

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 18/01470/FUL

APPLICANT : Mr Ian Hebdon

AGENT : R G Licence Architect

DEVELOPMENT : Change of use from outbuilding and alterations to form dwellinghouse for holiday let

LOCATION: Outbuildings West Of Cakemuir
Nenthorn
Scottish Borders

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
PL01A	Location Plan	Approved
PL02	Sections	Approved
PL03	Elevations	Approved
PL04	Floor Plans	Approved
PL05	Sections	Approved
PL06	Elevations	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

Three neighbours were notified. Any advert was placed in The Southern Reporter and on tellmescotland.gov.uk. No representations were received.

Consultations as follows:

Economic Development: Support as this fits with the (tourism) strategy.

Environmental Health: No response.

Roads Planning: No objection but the first 2m of access (road verge) (from the public road) to be surfaced to the specification of the Planning Authority.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD1: Sustainability

PMD2: Quality Standards
ED7: Business, Tourism and Leisure Development in the Countryside
HD3: Protection of Residential Amenity
IS2: Developer Contributions
IS7: Parking Provision
IS9: Waste Water Treatment and SUDS

Supplementary Planning Guidance Placemaking and Design 2010

Recommendation by - Euan Calvert (Assistant Planning Officer) on 9th January 2019

This report considers full planning permission for change of use to an outbuilding to form a holiday unit to let.

Site description

Cakemuir is a former manse and appears as a large 2-storey, three bay, square planned house with intersecting wing to the north. The house is immediately adjacent to the public road which forms the northern boundary. This building is part of the range of traditional outbuildings on this roadside boundary.

The vehicular access to this building is from the west which leads to a new ménage (18/00175/FUL) and sheds (07/02218/AGN). A separate vehicular access leads in from the east to serve the house.

Proposal

This is a proposal for change of use to holiday accommodation. Interventions to the external fabric are minor; a new door; a new window (to appear as a mullioned pair); three new velux rooflights and a stainless steel flue for a wood burner. Internally the ground floor becomes a living/kitchen/dinner and separate bathroom. At first floor there would be two bedrooms partitioned under the coomed ceilings of the former hayloft.

Policy

Policy PMD2 requires consideration of Placemaking and Design SPG and seeks to ensure that quality standards are maintained, that size, scale, mass and form are appropriate and neighbouring residential amenity is protected when considering development proposals. The proposal must have an understanding of sense of place, context and be designed in sympathy with local architectural styles. It should be finished in materials, colour and textures which contribute to the highest quality of architecture in the locality.

Policy HD3

Overlooking, loss of privacy and overshadowing/ daylight issues have been considered. Generation of traffic or noise are considerations as are visual amenity impacts.

Assessment

Policy ED7 promotes the conversion of buildings to tourist uses provided the building is capable of conversion. The rubble walls, cream sandstone dressings and slated roof are capable and physically suited to the conversion being proposed.

The siting and design of this proposal for holiday accommodation respects and reflects the historical building pattern in that this building has formerly been ancillary to the House, perhaps as stabling and hayloft. This holiday cottage proposal would reflect this ancillary building pattern whilst also respecting the character and amenity of the host dwelling. The building is in good structural order and this is evidenced in a relatively new appearing slate roof.

The proposed conversion will be in keeping with the scale and architectural character of the building in that the proposed minor interventions will not impact or detract from historic character. There is no proposal for significant extension.

I find the proposal in accordance with policy ED7 however, in order that the proposal adheres to Policy IS2, Developer Contributions, a planning condition will restrict use of this property and will seek a record of visitors to the holiday accommodation.

Policy IS2 identifies contributions toward deficiencies in infrastructure and services and in this particular instance, Kelso High School contributions are sought for dwellings over 1 bed, owing to potential burdens on the school role. A planning condition which restricts occupancy to strictly holiday accommodation will ensure no burden on this service. This contribution is waived and policy IS2 is satisfied.

This is not a listed building despite the charming character. This conversion will ensure the building is conserved, protected and enhanced. This change of use will ensure needed repairs to the external walls of this building.

I find the proposals to be in accordance with policy PMD2 Quality Standards and Placemaking and Design, 2010, SPG, in that the proposals would have understanding of sense of place. I do not require conditions to secure further details of external joinery finishes. The Architect demonstrates proposals for timber windows and timber lined doors which are both appropriate to the character of the building. A full height timber glazed screen in an existing door opening is a well-balanced and modern appearing intervention which will enclose the sitting area and provide much needed light - The north elevation is blank.

Parking provision and standards

The Road Planning Officer has responded to confirm that the parking and turning proposals are in accordance with recognised standards but the bellmouth entrance (first 2m) from the public road will require surfacing to ensure public road safety and design standards. I find it appropriate to request these improvements on the basis that this accommodation will increase movements at this junction. (Policy IS7)

WATER, WASTE AND SUDS

The plans display proposals for foul water discharging to an existing drain (private system). The applicant is also the surrounding landowner therefore I do not have concerns for the environment and public health provided building regulations are followed. To ensure these plans are submitted I will request a copy by condition (Policy IS9).

AMENITY

There would be no recourse to residential amenity arising through this proposal. The nearest neighbour is the applicant. Conversion to residential holiday accommodation is ancillary and there are no objections. (Policy HD3)

No third party representations. I have not received responses from the Community Council or Environmental Health.

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 The first 2m of access bellmouth from the public road to be surfaced to the following 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, prior to habitation of the holiday accommodation hereby approved.
Reason: To ensure an appropriate form of access and to protect the integrity of the public road, in the interests of road safety.
- 3 The development hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single private dwellinghouse and not sold off separately.

Reason: The Planning Authority have not considered the impacts on services and infrastructure of an additional house at this location.

- 4 The occupation of the building shall be restricted to genuine holidaymakers/tourists for individual periods not exceeding 4 weeks in total within any consecutive period of 13 weeks and not for permanent residential occupation. A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Council at all reasonable times.

Reason: Permanent residential accommodation incurs developer contributions toward infrastructure and services which have not been made in this instance.

- 5 The development hereby permitted shall not be commenced before fully detailed design proposals for foul and surface water drainage, demonstrating that there will be no negative impact to public health, the environment or the quality of watercourses or ground water, have been submitted to and approved by the Planning Authority. The development must then be completed in accordance with the approved details.

Reason: To protect public health and the environment.

Informatives

It should be noted that:

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

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