

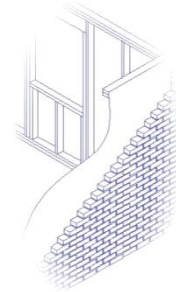
# Stuart Patterson

## Building & Timber Frame Design

5 Burnflat Lane, Hawick, Roxburghshire, TD9 0DZ

phone - 01450 375772

email - [stuartpattersondesign@gmail.com](mailto:stuartpattersondesign@gmail.com)



---

### **Appeal to Local Review Body**

Mr E. Alanizi  
Whinfield Cottage  
Chesters  
Hawick  
TD9 8TQ

### **Grounds of Appeal – Proposed Extension & Alteration at Whinfield Cottage, Chesters, Hawick, TD9 8TQ** **Planning Reference – 21/00074/FUL**

#### See enclosed information –

Existing Layouts	(21-714-1001)
Location Plan	(21-714-1002)
Proposed Ground Floor Layout	(21-714-2001)
Proposed First Floor Layout	(21-714-2002)
Proposed Elevations	(21-714-2003)
Proposed Sections & Details	(21-714-3002)
Proposed Site Layout	(21-714-4001)
Additional Photographs of Surrounding Properties	
Letters of Support	
Letter from Employer	

This appeal is submitted against the decision to refuse planning permission for an extension and alterations to provide additional accommodation to turn a small two bedroom house into family accommodation.

The property in the application has the age to be considered one of the original farm cottages in the Chesters Brae area of the settlement, with several newer properties lining the roadside either side of the cemetery. The original cottage itself occupies a very small footprint for what is a large plot, with extended garden grounds to the front. The property has been previously been extended to provide basic two bedroom accommodation, but the layout is very convoluted with access to a bedroom through the lounge, and access to the lounge through the kitchen providing additional fire risk in relation to escape routes. The existing extension is of a style that was likely built in the 1970's and is not aesthetically cohesive with the original stone cottage. The age of the extension also suggests it is very thermally inefficient, especially given it forms the main living area, with little or no insulation which was not a requirement at the time of construction.

The applicant now has a recent addition to their family and additional space is a priority. Chesters is the perfect base for their work/family life, with Mr Alanizi working at the local dentists in Jedburgh, but property rarely comes up for sale in the area. They love their house and extensive garden grounds so the ideal scenario is to alter and extend the house to give them a family home for life.

Mr Alanizi expressed an interest in increasing the size of the house, allowing for removal of the existing extension and developing into the roofspace over the original cottage footprint. Although it would probably be easier and more cost effective to demolish the entire property, Mr Alanizi was keen to keep the original stone part of the cottage, retaining an original feature.

Looking at some of the other houses in the near vicinity, several of them appear to be 1½ storey or larger. Our proposals allow for larger extension and a new first floor layout, but nothing of significant scale that would overpower the other properties. The proposals provide a four bedroom family sized dwelling, more in keeping with modern living. The replacement roof over the cottage is increased in height to 1½ storey with dormer windows, similar to the neighbouring properties. The extension is proposed as full two-storey, but the roof is designed to match the heights of the lower roof section, and is not fully visible as two-storey from the front.

It would be costly, and more importantly, almost impossible to try and match the stone work to the cottage so we propose a rendered finish to contrast a modern finish against the traditional construction. The majority of houses in Chesters Brae have a rendered finish, including the direct neighbours at Souden View, Riverview and October House, with 'Beechview' further to the West being the most recently constructed house built around 2007. There are no distinct or common styles to the houses in this area, so it was hoped a little bit of modernisation to this property should not cause too much consternation.

Obviously the increase in roof height is required to gain space to provide first floor accommodation, but the narrow nature of the existing building means the ridge heights are restricted. In comparison with the more recent houses next door, these proposals are unlikely to dominate the skyline in the same manner.

As previously mentioned the garden grounds are quite large, and can easily accommodate the enlarged dwelling, but we are keen to try and keep everything in the same location so there is no disruption to the mature garden grounds to the front of the property.

Within the planning officer's report, Mr Shearer suggested that the proposed development does not comply with the appropriate scale, mass and height of the existing building in relation to planning policy PMD2. We acknowledge the proposals are of greater scale than the existing house, there is no disguising that fact but this is generally what happens when a house is extended. But in comparison with the other houses in the area, it is not bigger than some of the other properties, including more recent additions to the street. Indeed, Mr Shearer acknowledges in his own report that there are a range of traditional and suburban styles in the vicinity, including bungalows, 1½ and two storey houses. The footprint of the proposal is only marginally bigger than the existing layout, entirely taken up by the replacement extension, but the expanse of garden ground suggests a larger house would not look out of place.

Mr Shearer also makes direct comment about the front gable projection, its fenestration and window designs for the extension. All of these design features are prominent in other properties along the road, in particular 'Mirador' with two prominent fully glazed gables and October House whose front gable sits elevated over the road side. Mirador in particular, built around 2006, with its non-traditional Scandinavian design, imposing gables and elevated position is far more prominent than the proposals in this application, which suggests inconsistency in the planning process, with much weight levied against the personal opinions by individual planning officers.

Reading further into the planning report, there are no other concerns in relation to the proposals, so the refusal is entirely based on the design of the property, as an oversized development when compared with the existing house.

These comments were put to us for reconsideration, with Mr Shearer suggesting a single storey extension would be more acceptable. A single storey extension would not give the applicant the accommodation he needs and desires, with a significant amount of thought put in to the submission. We suggested we would consider demolishing the entire property, removing the issue of scale comparison with the existing property if the existing property was removed entirely. The proposals would still be of similar design but Mr Shearer reiterated that the same planning policy would still be applied and his comments would still stand.

This is where frustration with various planning decisions occurs. I have a similar project in a different area of the Borders, with a different planning officer, whereby he has stated where we are knocking down an existing house he is treating it entirely as a new build. The disparity between officers is staggering. To that particular point I also pointed out another previous application (without involvement) to Mr Shearer, on the outskirts of Hawick where a house was being demolished and replaced with a house design that is neither of scale and proportion to the existing house, or anything close to a countryside design which should have been applied in that instance.

The application received no objections or notes of concern regarding the design, and subsequently two letters of support were received from the adjoining neighbours (enclosed for information) which were forwarded during the course of the application. The planning report identifies there is no loss of amenity to any of the surrounding houses or the area in general. The property location is remote, with no visibility from the main public thoroughfare in the area (A6088), and is set well back off Chesters Brae. In comparison with a lot of the other housing in the vicinity which are built at the road edge, the proposals are discrete and no more imposing.

Since the planning application was refused, the applicant's employer has also expressed concern about the prospect of losing an important employee should he and his family need to relocate to a bigger property. As previously noted, houses do not come up for sale very often in this area.

It was acknowledged by the planning officer that there are a multitude of house designs in the area, and although a rural setting, most current design principles have generally not been applied in other recent buildings. We were always of the opinion that the surrounding area goes a long way to define how a new project should be viewed,

but this principle has not been taken into account in this instance. The proposals are not doing any harm to the surrounding area, and it is hoped that this appeal may overturn the original decision to allow the formation of a family home for the applicant and his family to enjoy.

Stuart Patterson  
On behalf of Mr E. Alanizi

## Existing Photographs



Front/South Elevation



Front/South Elevation  
(Viewed from West, with neighbouring Souden View in background)





Side/West Elevation



Rear/North Elevation (viewed from West)





Rear/North Elevation



Side/East Elevation





Flat Roof to Original Extension



Existing Extension