

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

1 OCTOBER 2018

APPLICATION FOR PLANNING PERMISSION

ITEM:	REFERENCE NUMBER: 18/01044/FUL
OFFICER:	Ranald Dods
WARD:	Tweeddale East
PROPOSAL:	Sub-division of dwellinghouse and alterations to provide 2 dwellinghouses
SITE:	Loaningdale, Edderston Road, Peebles
APPLICANT:	Ms Ruth McKean
AGENT:	Ferguson Planning

SITE DESCRIPTION

The application site is located on the southern edge of Peebles, within the settlement envelope but outwith the towns conservation area. Access is gained from a private road at the end of Edderston Road. Loaningdale is one of three properties (Loaningdale, Morning Hill Cottage and The Bothy) grouped around a shared gravel parking area. Morning Hill Cottage and The Bothy were converted from outhouses. Located to the north of the northernmost of these properties (The Bothy) is a house known as The Steading. This dwelling is at a lower level and there is garden ground to the front, with car parking located to the north. Although that it appears to be within the grouping of buildings, the level difference and separate parking gives a degree of detachment from the properties on the upper level. To the east lies Tintah, a subdivided category B listed house. Open farmland lies to the south and west. To the south east of Tintah is a property known as Tintah Croft which appears to be used as holiday accommodation.

Loaningdale is a traditionally built and detailed house with accommodation ranging over one and a half storeys and also within the attic space. The house was extended after permission was granted in 2009. An area of garden ground, approximately 780m² and roughly J shaped, is located to the south of the house. A decked area gives access to the garden from the first floor of the property. The decking also wraps around the western gable of the building and looks over the farmland to the west. To the front (north) of the house is an extensive area of gravel. This was doubtless once garden ground but is now an area used for parking.

PROPOSED DEVELOPMENT

This application is made for planning permission to subdivide Loaningdale into 2 houses. That will be done by blocking up the internal openings created when the house was extended. The garden ground to the rear will also be subdivided. The western house will be allocated approximately 370m² with the remainder being retained by the eastern unit. That latter house's garden will be in two distinct sections, one immediately behind the house and the other to the south of the newly created garden ground of the western house.

A new entrance door will be formed from a window in the north elevation. This will give access to the western house from the parking area. On the southern elevation, a set of French doors will be formed to give garden access for the western house. New stairs to the

west will give external access to the rear of the western house. No other external differences will be seen.

PLANNING HISTORY

There have been several applications for this site. Permission was given for the conversion of the outhouses to form self-contained accommodation in March 1990 (ref 90/01429/FUL) and these are now known as Morning Hill Cottage and The Bothy. In July 2007 permission was granted for the removal of the northern part of the outbuildings and the erection of a new house (ref 07/00413/FUL), that new house being known as The Steading.

Two applications in 2007 to alter and extend the house were withdrawn prior to determination. An application (08/01191/FUL) to alter and extend Loaningdale was refused in 2008 due to the proposal having an unacceptable adverse impact on the dwelling. An application (09/00608/FUL) for a revised scheme, which addressed those reasons for refusal, was granted in 2009. That was to alter and extend the house and also to alter and extend the ancillary accommodation which was the subject of 90/01429/FUL. That latter element provided a double garage and additional accommodation and raised the ridge by 1.4m to allow for the use of the roof space as studio/study accommodation. In 2014, an application was granted to convert that ancillary first floor ancillary accommodation into self-contained residential accommodation (12/00651/FUL).

REPRESENTATION SUMMARY

The application was advertised in the local press and neighbours were notified. As a result of the notification processes, 10 representations were received. The material grounds of objection contained in those representations are summarised below. Copies of all representations can be viewed in full on *Public Access*.

- Water supply
- Impact on parking
- Bin storage
- Impact on listed building
- Over development
- Road & pedestrian safety
- Surface water
- Density.

DEVELOPMENT PLAN POLICIES:

Scottish Borders Local Development Plan 2016

PMD2 – Quality standards
HD3 – Protection of residential amenity
EP7 – Listed buildings
IS2 – Developer contributions
IS6 – Road adoption standards
IS7 – Parking provision and standards

OTHER PLANNING CONSIDERATIONS:

The following are material considerations:

SPG – Placemaking and design 2010;

SPG – Privacy and sunlight guide 2006.

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Roads Planning Service: The RPS does not object to the application and suggests conditions. It is noted that the sub-division of the house relates to separating a recent extension to this property (09/00608/FUL). The new unit will be taken as a new dwelling in terms counting towards the number of houses which can be served by a private road. If approved, this will represent the 4th new dwelling served by this private road. No further new builds could be supported without upgrading the road to an adoptable standard, per current policy.

There is sufficient parking and turning provided to support the development and the proposed road surface improvement specifications are adequate for the existing road condition. I have no reason to disagree with this assessment.

Education and Lifelong Learning: No objection was raised. Developer contributions will be required for Kingsland Primary School and Peebles High School.

KEY PLANNING ISSUES:

Whether or not the development will comply with planning policies and guidance with respect to residential development within an existing settlement, particularly having had regard to residential amenity and whether or not the development will significantly adversely affect the amenity of neighbouring properties and; road safety matters in particular, whether the access road is capable of servicing adequately the development. If not, whether there are material considerations that would justify a departure from the provisions of the development plan and material considerations.

ASSESSMENT OF APPLICATION:

Principle

The site is within the settlement envelope of Peebles as defined by the Scottish Borders Local Development Plan 2016 (LDP). The existing house has been extended and that extension is of a suitable size to allow conversion to a separate dwelling. The provisions of policies PMD2 and HD3, principally, will guide the proposed development. The broad principle of residential development in this location does not conflict with the established land use locally or the terms of the LDP.

Density and layout

The grouping of buildings on and adjacent to the site comprises two buildings at an upper level with a further separate building at a lower level to the north. Of the two buildings at the upper level, two residential units (Morning Hill Cottage and The Bothy) lie to the west and Loaningdale lies to the south. The proposal will see the sub-division of Loaningdale into two houses, thereby creating a fourth unit on the upper level. The objections relating to over development of the group are noted but it is considered that the resulting development will not be overly dense and does not represent over development of the site or more widely, town cramming.

The proposal does not indicate any additional works which will add to the current footprint. The existing garden ground to the south of the house will also be sub-divided. Although the

layout of the resultant garden associated with the eastern house will be slightly odd, it is not unacceptable. The overall layout of the two houses, when viewed with the two properties to the west, is acceptable. The proposed residential unit will have a relationship with existing properties compatible with neighbouring uses and the neighbouring built form. The proposed subdivision would continue to respect the character of the surrounding area and will not be detrimental to the setting of the nearby listed building.

Parking and access

There appears to be sufficient space within the site for parking for the proposed house. This view is supported by the Roads Planning Service who offers no objections to the proposed development, subject to conditions covering road improvements. There is no requirement to have places allocated and the submitted layout plan indicates nine spaces to serve four properties. One of those indicated spaces is in front of the proposed house but also immediately in front of a garage door to Morning Hill Cottage. This clearly will not be a practicable solution but, as there appears to be sufficient parking and turning space within the site, there is no need for that space in any event.

The access to the site is by means of a private road. That currently serves a number of properties. Current Transportation Standards in the LDP confirm that a private access can serve a maximum of four new dwellinghouses, that is, those built after 1984 but excluding conversions of outbuildings or ancillary accommodation to houses. The fact that there are three such dwellinghouses accessed from the private road indicates that, unless that road is brought up to adoptable standards, the site is capable of accepting only one more house. That opportunity will be used up if this application is granted. The applicant has indicated that they have joint ownership of the road and intend to upgrade it. Based on the advice of RPS, there is no requirement for this upgrade to allow the development to proceed. Members will note that there have been objections lodged on the grounds of shared ownership but this issue is a matter of private law and outwith the remit of planning and any arrangement which is reached amongst parties regarding the upgrading of the road is not a matter for planning. Although the upgraded road will not be to an adoptable standard, RPS is satisfied that the proposed surface improvement is adequate in this instance. I have no reason to call into question the assessments made by RPS. Conditions requiring the upgrading work to be completed and the construction of a passing place on the private road prior to the occupation of the house are recommended.

Services

The applicant states that the new house will be connected to the public mains water and foul drainage systems. There will be no impacts on any private water supplies serving existing nearby dwellings. Comments have been received suggesting that all spring water taps on the original Loaningdale plot are turned off in order to protect the supply serving the two flats in Tintah. This is considered to be an unreasonable request as the proposed new unit will be served directly off the public mains. Comments have also been received that the existing access road is subject to surface water run-off. The proposal will not affect the current surface water drainage arrangement and as such, to require the applicant to address the existing issue would seem to be disproportionate. In any event, the applicant proposes to upgrade the road as part of this development.

Waste

The submitted layout plan shows bin stances for each property despite third party representations suggesting otherwise. Those associated with the western property will be located towards the rear whilst those serving the eastern house will be located behind the

boundary wall close to the entrance to the site. There appears, however, ample room to locate these to the rear or side of the eastern property.

Development Contributions

Development contributions are required for education provision and also for the Peebles bridge study in accordance with policy IS2. A legal agreement will be necessary to secure these contributions.

Placemaking and Design

The proposed development will not have a detrimental effect on the character of the area. The new house can be created by the subdivision of the existing house with minimal external alterations. The alterations required to bring about that subdivision are modest and would include the formation of a door from a window on the front elevation and the formation of French doors from a window on the rear elevation. They are considered compatible with the design of the existing house and those which adjoin it and would be appropriate to the character of the surrounding area. The alterations are considered compliant with Policy PMD2.

Neighbouring Amenity

As the application is for subdivision to create an additional house, the impact of the proposal on neighbouring amenity (such as privacy and light loss) is relatively straight forward. The external layout (other than garden ground layout to the south) will not be altered and, as a consequence, there will be no loss of light or overshadowing. Privacy issues arising from the subdivision of garden ground to the rear can be addressed by the erection of fencing along its boundary. A condition requiring the submission of details for the boundary treatment is recommended. To the front, a habitable room will be converted to an entrance hall. This will be the only alteration and will reduce the number of habitable rooms overlooking the common area to the front and is arguably a betterment of the current position. The proposals will have a neutral effect on the residential amenity of neighbouring dwellings and will comply with the aims of Policy HD3.

CONCLUSION

The proposal is acceptable and can be adequately accommodated on the site together with appropriate service provision and will not result in over development of the group. The design of the changes required to facilitate the development are compatible with the character of the area. There will be no adverse impact on residential amenity and adequate access and parking can be achieved. Subject to the successful conclusion of a legal agreement covering development contributions and compliance with the schedule of conditions, the development accords with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

RECOMMENDATION BY CHIEF PLANNING OFFICER:

I recommend the applications are approved subject to the following conditions and informatives and the completion of a legal agreement for development contributions:

- 1 The proposed upgrade to the surface of the private access, shown on approved plan 2018/23/109, shall be fully constructed and operational prior to occupation of the dwellinghouse hereby approved.
Reason: To ensure a satisfactory form of development.

- 2 Prior to the occupation of the dwellinghouse hereby approved, a passing place shall be provided and fully operational on the private road - per council specification DC- 1.
Reason: To accommodate for the increase in traffic using the private road.
- 3 Prior to the occupation of the dwellinghouse hereby approved, a vertically close boarded screen fence 1.8 metres high shall be erected along the boundary of the site marked green on approved plan 2018/23/102. Details of the fence shall first be submitted to and approved in writing by the planning authority. Thereafter, the approved boundary treatment shall be erected prior to the occupation of the house and shall be retained in perpetuity.
Reason: To ensure that the site is adequately screened from adjoining neighbouring properties.

DRAWING NUMBERS

2018/23/101	Location plan
2018/23/109	Site plan
2018/23/102	Block plan
2018/23/107	Floor plan
2018/23/108 Rev A	Existing elevations
2018/23/103	Floor plans
2018/23/104	Floor plans
2018/23/105	Floor plans
2018/23/106	Elevations

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning Officer	

The original version of this report has been signed by the Chief Planning Officer and the signed copy has been retained by the Council.

Author(s)

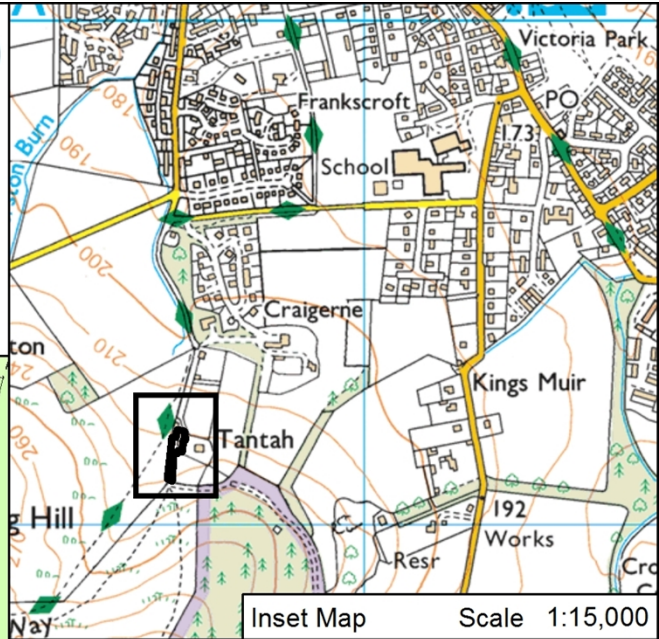
Name	Designation
Ranald Dods	Planning Officer



18/01044/FUL

Loaningdale
Edderston Road
Peebles

**Loaningdales
Reservoir
(covered)**



Inset Map

Scale 1:15,000

Collects

The Steading

Benko

The Bothy

Loaningdale

Tintah

Tintah Croft

Path (u)

Scale 1:1,000