

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 18/01222/FUL
APPLICANT : Mr Donald Robertson
AGENT :
DEVELOPMENT : Erection of dwellinghouse
LOCATION: Land West Of Rusape
Nenthorn
Scottish Borders

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
1250V2	Location Plan	Approved
Planting plan	Site Plan	Approved
001 A	Block Plans	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

One neighbour was notified. Adverts were placed in The Southern Reporter and tellmescotland.gov.uk for neighbours not known. No representations were received.

Consultations:

Landscape Architect: No objection. A planting plan should be submitted for approval detailing the species, sizes and numbers of trees and hedge plants as well as the method of protection from rabbits and a programme of establishment maintenance.

Education: Edenside Primary and Kelso High School Catchment. KHS contributions sought in sum of £2824.

Environmental Health: No response

Scottish Water: No response.

Roads Planning: No objection subject to conditions securing in curtilage parking.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD2: Quality Standards

HD2: Housing in the Countryside
HD3: Protection of Residential Amenity
EP13: Trees, woodlands and hedgerows
IS2: Developer contributions
IS7: Parking Provision and Standards
IS9: Waste Water Treatment

Supplementary Planning Guidance:

Guidance on Householder Developments, July 2006
Placemaking and Design, 2010

Building Research Establishment Report, (BRE) 1991, Site Layout Planning for Daylight and Sunlight, A guide to good practice, P J Littlefair.

Recommendation by - Euan Calvert (Assistant Planning Officer) on 2nd November 2018

This report considers full planning permission for erection of a dwellinghouse on a site which presently benefits from a live planning permission for 3 dwellings (08/00279/REM). A building Warrant in 2009 (09/00007/ERE) resulted in works to install services and driveway to these three plots.

Site Description and history

This is a green field site east of the Schoolhouse; former Nenthorn School and Rusape, both residential dwellings, and all forming part of a hamlet at Nenthorn. This site has a long history of proposed residential development extending way back to December 1992 (Ref. 324/92). The site is accessed from the south by the adopted road leading between Nenthorn and Girrick. This road junction has now been constructed and surfaced.

Proposals

This is a proposal for one house on land which has live permission for erection of two dwellings (Plot A and Plot C of approval 08/00279/REM). Plot C was to be a 1 3/4 storey dwellinghouse, L-planned layout, with a traditional appearing 3 bay form fronting the roadside. Plot A was to be a 1.5 storey house, T plan in layout. North and south wings were to feature canted walls and canted roofs. Plot A was to be constructed behind plot C (higher in the slope), when viewed from the roadside.

This is a proposal for a rectilinear planned dwelling to occupy a similar site and layout of Plot A. Land to the front of the house (south) would become garden ground contiguous to the house. The site plan demonstrates a proposed access track leading from the existing junction, along the eastern boundary of this plot, to the eastern gable of this house.

A Design Statement has been submitted demonstrating that windows and roof have been designed to accord with Placemaking and Design SPG.

Policy

No Development Boundary is identified for Nenthorn in the LDP 2016. The principle is considered against policy HD2 which determines where Housing in the Countryside may be appropriately sited. Policy HD2 (A) of the LDP 2016 states:

The site must be well related to an existing building group of at least three houses or buildings capable of conversion to residential use. Any consents for new build granted under the building group part of the policy should not exceed two houses or a 30% increase in addition to the group during the Local Plan period. No further development above this threshold will be permitted. Calculations on building group size are based on the existing number of housing units within the group at the start of the Local Plan period. This will include those units under construction or nearing completion at that point. The cumulative impact of the new development on the character of the building group, landscape and amenity of the surrounding area will be taken into account in determining applications.

The Council's Supplementary Planning Guidance: New Housing in the Borders Countryside December 2008 states that the existence of a group will be identifiable by a sense of place which will be contributed to by

natural and man made boundaries. Sites should not normally break into undeveloped fields particularly where there exists a definable natural boundary between the building group and the field and the new development should be limited to the area contained by that sense of place. Any new development should be within a reasonable distance of the existing properties within the building group and this distance should be guided by the spacing between the existing properties in the building group. The scale and siting of new development should reflect and respect the character and amenity of the existing building group.

PMD2 and Design and Placemaking SPG

The character of the existing building group and the visual amenities of the area are material considerations and regard will be had as to whether the proposal is in accordance with scale, character and appearance being sought by the SPG.

All development must be high quality, integrate into landscape surroundings and not negatively impact on existing buildings.

EP13

Appropriate boundary treatments are considered essential to ensure proper effective assimilation with the wider surroundings.

IS7

The Roads Planning Officer has been invited to comment on safety and sufficiency.

HD3

The siting, scale and location of development is considered with regard to protecting neighbouring residential amenity.

Assessment

Principle

I find development to be in accordance with Policy HD2 in that the dwellinghouse will be well related to the group. This plot, and the wider site, has a good sense of place. The live planning permission on this site is also a material planning consideration. The scheme for three houses has been commenced and may be completed in accordance with these approved plans.

It is worth noting at this juncture that this development appears not to prejudice subsequent development of Plot B or Plot C. This proposed garden would encompass land required for completing Plot C. Plot B is outwith the boundary except for the shared bellmouth.

Location, Site and Layout

Nenthorn is characterised by a scattered pattern of houses which display a variety of designs and materials. The sizes vary to include single, one-and-a-half storey and two-storey properties. The settlement is situated on a ridge elevated above the surrounding farmland. The site rises up to the north from the minor public road and so any development on this site has the potential to be prominent in the landscape.

The proposed one-and-a-half storey house will appear on the northern, higher part of the site and I am satisfied this layout and height take account of the rising nature of the site. The simple design of house will be acceptable and in keeping with other properties in Nenthorn. It would feature a slate clad roof and render walls. A condition of planning permission will require natural slate sample and a sample of render prior to commencement. The proposal will not harm the visual amenities of the area or be unduly prominent in the landscape.

Placemaking and design

I am satisfied that this form of dwelling will make a suitable contribution to the character of Nenthorn and the wider countryside settling.

Residential amenity

The proposed house would be 40m from the side elevation of the Old School. It is considered that the proposal would not harm the residential amenities of occupiers of adjacent properties in terms of light, overshadowing, privacy or overlooking.

SERVICES

Water supply and foul and surface drainage

Proposals are for public water supply, foul to septic and surface water to soakaway (in the garden). The requirements of policy IS9 are met.

Developer Contributions

Policy IS2 requires consideration of burdens on infrastructure and services. As the principle to development of a dwellinghouse on this site has already been accepted and that permission has now been implemented, it is not appropriate to seek contributions towards education at this juncture, on this site.

Roads

The Roads Planning Officer notes that the vehicular access has already been created. A planning condition is applied to ensure parking and turning is completed before occupation, in the interests of design standards and road safety.

The Landscape Architect has no objection but requires planting plan and a programme of establishment/maintenance be submitted for approval in the interest of EP13. I shall also request a boundary treatment plan and a plan of levels, which will ensure that the Council maintains control over the character of the site (Policy PMD2).

No responses have been received from Environmental Health or Scottish Water.

No third party representations have been received.

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 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 Two parking spaces and turning to be provided within the curtilage of the site prior to occupation of the dwellinghouse and retained thereafter in perpetuity.
Reason: To ensure the site is served by adequate parking provision at all times.
- 3 The development hereby approved shall only be carried out in strict accordance with details of the materials to be used on the external walls and roof of the proposed building(s) which shall first have been submitted to and approved in writing by the Planning Authority.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting
- 4 The roofing material to be natural slate.
Reason: To safeguard the visual amenity of the area.
- 5 No development shall commence until a plan has been submitted to and approved in writing by the Planning Authority which demonstrates finished floor levels in relation to a fixed datum, preferably ordnance. This plan shall also indicate existing and proposed levels throughout the application site. Thereafter development to be undertaken in accordance with the approved details.
Reason: To show the finished ground levels within the site, to ensure effective assimilation of the development and to protect residential amenity.
- 6 No development shall take place except in strict accordance with a scheme of soft landscaping works, which shall first have been submitted to and approved in writing by the Planning Authority and shall include:

- i. Indication of existing trees, shrubs and hedges and stone dykes to be removed, those to be retained and, in the case of damage, proposals for their restoration
- ii. Location of new trees, shrubs, hedges and grassed areas, including replacement of any trees removed
- iii. Schedule of plants to comprise species, plant sizes and proposed numbers/density
- iv. Programme for completion and subsequent maintenance.

Thereafter development to be undertaken in accordance with this approved scheme.

Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.

- 7 Details of all proposed means of enclosure around the site to be submitted to and approved in writing by the Planning Authority. The development then to be completed in accordance with the approved details.
Reason: To enable the proper effective assimilation of the development into its wider surroundings.

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