

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 18/00580/FUL

APPLICANT : Miss Fiona Duff

AGENT : Christopher Thomson Design

DEVELOPMENT : Alterations and extension to dwellinghouse and erection of detached garage/workshop

LOCATION: Elsielea
61 West High Street
Lauder
Scottish Borders
TD2 6TF

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

| Plan Ref | Plan Type | Plan Status |
|-----------------|------------------|--------------------|
| 001 | Location Plan | Approved |
| 002 | Existing Layout | Approved |
| 003 | Floor Plans | Approved |
| 004 | Elevations | Approved |

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

RPS: No objection

CC: No objection

Heritage Officer: I am content with the addition of a new conservation pattern rooflight matching an existing one (which is to be slightly increased in size). The rear of the property is concealed from public view. I am content with the design approach adopted in providing a small scale single storey extension to the rear in a contemporary style. I have no objections to the principle of a replacement garage / workshop in place on a smaller shed. It is partially concealed by an existing stone wall. The use of an monopitch roof has resulted in a tall (4m high) blank timber wall to the S which is the side of the building most visible from the High Street. I think that I would prefer to see the monopitch reversed with the lower eaves on the side nearest the High Street.

Overall I am content that the proposed works will not have an adverse impact on the character or appearance of the Lauder Conservation Area.

Archaeology: At some point during the medieval period Lauder was walled with gates, or ports, at its eastern and western ends. According to the Lauder Burgh Survey, the suspected site of the western port is approximately where The Loan and The Row intersect with the A68. There are hints in historical documents of projecting walls on now demolished buildings on the south-east side of the Row perhaps

indicating the line of the town wall. However all of this is conjectural. There has been to date no archaeological evidence for the line of the wall or, indeed, of medieval and later settlement in this area.

The Ordnance Survey 1st Edition map (c.1858) suggests that there was an earlier building on the site which may be of 17th or 18th century date. This appears as a roughly T-shaped building behind the line of the existing terrace. The nature of the building is unknown, but it was present on the 1829 Town Plan of Lauder, and possibly is represented on less accurate maps of the 18th century. The western 1/3 of the building is approximately in the area of the proposed extension and it is likely that buried archaeology associated with this will be encountered during development.

There is therefore a moderate to high potential for encountering buried archaeological features or deposits beneath or behind properties along The Row.

Based on the above, I recommend that excavations in previously undisturbed sub-soils require archaeological monitoring during a watching brief.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Local Development Plan 2016

Policy PMD2
Policy PMD5
Policy HD3
Policy EP7
Policy EP8
Policy EP9
Policy EP13

Other Considerations

SBC SPG Privacy and Sunlight Guide
SBC SPG Tress and Development

Recommendation by - Andrew Evans (Planning Officer) on 17th July 2018

61 West High Street forms part of a terrace of early to mid-19th century houses, with a later rear extension and alterations. It was added to the statutory list in 2001 at category C as part of a resurvey of Lauder Burgh. The property lies within the Lauder Conservation Area close to the junction of West High Street and The Row. The property fronts West High Street and the rear garden area extends north towards Castle Wynd. Loan View defines the west boundary of the rear garden, beyond which lies the Lauderdale Hotel.

This is a combined report for both planning and listed building consent although the recommendations are specific to the relevant application.

It is proposed to carry out a number of internal and external alterations to the property, to extend the dwelling to provide a new living space and to add a free standing garage/workshop within the rear garden area replacing an existing timber shed.

Internal alterations include the installation of a wet room on the 2nd floor, shower room at first floor level and WC on the ground floor (accessed from the garden). Alterations are also proposed on the ground floor to allow for improved access from the existing house to the proposed extension. New roof lights are proposed on the front elevation and a single storey lean-to style extension in a contemporary style would be formed on the rear elevation. A mono-pitched garage/workshop is proposed to replace the existing pitched roof timber shed.

The internal alterations are modest in scale and would not alter the fabric of the building to a point where it would have an adverse impact on the listed status of the dwelling. The proposed rooflights would be of a conservation style and would be centred above the windows below. The rear extension would measure approx. 5m by 4.5 m and would feature a shallow mono-pitched lean-to style roof. It would be finished in

Siberian larch cladding with a standing seam roof coloured anthracite grey. Windows and doors would be dark grey aluminium framed double glazed.

The proposed replacement garage/workshop would also be finished in Siberian larch cladding but would have a metal profile roof and upvc rooflights. Doors and windows would be timber. The proposed garage would have a mono-pitched roof sloping south (4m) to north (2.4m). Access would be taken from the existing vehicular access off Loan View.

I would agree with our Heritage Officer that the internal works and the works to the front elevation and rear elevation, including the new extension would not have an adverse impact on the special architectural or historic interest of this listed building. The alterations are modest in scale and the rear elevation will be concealed from public view. The extension would sit below the high mutual boundary wall between the application site and the neighbouring garden and would appear subservient to the host building. There would be no adverse impact on the character or appearance of the conservation area and would be consistent with Policy EP9.

I note the comments raised by AHSS but do not consider the proposed rooflights to be too large for the front elevation. This is a large dwelling with a relatively large roof slope which can easily accommodate the proposed rooflights.

The proposed garage/workshop would replace an existing dilapidated garden shed. I have no objections in principle with the proposed mono-pitched roof over the new garage but would agree with our heritage officer that the mono-pitched roof is reversed with the lower eaves level orientated to the side nearest the High Street. This would move the high blank wall to the north elevation, away from the south elevation which is the side of the building most visible from Loan View and the High Street. I have discussed this with the agent and he is content for the suggested change to be incorporated into his design. I have agreed that this can be covered by condition.

RESIDENTIAL AMENITY

In terms of residential amenity I am satisfied that there will be no adverse impacts on neighbouring dwellings as a result of overlooking or shadowing or loss of privacy and loss of daylight. There have been no third party representations. The proposals comply with Policy HD3 of the LDP

ARCHAEOLOGY

The Council's archaeologist has confirmed that there is archaeological potential for encountering evidence of medieval and post medieval settlement within the application site. There is a moderate to high potential for encountering buried archaeological features and it is recommended that archaeological monitoring during a watching brief is carried out in previously undisturbed sub-soils. To ensure consistency with Policy EP8, this matter can be covered by condition.

ACCESS/PARKING

No objections have been raised by our Roads Planning Service.

TREES

There are two trees within the rear garden area of the application site which are located close to the existing shed. They are shown on the site plan and garage/workshop plans for retention. I would be keen for these trees to be retained as they contribute to the character of the conservation area. The trees should be retained and protected in the normal manner and should be conditioned accordingly.

REASON FOR DECISION :

Subject to compliance with the schedule of conditions, the development will accord 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: Approved subject to conditions

- 1 The external surfaces of the development hereby permitted shall be completed in the materials shown on the plan hereby approved, and no other materials shall be used without the prior written consent of the Planning Authority.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.

- 2 Drawing Number 005 - Proposed Garage/Workshop (dated 22.04.18) submitted with the application is not covered by this grant of planning consent. No development shall commence until amended drawings of the proposed garage/workshop are submitted to and approved in writing by the planning authority and thereafter no development shall take place except in strict accordance with the revised drawings unless otherwise agreed in writing by the planning authority. The mono-pitched roof over the proposed garage/workshop shall be reversed so that the tall blank elevation faces north and the lower eaves elevation faces south.
Reason: To ensure a satisfactory form of development appropriate to the conservation area.

- 3 No development shall take place within the development site as outlined in red on the approved plan until the developer has secured a Written Scheme of Investigation (WSI) detailing a programme of archaeological works. The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA). The WSI shall be submitted by the developer no later than 1 month prior to the start of development works and approved by the Planning Authority before the commencement of any development. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording, recovery of archaeological resources within the development site, post-excavation assessment, reporting and dissemination of results are undertaken per the WSI.
Reason: The site is within an area where development may damage or destroy archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

- 4 No trees within the application site shall be felled, lopped, lifted or disturbed in any way without the prior consent of the Planning Authority.
Reason: The existing tree(s) represent an important visual feature which the Planning Authority considered should be substantially maintained.

- 5 Before any part of the permitted development is commenced, the trees to be retained on the site shall be protected in accordance with BS5837:2012 - Trees in Relation to Design, Demolition and Construction, and the protective fencing/barrier shall be removed only when the development has been completed. During the period of construction of the development:
 - (a) No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage or injury to the trees by interference with their root structure;
 - (b) No fires shall be lit within the spread of the branches of the trees;
 - (c) No materials or equipment shall be stored within the spread of the branches of the trees;
 - (d) Any accidental damage to the trees shall be cleared back to undamaged wood and be treated with a preservative if appropriate;
 - (e) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, or trenches excavated except in accordance with details shown on the approved plans.
Reason: In the interests of preserving the health and vitality of existing trees on the development site, the loss of which would have an adverse effect on the visual amenity of the area.

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