

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 19/00280/AMC

APPLICANT : Mr and Mrs A MacGregor

AGENT : T Fleming Homes Ltd

DEVELOPMENT : Erection of dwellinghouse and detached double garage (approval of matters specified in planning permission 18/01228/PPP)

LOCATION: Land East Of Castle Heights
Hume
Scottish Borders

TYPE : AMC Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
8394.PL4	Location Plan	Approved
8394PL5	Proposed Site Plan	Approved
8394PL1	Proposed Plans & Elevations	Approved
8394.PL3	Proposed Plans & Elevations	Approved
8394PL2	Landscaping Plan	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No valid representations have been received.

Consultations

Access Officer has no additional comments from those made for planning application 18/01228/PPP.

Community Council has not responded at the time of writing this report.

Environmental Health has no objection to the proposed development subject to standard conditions and informatives being attached to any permission granted.

Landscape Architect has not responded at the time of writing this report.

Roads Planning Service has no objection to the proposed development subject to a standard condition and an informative being attached to any permission granted.

Scottish Water has not responded at the time of writing this report.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Local Development Plan 2016

PMD2: Quality Standards
HD2: Housing in the Countryside
HD3: Protection of Residential Amenity
EP7: Listed Buildings
EP13: Trees, Woodland and Hedgerows
IS2: Developer Contributions
IS7: Parking Provisions and Standards
IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

Supplementary Planning Guidance

Placemaking and Design 2010
Householder Development (Sunlight and Privacy) 2006
Trees and Development 2008
Landscape and Development 2008
Developer Contributions 2018
New Housing in the Borders Countryside 2008

Recommendation by - Cameron Kirk (Assistant Planning Officer) on 6th June 2019

Site description

The application site is located to the eastern edge of the village of Hume and at present is agricultural land. The site slopes from the south to the north and it is delineated by a post and wire fence to the north east, north west and south west boundaries, while a stone wall is found to the south east boundary that flanks the public road. There is an existing area of planting to the eastern section of the application site. Agricultural land can be found to the north and south of the application site, while the war memorial is located to the east and a large dwelling, Castle Heights, to the west.

Proposed development

It is proposed to erect a two storey detached dwelling with a gable roof that would have a footprint of approximately 130 square metres. The proposed dwelling would be fairly traditional in terms of design and form. It would be located relatively central within the plot. A detached double garage with gable roof would be sited to the west of the proposed dwelling.

The materials to be used in the construction of the proposed development includes, buff artificial stone and cream K Rend to the walls, a natural slate roof, white uPVC windows and doors, white uPVC fascia, soffits and barge boards and black uPVC rainwater goods.

Vehicular access to the site would be taken from the public road that flanks the south east boundary of the application site. An area of hardstanding to the south of the proposed dwelling and garage would comfortably provide parking for two vehicles. Paving would wrap around the proposed dwelling. A native species hedge would be planted to the north east, north west and south east boundaries of the application site. Further planting would be provided to the existing tree belt to the eastern section of the application site. While two borders would be formed to the north of the proposed dwelling and garage. The site would mainly be laid in grass.

The proposed development would be serviced by private drainage arrangements and would be connected to the public water supply network.

Relevant planning history

01/01452/OUT Erection of dwellinghouse. Granted 18 December 2001.

02/01047/REM Erection of dwellinghouse and garage. Granted 21 August 2002.

15/00774/PPP Erection of dwellinghouse. Granted 01 December 2015.

18/01228/PPP Erection of dwellinghouse (renewal of planning permission 15/00774/PPP). Granted 07 November 2018.

Assessment

The key planning issue under consideration in the assessment of the application is whether the information submitted in support of the application satisfies the requirements of the conditions attached to planning permission in principle application 18/01228/PPP.

Principle of development

The principle of development for the site has already been established for the erection of a dwelling in this location by virtue of the application granted for planning permission in principle (ref no. 18/01228/PPP), to which this application directly relates. Therefore, the principle of development does not require to be reassessed and is considered to accord with Policy HD2.

Layout, siting and design

The proposed dwelling and garage would be appropriately positioned and would sit comfortably within the application site. The proposal relates well to the pattern of development found to the west of the application site, as it would have a similar building line to neighbouring properties and would be positioned centrally within the plot.

The application site slopes from the south to the north and details of finished floor level of the proposed dwelling and garage, as well as the finished ground levels surrounding the buildings have been provided to demonstrate how they would sit within the plot. The application site would require some regrading to accommodate the proposal, although this would not result in significant changes to the existing ground levels. The resultant levels would ensure that the proposed development sits well within its setting and the surrounding landscape. Thus not adversely impacting on the composition or quality of the landscape character.

The proposed dwelling would be fairly large in scale. However, it is noted that Hume is characterised by houses of varying styles and forms. The proposed dwelling would be commensurate in scale to the neighbouring properties to the west, Castle Heights and Drey Towers. The general character and appearance could be accepted in this context, considering the design of the neighbouring properties to the west.

Some minor amendments were sought by the Planning Authority in respect of the design of the proposed dwelling. This involved, repositioning the proposed balcony to the north west elevation, moving the chimney stack within the internal floor area and introducing mullions to the windows to the south east elevation, creating a greater vertical emphasis. The changes implemented to the design of the proposed dwelling are considered to address the concerns the Planning Authority had with its design. The scale and design of the proposed garage is considered to be acceptable.

The materials proposed to be used on the external finish of the proposal would be acceptable. The use of natural slate to the roofs of the proposed dwelling and garage are welcomed. A condition will be attached to ensure samples of the exterior wall finishes are submitted to and agreed in writing by the Planning Authority prior to any works commencing. The overall layout, siting and design of the proposed development is considered to be appropriate in this context.

Landscaping

A landscaping plan has been submitted in support of the application. It was felt that the planting provided in the initial landscaping plan was a little sparse. Further planting was sought to the boundary treatments and to the north of the proposed dwelling and garage to help soften the development within its setting. The amended landscaping plan is considered to suitably address the Planning Authority's concerns. The species of planting proposed would be appropriate in this context. The existing trees planted to the eastern section

of the site would be retained, with further trees planted within this area. The proposed soft and hard landscaping is considered to be acceptable. Over time, as the planting becomes established, it will help to lessen the visual impact of the proposed development within the surrounding context of the application site.

Residential amenity

Considering the position and orientation of the proposal relative to neighbouring properties, it is not anticipated to have a significant adverse impact on the residential amenity or privacy of neighbouring properties within the surrounding locality.

Access and parking

The proposed access would be taken from the public road to the south east boundary. A large area of permeable paving would be provided that would allow for sufficient parking. Roads Planning Service was consulted as part of the application process. They have no objection to the proposed access and parking as indicated. They have asked that a condition be attached specifying the detailing of the footway crossing. Unfortunately, further conditions in relation to the technical aspects of the proposed development cannot be attached to an approval of matters specified in conditions application and should have been requested at the planning permission in principle stage. However, the condition requested will be attached as an informative in this instance.

Relocation of existing bus shelter

As part of the proposed development, the existing bus shelter, located to the south east boundary of the application site is required to be relocated to allow for the new vehicular access to the plot to be formed. At the time of site inspection, it would appear that the bus shelter had already been relocated as per its position indicated on drawings 8394PL2 & 8394PL5. Roads Planning Service do not object to the bus shelters new location and it is therefore considered to be acceptable.

Servicing

The proposed development would be serviced by private drainage arrangements and connected to the public water supply network. Indicative details have been provided to show the layout of the private drainage arrangements for the proposal within the site and it appears to be acceptable in principle. The precise details of which will be agreed at the Building Warrant stage. It is considered that the proposed development can be adequately serviced.

Environmental Health requested that further conditions and informatives be attached in the event permission is granted. Again, further conditions in relation to the technical aspects of the proposed development cannot be attached to an approval of matters specified in conditions application and should have been requested at the planning permission in principle stage. The requested informative relating to flues would be appropriate in this case and will be attached.

Developer contributions

Developer contributions have already been secured for the proposed development under the previous application 18/01228/PPP.

Conclusion

In light of the above, the additional information submitted to satisfy the requirements of the conditions attached to permission 18/01228/PPP is considered to be acceptable. It is therefore recommended that the application be approved.

REASON FOR DECISION :

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

Recommendation: Approved - conditions & informatives

- 1 A sample of the stone and render to be used for the exterior elevations of the development hereby permitted shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development. The development shall then be completed in accordance with the approved samples.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 2 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupancy of the dwellinghouse or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.
Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenities of the area.

Informatives

It should be noted that:

- 1 The access to the site to be formed as a footway crossing to detail DC-10.
- 2 It should be borne in mind that only contractors first approved by the Council may work within the public road boundary,
- 3 Stoves and Use of Solid Fuel

These installations can cause smoke and odour complaints and any Building and Planning Consents for the installation do not indemnify the applicant in respect of Nuisance action. In the event of nuisance action being taken there is no guarantee that remedial work will be granted building/planning permission.

Accordingly this advice can assist you to avoid future problems.

The location of the flue should take into account other properties that may be downwind.

The discharge point for the flue should be located as high as possible to allow for maximum dispersion of the flue gasses.

The flue should be terminated with a cap that encourages a high gas efflux velocity.

The flue and appliance should be checked and serviced at regular intervals to ensure that they continue to operate efficiently and cleanly.

The appliance should only burn fuel of a type and grade that is recommended by the manufacturer.

If you live in a Smoke Control Area you must only use an Exempt Appliance <http://smokecontrol.defra.gov.uk/appliances.php?country=s> and the fuel that is Approved for use in it <http://smokecontrol.defra.gov.uk/fuels.php?country=s> .

In wood burning stoves you should only burn dry, seasoned timber. Guidance is available on -

[http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/\\$FILE/eng-woodfuel-woodasfuelguide.pdf](http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/$FILE/eng-woodfuel-woodasfuelguide.pdf)

Treated timber, waste wood, manufactured timber and laminates etc. should not be used as fuel.

Paper and kindling can be used for lighting, but purpose made firelighters can cause fewer odour problems.

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