

R G L I C E N C E A R C H I T E C T

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25 09 2018

CLERK OF THE LOCAL REVIEW BODY
DEMOCRATIC SERVICES
SCOTTISH BORDERS COUNCIL
NEWTOWN ST BOSWELLS
TD6 0SA

Chief Executive

25 09 2018

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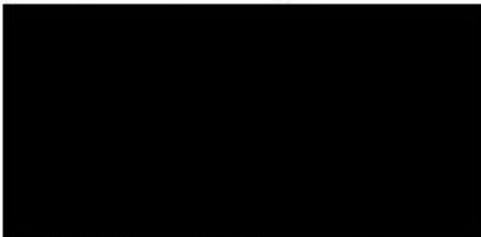
PLANNING REF 18/00745/FUL BILLERWELL STEADING HAWICK

I enclose a completed notice of review in connection with the above together with relevant documents.

I would be grateful if you could let me know the date and time of the meeting when this appeal will be heard.

Please let me know if you require any further information.

Yours faithfully



R G LICENCE



NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

IMPORTANT: Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name DAVID AND CLAIRE MCTAGGART
Address HALLRULE FARM BONCHESTER BRIDGE

Postcode TD9 8JF

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

E-mail* [REDACTED]

Agent (if any)

Name R G LICENCE ARCHITECT
Address HILLEND CLIFTONHILL KELSO

Postcode TD5 7QE

Contact Telephone 1 01573225070

Contact Telephone 2 07891690639

E-mail* raygarch@icloud.com

Mark this box to confirm all contact should be through this representative:

Yes No

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority SCOTTISH BORDERS COUNCIL

Planning authority's application reference number 18/00745/FUL

Site address STEADING BUILDINGS BILLERWELL FARM HAWICK

Description of proposed development

CHANGE OF USE OF STEADING, ALTERATIONS AND EXTENSION TO FORM DWELLING HOUSE

Date of application 07 06 2018

Date of decision (if any) 06 08 2018

Note: this notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review (tick one box)

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions; and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

I DISAGREE WITH THE TWO REASONS FOR REFUSAL OF PLANNING CONSENT AND THE EVIDENCE FOR THIS ARE GIVEN IN THE SUPPORTING STATEMENT ATTACHED

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review of your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

THE SUPPORTING STATEMENT FOR THIS SECTION IS ATTACHED

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. Note: there will be no opportunity to submit further documents to accompany this notice of review.

DESIGN STATEMENT LODGED WITH THE ORIGINAL APPLICATION
SUPPORTING STATEMENT FOR THIS APPEAL

Note: the planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:


- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note: where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the ~~applicant~~/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

25 09 2018

The completed form should be returned to the Clerk of the Local Review Body, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St. Boswells TD6 0SA or sent by email to localreview@scotborders.gov.uk

APPEAL TO THE LOCAL REVIEW BODY RE REFUSAL OF PLANNING CONSENT NO 18/00745/FUL

SUPPORTING STATEMENT

1.00 REASONS FOR REFUSAL

1.01 Two reasons are stated for refusal of the consent;

1

The proposal is contrary to criterion c of Section C of Adopted Local Development Plan Policy HD2 in that it is not in keeping with the scale and architectural character of the existing building to be converted.

2

The proposal is contrary to criteria i and k of Adopted Local Development Plan Policy PMD2 in that it is not of a scale, massing or height that is appropriate to the existing building and would not be compatible with, or respect, the character of the surrounding area or neighbouring built form.

2.00 REASONS FOR APPEAL

2.01 **1**

The steading to be converted forms a small part of a traditional courtyard collection of farm buildings which due to the change in farming practices over the years has fallen into disrepair and lack of use.

It is accepted practice that such redundant buildings are suitable for conversion to dwelling houses and the planning policies that permit this are intended to ensure that the buildings are saved and that much needed additional rural housing can be provided within existing settlements.

It is appreciated that the "scale and character" of these buildings should be taken into account when designing the conversion to a dwelling house but it must also be accepted that some change is inevitable as the existing buildings were constructed for a completely different purpose such as storing farm machinery, crops and animals.

The conversion to a dwelling house must also take into account the restrictions and regulations to be applied under the Scottish Building Standards which will effect the dimensions, window provision, access and headroom dimensions.

2.02 The scale of the existing steading particularly from the "public" aspect has been respected in the proposal with the additional height of the proposal being required to provide first floor headroom for the bedrooms, landing and bathrooms. The resulting infill wall to the proposed eaves height is to be constructed in reclaimed stone from the steading to perfectly match the existing and the proposed eaves height would match the adjacent steading building.

- 2.03 The “private , courtyard aspect of the proposed house has been planned to accommodate the majority of the window and door openings required to meeting Scottish Building Standards specifically to maintain the character of the “public” aspect.
The addition of the strongly shaped projecting windows to the ground and first floors has been designed to resemble the scale and character of the tradition horse mill commonly found in farm steadings in the Borders and all window opening and design have been designed as purposefully simple openings again to reflect what would be expected in a farm building.
- 2.04 It must, however, be expected that any conversion to form a dwelling house from any building will result in that building being of “domestic” appearance. This point appears to have been accepted in the approved application ref 17/00915/FUL but not in the comments on this application.
- 3.00 REASONS FOR APPEAL 2
- 3.01 The matters of scale, massing and height objected to have been dealt with in 2.00 and the comments on respecting the character of the surrounding area or neighbouring built form are dealt with as follows.
- 3.02 The character of the steading building must be seen in relation to its location and the building group which it forms a part of.
The adjacent buildings vary in scale and character in that the immediately adjacent part of the courtyard is also of stone construction with a slated roof but has a higher eaves and roof ridge line.
The existing Billerwell farmhouse is white painted roughcast with a slated roof, two stories high and with “modern” out of character extensions.
The new adjacent farm buildings are steel clad and roofed and are of a much larger scale.
- 3.03 It should be noted here that the planning consent granted for this property ref 17/00915/FUL did not require any raising of the existing wallhead and consequently the first floor layout was unusable as the headroom was completely inadequate and two internal staircases were required to reach the first floor.
- 4.00 CONCLUDING STATEMENT
- 4.01 It is not agreed that the proposals are not in keeping with the scale and architectural character of the existing building but that the new works respect the character and allow for conversion to a dwelling by maintaining and enhancing the public aspect while creating a dwelling house suitable for the location and character of all of the buildings and character of the group as a whole.

4.02 This application was made due to the impractical nature of the previously approved proposal and it was appreciated that some of the design decisions taken may need further explanation to the Planning Officer handling the application.

An offer was made to the Planning Officer after the application had been accepted to meet with him to explain the proposals and the design decisions reached and to offer possible solutions should his comments be of concern. This offer of a meeting was refused by the Officer

R G LICENCE ARCHITECT
24 09 2018

R G L I C E N C E A R C H I T E C T

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PLANNING APPLICATION REF NO 18/00745/FUL

PROPOSED CONVERSION OF DISUSED FARM STEADING TO DWELLING HOUSE AT
BILLERWELL BONCHESTER BRIDGE HAWICK

DESIGN STATEMENT



THE STEADING FROM THE SOUTH

1.00 INTRODUCTION

1.01 This design statement is intended to supplement and support the full planning application for the conversion of a disused farm steading at Billerwell Farm near Bonchester Bridge.

1.02 Previous planning consents have been granted for this property the most recent being granted on 2017 ref no 17/00915/FUL

1.03 The writer has been appointed by the applicants Mr & Mrs David McTaggart to review the current consent and associated design in the light of their revised needs and dissatisfaction with some elements of the approved scheme.

1.04 A revised scheme of proposals has been prepared and lodged for full planning consent taking into account the changed circumstances and unsatisfactory aspects of the approved proposals.

1.05 This statement respects the contents and comments made in the part 3 report prepared by the planning department for the approved application reference 17/00915/FUL.



THE STEADING COURTYARD

2.00 THE EXISTING STEADING

2.01 The existing disused steading is a traditional L shaped single storey building forming the south and east sides of a courtyard. It is constructed in mixed rubble stonework with some dressed sandstone to door and window opening with a timber roof structure covered in welsh slates and with associated cast iron rainwater goods. The roof is in a poor condition with missing slates and a sagging ridge line and the stone walling while relatively stable is in need of remedial works. There are few existing window and door openings and a large vehicular opening to the south elevation with breaks into the roof verge. There is a single storey outbuilding with a corrugated iron roof adjoining the west side elevation.

2.02 The applicant owns the surrounding land and farm buildings to the west and south and the proposals will allow for suitable access and parking separate from any future farm access.

2.03 The useful life of this building as a farm steading is at an end, hence its disuse for some years and if left unmaintained will simply collapse with time, however it is an characterful piece of Borders farm architecture and is one element of the associated farm buildings which should be retained and utilised for a purpose which will ensure its future and continued contribution to the local area in the same way that the adjacent farmhouse at Billerwell has been developed to reflect modern needs.



THE COURTYARD FROM THE NORTH

3.00 THE NEW PROPOSALS

3.01 The current approved scheme for the conversion of the steading has been limited by the restrictions of the dimensions of the existing structure in both height and width and while it is respected that existing building should be retained for conversion as much as is feasible there is no doubt that this steading would provide a considerably better basis for a new dwelling if some changes could be made to the width and height.

3.02 The current proposal have an unsatisfactory internal layout which requires two staircases to access each bedrooms on the first floor. This results in the loss of living space on both floors and an unsatisfactory layout for the bedrooms on the first floor and is an inefficient way to make use of such space as is available. In addition the cross section available with the approved scheme severely restricts the useable floor space on the first floor and reduces the headroom at the eaves to an unacceptable level.

3.03 It is appreciated that conversion works such as this do result in restrictions that a new build would avoid and that it is important to retain the character of an existing building, no matter how modest, when carrying out changes of use. However, it is felt that this conversion would benefit for a small increase in the eaves and ridge height and a partial increase in the width of one section of the steading would result in an improved solution which would more satisfactorily meet my client's needs.

3.04 The new proposal therefore shows an increase in the eaves and ridge height of 900 mm from the existing, the resultant ridge height would not exceed that of the adjacent courtyard buildings and the eaves height would match that of one section of the north side of the existing farm building. This proposed increase in height would not be detrimental to the building group as a whole and the resulting internal increase in height would permit a much more useful layout with an increase in the sizes of the bedrooms and bathrooms making them a practicable size. In addition the height gain at the eaves will allow a single staircase and landing to give better access to the first floor bedrooms. It is proposed that the new walling to extend the wallhead on the public elevations to the south and east would be constructed in reclaimed stone form the existing steading thereby retaining the character to these visible elevations.

3.05 The width increase shown on the lodged drawings of 1 metre on the courtyard side will not affect the public elevations of the existing steading but will allow additional interior space and flexibility in the use of the proposed house. The new wall construction and associated proposed extension to the courtyard side would be carried out in modern materials allowing the character of the existing steading to be maintained.

3.06 The windows to the steading have been removed at some time in its past and it is felt that given the modest character of the building a simple window design would be appropriate hence all new windows reflect this and the fact that this is a modern conversion and not an attempt to romanticise an former utility building.

4.00 CONCLUSION

4.01 The Council's supplementary planning guidance on conversion of former farm buildings generally strives to protect the rural character of these buildings which due to changing farming methods are becoming derelict and will if, not used for other suitable purposes, eventually disappear to the detriment of the rural environment.

4.02 Remote steadings like this one are modest and do present an opportunity to be creative in their proposed new uses. It is felt that small changes to the dimensions and a creative approach to the Architecture of the proposals can allow the public face and character of the buildings to be retained while highlighting the change of use and making a positive contribution with the addition of contrasting forms and materials.

4.03 Billerwell Steading is worthy and capable of such change and the new proposals would successfully reflect and celebrate this approach while providing a welcome new characterful home for my client.

R G LICENCE ARCHITECT

12 06 2018