

Proposed Dwelling House

Land North-East of Balcladach, Easter Ulston,
nr Jedburgh

Planning Design Statement August 2020



Prepared by



Proposed Dwelling House

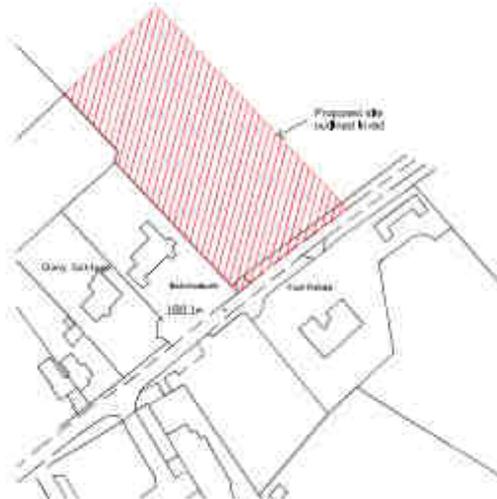
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Appraisal

The Application

The application is for Planning Permission in Principle for the erection of a single house with integral double garage.

The Location



The application site is located alongside the public road passing through Easter Ulston and lies to the north-eastern end of the settlement. There is an existing field access opposite the vehicular access into the property known as Fairfields.

The Application Site

The subject of this application is an area of land adjoining the north eastern boundary of the property known as Balcladach and lies within the speed limit signage for the settlement.



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The application site is rectangular in shape and is accessed from the public road via an existing field access. Please note that the tree shown adjacent to the field access no longer exists.



The mutual boundary with Balcladach to the south-west is defined by an existing hedge which also runs along the south east boundary behind the grass road verge and continues beyond the application site. The north-east and north-west boundaries are presently undefined.

Development Proposal

The development proposal is to construct a detached single storey house with an integral double garage.

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Planning History

The application site and the land beyond was subject to a recent planning approval (16/00072/MOD75) to modify a previous section 75 legal agreement restricting development on the farming unit surrounding the settlements of Easter and Wester Ulston. This was to allow for the construction of a new farm house on the site of the farming unit at Wester Ulston following its split from Upper Hundalee.

Planning Policy

It is the development policies within the Scottish Borders Council Local Plan (adopted 2016) along with the supplementary planning guidance which will determine if the application site is deemed to be a suitable addition to the settlement of Easter Ulston. These are as follows:

Policy PMD1 – Sustainability.
Policy PMD2 – Quality Standards.
Policy PMD3 – Land Use Allocations.
Policy PMD4 – Development Outwith Development Boundaries.
Policy PMD5 – Infill Development.
Policy HD2 – Housing in the Countryside.
Policy HD3 – Protection of Residential Amenity.
Policy EP1 – International Nature Conservation Sites and Protected Species.
Policy EP2 – National Nature Conservation Sites and Protected Species.
Policy EP3 – Local Biodiversity.
Policy EP8 – Archaeology.
Policy EP12 – Green Networks.
Policy IS2 – Developer Contributions.

Scottish Borders Council Supplementary Planning Guidance

Affordable Housing (2015).
Biodiversity (2005).
Development Contributions (2018).
Green Space (2009).
Householder Development (incorporating Privacy and Sunlight guide) (2006).
Housing Supplementary Guidance (2017).
Landscape and Development (2008).
Local Biodiversity Action Plan: Biodiversity in the Scottish Borders (2001).
Placemaking and Design (2010).
Trees and Development (2008).
Use of Timber in Sustainable Construction (2009).
Waste Management (2015).

Relevant excerpts from the above noted policies and planning guidance can be summarised as follows:

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Scottish Borders Council Local Development Plan (2016).

Policy PMD2: *Quality Standards* states:

“All new development will be expected to be of high quality in accordance with the sustainability principles, designed to fit with the Scottish Borders townscapes and to integrate with its landscape surroundings. The standards that apply to development are:-

PLACE MAKING AND DESIGN

c) it provides for Sustainable Urban Drainage Systems in the context of the overall provision of Green Infrastructure where appropriate and their aftercare and maintenance.

f) it incorporates appropriate hard and soft landscaping works, including structural or screen planting where necessary, to help integration with its surroundings and the wider environment and to meet open space requirements.

h) it creates developments with a sense of place, based on a clear understanding of the context, designed in sympathy with Scottish Borders architectural styles; this need not exclude appropriate contemporary and/or innovative design.

k) it is compatible with, and respects the character of the surrounding area, neighbouring uses, and neighbouring built form.

l) it can be satisfactorily accommodated within the site.

m) it provides appropriate boundary treatments to ensure attractive edges to the development that will help integration with its surroundings.

Policy PMD5: *Infill Development* states:

“Development on non-allocated, infill or windfall sites, including the re-use of buildings within Development Boundaries as shown on proposals maps will be approved where the following criteria are satisfied:

a) where relevant, it does not conflict with the established land use of the area; and

b) it does not detract from the character and amenity of the surrounding area; and

f) it does not result in any significant loss of daylight, sunlight or privacy to adjoining properties as a result of overshadowing or overlooking.”

Policy HD2: *Housing in the Countryside* states:

“ The Council wishes to promote appropriate rural housing development:

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b) associated with existing building groups where this does not adversely affect their character of that of the surrounding area.”

It also states:

“Housing of up to a total of 2 additional dwellings or a 30% increase of the building group, whichever is greater, associated with the existing group may be approved provided that;

a) the Council is satisfied that the site is well related to an existing group of at least three houses or building(s) currently in use or capable of conversion to residential use.

b) the cumulative impact of new development on the character of the building group, and the landscape and amenity of the surrounding area will be taken into account when determining new applications.

c) any consents for new building granted under this part of the policy should not exceed two housing dwellings or 30% increase in the group during the Plan period. No further development above this threshold will be permitted.

In addition, where a proposal for new development is to be supported, the development should be appropriate in scale, siting, design, access and materials, and should be sympathetic to the character of the group.

Policy HD3: *Protection of Residential Amenity* states:

“Development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas, any developments will be assessed against;

a) the principle of development, including where relevant, any open space that would be lost; and

b) the details of the development itself particularly in terms of;

- the scale, form and type of development in terms of it's fit within a residential area.

- the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sun lighting provisions. These considerations apply especially in relation to garden ground or “backland” development.

- the generation of traffic or noise.

- the level of visual impact.

Policy EP3 – *Biodiversity* states:

“Any development that could impact on local biodiversity through impacts on habitats and species should:

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be sited to minimize adverse impacts on the biodiversity of the site, including its environmental quality, ecological status and viability.”

Policy IS9 – *Waste Water Treatment Standards and Sustainable Urban Drainage* states:

“d) for development in the countryside i.e. not within or immediately adjacent to publicly sewered areas, the use of private sewerage may be acceptable, providing it can be demonstrated that this can be delivered without any negative impacts to public health, the environment or the quality of watercourses or groundwater.

Planning Considerations

Expansion of the Existing Building Group

Easter Ulston is an established building group characterised by an original farming unit and ancillary buildings along with several other dwellings on the opposite side of the road. The farming unit has since been re-established to the south-west of the settlement and the former outbuildings have since been converted to private residences. The settlement has expanded in a linear pattern either side of the core group of buildings over a period of 25 years with approximately 9 further detached dwellings constructed around the original building group.

As noted above, Policy HD2 permits the expansion of building groups up to an additional 2 dwellings, or by 30%, whichever is greater within the current local plan period. The planning history illustrated by appendix 1 confirms that Easter Ulston is, with the appropriate design considerations, capable of expansion by a further 5 dwellings.

For any expansion of an existing building group to be deemed appropriate, comparison must be made between the form of the existing building group and how any such expansion will integrate with this and appear as a natural addition.

To determine if this expansion can be achieved without a detrimental effect to the character of the existing settlement one has to examine the pattern of expansion and how the physical constraints have shaped the last 25 years of development at Easter Ulston.

Appendix 1 illustrates how new housing at Easter Ulston has developed in a linear pattern with just one example of infill development during that period. This form of development has established a development boundary to the north-west and south-east edges of the settlement which has been observed over the development period without back land development

The south-west end of the settlement is constrained on the south side of the public road by the Easter Ulston farming unit and a track which runs between this and the property known as Three Acres.

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The properties to the north side of the public road are constrained by way of a planning condition imposed following re-development of the former farm steading at Wester Ulston. This prohibits any further development beyond the boundary established within the consent. Any further erosion of this boundary would effectively join Easter & West Ulston together. Therefore, the assumption would be that there are no opportunities to expand the settlement at this end.



Balcladach – Easter Ulston

The north-east end of the settlement is defined by two recently built houses. Balcladach, to the north side of the road was consented in 1996.



Fairfields – Easter Ulston

Fairfields, to the south side was consented 11 years later in 2007. Physical features defining the end of the current development boundary are an existing hedgerow running along the north-eastern boundary of Balcladach which continues along the road side behind the grass verge beyond the access to the application site. Fairfields is bounded by a post and wire fence which abuts the existing hedge row on the south side of the road which continues parallel with the above mentioned hedge row alongside the road leaving Easter Ulston.

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It is noted that the settlement boundary to the south side of the public road is defined in whole by the property known as Fairfields. This has created a staggered and perhaps unbalanced development boundary to the north-eastern end of Easter Ulston.



By simply extending the development boundaries established by this property along with the north-east development boundary creates a natural additional to the settlement and one which does not erode the narrative of the building group. The proposed site establishes balance and a stronger development boundary to the north-eastern end of Easter Ulston. A stronger gateway to the settlement from the north-east is established by creating a “book-end” with Fairfields and also picks up the line of the north-western boundary created by the recently built property “The Ashes” which forms the corresponding gateway to the settlement from the south-west.



The indicative site layout shown on Appendix 4 indicates that the new development boundary will be defined by structural hedge and tree planting

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that will mature and assimilate with the existing green edges which define Easter Ulston. The existing hedge adjoining Balcladach will be maintained at its current height to retain privacy and be trimmed to a neater form which is already a feature of the boundaries between the properties on the north side of the public road.



Although planning permission in principle is sought at this stage, the applicant wishes, if successful, to construct a single storey property.



View of application site from North-East



View of application site from South-West

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This will further reduce the impact created by development and protect the private amenity current enjoyed by the neighbouring properties.

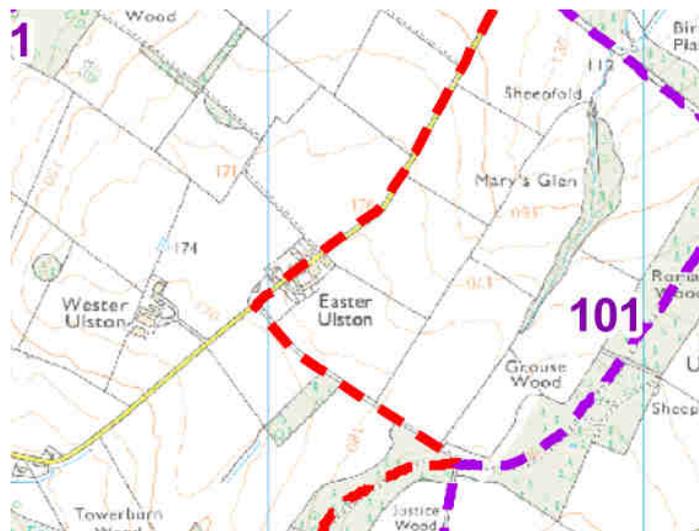
Vehicular Access, Visibility & Parking

Access to the application site would be taken through the existing field access which lies within the 30 mph speed restriction signage.

The requisite amount of visibility is available to the south-west is already available. Visibility to the north-east is achieved with the trimming back of the existing hedge to the north-east to match that on the south side of the public road in front of Fairfields.

The proposed plot is generous enough in size to accommodate the required level of private parking and turning space.

Green Networks



There is a promoted path which runs through East Ulston alongside the application site. There is also a farm track noted which runs along the south-west boundary of the application site but this is not noted as being a public right of way and will be re-located. Appendix 3 illustrates the public path network in more detail.

Ecological Impacts & Habitats

It is understood that a preliminary ecological assessment would be required to assess the impact of the proposed development on the local ecology. We would request that this assessment be formally considered as a reserved matter.

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Waste Water Treatment & SUDS

It is understood that a private drainage system shall be installed to serve the new dwelling. Sufficient land is available to install the appropriate plant and adjoining land would be available to discharge the treated effluent to ground via a soakaway system. We would request that this, together with a suitable SUDS rainwater harvesting/disposal solution be formally assessed as a reserved matter.

Summary

In summary we believe the proposals outlined in this proposal are well considered and uphold the principles defined in the relevant Planning Development Policies and Guidelines of the Scottish Borders Council and will gain the support of the Planning Authority.

RM Architecture Ltd
21st August 2020

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List of Appendices

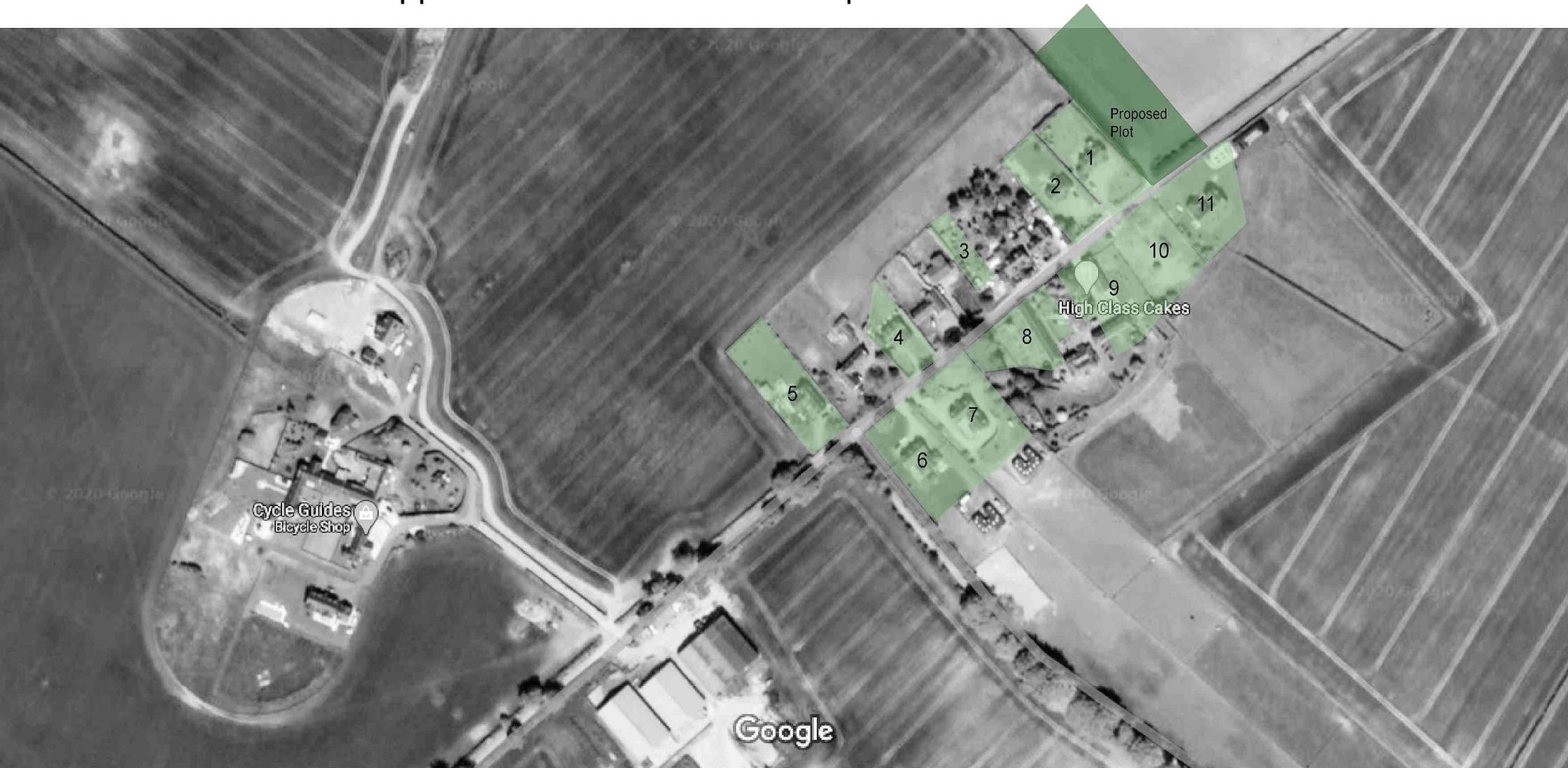
Appendix 1 – Pattern of Developments

Appendix 2 – Development Constraints

Appendix 3 – Promoted Path Networks

Appendix 4 – Indicative Site Plan

Appendix 1 - Pattern of Development



Planning History

- 96/00795/FUL - Erection of House & Garage
- 98/00033/FUL - Erection of House & Garage
- 13/00797/AMC - Erection of Dwellinghouse
- 01/01770/REM - Erection of Dwellinghouse with Integral Garage
- 06/02517/REM - Erection of Dwellinghouse with Integral Garage
- 06/01791/REM - Erection fo Dwellinghouse
- 07/00859/REM - Erection of Dwellinghouse

- 8 - 05/00363/COU - Change of Use to Form Dwellinghouse
- 9 - 05/00364/COU - Change of Use to Form Dwellinghouse
- 10 - 20-00186/FUL - Erection of House with Integral Garage
- 11 - 07/00097/FUL - Erection of Dwellinghouse with Integral Garage and erection of stable block



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Appendix 2 - Development Constraints



Appendix 3 - Promoted Path Networks



Ordnance Survey[®]
 OS Sitemap[®]

client		
Mr & Mrs Irvine		
job title		
Proposed Dwelling House Easter Ulston, nr Jedburgh		
drawing title		
Block Plan		
scale	date	drawn
1:1250	30.07.20	RFM
drawing no.		rev.
		-