



PLANNING STATEMENT

SITE ADDRESS

**QUARRYBANK, HUME
TD5 7TR**

PROPOSAL

**ERECTION OF TWO RESIDENTIAL DWELLINGS,
ACCESS AND ASSOCIATED WORKS**

APPLICANT

MR ANDY THOMSON

SEPTEMBER 2019

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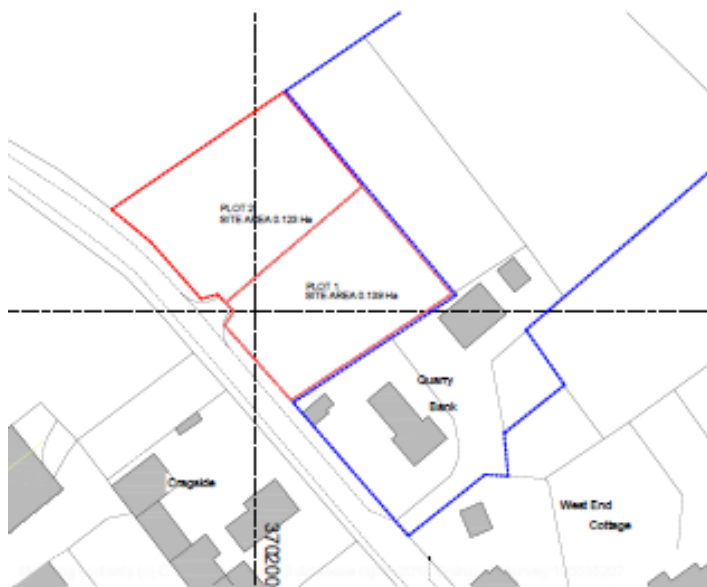


RTPI
Chartered Town Planner

1. 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 Andy Thomson, for Planning Permission in Principle (PPP) and for the development of two dwellings and associated works at Quarrybank, Hume.
- 1.2 A Location Plan and Proposed Site Plan, showing the indicative position of the houses, the relationship of the plots with the existing building group, proposed landscaping/defensible edge, access and associated information have all been provided.
- 1.3 The purpose of this Statement is to provide a good level of understanding of the application site and the context within which it lies, before providing background to the proposed development. A summary of planning policies and guidance is then outlined, together with an explanation of the proposal's overall compliance.
- 1.4 The site lies adjacent to a minor public road to the west of Hume village. Immediately to the north east and north west of the proposed site lies a stable block and paddock. To the east of the proposed site lies a detached dwelling (Quarry Bank) and related garage business and to the south across the public road lies a group of trees and further dwelling with outbuildings.
- 1.5 The extract below indicates in red the defined plot for the purposes of the two dwellinghouses.

Figure 1. Site Context. Source: RG Licence Architect



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- 1.6 The building group or village at Hume comprises approximately 20 dwellings: 18 dwellings to the north of the minor road and 2 to the south.
- 1.7 The site extends to approximately 0.262 ha and comprises an area of grazing land contained by a post and wire fence. Landscape boundary treatment will further define the western edge of the plots and will create a natural end to the building group.
- 1.8 The shape and orientation of the dwellings, particularly the western plot, has been designed as a form of “bookend” to the village. The two proposed houses are intended for the applicant’s children.
- 1.9 The proposal includes planting to all sides to provide further containment to the building group and soften the built form of the dwellings. The applicant is content to discuss or be conditioned on the detailing of any boundary treatment considered appropriate.
- 1.10 The proposed houses are intended to be set back from the main road and in line with the neighbouring property. This relates well to the overall streetscape of the village.
- 1.11 It is proposed that the new houses 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 local planning history.

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2. PLANNING POLICY CONTEXT

- 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 favour 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 adaption;
 - 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 2016

- 2.4 The Scottish Borders Development Plan was adopted in 2016 and represents the most up to date development plan. It contains planning policies against which applications are assessed by the Planning Authority.

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2.5 The key planning policies in this instance being:

- *HD2 Housing in the Countryside*
- *HD3 Residential Amenity*
- *PMD2 Quality Standards*

Policy HD2 Housing in the Countryside

2.6 The land at Quarry Bank lies in a rural area and thus, in planning terms, Policy HD2 ‘Housing in the Countryside’ applies. Policy HD2 promotes the Council’s aims of sustainable development in the countryside. In this instance, policy (A) Building Groups is relevant.

2.7 Policy supports the development of new build unit(s) by way of addition to existing ‘building groups’ where suitable sites exist. A ‘building group’ comprises three or more dwellings which are well related to each other and which share a ‘sense of place’. A maximum of two units may be added, or the group may increase in size by 30% (whichever is greater), within a Local Development Plan period, subject to their being suitable site(s).

2.8 The proposed site should be well integrated into the existing group and have no detrimental impact upon the character of the group, the landscape or the amenity of the surrounding area. Any development should be appropriate in terms of scale, siting, design, access and use of materials.

2.9 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.

2.10 **Supplementary Guidance (SG) ‘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 the existing

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properties and the new development being guided by the spacing between existing properties in the group.

- 2.11 The SG notes that the existence of a building group is identifiable by a “sense of place” which will be contributed by: natural boundaries such as water courses, trees or enclosing landform, **or man-made boundaries** such as existing buildings, roads, plantations or means of enclose.
- 2.12 The ability to achieve a 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 the traffic on the adjoining roads system.

Policy HD3 Residential Amenity

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

Policy PMD2 Quality Standards

- 2.14 This policy aims to ensure that all new development is of high quality and respects the environment within which it is contained. It covers a wide range of issues including sustainability, design and accessibility.

MATERIAL CONSIDERATIONS

- 2.15 It is considered appropriate to raise as a material consideration regarding a similar application on the eastern edge of Hume and which gained permission back in 2015. It has strong relations to that being proposed on the subject site.
- 2.16 The plot to the north east of the village was for a new dwellinghouse. In terms of housing in the countryside policy it was deemed acceptable and by virtue of the approval of application 15/00774/PPP on 1st December 2015. The Officer in the Report relating to that decision noted that *“The site itself is well-related to the existing building group. It would extend an existing row of houses towards the War Memorial and junction with the B6364 and is of an equivalent size to the two adjacent plots. It would thus be in keeping with the linear built form at Hume”*.

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- 2.17 The proposed dwelling would be situated to the west of the plot, keeping it closer to existing built form and aligned with neighbouring dwellings and the public road. The plot and approximate footprint are broadly similar to the new build dwellings to the west. The Officer, in assessing 15/00774/PPP, stated *“Given that what is proposed is comparable in its footprint and height to the two nearest existing properties, the dwelling would not be out of scale with its surroundings. The two existing dwellings provide the immediate context for the proposed house”*.
- 2.18 The Officer noted in his previous consideration that whilst the site is agricultural land, the plot involves the loss of *“a small area and that loss would have no discernible impact upon the operation or viability of the farm. It would not set a precedent for any further development of the same field, subject to appropriate landscaping treatment”*.
- 2.19 In commenting upon 15/00774/PPP, the Officer stated, *“A traditional design approach, as largely indicated, would be in keeping with the character of surrounding properties and would be the appropriate form, given the relative prominence of the site.”*
- 2.20 The house would be set back from the main road, aligned with existing dwellings. The Officer previously indicated that the dwelling *“should occupy a building line equivalent to the adjacent property ‘Castle Heights’ and should not be set any further back into the site than its neighbour”*.
- 2.21 The application now before the Council has strong similarities and where the principles accepted would again be applied on matters such as streetscape and containment.
- 2.22 In terms of cultural heritage impact, the Officer’s Report of 15/00774/PPP confirmed that *“there are no concerns in principle that a dwelling on this land would at this distance be liable to have any unacceptable impacts upon the settling of the Castle”*.

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3. ASSESSMENT OF DEVELOPMENT PROPOSAL

Building Group

- 3.1 There is a clear 20-unit building group at Hume and to which the subject plots directly adjoin. The subject site lies to the north west of Quarry Bank with the plots sharing a clear sense of place with the building group. It is intended that the proposed plots would be contained by appropriate boundary treatment to the west in particular and by the existing stable block and garage to the north.
- 3.2 Given the scale of the village the building group has the theoretical capacity to expand by the two dwellings proposed within the current LDP.
- 3.3 While the application is for PPP/outline planning permission, the client has provided an indicative design and positioning that are respectful of the rural environment and has taken into consideration the local built form and sense of place contained by a strong landscape boundary.
- 3.4 Figure 2 below provides the indicative site plan to aid the overall context.

Figure 2. Site Plant. Source: RG Licence Architect



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- 3.5 The proposal is seen therefore complaint with **HD2** 'Housing in the Countryside' policy requirements.

Design

- 3.6 The proposal intends to be designed and use materials sympathetically to the area in which it is set. The house would not be unduly prominent and would not harm the visual amenities of the area. The setting and positioning of the dwelling can be seen in the Proposed Site Layout provided and when seen from afar will sit well against the existing built form.
- 3.7 It is intended that high quality materials will be used within the design (eg. Natural slate), will support renewable technologies and is therefore, compliant with Policy **PMD2** Quality Standards.

Residential Amenity

- 3.8 The proposal is situated at a respectable distance from the existing properties in the building group and will therefore not cause any detrimental impacts on the residential amenity of the existing properties, through noise, smells or loss of privacy.
- 3.9 The dwellinghouse could be developed on the subject site without causing a detrimental impact upon the residential amenity of neighbouring properties. It is therefore seen to be in compliance with Policy **HD3** Residential Amenity.

Access and servicing

- 3.10 Access already exists to the site and would be obtained directly off the public road. A modest internal path would then run between and to the two plots in question. Parking for two cars per plot is achievable and would be located to the rear.
- 3.11 The plot will be serviced by private foul and surface water drainage arrangements. Surface water will pass to field drains with mains water connected to.

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4. CONCLUSION

- 4.1 Ferguson Planning has been appointed by the Applicant to submit an application for planning permission for the development of a two dwellinghouses on land directly adjacent to the building group at Hume.
- 4.2 The proposal complies with policy **HD2** Housing in the Countryside' and policy **HD3** Residential Amenity. The scale of the development is sufficient in size to contain the two plots without having detrimental impact upon the surrounding houses. Satisfactory access to the plot can be achieved from the public road.
- 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 west of the building group.
- 4.4 The site is of sufficient size to contain two dwellings of the size proposed without having detrimental impact upon the nearest properties. The plot boundary does not unduly extend beyond the sense of place of the building group, which is contributed to by the existing post and wire fence and the land characteristics of the adjacent woodland.
- 4.5 The site lies outwith the area shown on SEPA's flood risk maps as having a high or medium level of flood risk with no other environmental impacts of note. The subject site is considered to be a considerable distance from Hume Castle with intervening built form and thus gives rise to no significant heritage impacts of note.
- 4.6 Satisfactory private drainage arrangements can be achieved, subject to further details to be provided at the next stage in the planning process.
- 4.7 The Planning Authority is respectfully requested to approve this application which will provide for two dwellinghouses on land which shares a sense of place with an existing building group and will enable completion of the building group on the western edge of the village.

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