate materials
- Underbuilding goes against current guidelines
- No surrounding properties feature a balcony
- Why should this house be allowed two stories when no others in the group are
- Permission was granted for a modest dwellinghouse
- The garage omitted from the previous scheme could be applied for again in the future
- Proposal would dominate Border View
- Loss of view from Border View [*not a material planning consideration*]
- Privacy impacts on Border View
- Loss of light and overshadowing effects on Border View
- Impact on quality of life of elderly neighbour
- Very little has changed since the previous withdrawn application
- Contrary to new housing in countryside policy
- Extra traffic
- No information on future boundary of the property
- Impact on Village Hall and Lamberton Kirk/ graveyard
- The building would be obvious from the A1 and could attract crime.

APPLICANT'S SUPPORTING INFORMATION

The application was accompanied by a supporting statement which can be viewed in full on *Public Access*. Street scene section/elevation drawings have been provided on request and are also available to view on Public Access ('Section Drawings' 20 July 2018).

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Roads Planning Service: No objection, provided conditions are included in any consent to control parking, turning and access.

Archaeology: No objection. There are no archaeological implications. Previous archaeological conditions have been dealt with.

Environmental Health: No objection, provided conditions and informatives are included in any consent to cover drainage and water supply arrangements and the use of wood burning stoves. Further information was requested regarding an identified plant room.

Statutory Consultees

Foulden, Mordington and Lamberton Community Council: Planning permission in principle was given under application 15/00743/PPP. The approval in principle was for a modest dwelling which complies with policy D2 of the Scottish Borders Consolidated Plan 2011 as the site is well related to an existing building group. The

approval notification goes on to state - "Appropriate siting and design would ensure that the proposal would not affect the residential amenities of occupants of neighbouring properties or the visual amenities of the area". The planning officers report states - "The proposed plot is of an adequate size to accommodate a modest dwelling. Details of design and materials are not provided for at this outline stage, however it is noted that there is a mixture of traditional and modern housing within the group, with recent new build comprising modest bungalows constructed of render and slate. Consideration of siting and fenestration during the detailed application stage should take account of any issues with regard to neighbouring amenity."

FMLCC do not consider that these conditions have been met in the detail design proposals being put forward under application 18/00642/AMC for the following reasons: -

This proposal has a large two-storey element combined with a single storey element which occupies a significant proportion of width of the site. The neighbouring properties are true bungalows of a modest and appropriate size for the location. The existing properties are generally in keeping with the established local vernacular in scale and finish – this is not the case with these proposals.

This design will mean that the amenity currently enjoyed by the property opposite the northside of the site of open aspect and privacy will be severely compromised. A design for a modest dwelling may be able to preserve this amenity.

The design character of the proposal is not in keeping with the surrounding properties and will set a precedent for two-storey development which has previously been discouraged by the planning authority.

Despite the statements in the applicant's design statement the [Community] Council does not consider that sufficient care has been given to ensure that this proposal is appropriate to its siting in terms of overall size, height, materials and design character. Previous new build properties along this road are all single storey and this principle should be maintained.

Drainage and septic tank issues of this site do not appear to have been adequately addressed.

DEVELOPMENT PLAN POLICIES:

Scottish Borders Local Development Plan 2016

PMD1 Sustainability

PMD2 Quality Standards

HD2 Housing in the Countryside

HD3 Protection of Residential Amenity

EP8 Archaeology

IS7 Parking Provision and Standards

IS9 Waste Water Treatment Standards and Sustainable Urban Drainage

OTHER PLANNING CONSIDERATIONS:

Scottish Planning Policy 2014

SPG Guidance on Householder Developments 2006

SPG New Housing in the Borders Countryside 2008

SPG Placemaking and Design 2010

KEY PLANNING ISSUES:

The key issue is whether the proposed development will satisfy conditions attached to consent reference 15/00743/PPP, particularly with respect to the layout, design, appearance and siting of the development, including landscaping and the means of access. Regard should principally be had to the Development Plan when determining the application, but other material considerations will require to be accounted for.

ASSESSMENT OF APPLICATION:

PRINCIPLE

Planning permission in principle has previously been granted for the erection of a dwellinghouse on the proposed site (ref 15/00743/PPP). This permission remains valid. The principle of erecting a dwellinghouse at this site is therefore clearly established.

CONDITION 1 - Layout, siting, design, appearance and landscaping

Condition 1 requires the agreement of the layout, siting, design and external materials of the proposed dwellinghouse, the means of access and landscaping.

Placemaking and design

The Council's standards for placemaking and design for new rural housing are established by Local Development Plan policy PMD2 (Quality Standards). This policy seeks to ensure all new development is of a high quality and respects the environment in which it is contained. Development should be based on a clear understanding of context, designed in sympathy with the Scottish Borders architectural style. It should be of a scale, massing and height appropriate to its surroundings, finished externally in materials and colours which complement the highest quality of architecture in the locality. Policy PMD2 is supplemented by the Placemaking and Design Supplementary Planning Guidance document which sets out in detail the Council's expectations for the design of new development. This outlines general concepts such as the rules of proportion, but also goes into specifics. For example, the SPG lists the materials which the Council considers appropriate for new rural development. The Council's New Housing in the Borders Countryside Supplementary Planning Guidance is also relevant.

Before considering the proposals for this dwellinghouse, the existing context at this building group should firstly be acknowledged. The nearest existing dwellinghouses have a very clear design style. These houses are bungalows with mainly shallow pitched, concrete tiled roofs. The use of dry dash render is evident and the massing and detailing (for example the fenestration pattern) of the houses generally results in a horizontal emphasis and a suburban character. This is not reflective of traditional Borders design, or the form of rural architecture or design standard the Planning Authority aspires to today, which is outlined in the Placemaking and Design Supplementary Planning Guidance document.

The proposed site therefore presents an immediate challenge in that whilst there is a clear existing design character evident, that context does not reflect traditional rural Borders architecture. In these circumstances, a further bungalow similar to those existing would be acceptable. The Planning Authority would have limited scope to demand an alternative design approach. In this instance however, the applicant has

come forward with an alternative approach, which partially reflects the guidance contained with the Placemaking and Design SPG but which provides a significant contrast with the scale and massing of the neighbouring houses. Objectors have noted that at the time of the PPP approval for the proposed site, the accompanying Report of Handling stated that the site would be capable of accommodating a modest dwelling. It should be noted that this was commentary rather than a condition of the consent or a requirement of the approval. The proposed dwellinghouse is not modest in scale but must be assessed on its merits. A key consideration is whether other placemaking considerations outweigh the contrast in scale and design between the proposed dwellinghouse and the existing houses nearby.

The proposed site slopes down from west to east, and from north to south. The proposed dwellinghouse utilises the change in levels on the site to achieve what is largely a two-storey building but which reads mainly as a single storey building from the front elevation. A front gable projects forward and would be faced in natural stone, providing an attractive focal point for the dwelling. The front elevation would echo the appearance of traditional Borders farm steading buildings.

The section drawing provided ('Section Drawings' 20 July 2018) shows the ridge of the proposed dwellinghouse sitting below that of 5a Lamberton Holding. The drawing shows the highest ridge across each of the buildings on the south side of the road gradually stepping up to 5a Lamberton Holding, although perhaps surprisingly, the drawing shows the ridge of the east offshoot of the proposed house sitting below that of Fairview Cottage to the east. The section drawings show the height of the proposed house would not dominate the neighbouring properties.

The split-level design helps break up the massing and bulk of the dwellinghouse and helps integrate it into the landform. This does however require underbuilding, which would not normally be welcomed in the design of new rural housing. The underbuilding required is mainly focused to the rear of the plot, but it will be visible from the minor road. It should be noted that a standard bungalow on the plot would itself require earthworks to create a flat site.

The dwellinghouse will read clearly as a two storey dwellinghouse from the south of the site. Visibility from the south will mainly be restricted to the A1 and the A1 layby at the border. At such distances the prominence of the proposed house, and the effect of reading a two-storey house against surrounding bungalows will be minimal. Balconies are not evident at neighbouring dwellings but at such distances will not be prominent. The section drawings submitted with the application show that the new house will remain below the ridge of the neighbouring dwellinghouse. The proposed dwelling may break the skyline when viewed from the border lay-by, however neighbouring dwellinghouses already do so. Other properties at Lamberton vary in scale and massing and the house would be seen in that context. It should also be acknowledged that a large two storey dwellinghouse has been approved by the Local Review Body to the north of the building group on land north east of the old church (planning reference 16/00947/FUL).

This application follows earlier proposals (reference 17/01412/AMC) for a dwellinghouse on the plot which was significantly larger in scale, measuring some 31m across the front elevation. That proposal was considered unacceptable, and the applicant agreed to withdraw the application prior to determination. Whilst a complete rethink for the plot would have been preferable, the original plans were amended to remove the integral garage and fourth bedroom. This has reduced the width of the front elevation to 21m which in turn has reduced the overall scale of the proposed dwelling to acceptable levels.

The concerns raised by third parties in relation to the scale of the proposed dwelling are noted and have been taken into consideration. However, the submitted plans show a dwelling with a significantly reduced footprint (when compared to the earlier withdrawn application) with a predominantly single storey elevation to the road side. This is consistent with existing dwellings locally and considered to be an improvement over the earlier iteration.

The proposed materials are to be welcomed. The central gabled element would be of natural sandstone construction to the front, sides and rear. Other front and side elevation walls would mainly have a smooth render finish to the front and side elevations, whilst modern timber style boarding finished in forest grey would clad the rear elevation. This would partially wrap around the east offshoot. Roofs would be covered with natural slate. Aluminium or timber windows and doors would visually recede with a slate grey finish. Either aluminium or timber would be acceptable at this site given the character of neighbouring dwellings. This could be decided upon at a later date and controlled by an appropriately worded condition. The proposed materials are significantly more appropriate in a rural setting than those prevalent in this part of the building group, although the old village hall building benefits from a traditional stone and slate construction. Overall, the materials proposed for this house are appropriate for such a rural location and represent a significant betterment to those prevalent within the immediate vicinity and which could in such circumstances be demanded by the Planning Authority.

The preceding paragraphs set out a range of conflicting considerations. Pulling these together, it is felt that the benefits of this proposal outweigh the concerns about the scale of the development. The Heritage and Design officer has been informally consulted on these proposals and concurs with the view that the design is acceptable and in compliance with placemaking and design objectives.

Various options for altering the design have been considered, for example lowering the eaves on the western offshoot or reducing the step down to the eastern offshoot. Whilst such changes may have produced a moderately improved visual appearance this would have been at a significant cost to the very finely balanced internal arrangements of the proposed house.

In conclusion, and on balance, taking account of the context of the site in question, it is considered that proposed development should be supported in placemaking and design terms.

Residential amenity impacts

Members will be familiar with Local Development Plan policy HD3 (Protection of Residential Amenity), which is supplemented by the Guidance on Householder Developments SPG (also known as the Privacy and Sunlight SPG). These set out the Council's standards for residential amenity and provide a framework for the assessment of these considerations.

Objectors have raised concerns regarding potential adverse impacts to the amenity presently enjoyed by the property known as Border View, to the north of the proposed site. In terms of overlooking, it is inevitable that a degree of impact will occur when this site is developed given the proximity to Border View. This would be the case were a standard bungalow to be erected on the site. A standard bungalow design would likely feature principal rooms overlooking Border View. In the proposals being considered, the windows on the front (north) elevation are to a corridor, a store, and a laundry room, rather than principal rooms. The impact of

overlooking resulting from such internal spaces would be far less significant than from principal rooms. The proposals also feature a mezzanine space at first floor. At this short distance to Border View, given the window would look down on Border View, it would be appropriate to require this window to utilise obscured glazing. Subject to compliance with such a condition, the proposed house would avoid unacceptable adverse impacts on the level of privacy amenity afforded to the property known as Border View.

Objectors have also raised concerns with regards to loss of light, loss of sunlight and overshadowing. There will be a degree of impact in this regard. A section drawing has been provided which shows the Council's standards for loss of light will be met.

There would be no significant effects on other properties within the building group. The side elevations of the proposed dwellinghouse feature just one single en-suite window on the east elevation. This faces a blank gable on Fairview Cottage which will ensure no adverse privacy or loss of light impacts will arise on that property. No impacts will arise from the proposed balcony areas.

The Environmental Health section queried the plant room/ store identified on floorplan drawings and sought confirmation that this room would not contain noise generating equipment. This has been clarified by the agent to the satisfaction of Environmental Health. The room will contain a standard oil-fired boiler and hot water cylinder(s) as well as the incoming utility connections.

Other considerations

The proposals would be considered to have a neutral effect on the setting of the ruins of Lamberton old church and the associated churchyard which are designated as a Scheduled Monument.

No details have been provided for boundary treatments but this matter can be controlled by a suitably worded planning condition.

CONDITIONS 2 and 3 – Standard conditions

Condition 2 and 3 relate to the timing of agreeing the details required by the PPP consent, the commencement of the development and the implementation in accordance with the agreed details thereafter. These conditions remain relevant and will not be addressed or discharged by this application. The applicant can be advised of this by means of an informative.

CONDITION 4 – Foul drainage

Local Development Plan policy IS9 (Waste Water Treatment Standards and Sustainable Urban Drainage) sets out the Council's preferred methods for dealing with waste water associated with new development. In areas not served by a mains sewer, private sewerage treatment arrangements may be acceptable. Condition 4 of 15/00743/PPP requires the agreement of arrangements for the disposal of sewage and their implementation on the site thereafter, prior to the occupation of the dwellinghouse. This application now sets out the proposed arrangements which would see foul drainage directed to a septic tank within the plot, which would then discharge to an existing cundydrain within the adjacent field to the south-east of the plot. These proposals are suitable both in principle and for the purposes of this condition. Detailed assessment of the arrangements would be carried out at the Building Warrant stage. The implementation of these arrangements prior to occupation will remain a condition of the consent. An informative is recommended to

remind the applicants that such conditions remain valid and will need to be satisfied when the development is carried out. Finally, the Environmental Health section has recommended a planning condition relating to the maintenance of the private drainage system.

CONDITIONS 5 & 6 – Parking & turning, access

Local Development Plan policy PMD2 (Quality Standards) seeks to ensure new development within the Scottish Borders has no adverse impact on road safety. Planning condition 5 of the existing PPP approval requires two parking spaces (excluding garaging) and a turning area to be provided within the curtilage of the site before the dwellinghouse is occupied, and for these to be retained in perpetuity thereafter. Condition 6 requires a new vehicular access to the site to be constructed to DC-3 specification prior to the occupation of the dwellinghouse.

The original proposals for planning permission in principle did not set out arrangements for access or for parking and turning. The detailed proposals now under consideration show access to and from the minor road will be taken via a new service layby access at the far west of the plot. Parking for two cars is shown with a turning head to the north of the proposed dwellinghouse. The proposals have been assessed by the Roads Planning section who has no objection to the proposed arrangement. New conditions relating to parking, turning and the formation of the access have been requested but the existing conditions on the PPP consent remain valid and will adequately control these matters.

CONDITION 7 – Water supply

Condition 7 related to the proposed water supply. A connection to the mains water supply is now proposed. Environmental Health have requested planning conditions to ensure that supply is achievable and delivered. These conditions are duly recommended.

CONDITION 8 - Archaeology

At the time of the PPP application, potential archaeological implications were identified at the proposed site. In order to satisfy Local Development Plan policy EP8 (Archaeology) it was felt that mitigation would be required. Planning condition 8 of the PPP consent (15/00743/PPP) required a watching brief to be undertaken in accordance with a Written Scheme of Investigation. This has since been carried out and the findings have been reported to the Council. The Archaeology Officer has accepted the findings which have addressed his concerns. This condition is therefore satisfied.

CONCLUSION

The development is considered compliant with the Local Development Plan 2016 and relevant supplementary planning guidance and its merits in these regards are not outweighed by other material considerations. The development will, subject to compliance with the schedule of conditions, satisfy conditions attached to consent reference 15/00743/PPP and will not conflict with other conditions on the same consent. On balance, and taking into consideration the points discussed above, it is considered that the proposed dwellinghouse is acceptable in terms of its siting, design, scale and material. The proposals are considered to represent a significant improvement over the earlier application consistent with placemaking and design principles.

RECOMMENDATION BY CHIEF PLANNING OFFICER:

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

Conditions

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. Prior to the commencement of development, sample panels of the external materials hereby approved for use in the development (as shown on the approved plans) shall be prepared on site for the prior approval by the Planning Authority. The development shall be carried out wholly in accordance with the approved materials thereafter.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
3. Prior to the commencement of development, details of the material and finish of the doors and windows on the dwellinghouse hereby approved shall be submitted for the approval of the Planning Authority. Thereafter, the development shall be carried out wholly in accordance with the approved details.
Reason: to provide satisfactory control over the appearance of the windows and doors on the dwellinghouse hereby approved, in the interests of visual amenity.
4. The mezzanine window on the front (north) elevation shown on the drawing number kw-158-GMC 103 hereby approved shall be glazed with obscure glass in accordance with a scheme of details (including precise details of the opaqueness of the proposed glazing) that shall first be submitted to, and agreed in writing by the Planning Authority in advance of the installation of the window. Upon installation the window shall be permanently fixed shut. Thereafter the window shall be so retained unless otherwise agreed in writing by the Planning Authority.
Reason: To safeguard the privacy of the occupiers of the adjoining property.
5. No development is to commence until a report has been submitted to and approved in writing by the Planning Authority that the public mains water supply is available and can be provided for the development. Prior to the occupation of the building(s), written confirmation shall be provided to the approval of the Planning Authority that the development has been connected to the public mains water supply.
Reason: To ensure that the Development is adequately serviced with a sufficient supply of wholesome water and there are no unacceptable impacts upon the amenity of any neighbouring properties.
6. No water supply, other than the public mains shall be used to supply the Development without the written agreement of the Planning Authority.
Reason: To ensure that the Development is adequately serviced with a sufficient supply of wholesome water and there are no unacceptable impacts upon the amenity of any neighbouring properties.

7. No development shall commence until details of boundary treatment have been submitted for the approval of the Planning Authority. Thereafter the development shall be carried out wholly in accordance with the approved details.
Reason: to ensure the appropriate integration of the development hereby approved into the surrounding landscape, in the interests of visual amenity.
8. No development shall commence until the applicant has provided evidence that arrangements are in place to ensure that the private drainage system will be maintained in a serviceable condition
Reason: To ensure that the development does not have a detrimental effect on amenity and public health.

Informatives

1. It should be borne in mind that only contractors first approved by the Council may work within the public road boundary.
2. The applicant is advised that conditions 2, 3, 4, 5 and 6 of planning consent 15/00743/PPP remain valid and should be satisfied in accordance with their respective requirements.
3. With regard to the obscure glazing required by condition 5, please note that the Planning Authority wishes the details required to demonstrate the adequacy of the opaqueness of the proposed glazing. Accordingly it is not details of the specific design or pattern that is required, but a measure of the proposed glazing's actual opaqueness. In order to be supported, this should be the maximum opaqueness within the supplier's range.
4. Private drainage systems often impact on amenity and cause other problems when no clear responsibility or access rights exist for maintaining the system in a working condition. Problems can also arise when new properties connect into an existing system and the rights and duties have not been set down in law. To discharge the Condition relating to the private drainage arrangements, the Applicant should produce documentary evidence that the maintenance duties on each dwelling served by the system have been clearly established by way of a binding legal agreement. Access rights should also be specified.
5. Stoves and Use of Solid Fuel – These installations can cause smoke and odour complaints and any Building and Planning Consents for the installation do not indemnify the applicant in respect of Nuisance action. In the event of nuisance action being taken there is no guarantee that remedial work will be granted building/planning permission. Accordingly this advice can assist you to avoid future problems. The location of the flue should take into account other properties that may be downwind. The discharge point for the flue should be located as high as possible to allow for maximum dispersion of the flue gases. The flue should be terminated with a cap that encourages a high gas efflux velocity. The flue and appliance should be checked and serviced at regular intervals to ensure that they continue to operate efficiently and cleanly. The appliance should only burn fuel of a type and grade that is recommended by the manufacturer.

If you live in a Smoke Control Area you must only use an Exempt Appliance <http://smokecontrol.defra.gov.uk/appliances.php?country=s> and the fuel that is Approved for use in it <http://smokecontrol.defra.gov.uk/fuels.php?country=s> .

In wood burning stoves you should only burn dry, seasoned timber. Guidance is available at: [http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/\\$FILE/eng-woodfuel-woodasfuelguide.pdf](http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/$FILE/eng-woodfuel-woodasfuelguide.pdf)

Treated timber, waste wood, manufactured timber and laminates etc. should not be used as fuel. Paper and kindling can be used for lighting, but purpose made firelighters can cause fewer odour problems.

DRAWING NUMBERS

<u>Reference</u>	<u>Plan Type</u>
Floorplan	kw-158-GMC 100
Floorplan	kw-158-GMC 101
Roofplan	kw-158-GMC 102
Elevations	kw-158-GMC 103
Elevations	kw-158-GMC 104
Sections	kw-158-GMC 105
Site plan	kw-158-GMC 108A
Sections	kw-158-GMC 109A
Location plan	kw-158-GMC 110
Other	kw-158-GMC Materials

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning Officer	

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.

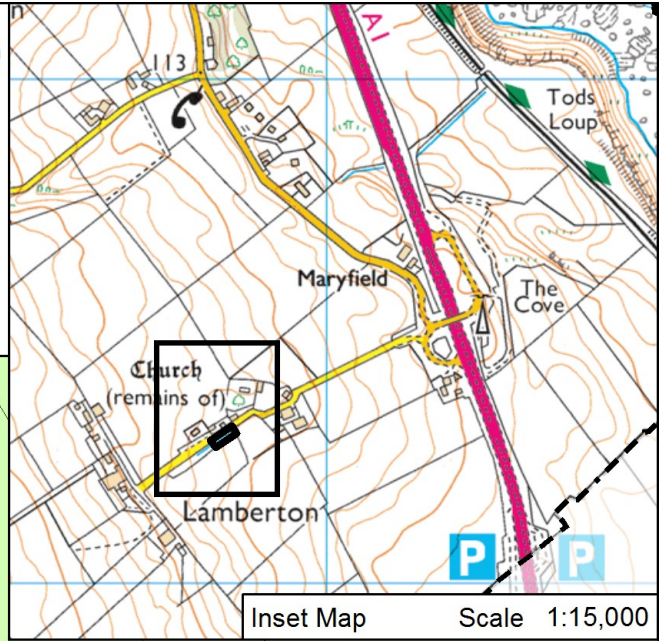
Author(s)

Name	Designation
Paul Duncan	Assistant Planning Officer



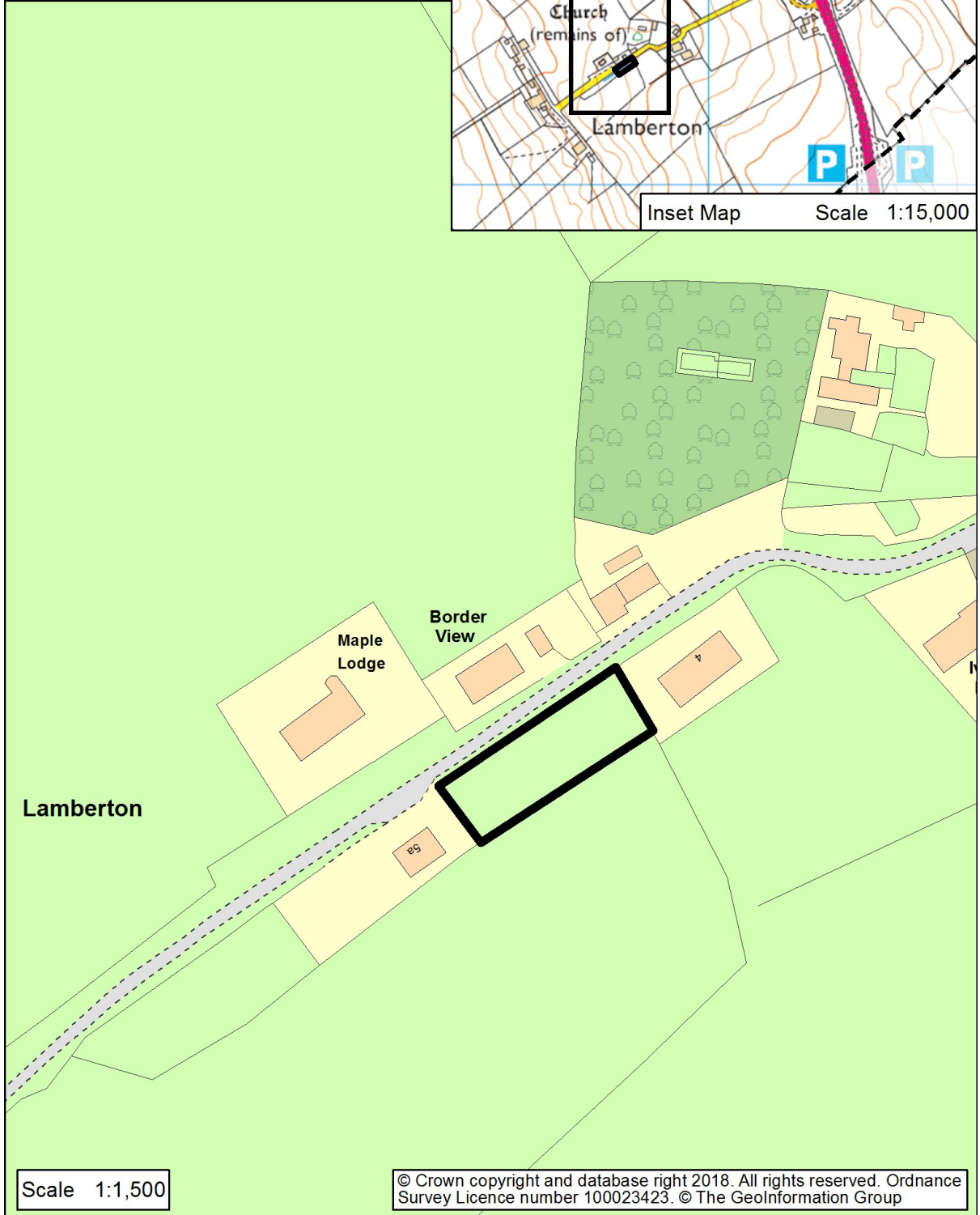
18/00642/AMC

Land West Of Lamberton Lodge
Lamberton



Inset Map

Scale 1:15,000



Scale 1:1,500