

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 16/00136/FUL

APPLICANT : Mr And Mrs J Cook

AGENT : IRD Design

DEVELOPMENT : Change of use from storage barn, alterations and extension to form dwellinghouse

LOCATION: Land And Storage Barn East Of Flemington Farmhouse West Flemington Eyemouth
Scottish Borders

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
001	Existing Layout	Refused
004A	Floor Plans	Refused
005A	Floor Plans	Refused
006A	Elevations	Refused
007	Other	Refused
008	Elevations	Refused

NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

Roads: No objection subject to condition in respect of parking and turning.

Education: The development is located within the catchment area for Eyemouth Primary School and Eyemouth High School. A contribution of £3209 is sought for the Primary School and £4512 is sought for the High School, making a total contribution of £7721.

Ecologist: No objection subject to condition in respect of breeding birds.

Environmental Health Officer: Previous use as agricultural land may have resulted in land contamination. Questionnaire has been issued seeking further details. Should this not be returned a condition is advised in respect of a requirement for a scheme to investigate and remediate potential contamination.

Burnmouth Community Council: No objection

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Consolidated Local Plan 2011

G1 Quality Standards for New Development

G2 Contaminated Land
NE3 Local Biodiversity
H2 Protection of Residential Amenity
Inf4 Parking Provision and Standards
Inf5 Waste Water Treatment Standards
Inf6 SUDS
D2 Housing in the Countryside (Part C: Conversions)

Supplementary Planning Guidance:

New Housing in the Borders Countryside
Placemaking and Design

Recommendation by - Lucy Hoad (Planning Officer) on 1st April 2016

The application seeks full planning permission to convert an agricultural barn into a 5 bedroom residential dwellinghouse. There have been no pre-application discussions in respect of the proposals.

Site and Location

The shed forms part of the layout of a small building group at West Flemington to include West Flemington House (B Listed), West Flemington Farm Steading, now derelict (B Listed), and properties The Cottage, The Bungalow and Lilybroke. The building group lies in an elevated position in the hillside 1.3Km east of the village of Ayton and overlooking Ayton Castle. The hillside features agricultural enclosures of pasture and arable crops which are interspersed by mature tree belts and hedged field boundaries. The Eye Water lies in the valley floor hidden by semi-ancient deciduous tree cover.

The site (0.87ha) includes a parking and turning area adjacent to the shed. Access is taken from a minor road over the rail line near the junction with the A1. Records indicate that outline consent for a single dwelling on the site (to the immediate west of the shed) was granted in 2005. This consent has now timed out.

The barn (22.5 x 15m) is a steel portal framed building used for storage purposes, displays agricultural form with low pitch roof, being constructed of concrete block walls to 1.8m with timber clad walls above. The roof is covered in corrugated sheeting. The access door is located on the north-west elevation of the building.

It is proposed to retain the barn. Externally the building is to be clad in fibre cement weatherboarding (blue/green) with a render finish to the concrete blocks, and the roof is to be covered in Meta slate roof system over insulation roof panels. New fenestration and door openings are proposed on the south gable and east and west elevations. Upper floor window openings are proposed for the north gable. A small extension with balcony is proposed to the east elevation. A timber decking area is proposed to the south of the shed. Internally it is proposed to erect a timber frame within the building which will be filled with insulation. A new floor level will be formed to provide accommodation at upper level. The building is to be heated by an air source heat pump system and solar panels are proposed for the roof.

Local Plan Housing in the countryside policy advises that consideration be given to the rehabilitation of any available existing buildings in rural areas as an alternative to new development. The Council must be satisfied that the building has architectural or historical merit or is physically suited to residential use. There is no presumption in favour of redevelopment particularly where the housing is of a different scale and character to that which has existed previously.

The aim of conversion is to retain traditional rural architecture (such as the adjacent listed former farm stone buildings at West Flemington) as part of the history and character of an area, as explained in the justification for local plan policy D2.

In this case the existing structure is a relatively modern steel portal framed building constructed of breeze block and timber having an agricultural form with neither architectural nor historic merit which would justify its retention by means of securing a residential use. No evidence has been provided to prove the building is redundant for agricultural purposes. The application states that the existing use of the building is for storage of packaging material for the applicants business but does not confirm the nature of the business. The EHO

has advised a condition be applied in respect of contamination and potential mitigation given historic use of the land as agricultural unit.

In terms of assessing conversions the emphasis is on the characteristics and quality of the original building. The design statement advises the intention is to use the existing building on site to create an energy efficient quality home whilst retaining the character of the building and surrounding area. Whilst the design proposed reflects the existing shape of the barn, it is neither regarded as a being a conversion, nor successful response to the local landscape in terms of domestic housing provision.

The construction of the barn is of poor quality without architectural or historic merit. The interventions proposed to the structure in order to bring it to a standard acceptable for residential use include the external cladding of the structure, which would extend beyond the existing external dimensions of the building, the insertions of fenestration and door openings which puncture the fabric of the original structure, insertion of floor space, and creation of internally insulated walls. In effect the level of intervention proposed in order to create a dwelling unit would go beyond what would constitute the conversion of the existing building. On these principles the application cannot be supported as it would be contrary to the fundamental requirements of policy D2 in that the building is not considered to be of a suitable quality for conversion in order to contribute to the historic character and appearance of the locality.

Access and parking

There is ample space available within the site for parking and turning provision. The Roads Officer has reviewed the application plans and raised no concerns in respect of access or parking provision.

Protected species

The Ecologist has reviewed the ecological report and is satisfied that there are no implications in terms of bat presence in the building but seeks for works to be undertaken outwith the bird breeding season given the presence of nesting material. Any works within the season would require further surveys and potential mitigation

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Services

It is intended to connect to the public mains network. Foul waste is to be treated by septic tank with surface water to soak away in the adjacent field.

Developer Contributions

The proposal for a dwelling would attract a requirement for contributions towards lifelong learning/school provision.

REASON FOR DECISION :

The proposed development is contrary to Policy D2 of the Consolidated Local Plan 2011 in that the building has no architectural or historic merit which would justify its retention by means of securing a non-rural agricultural use. In addition the level of intervention proposed to the fabric of the structure exceeds what would be regarded as a conversion of an existing building.

Recommendation: Refused

- 1 The proposed development is contrary to Policy D2 of the Consolidated Local Plan 2011 in that the building has no architectural or historic merit which would justify its retention by means of securing a non-rural agricultural use. In addition the level of intervention proposed to the fabric of the structure exceeds what would be regarded as a conversion of a non-residential building to dwellinghouse.

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