



## PLANNING STATEMENT

**SITE ADDRESS: LAND TO EAST OF LILLYBROOKE,  
WEST FLEMINGTON, EYEMOUTH TD14 5SQ**

**PLANNING APPLICATION FOR DEVELOPMENT OF  
SINGLE DWELLING**

**APPLICANTS: MR AND MRS COOK**

**MARCH 2019**

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## 1.0 INTRODUCTION AND PROPOSAL DESCRIPTION

- 1.1 This Planning Statement, prepared by Ferguson Planning, is submitted to Scottish Borders Council on behalf of the Applicant, Mr and Mrs Cook, for planning permission for the development of a single dwelling on land to the east of the property known as “Lillybrooke” at West Flemington.
- 1.2 A Location Plan and a full set of detailed planning drawings accompany the application. The Location Plan clearly shows the relationship of the proposed plot to the existing building group at West Flemington.
- 1.3 The building group comprises 4 dwellings at West Flemington: Lillybrooke, The Cottage, The Bungalow and West Flemington House. The Council has acknowledged the presence of this group and also expressed the view that the proposed plot offers a suitable site for an additional dwelling.
- 1.4 The site extends to approximately 3,760 sqm (0.9acre) and comprises an area of garden ground, down to lawn, associated with Lillybrooke. This area of garden ground has been maintained as such since the construction of Lillybrooke. The plot is clearly separate from the adjacent agricultural field, being mown lawn and separated by a fence. The adjacent field to the north and east lies in separate ownership.
- 1.5 The site has a gentle northerly aspect and the proposal includes planting to the south of the proposed dwelling to provide containment to the building group.
- 1.6 Access to the subjects would be obtained directly from the minor public road at a location to the west of the plot, adjacent to Lillybrooke, with an area of parking formed within the north west of the plot.
- 1.7 It is proposed that the new house would be served by private foul and surface water drainage arrangements and mains water supply. The remainder of this statement considers relevant planning policy and thereafter provides a reasoned justification within the policy context, including a brief review of planning history.

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## 2.0 PLANNING POLICY CONTEXT AND ASSESSMENT

2.1 This section provides an overview of key planning policies relevant to the proposed development. Scottish Planning Policy (SPP) sets out national planning policies and is a key material consideration in the determination of this application. The Development Plan is made up of the Strategic Development Plan for South East Scotland (SESPlan) and the Scottish Borders Local Development Plan (2016).

### SCOTTISH PLANNING POLICY (SPP) 2014

2.2 SPP encourages rural development that supports prosperous and sustainable communities and businesses, whilst protecting and enhancing environmental quality. SPP provides that, where appropriate, the construction of single houses outwith settlements should be supported provided such are well sited and designed to fit with local landscape character, taking account of landscape protection and other plan policies.

2.3 A key focus for SPP is the creation of well-designed, sustainable places and supporting sustainable economic growth and regeneration. SPP creates a presumption in favor of development that contributes to sustainable development. Policies and decisions will be guided by key principles, including:

- *supporting good design and the six qualities of successful places;*
- *making efficient use of existing capacities of land, buildings and infrastructure;*
- *supporting climate change mitigation and adaptation;*
- *having regard to the principles of sustainable land use;*
- *protecting, enhancing and promoting access to cultural and natural heritage;*
- *reducing waste, facilitating its management and promoting resource recovery;*  
*and*
- *avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality*



## SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN

2.4 Local planning Policy relevant to this proposal is contained within the Scottish Borders Local Development Plan (2016). Key policies include:

- **HD2** – Housing in the Countryside;
- **PMD2** – Quality Standards;
- **HD3** – Protection of Residential Amenity;

### **Housing in the Countryside Policy**

2.5 The key policy under which the proposal must be assessed is the Scottish Borders Local Development Plan (2016) Policy HD2 – Housing in the Countryside. This policy allows existing buildings groups to expand within a Plan period by 30% or 2 units, whichever is the greater, where suitable sites exist.

2.6 The policy requires that the proposed site should be well-related to the existing building group and have no detrimental impact upon the character of the group, the landscape or the amenity of the surrounding area. Any development proposal should also be appropriate in terms of scale, siting, design, access and use of materials. Applications for new houses relating to expansion of building groups will be assessed against: a) the presence or, otherwise, of a group; and b) the suitability of that group to absorb new development.

2.7 Supplementary Guidance 'New Housing in the Borders Countryside' provides additional detail in support of the above policy, setting out requirements where a new house is proposed in association with an existing building group. Requirements which are relevant to the development proposal include:

- The scale and siting should reflect and respect the character and amenity of the existing group and the individual houses within the group;
- The new house should be situated in the area contained by the "sense of place".
- The new house should be located within a reasonable distance of the existing properties within the group, with the distance between existing properties and the new house being guided by the spacing between existing properties in the group;

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- Sites should not normally break into undeveloped agricultural fields or require the removal of trees which are in good condition.

2.8 The Guidance notes that the existence of a building group is identifiable by a “sense of place” which will be contributed to by: natural boundaries such as water courses, trees or enclosing landform, or man-made boundaries such as existing buildings, roads, plantations or means of enclosure.

#### **Policy PMD 2 Quality Standards**

2.9 This policy sets out a range of sustainability, placemaking and design, accessibility and open space/ biodiversity requirements, whereby the proposal must:

- Take appropriate measures to maximise the efficient use of energy and resources, in terms of layout, orientation, construction and energy supply;
- Make provision for sustainable drainage;
- Incorporate appropriate measures for separate storage of waste and recycling;
- Incorporate appropriate landscaping to help integration with the surroundings;
- Create a sense of place, based on a clear understanding of context;
- Be of a scale, massing and height appropriate to the surroundings;
- Be finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality;
- Be compatible with, and respect, the character of the surrounding area, neighbouring uses and neighbouring built form;
- Be able to be satisfactorily accommodated within the site;
- Provide for appropriate boundary treatments to ensure attractive edges, and to help integration with the surroundings;
- Incorporate access for those with mobility difficulties;
- Not have an adverse impact on road safety in terms of the site access;
- Incorporate adequate access and turning space for vehicles including those used for waste collection purposes.
- Retain physical or natural features which are important to the amenity or biodiversity of the area.

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### **Protection of Residential Amenity**

- 2.10 This policy requires development to have no significant adverse impact on the amenity of existing or proposed houses. The scale, form and type of development proposed must fit with the residential area and it should not have unacceptable effect in terms of overlooking, loss of privacy or sunlight. There should also be no unacceptable impact on visual amenity more generally.

### **Access**

- 2.11 The ability to achieve safe and satisfactory access is a requirement of the creation of any new housing in the countryside. A vehicular access is required to have visibility splays appropriate to the location and to the speed of traffic on the adjoining road system.

### **2.12 Berwickshire Coast Special Landscape Area (SLA)**

This designation covers the coastal edge of the Scottish Borders, from the East Lothian boundary in the north to the English Border in the south. For the most part it comprises a narrow strip broadening to include the coastal moorland of Coldingham Common. The SLA is bounded on the landward side by the A1 and A1107, or by landforms which mark the extent of overt marine influence.

- 2.13 Key “forces for change” in the SLA include:

- Recreational development pressures such as caravan parks
- Wind farm development and associated access tracks
- Development pressure at settlement edges
- Road improvements along the A1 corridor

- 2.14 Management recommendations for the SLA include:

- Protecting the wild nature of the marine edge and continuing to protect the internationally designated natural heritage assets.
- Recognising the importance of the open coastal moorlands and headlands as a unique landscape on the east coast of Scotland.

### **Ayton Castle Designed Landscape**

- 2.15 This designed landscape is located 2 miles south of Eyemouth. The castle occupies a prominent position, some 70m above sea-level on the north bank of the Eye Water,

from where views extend along the wooded river valley of the Eye and southwards across farmland, towards the Cheviots. The castle, together with the surrounding woodland canopy, are conspicuous elements within the local Eye valley landscape, and make a major scenic contribution within an area otherwise characterised largely by farmland.

- 2.16 The designed landscape encompasses an area of 65ha (160ac) and is bounded by Ayton village to the west (designated as a conservation area). Both the old and new parish churches of Ayton stand within the Castle policies near the south-west boundary. Minor roads to the north west and south, and the A1 to the north east form the other boundaries of the designed landscape.

#### Listed Buildings

- 2.17 Within the building group are two B listed buildings, both dating from the 18<sup>th</sup> century, with later additions and alterations. West Flemington House and West Flemington Farm steading (the latter being part-ruinous), are both located outwith the immediate setting of the proposed plot, to the west of the public road as it turns northwards.
- 2.18 The designations noted herein are shown below.

**Fig 1:** Extract from Scottish Borders Local Development Plan

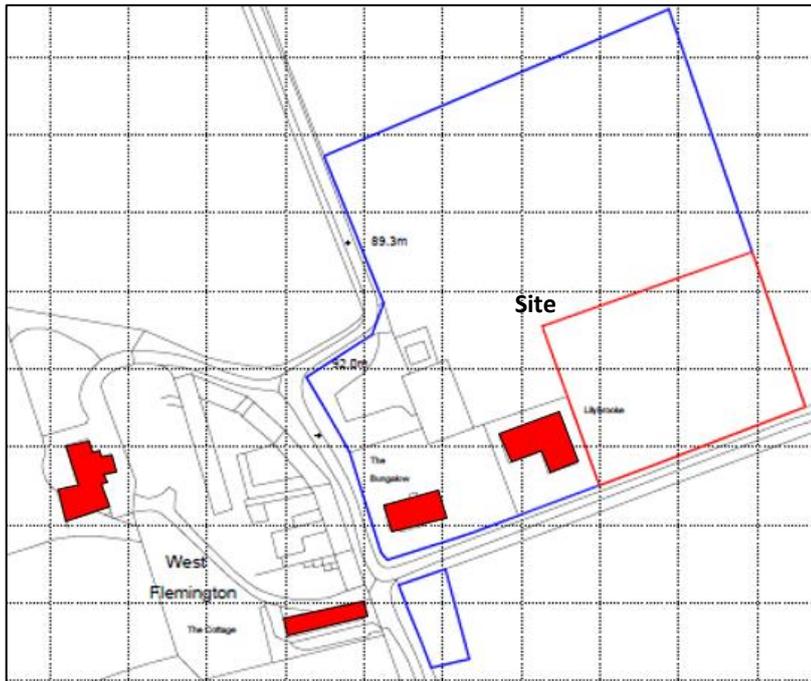


### 3.0 ASSESSMENT OF DEVELOPMENT PROPOSAL

#### Building Group

- 3.1 There is a clear 4-unit building group at West Flemington. The proposed site lies to the east of the relatively modern dwellings known as “Lillybrooke” and “The Bungalow” and to the south east of a large storage shed which extends beyond the northern boundary of the plot. The proposed plot shares a clear sense of place with the building group and is located an appropriate distance from Lillybrooke.
- 3.2 The principle of the plot being an appropriate site upon which to add to the existing building group with one dwelling has been accepted by the Council in discussions and written correspondence from early 2017. Planning history is summarised later in this section.

**Fig 2:** Location Plan Extract: Locational context of the subjects in relation to the existing building group. Residential properties are marked in red.



- 3.3 The site lies within fenced-off garden ground which has been separated from the adjacent agricultural field for many years. It is proposed to enhance the visual separation with the agricultural field to the east through the establishment of tree planting/ landscaping as shown on the Site Plan.
- 3.4 The plot will be bounded by the public road to the south, the mutual boundary with Lillybrooke to the west and landscape planting to separate the agricultural land to the east. A post and rail or Fence/ hedge will form the boundary to the north.
- 3.5 It is acknowledged that there is a requirement for a clear ‘bookend’ to the building group at this eastern edge, including landscaping to provide clear separation with the agricultural land and a natural “stop” to the building group. It is accepted that this proposal offers the opportunity for the last house on this edge of the building group.
- 3.6 The rear boundary of the subject site lies further to the north than the adjacent smaller properties, however the sense of place of the building group is strongly contributed to by the large storage shed, as shown in the photograph below. The boundary of the plot lies to the south of this as can be seen from the Location Plan.

**Fig 3:** Relationship of proposed plot to Lillybrooke and storage shed





- 3.7 The proposed dwelling can be developed without detrimental impact upon the character of the existing building group. Whilst it is acknowledged that the footprint of the house is larger than the adjacent houses, the proposal has been reduced to a 1½ storey dwelling in order to better relate to the height of the adjacent properties. It is noted that West Flemington House is a two-storey building.

#### **Planning History**

- 3.8 The most recent addition to the building group was the addition of Lillybrooke through the implementation of consented application 06/00872/FUL. There have been no additions to the building group since that time. In threshold terms, the group has the capacity to absorb the development of one dwelling in compliance with Housing in the Countryside policy HD2.
- 3.9 An application (17/001654/FUL) was submitted, and subsequently withdrawn, in 2017 for the development of a larger house than that which is currently proposed. In particular, the ridge height was significantly higher and there was an additional extension to the west of the house, which has now been removed. Further the dwelling was located further from Lillybrooke as is currently the case.
- 3.10 A site meeting was held between Fleming Homes and Paul Duncan, Planning Officer on 26<sup>th</sup> March, 2018 regarding application 17/001654/FUL. The Officer's comments confirmed that whilst the scale and design of the larger house then being put forward could not be supported, **the principle of a dwellinghouse on proposed the site was deemed to be acceptable.**
- 3.11 Design changes which were sought by the Council to the then-proposed two storey property included removing the garage (the west extension), moving some living accommodation to the first floor to help reduce the ground floor footprint, lowering the main ridgeline, and moving the dwelling closer to the neighbouring dwelling (Lillybrooke) to the west. The Officer also requested landscaping measures to soften the appearance of the dwelling and provide a robust edge to the building group on the north and east boundaries of the plot.
- 3.12 Inspection of the proposed plans for the current application show that the points have been taken into account in working up the revised proposal.



3.13 The proposal complies with Policy PMD2 Quality Standards. In particular, the following points are considered to have been met:

- The proposal has been reduced in scale, including height, from the original proposal (2017) to be of a scale, massing and height appropriate to the immediate surroundings at West Flemington;
- External materials are appropriate. The roof will be of natural slate and walls will be of natural stonework and smooth, off-white, render. Windows and all external doors will be timber aluminium clad;
- The two adjacent properties are modern in character and the proposed house is considered to be compatible with, and respect, these properties;
- The house and garden can be satisfactorily accommodated within the site. The northern boundary does not extend outwith the sense of place of the building group, which is contributed to by the large storage shed within the building group;
- The proposal provides for appropriate boundary treatment to the east to provide an attractive edge and to help integration with the surroundings;
- Provision has been made for sustainable drainage;
- There will be no adverse impact on road safety in terms of the proposed site access;
- The proposal incorporates adequate access and turning space for vehicles.

#### **Residential Amenity**

3.14 A dwelling could be developed on the subjects without causing a detrimental impact upon the residential amenity of Lillybrooke, a property which is owned by the Applicant. The spacing between the subject site and Lillybrooke is appropriate in terms of residential amenity, in compliance with Policy HD3, as well as the spacing between adjoining properties.

#### **Flooding**

3.15 Review of the web-based SEPA indicative flood maps indicate that the site lies out with the area assessed as having high, medium or low flood risk.

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**Access and Servicing**

- 3.16 The plot will be accessed directly from the minor public road as illustrated on the Site Plan. The road is single track with associated low speeds, particularly due to road geometry and a safe access should be able to be achieved at a location approximately 75 metres east of the corner.
- 3.17 The plot will be serviced by private foul and surface water drainage arrangements. A new foul treatment plan will be installed at the location shown on the Site Plan. Surface water will pass to field drains, as illustrated. Mains water is understood to be available.

**Special Landscape Area and Designed Landscape**

- 3.18 The Berwickshire Coast SLA and the Ayton Castle Designed Landscape lie to the north of the A1. West Flemington is positioned above and approximately 200m to the south the A1 with the land sloping down gently from West Flemington to the wide valley floor.
- 3.19 The proposed house, whilst of modern design, is limited to a storey and a half in height and will not look out of place adjacent to the two modern houses to the west. One of which is two store in height. Given the scale of the landscape setting, the addition of one dwellinghouse of the scale and design proposed, is not anticipated to have a material detrimental impact upon the views experienced from either the designed landscape or the SLA towards the rolling farmland within which West Flemington is situated. There are no significant impacts from related receptor points.

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## 4.0 CONCLUSIONS

- 4.1 Ferguson Planning has been appointed by the Applicant to submit an application for planning permission for the development of a single dwelling on land which is well related to the building group at West Flemington.
- 4.2 The development proposal is situated within an area of well-maintained garden ground associated with the adjacent property, Lillybrooke. The Council has previously indicated (in 2017) that the principle of development of one dwelling within this plot would be acceptable, and compliant with **Housing in the Countryside policy HD2**, subject to appropriate scale, design and landscaping. There is an existing building group at West Flemington of 4 houses.
- 4.3 The proposal includes the introduction of landscaping as indicated on the Site Plan which will help to assimilate the plot into the landscape, as well as forming a robust boundary to the eastern edge of the building group.
- 4.4 The proposal is able to comply with policy on Protection of **Residential Amenity HD3**. The site is of sufficient size to contain a single dwelling of the size proposed without having detrimental impact upon the nearest property Lillybrooke, albeit that that property lies within the ownership of the Applicants.
- 4.5 The proposed dwelling can be developed without detrimental impact upon the character of the existing building group. The plot boundary is not considered to extend beyond the sense of place of the building group, which is contributed to by the existing large storage shed which helps to contain the site.
- 4.6 The Applicant has sought to adhere to the points raised by the Planning Officer in respect of the 2017 (withdrawn) application have been taken into account in working up the revised proposal. These include reduction of ridge height, reduction of width, positing the house closer to the adjoining property and introduction of landscaping. This revised proposal is considered to be compliant with Policy PMD2 Quality Standards as outlined above.

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- 4.7 The addition of one dwellinghouse of the scale and design proposed, is not anticipated to have a material detrimental impact upon the views experienced from either the designed landscape or the SLA towards the rolling farmland within which West Flemington is situated.
- 4.8 Satisfactory access to the plot can be achieved through the creation of a new access adjacent to Lillybrooke on a section of minor road which has low speeds and good visibility.
- 4.9 The site lies outwith the area shown on SEPA's flood risk maps as having a high or medium level of flood risk.
- 4.10 Satisfactory private drainage arrangements can be achieved, subject to further details to be provided at the next stage in the planning process.
- 4.11 The Planning Authority is respectfully requested to approve this application which will provide for one dwellinghouse on land which shares a sense of place with an existing building group and will enable completion of the building group at this eastern edge.

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