

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

2 SEPTEMBER 2019

APPLICATION FOR PLANNING PERMISSION

ITEM: **REFERENCE NUMBER:** 19/00898/FUL

OFFICER: Julie Hayward
WARD: Leaderdale and Melrose
PROPOSAL: Erection of detached garage
SITE: Land South of Abbotsbank Gattonside
APPLICANT: Rural Renaissance Ltd
AGENT: Camerons Ltd

PLANNING PROCESSING AGREEMENT: 2nd September 2019

SITE DESCRIPTION

The application site is located within a larger site that has detailed planning permission for a dwellinghouse. The overall site comprises a long, tapered area of rising ground located within the centre of the village adjacent to the Loan, a narrow, winding public road that currently serves a number of existing properties. There is an existing access onto the Loan at the southern end via a tarred junction shared with the adjacent property. There is a hedge and timber fence on the eastern boundary. The site is located within the Gattonside Conservation Area and National Scenic Area.

PROPOSED DEVELOPMENT

The proposal is to erect a detached double garage to the south of the proposed dwellinghouse. This would have rendered walls to match the proposed dwellinghouse and a flat roof. It would have a lower floor level than the house.

There would be two on-site parking spaces to the north west of the proposed garage and the access would be from the Loan as previously approved.

PLANNING HISTORY

16/01403/FUL: Erection of dwellinghouse. Approved 2nd November 2018.

REPRESENTATION SUMMARY

Nine representations were received objecting to the application. These can be viewed in full on public Access and raise the following issues:

- The proposed house is too big for the site and any attempt to incorporate a double garage would have proved difficult and resulted in a larger house, hence to two-stage process;
- The garage would be in a prominent position and dominant in the Conservation Area;

- The design is inappropriate for the Conservation Area;
- The garage was not included in the original application and there is no explanation as to why a garage is required now;
- Another building adds to the adverse impact of recent developments on the environment;
- Excessive density of buildings on the site resulting in over-development of the site and a loss of garden ground;
- Out of keeping with older properties within, and the character of, the Conservation Area;
- The Conservation Area is being eroded by over-development and the loss of space and Conservation Area guidelines are not considered;
- The plot boundary has changed between different plans;
- Proximity to the beech hedge on the boundary may result in damage and would make maintenance difficult;
- The garage should be located on the western side of the plot where a driveway has already been included, thus making turning angles easier, necessitating less tarmac and maintaining more garden ground;
- Too much tarmac, which will cause drainage and run-off problems.

APPLICANTS' SUPPORTING INFORMATION

- Design Statement

DEVELOPMENT PLAN POLICIES:

Scottish Borders Council Local Development Plan 2016

PMD1: Sustainability

PMD2: Quality Standards

HD3: Protection of Residential Amenity

EP4: National Scenic Areas

EP9: Conservation Areas

EP13: Trees, Woodland and Hedgerows

IS7: Parking Provisions and Standards

OTHER PLANNING CONSIDERATIONS:

Supplementary Planning Guidance:

Placemaking and Design 2010

Householder Development (Privacy and Sunlight) 2006

Trees and Development 2008

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Roads Planning Service: I have no objections to this proposal. The area available outwith the garage will still accommodate turning for vehicles associated with this dwelling.

Principal Officer (Heritage and Design): No response.

Landscape Architect: No response.

Statutory Consultees

Community Council: No comments to make.

Other Consultees

None

KEY PLANNING ISSUES:

- Layout, design and materials;
- Impact on the character and appearance of the Conservation Area;
- Impact on residential amenities;
- Whether the access and parking arrangements are adequate;
- Impact trees and hedgerows.

ASSESSMENT OF APPLICATION:

Layout, Design and Materials

Policy PMD2 requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders townscapes and to integrate with its landscape surroundings.

The overall plot is extensive. In order to maintain an open area to the north of the proposed house free from curtilage buildings and structures, the garden area would extend only part way up the site. Even so, it is considered that the curtilage is large enough to accommodate the house, driveway, parking area and the proposed detached garage without this constituting over-development.

The proposal is to site a double garage to the south of the house within the front garden ground. Normally such a location would be resisted on placemaking and design grounds. However, there are site circumstances that would allow an exception in this case. The proposed house would extend across the width of the plot and so it would not be possible to site the garage behind the front building line of the house. The garage would be well located in respect of the vehicular access to the plot and would be set back from the public road frontage, reducing its prominence in the street scene.

The garage would be of a simple design, with a flat roof. Flat roofs would normally be discouraged in a Conservation Area but this has the advantage of reducing height and scale of the building and so lessening its visual impact, particularly when viewed from the south on approach to the site.

The issue of site boundaries and discrepancies between drawings has been raised by objectors. The site plan shows the land owned by the applicant edged in blue, which corresponds with the site edged in red on the site plan approved under application 16/01403/FUL (Drawing Number 9275.1.03 Revision E). The site edged in red for this application relates only to the site of the proposed garage.

Impact on the Conservation Area and Visual Amenities

Policy EP9 states that the Council will support development proposals within or adjacent to Conservation Areas which are located and designed to preserve and enhance the special architectural or historic character and appearance of the

Conservation Area, respecting the scale, proportions, alignment, density, materials and boundary treatments of nearby buildings and open spaces.

The garage would be set at a lower ground level than the house, and so it would not block views of the house and would read as part of the overall development. Views of the garage from public realm would be limited and from a distance. A condition would ensure that the materials would match the house. The proposed garage would be cut into the sloping site, reducing its overall height and setting the garage below the level of the house. Planting along the south elevation would help mitigate the visual impact of the blank south wall.

It is considered that this is a small scale development that would not be overly prominent in the street scene and would not harm the character or appearance of the Conservation Area.

Impact on Residential Amenities

Policy HD3 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted.

The Council's Supplementary Planning Guidance: Guidance on Householder Developments July 2006 contains guidance on privacy, overlooking and access to light that can be applied when considering planning applications for new developments to ensure that proposals do not adversely affect the residential amenities of occupants of neighbouring properties.

No windows are proposed in the garage and so there would be no loss of privacy to neighbouring properties. Abbotsknowe is to the east, partly screened by a mature hedge on the boundary which is proposed for retention. Taking this into account, the distance between the garage and the neighbouring property, the difference in ground levels and the position of windows, no significant loss of light would occur and the residential amenity of the neighbouring property would not be compromised.

Trees

Policy EP13 seeks to protect trees and hedgerows from development. There is a mature beech hedge on the eastern boundary of the house plot. The site plan shows the centre line of the hedge and its root protection area and the garage would be sited outwith this protected area. It is important from a visual and residential amenity perspective that this mature boundary hedge is retained. A condition will ensure that protective fencing is erected before the development commences to ensure that no damage occurs to the hedge.

Access and Parking

Policy IS7 requires that car parking should be provided in accordance with the Council's adopted standards.

The proposed garage would utilise the existing vehicular access to the plot and would not affect the on-site parking spaces proposed under the earlier approval. The Roads Planning Service has no objections to the current proposals.

A condition would however ensure that details of the surface water drainage from the garage and hard surface are submitted to and agreed by the planning authority.

CONCLUSION

Subject to compliance with the schedule of conditions, the development is acceptable, having principally had regard to the relevant provisions of the Local Development Plan 2016 but also having had regard to overriding material considerations in this case which are as set out in this report.

RECOMMENDATION BY CHIEF PLANNING AND HOUSING OFFICER:

I recommend the application is approved subject and the following conditions:

1. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roof of the garage have first been submitted to and approved in writing by the Planning Authority, and thereafter no development shall take place except in strict accordance with those details.
Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
2. No development shall commence until a protective barrier (compliant with BS5837:12) has been erected along the root protection area for the adjacent hedging, as specified on the approved site plan 9275.3.02. No works shall be permitted within the fenced area unless otherwise agreed in writing with the Planning Authority as being compliant with BS5837:12 and there shall be no excavation for the garage beyond the area specified on the approved plan 9275.3.02.
Reason: To limit potential risk to adjacent hedging which contributes to the character and appearance of the Conservation Area
3. No development shall take place except in strict accordance with a scheme of soft landscaping works, which shall first have been submitted to and approved in writing by the Local Planning Authority, and shall include (as appropriate):
 - i. indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration
 - ii. location of new trees, shrubs, hedges and grassed areas
 - iii. schedule of plants to comprise species, plant sizes and proposed numbers/density
 - iv. programme for completion and subsequent maintenance.Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.
4. No development shall commence until precise details of the surface water drainage arrangements for the garage and adjacent hard surface/driveway have first been submitted to and approved in writing by the Planning Authority. Thereafter, no development shall take place except in strict accordance with the approved details. The drainage measures then to be installed as approved before the garage becomes operational.
Reason: To ensure that surface water drainage is adequately dealt with to prevent run-off into neighbour properties or the public road.
5. A drawing showing existing and proposed ground levels within the site and the finished floor level of the garage hereby approved shall be submitted to and approved in writing by the Planning Authority before the development commences. This shall include a clearly identifiable datum point, or clearly identifiable datum points, located outwith the plot and sufficient for the purpose of

establishing the heights of the existing and proposed levels relative to the level(s) of the existing public road. Once approved in writing by the Planning Authority the development then to be completed in accordance with the approved details.

Reason: To ensure that the consented development does not have any detrimental impact upon the appearance of the surrounding area or upon the amenity of neighbouring properties as a consequence of the levels within the site being raised to an inappropriate height.

DRAWING NUMBERS

9275.3.02 Proposed Site and Floor Plan
9275.3.03 Proposed Elevations

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning and Housing Officer	

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

Author(s)

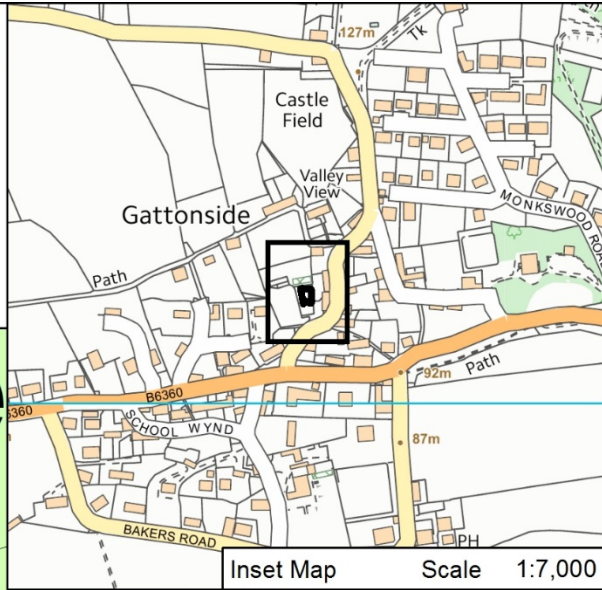
Name	Designation
Julie Hayward	Team Leader Development Management



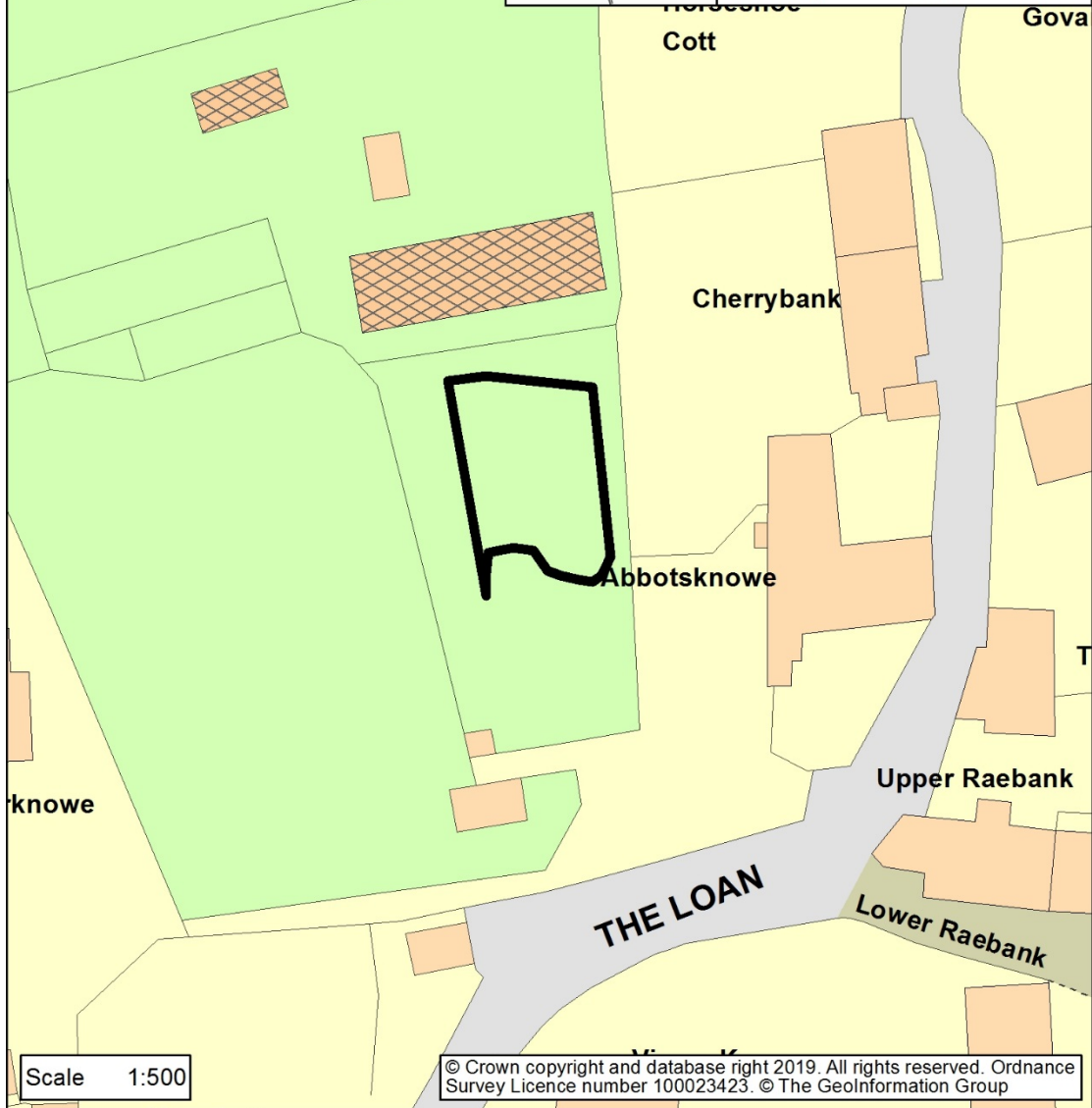
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Gattonside

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Inset Map Scale 1:7,000



Scale 1:500