

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 17/01086/FUL

APPLICANT : Mr & Mrs R Lawrie

AGENT : Stuart Patterson Building & Timber Frame Design

DEVELOPMENT : Alterations and single storey extension to dwellinghouse and erection of garage

LOCATION: Valley Dene
High Street
Kirk Yetholm
Scottish Borders
TD5 8PH

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
17-592-1004	Location Plan	Approved
17-592-1001	Existing Layout	Approved
17-592-1002	Existing Layout	Approved
17-592-1003	Existing Elevations	Approved
17-592-2001	Planning Layout	Approved
17-592-2002	Planning Layout	Approved
17-592-2003	Elevations	Approved
17-592-3002	Sections	Approved
17-592-4001 garage	Elevations	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

12 neighbours were notified by the Council and adverts for development within the Conservation Area placed in the Southern Reporter and on PINS website. No representations were received.

Consultations were received as follows:

Roads Planning: No objections to this proposal provided the first two metres of the verge crossing for the driveway to the new garage is surfaced to my specification i.e. 75mm of 40mm size single course bituminous layer blinded with bituminous grit all to BS 4987 laid on 375mm of 100mm broken stone bottoming blinded with sub-base, type 1.

It should be borne in mind that only contractors first approved by the Council may work within the public road boundary.

Archaeology: Valley Dene may contain remains of a single-story 18th century cottage and possible association with the Romany population that settled Kirk Yetholm at around that time. There is a high

likelihood that stripping the interior of the building will reveal evidence for the 18th century phases of the structure, along with the later addition of a second floor. This evidence is of local historical interest and should be recorded prior to potential damage or the obscuring of features through development. If consented, any internal strip the building should be recorded to an ENHANCED level by a suitably qualified buildings archaeologist. A Developer Funded Historic Building Survey is requested by condition.

Heritage and Design Officer: The principle architectural and historic interest in Valleydene relates to the front elevation and the contribution that the façade makes to the stepped streetscape of the High Street. Welcome the works to upgrade and repair, remodel and extend to the rear. The rear part of the existing building should retain its render finish rather than being over clad in timber boarding. Standard conditions requiring detailed submissions:

- o Details to be provided of the replacement windows and external doors showing sections
- o Samples of the external timber cladding including finish to be approved
- o External decoration scheme

The new garage will have a neutral impact on the Conservation Area.

Principal elevation: Details of double glazing and doors to be submitted.

Rear elevation:

1. No objections to removal of the existing single storey extensions (no architectural or historic interest). The rear elevation of the property is well concealed from public view and is set down slightly below the field level. A two storey flat roofed section provides a link between different elements of this rear.
2. Content with the proposed new flat roofed GF extension to provide the utility, kitchen and breakfasting area and for this to be clad in timber.
3. Rear wall of existing building should not be clad in timber but retained in render.
4. Double glazed casement timber windows to the rear are appropriate.

Interior:

The plan layout of the front part (earlier part) is being retained and this is appropriate for LBC.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD1 Sustainability

PMD2 Quality Standards

HD3 Protection of residential amenity

EP7 Listed Buildings

EP8 Archaeology

EP9 Conservation Areas

IS7 Parking provision and standards

Supplementary Planning Guidance: Placemaking and Design, 2010

Recommendation by - Euan Calvert (Assistant Planning Officer) on 29th September 2017

Householder planning permission and listed building consent applications have been made for partial demolition, alterations and single storey extension to Valley Dene, High street, Kirk Yetholm. A garage is also requested to be constructed in-curtilage. This is proposed to be sited in unfenced garden ground on the opposite side of the road located slightly downhill from the property.

LOCATION AND SITING

Valleydene forms part of a terrace of properties on the west side of the High Street. The terrace is staggered into the hillside from The Green. There are reports of the building formerly running as a hostel "The Singing Donkeys Hostel" although no formal change of use is recorded. The property is bounded to the north by Clifton Cottage and south by no8. Valleydene. This is a sprawling property owing to an

expansive extension to the rear. It also includes a "wing" that runs the full width of the rear of no.8 High Street, which is the end terrace building.

The house dates from the early 19th century and comprises a 3 bay two storey house and also a secondary single storey building on the north gable. This secondary building faces the street and reads as being an independent cottage. The property has had extensive alterations and additions to the rear since the 1920s (based on the historic OS maps). This house shows significant signs of neglect and the significant extensions within the rear garden ground are now displaying signs of dilapidation.

The property was added to the statutory list of Listed Buildings at category C in 1993 as part of the resurvey of the parish.

Policy and History

There is only one record in the system for previous changes:

99/0132/LBC 99/01133/FUL Single storey extensions.

Policies PMD2 and HD3 seek to ensure that building quality standards are maintained, and neighbouring residential amenity is protected, when considering development proposals. Policy IS7 seeks to ensure that in-curtilage car parking is maintained in the interests of maintaining the safety and sufficiency of the road network.

A material consideration of this application is the C listed status of the building. Policy EP7 - Listed Buildings states that the Council will support development proposals that protect, maintain and enhance active use and conservation of Listed Buildings. Policy EP9 - Conservation Areas states that development within or adjacent to a Conservation Area that would have an unacceptable adverse impact on its character and appearance will be refused.

PROPOSAL

The existing plans demonstrate 7no bedrooms: 3-bedrooms upstairs in the main house, 2-bedrooms in the secondary building behind no.8 and 2 bedrooms in the extension which shares a party wall with Clifton Cottage. This proposal is for a family home with bedroom, lounge study and sitting room in the existing GF building. At FF, 2 bedrooms would be in the main house, a bathroom in the flat roofed extension and a bedroom and plant room in the secondary rear wing.

Interventions

1. The single storey rear extensions are to be demolished leaving only the party wall in place. The window in the party wall is to be blocked closed.
2. The utility room is proposed for demolition which features an intersecting slate clad piend roof with chimney.
3. In place of demolition is the proposed construction of a large flat roofed open plan kitchen/breakfast/utility and shower room 12m x 8.6m, attached to the flat roofed 2 storey extension and accessed from the current lounge and kitchen.
4. Amongst a host of internal partition changes, the main interventions proposals are;
 - a. Closing the door for window in the rear wing behind no.8;
 - b. Changing the fenestration to the existing FF flat roofed extension by blocking 2 windows;
 - c. Installing two velux in place of the intersecting roof;
 - d. Closing access from the second front door;
 - e. Photovoltaic panels on the FF roof;
 - f. Garage set back 7 metres from the edge of the public road within garden ground.
 - g. Air source heat pump.

Site visit

I visited the site with the Heritage and Design Officer on 11 August 2017 when only an external inspection was possible. Interval renovations had commenced and scaffolding fronted the property.

ASSESSMENT

PMD2 and Placemaking and Design SPG
Siting and orientation, size and scale.

The siting and orientation of the proposed extensions are considered to be appropriate in that they are to the rear of the property and are replacements for rather poorly constructed interventions in the past. The development will largely be hidden from any public view owing to the appropriate orientation and siting (within a hollow) in the garden. The land to the rear is an agriculture enclosure. I conclude that there will be no visible impact to the character and appearance of the Conservation Area, and that the size and scale of extension is appropriate (Policy EP9). The proposal is large but not too large for the accepting house and garden (Policy PMD2).

Mass and form

The flat roof extension will make a good relationship to the building in that its form will contrast with the traditional design. The development will appear modern and high quality in construction with large expanses of glazing and a cupola roof light. The development will actually be on a reduced footprint to the current configuration therefore the mass may be considered a net reduction. Removal of a section of intersecting pitched roof ensures that this extension will appear smaller in form to that which currently stands. The size of open plan footprint will be successfully concealed by its proposed flat roof design, which is appropriate for this rear elevation.

Conservation Area

As above, the extensions will be of no impact to the Conservation Area and the Heritage and Design Officer confirms likewise (Policy EP9). Casement windows and timber cladding are appropriate interventions on the rear elevation, which is not publicly visible and less sensitive to change. The garage will have no impact on the Conservation Area however to ensure that the Council are able to control development I shall require horizontal timber boarding as shown and not dry dash render (as is specified in the adjacent specification). The photovoltaics are on a concealed flat roof away from the principal elevation therefore concealed from public view and appropriately sited for the Conservation Area (Policy EP9).

Listed Building

I identify the element of greatest sensitivity to be the principal elevation of this building which retains significant character in design and form. It makes significant contribution to the character of this street. The Heritage and Design Officer supports the interventions on the the principle elevation; Sash and case windows with double glazing in timber frames and central glazing bar; timber/ composite door, style and colour to be agreed (vertical timber lining shown); Walls to be patched and repainted in white to match existing.

I am satisfied that the proposals demonstrate an understanding of the sensitivities in this building. The building will be enhanced and protected in the long term (Policy EP7).

These window and door proposals are in accordance with the Windows and Doors SPG, but further specifications are required to be certain that they make an appropriate contribution to the Conservation Area and the Listed Building.

Conditions are required to secure:

- o Details of replacement windows and external doors showing sections, colours and materials (Anthracite grey is mentioned)
- o External decoration scheme (white wash is to be retained)

REAR ELEVATION

The Heritage and Design Officer objects to the use of horizontal timber cladding on the rear elevation of the existing house and extension. I agree that the use of timber panel causes confusion to the appearance of the Listed Building. There should be a clear distinction between new and old architecture to ensure the appearance of this Listed Building. The existing rear walls should be rendered in traditional harl and a condition will ensure that this is implemented.

The extension; casement windows; alterations to fenestration; installation of Velux windows; and air source heat pump are all considered to be acceptable and are supported for this C Listed Building in that these changes will be a net improvement and will not harm the appearance of the Principal elevation (of significant character). The interventions will maintain and enhance active use of this building in accordance with Policy EP7.

INTERIOR

Much of the interior fabric has been altered or removed by the time of application however the Heritage and Design Officer is satisfied that the layout of the early part of the building is being maintained in traditional form (with central turn stair and hall in bay 2 leading to rooms either side.) Policy EP7 is satisfied.

Amenity

Loss of a door behind No.8 (for a window) is a net improvement in amenity in that there will be less impact on neighbouring privacy. A window in the northern party wall is to be blocked closed and this will also actually create net improvement in terms of neighbouring residential amenity. These changes ensure that there is no direct overlooking to garden ground or the houses beyond (Policy HD3). I identify no impacts in terms of overshadowing or loss of light in relation to the extension or the garage. There have been no representations in respect of development therefore I must assume that development of the garage; extension; and air source heat pump have all been considered and accepted by nearest neighbours. I do not identify any impact from development of any of these items and I am satisfied that the Council have discharged their duties in terms of Policy HD3 and PMD1 in that there will be no harm to neighbouring residential amenity and public health and safety are satisfied.

Access

The Roads Planning Officer notes no objection but cites need for a condition to ensure implementation of a sealed surface verge crossing. I am satisfied that these details should be a matter for condition to ensure protection of road safety and design standards. The first two metres of the verge crossing for the driveway to the new garage shall be surfaced to specification;

75mm of 40mm size single course bituminous layer blinded with bituminous grit all to BS 4987 laid on 375mm of 100mm broken stone bottoming blinded with sub-base, type 1. It should be borne in mind that only contractors first approved by the Council may work within the public road boundary.

Archaeology

The archaeologist wishes a record of condition. The interior may be of local historical interest and should be recorded prior to potential damage or the obscuring of features through development. A Developer Funded Historic Building Survey is requested. I am happy to secure this provision through condition, in the interests of record an historic asset of local significance (Policy EP8).

No third party representations have been made.

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 subject to conditions

- 1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
- 2 A schedule of all external joinery (windows and doors), including colour, finish, opening method and profile, proposed to be used on the principal elevation of development hereby approved shall be submitted to and approved in writing by the Planning Authority before the development commences. The approved scheme to be implemented as part of the development.
Reason: To protect the character of the Category C-Listed Building and the Yetholm Conservation Area.

- 3 Sample panels of the external wall render and any colour treatment to be prepared on site for prior approval by the Planning Authority. The development then to be completed in accordance with the approved details.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 4 Notwithstanding the approved plans, the rear walls of the existing house shall be finished in a harl (rough cast) and not horizontal timber board unless the prior written approval of the Planning Authority has been granted for the use of an alternative product.
Reason: To ensure that the alterations make an appropriate contribution to the Listed Building.
- 5 Notwithstanding the approved plans, the walls of the garage shall be finished in horizontal timber board and not dry dash render unless the prior written approval of the Planning Authority has been granted for the use of an alternative product.
Reason: To ensure that the alterations make an appropriate contribution to the Conservation Area.
- 6 Prior to construction of the garage hereby approved the first two metres of the verge crossing for the driveway (giving access to the new garage) shall be surfaced to specification; 75mm of 40mm size single course bituminous layer blinded with bituminous grit all to BS 4987 laid on 375mm of 100mm broken stone bottoming blinded with sub-base, type 1. It should be borne in mind that only contractors first approved by the Council may work within the public road boundary.
Reason: To ensure safe access and egress to the public road and to ensure loose material does not foul the public road, in the interests of road safety.
- 7 No development shall take place until the applicant has secured the implementation of a programme of archaeological work (which may include excavation) in accordance with a Written Scheme of Investigation outlining a Historic Building Survey which has been formulated by, or on behalf of, the applicant and submitted to and approved in writing by the Planning Authority. Access should be afforded to allow archaeological investigation, at all reasonable times, by a person or persons nominated by the developer and agreed to by the Planning Authority. Results will be submitted to the Planning Authority for review in the form of a Historic Building Survey Report.
Reason: To preserve by record a building of historical interest.

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