

NOTICE OF REVIEW: STATEMENT

PROJECT: DEMOLITION OF DWELLINGHOUSE AND ERECTION OF TWO DWELLINGHOUSES

Our ref: MD18/037
Client: Mr R. Harrison
Location: Benrig
1 Cuddyside
Peebles
Scottish Borders
EH45 8EN
SBC ref: 19/00193/FUL

STATUS OF APPLICATION

Our client's application was refused under delegated powers on 10th December 2019. The reasons for refusal can be summarised as follows:

1. The development is contrary to policy PMD2 of the Local Development Plan 2016 in that the design would not be appropriate to the setting and would not be compatible with the neighbouring-built form
2. The development is contrary to policy PMD5 of the Local Development Plan 2016 in that it would lead to over-development of the site, would not be visually appropriate or sympathetic to and would have an adverse visual impact on the character of the surrounding area
3. The development is contrary to policy IS7 of the Local Development Plan 2016 in that the appropriate parking provision has not been provided which would be to the detriment of road safety
4. The development is contrary to policy IS8 of the Local Development Plan 2016 in that the proposed development will result in a material increase in the number of properties within the functional floodplain and may likely be at significant risk of flooding.

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Our client seeks a review of their application and requests that the following matters are considered in determining the review, in addition to the drawings, documents, design and access statement and other information that supported the refused application.

NEIGHBOURING BUILT FORM (1) (POLICY PMD2)

and

IMPACT ON CHARACTER OF THE SURROUNDING AREA (2) (POLICY PMD5)



Considering the first two points together:

The existing house at Benrig (left) dates from the mid-20th century and while the form is nominally traditional, single storey with a central door flanked by windows either side, it is of non-traditional construction being brick with a facing of coursed re-constituted stone rather than random whinstone or harling.

The later additions to Cuddyside surrounding Benrig reflect the traditional form in terms of volume, plan depth and roof pitch using detailing and materials contemporary to the time they were built.

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During the latter half of the 20th century the length of Cuddyside between the water and the Northgate and High Street has been developed with infill developments that continue the pattern of densely infilled lanes and backlands that are characteristic of the fabric of Peebles town centre.



Cuddyside presents a varied townscape of densely arranged 1, 1.5, 2, 2.5 and 3 storey buildings (above) which the density and form of the proposals do not conflict with. The single storey building immediately adjacent to the site is also already bounded to the north and East with two storey buildings. Further down the cuddy the 1.5 storey traditional property is also bounded by 2 storey properties which have ground floor levels raised above the 1 in 200-year flood level. We would also note that the properties bounding the site on the East side (facing onto Northgate) are all significantly taller than the development proposed, all of which contributes to the character of the varied townscape in this part of the town.

Representation was made concerning the proposed loss of the boundary wall at the front of the existing house. Along the length of Cuddyside, most properties are built directly on the road edge with no private space between the buildings and the roadway. The existing house at Benrig stands out in this regard as being different to the surrounding properties and the arrangement of the proposals more closely follows the urban pattern of the area.

2

The planning officer's report comments upon the pattern of facing materials and windows in the proposals and the materials used for the under-building. The photographs (below) indicate some of the varying treatments of these elements in the area



surrounding the site and we would suggest that the local authority's agreement of the materials used in the proposals could be achieved via a condition on an approval.

The proposals will replace a stand-alone detached house which requires considerable up-dating and renovation to achieve current environmental and facilities standards. The two smaller dwellings proposed are of a house-type that is in short supply in Peebles, in a town centre location appropriate to their scale, and meeting current standards in terms of CO2 emissions. They would also be designed to satisfy current disabled access standards, which the existing house does not.

Consideration of the Flood Risk on the site also has also had an impact on the built form of the proposals and its subsequent impact on the character of the surrounding area which we address in point 4 below

PARKING PROVISION AND ROAD SAFETY (3) (POLICY IS7)

The existing house at Benrig has one parking space, perpendicular to the roadway at the south edge of the site. This would be retained with a further two parallel parking spaces in front of the proposed houses. Parking places of this type are used along the length of Cuddyside (below)



3

The town centre location of the proposals provides means of sustainable public transport within easy reach and local schools and all town centre shops and supermarkets within walking distance.

During site visits for survey and investigation work an informal attempt to record vehicle movements on the site was made. There were too few to make any statistical record significant. Anecdotal observation would suggest that the road is used primarily for access, and that an informal one-way system is used by the vehicles that currently park in the vicinity. The road is clearly not used as a through-route to any other streets in the town.

FLOOD RISK (4) (POLICY IS8)

We note that the local authority's flood risk officer is content that the finished floor level of the proposals is sufficiently raised above the anticipated flood levels and acknowledge that if the local authority chose to grant planning permission contrary to SEPA's objection in principle, referral to Scottish Ministers would be required.

The process by which the finished ground floor level was determined is detailed in our Design & Access statement where we also point out that the proposals will remove one property from below the level of the 1:200-year flood risk and replace it with two which are above that level. We were asked to raise the level to 600mm above the 1:200 year flood risk level and note that this request is inconsistent with that approved in other recent applications for development in Peebles town centre that are also sited on the functional flood plain yet provide 300mm freeboard over the 1:200 year flood risk level. (ref. 19/01471/FUL Land East of 30 Dukehaugh)

We note that SEPA have not objected to the above-mentioned application, which is for significantly more housing units than the additional one proposed in this application.

If we had been asked to raise the finished ground floor level by only 300mm above the 1:200-year flood risk level, the underbuilding to the ground floor and subsequently the eaves and ridge heights would have been 300mm less than in the proposals.

Other matters raised by the local authority planning officer in their report:

BIN STORAGE (POLICY PMD2)

The planning officer's report refers to the inadequacy of the size of the bin storage area in the proposals. This concern was not communicated during the processing of the application and, had it been, the proposals could have been easily revised to accommodate 4 bins. This matter could be resolved with a condition on an approval.

CLIENT'S STATEMENT

Our client has made the following statement concerning their proposals which they ask is considered in the review of their application:

Sirs

When we bought Benrig in May 2018 it was a property I had walked past for a number of years and always thought of its attractive setting.

It was clear that it was/is not in a safe condition and when we chatted with David Farmer the idea was born that we could provide two small two bedroomed semi-detached units that could be sold at an attractive price and this would provide two homes in the centre of town which would suit a number of people from young couples starting out to retired people who have, perhaps, wanted to be nearer the town centre for obvious social reasons.

For the younger people there is space in the rear garden to provide a lockable shed for bicycles and by providing 150% car parking our thought was that there would be less need for car transport which, as we all know, is now a social issue and something we should take into consideration.

For older people they may be able to decide to give up car transportation with the convenient access to shops and services and just a very short walk to the bus.

I trust this is helpful in your consideration

Regards

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