

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 15/00864/FUL

APPLICANT : Mr Steven Fleming

AGENT : Savills-Smithsgore

DEVELOPMENT : Sub division, alterations and extension of existing house to form two dwellinghouses incorporating floor area of existing shop and external store

LOCATION: Shop & Ashlea
Ancrum
Jedburgh
Scottish Borders

TYPE : FUL Application

REASON FOR DELAY: No Reason

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
5034 / 01	Location Plan	Approved
5034 / 02	Existing Elevations	Approved
5034 / 03	Elevations	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

ROADS PLANNING SERVICE: Has no objections in principle to this proposal. Normally would be seeking two spaces per dwelling, however if the three spaces shown on the drawing were to remain communal and not allocated to either of the dwellings, then the RPS would not object to this application.

COMMUNITY COUNCIL: Consultation expired 25.08.2015. No response received.

DIRECTOR OF EDUCATION & LIFELONG LEARNING: Confirms the site is in the catchment area for Ancrum Primary School and Jedburgh Grammar School. Advises that there are no contributions sought for this application.

ARCHAEOLOGY OFFICER: There are potential archaeological implications for this proposal. The village of 'Nether Ancrum' was in existence by the late 16th century when it was burned by the Earl of Hertford. It may be considerably older than this as the former parish churchyard of Ancrum contains a 10th century 'hogback' gravestone, and the nearby field of Mantle Walls (at the east end of Ancrum) is the suspected site of a 12th century bishop's palace. It is unknown what the layout of the village was prior to the 1540s, but later maps suggest the current layout was in place by the 17th century when it was briefly made a Burgh of Barony with rights to hold markets in the town square. Ashlea appears to be an 18th or early 19th century building with later extensions. These include the current back shop extension which appears to have been in place by the middle of the 19th century on the OS 1st Edition maps. The building fronted a likely medieval lane which may have been the original road through the

town. The archaeology of Ancrum is unknown apart from evaluations within the Mantle Walls field and at Woodcroft House opposite the Market Cross. The Woodcroft evaluation located the remains of a 19th century demolished terrace and 18th century pottery. Given the above information it is evidence that there is a high archaeological potential within Ancrum village. Surviving below ground archaeology may provide evidence for medieval occupation, the 16th century destruction of the village and later post-medieval occupation. Given this potential, if the Council is minded to approve this application I recommend the following condition:

- Archaeology: Developer Funded Watching Brief

PUBLICITY AND REPRESENTATIONS

This application was publicised by means of the direct postal notification of 18 neighbouring premises. Further publicity was carried out in the form of an advert in the Southern Reporter, a notice on the National planning notification website, and by means of a site notice. No objections or representations were received.

PLANNING CONSIDERATIONS AND POLICIES:

Consolidated Scottish Borders Local Plan (2011)
G1, G5, G6, G7, BE2, BE4, H2, Inf4, Inf5, Inf6

Other

Supplementary Planning Guidance

- Development Contributions
- Affordable Housing
- Placemaking and Design
- Householder Development
- Replacement Windows

Recommendation by - Andrew Evans (Planning Officer) on 16th September 2015

SITE

This application related to a terraced dwelling and integral shop and store. It is proposed to alter the premises to form two dwellings, an increase of 1 dwelling. The application buildings are located within the Ancrum Conservation Area. The buildings have a slated roof, and rendered walls. The mid-terrace part of the building (that houses a store, lobby and kitchen at present) is single storey in height, whilst the end of terrace part of the building, which hosts the remainder of the existing dwelling, and the empty shop, is 2 storeys in height.

PROPOSED DEVELOPMENT

The application seeks consent for sub division, alterations and extension of existing house, shop and store to form two dwelling houses. To the rear elevation of the two dwellings, new extensions would be constructed. These would be finished in slate to each new roof, with painted roughcast walls. The extension off of the single storey element would feature a small section of flat roof, finished in a dark grey GRP material to match in with adjoining slate.

POLICY PRINCIPLE

Policy G7 of the Consolidated Scottish Borders Local Plan (2011) (hereafter the CSBLP) sets out that infill development proposals such as this will be supported where the identified policy criteria are met. Addressing these in turn, in this case it is apparent that the proposed development will not detract from the character of the surrounding area. The impacts of the development can be accommodated. The proposed development would respect the scale form, materials, design and density of the surroundings. The site can be accessed, and serviced. Consideration must also be given to neighbouring amenity.

AMENITY

Policy H2 of the CSBLP seeks to protect residential amenity. The Council has also adopted Supplementary Planning Guidance on Householder Development, which sets out standards in terms of privacy and amenity, and includes criteria to ensure no loss of amenity through overshadowing, overlooking and outlook. The SPG also sets out minimum standards for garden and amenity space for new dwellings.

Policy G7 of the CSBLP requires, in criteria vii) that developments do "not result in any significant loss of daylight, sunlight or privacy to adjoining properties as a result of overshadowing or overlooking". The proposals involve the addition of 2 rear extensions. The Council has adopted supplementary planning guidance on Householder Development, which sets out criteria to ensure that neighbouring privacy and amenity are protected. These are also relevant to this application. Considering the impacts on neighbouring buildings in turn:

- Dwelling at 7 Landene

The dwelling at 7 Landene is located 35 metres from the back of the existing buildings subject to this application. The relationship to the extended and altered dwellings to be formed is acceptable in terms of amenity and privacy.

- Dwellings at 3 and 5 Landene

The nearest part of new building meets the daylighting criteria when judged from the lowest windows of the neighbouring dwelling at 3 Landene. There are no overlooking windows in the gable of the proposed first floor extension relative to these dwellings. The relationship with the first floor window nearest these dwellings is acceptable (the FF bedroom window is angled sufficiently that I can accept this relationship).

It would be appropriate to impose a planning condition to prevent insertion of any further openings in the new buildings, without a planning application. This will ensure appropriate consideration can be given to any impacts that could arise.

In this instance I am satisfied that the details of the proposed development, and impacts arising, are acceptable. The proposals would comply with the criteria for overlooking. The extensions are located sufficiently distant from the nearest neighbours and oriented relative to them such that they would comply with the overshadowing criteria. As noted above, the SPG also sets out minimum standards for garden ground. In this case I am satisfied that these SPG standards are exceeded.

DESIGN OF PROPOSED ADDITIONS AND ALTERATIONS

The Council has adopted Supplementary Planning Guidance on Placemaking and Design. The criteria of policy G7 also requires that proposed infill developments reflect the scale, form, design, density and materials of surrounding development. I am satisfied that the proposed extensions and alterations comply with these requirements, and reflect a suitably detailed and designed form of development.

ROAD SAFETY

Policy Inf4 of the CSBLP seeks to ensure that adequate parking provision is made within development proposals. Impacts on road safety arising from development proposals are a material consideration in the planning process. The Roads Planning Service was consulted on the application. The RPS engineer advises that normally in infill development cases, he would be seeking two spaces per dwelling, however if the three spaces shown on the drawing were to remain communal and not allocated to either of the dwellings, then he does not object to this application. A planning condition will ensure that the parking remains available as indicated.

ARCHAEOLOGY

Policy BE2 of the CSBLP seeks to ensure provisions are made for appropriate archaeology, where justifiable. The Council Archaeology Officer was consulted on the application, as the application triggered a consultation in the Council GIS system. The proposals are of Archaeological interest. A developer funded watching brief condition is requested by the Archaeology officer, and this is proposed in the recommended

schedule below. Subject to this condition I am satisfied that the proposals would comply with policy BE2 of the CSBLP on Archaeology.

REPLACEMENT WINDOWS

The Council has adopted supplementary Guidance on Replacement Windows. As part of the proposals, it is proposed to replace the windows of the existing buildings. The existing windows in the building frontage are a mixture of timber casement and UPVC casement units, though the UPVC units are dominant numerically, the large shop window is timber, albeit now badly weather damaged. The side window onto the lane is a metal framed unit. The proposed replacement windows would be white UPVC frames. For replacement window purposes, the site is located in a prime frontage part of the Conservation Area. In prime frontage locations, use of UPVC is permissible in some cases. I am satisfied that the case of this application, there will be a visual benefit from the windows being replaced. I can, in this case, accept the use of UPVC double glazing. In order to retain sufficient control over the details of the units to be installed, it would be appropriate to impose a condition on the detailed specification for the proposed windows, to ensure use of appropriately detailed window units, suitably set in to the reveals. Applying the SPG advice however, it would be reasonable to insist that the design, pattern, and method of opening all match the original units, which would have been sash and case. This will be ensured via planning condition. I can accept upvc in the prime frontage, however allowing replacement of all the units in the frontage with casement units would not be appropriate in such a location. I consider this a reasonable and proportionate course of action.

DEVELOPMENT CONTRIBUTIONS

Essentially, there would be a net increase of 1 additional dwelling as a result of this application. As a result, the proposals do not attract any Affordable Housing Contribution. The Director of Education confirms in his response that no education contributions are sought at this time in this catchment. The site is outwith the Waverley rail contribution area. No contributions are therefore applicable to these proposals. There is no conflict with policies G5 or G6 of the CSBLP, or with the adopted SPGs on Development Contributions, or Affordable Housing.

REASON FOR DECISION :

The proposals are considered an acceptable form of development within the Ancrum Conservation Area. It is considered the development can be carried out without adverse impacts arising in terms of Archaeology, Built Heritage, Amenity, Road Safety or local infrastructure. The proposals are considered to comply with policies G1, G5, G6, G7, BE2, BE4, H2, Inf4, Inf5, Inf6 of the Consolidated Scottish Borders Local Plan (2011) and with adopted Supplementary Planning Guidance on Development Contributions, Affordable Housing, Placemaking and Design, Replacement Windows, and on Householder Development.

Recommendation: Approved subject to conditions

- 1 The external surfaces of the development hereby permitted shall be completed in the materials shown on the plan hereby approved, and no other materials shall be used without the prior written consent of the Planning Authority. Prior to the commencement of development, samples of the colour finished to the external wall and surround finishes are to be submitted to and agreed in writing by the Planning Authority. Thereafter the development is to be completed in accordance with the agreed colours and materials.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
- 2 The area allocated for parking on the approved plan shall be properly consolidated, surfaced and drained before the buildings are occupied, and shall not be used other than for the parking of vehicles in connection with the development hereby permitted. The parking will thereafter be retained on a non-allocated, communal basis to serve the two dwellings.
Reason: To ensure there is adequate space within the site for the parking of vehicles clear of the highway.

- 3 No development shall take place until the applicant has secured a programme of archaeological work in accordance with a Written Scheme of Investigation outlining a Watching Brief. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to observe relevant below ground excavation during development, investigate and record features of interest and recover finds and samples if necessary. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If significant archaeology is discovered below ground excavation should cease pending further consultation with the Planning Authority. The developer will ensure that any significant data and finds undergo post-excavation analysis, the results of which will be submitted to the Planning Authority.
Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.
- 4 Prior to the commencement of development, full technical details of the proposed replacement windows, including design, materials, glazing pattern, method of opening, and details of setting and putty, are to be submitted to and approved in writing by the Planning Authority. Notwithstanding the details on the approved elevation drawing, all windows on the South Elevation are to be UPVC Sash and Case units, with a one over one glazing pattern. Thereafter, the replacement windows are to be set within the window reveal in accordance with the agreed details.
Reason: To maintain control over the development, and in the interests of the appearance of the Ancrum Conservation Area.

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