

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 21/00686/FUL

APPLICANT : Mr David Morrison

AGENT : Aidan Hume Design

DEVELOPMENT : Change of house design and orientation pertaining to planning permission
10/01726/AMC

LOCATION: Land South East Of Post Office Buildings
Nenthorn
Scottish Borders

TYPE : FUL Application

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
LOCATION PLAN P03 B	Location Plan	Approved
SITE LAYOUT PLAN P02 D	Proposed Site Plan	Approved
FLOOR PLANS AND ELEVATIONS P01 B	Proposed Plans & Elevations	Approved

NUMBER OF REPRESENTATIONS: 1
SUMMARY OF REPRESENTATIONS:

Nine neighbours were notified and adverts placed in the Southern Reporter and on tellmescotland.gov.uk.

There were no representations.

Consultations:

Environmental Health: No objection. The requirement for a full site assessment and potential remediation may not be practical or proportionate given the nature of the application and it is recommended that the applicant is advised of potential land contamination issues by way of an Informative Note.

Roads Planning: Conditions to be applied from previous application.

Community Council: No response.

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 Standards and SUDS

Supplementary Planning Guidance:

Guidance on Householder Developments, July 2006
Placemaking and Design, 2010
Developer Contributions 2018
New Housing in the Borders Countryside 2008

Recommendation by - Euan Calvert (Assistant Planning Officer) on 14th July 2021

This is a full planning permission for change to house design and orientation at plot 1 of permission 10/01726/AMC for two dwellinghouses which was granted and has been implemented. An outline application 05/01624/OUT was previously approved at committee subject to conditions.

Site Description and history

This is a green field site appearing as mown grass. This is a corner field, 0.36 hectares situated above the bend of the A6089 opposite the Nenthorn War Memorial and to the south of the Old Post Office Buildings. The field is elevated to the north / north east. Vehicular access is gained from the private cul-de-sac which forms a junction on to the main road near the public telephone box. There is a residential property with a neighbouring boundary north of the application site (Peniel View), farmland to the east, and a group of houses including the converted school and church opposite the main road below the application site.

Plot 1 is central to this field and would share a mutual boundary with Peniel View. A car parking court has been formed in the remaining field adjacent to the track on the north west boundary of this plot. Plot 2 would occupy the remaining field beyond the south eastern boundary of this plot. Access to Plot 2 would be by way of the shared driveway passing through this site, plot 1, shown in this application.

This shared road access has already been constructed for plot 1 and 2. The drainage system and services have also been installed.

Proposals

This is a proposal for a detached house on a similar site and layout to the one which was approved. There have been changes made to the submission throughout the course of this application. The proposal is now a traditional appearing three bay form of house with a dual pitched gabled roof. It has been re-orientated to face south west, to front the track servicing plot 2. A hedgerow would form the extent of the curtilage of plot 1, adjacent to this track. Hedgerows would also be formed on the new north west and south east boundaries.

The house would be largely central to this plot with a drive forward of the west gable. The design would include a single storey intersecting wing to the north. The principal elevation would feature a canopy over the central door flanked by patio doors. There would be solar panels on this pitch.

Policy

There is no Development Boundary 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

Development ref: 10/01726/AMC is deemed to have commenced therefore the principle of a dwelling on this site has been previously accepted. Development could be completed in accordance with these plans and this is a material consideration in this decision.

I am satisfied that development proposed continues to be supported in accordance with Policy HD2.

Changes occurring throughout the course of the application ensure that the proposal is well related to the group and is a good response to this plot and this wider site (Placemaking and Design SPG 2010).

More traditional design cues such as single windowed dormers and sprocketed/ revealed eaves ensure that the design is now a suitable response which will have a good sense of place and will reflect the traditional buildings in the surroundings.

This building is not dissimilar to the permission previously granted. I am satisfied that this form of dwellinghouse will make a suitable contribution to the character of Nenthorn and the wider countryside settling. The use of more modern materials in windows/ doors and rainwater goods will not detract from character of the group.

It is worth noting at this juncture that Plot 2 could still be constructed as approved and this proposal would not conflict with this extant permission in terms of design.

Location, Site and Layout

This proposal is acceptable and the proposed floor level is 115.00m, which is identical to the original approval.

I shall use a condition to ensure that samples of all finishes are provided. Natural slate clad roof and roughcast walls are appropriate and should be an acceptable contribution to the visual amenities of the area. This design should not be unduly prominent in the landscape.

Residential amenity

I have considered privacy and overlooking in terms of the bedroom window locations on the south east gable. I have no concerns as there is sufficient intervening distance and an oblique angle to the proposed

house on plot 2. I note the previously agreed house layout for Plot 1 also featured windows in this elevation. Light and overshadowing have both been considered and are acceptable.

SERVICES

Foul and surface drainage have been confirmed by a previous Building Warrant, 12/01162/ERE. Water will be from public supply and this will be a condition of approval. I am satisfied that the requirements of policy IS9 are met.

Developer Contributions

The principle to development of a dwellinghouse on this site was previously accepted and that permission has now been implemented therefore no contributions are sought. Policy IS2 is satisfied.

Roads

The Roads Planning Officer confirmed parking, access and visibility standards will be acceptable. A planning condition is applied to ensure parking and turning is completed before occupation, in the interests of design standards and road safety. A condition is placed to ensure protection of the visibility splays unobstructed.

A basic landscape plan has been submitted and is acceptable but I will require full specification of a landscape plan and boundary treatments as a condition of this approval, in the interest of EP13.

Boundary proposals and a programme of establishment/ maintenance will ensure that the proposals assimilates well with the existing site which is well contained by existing mature hedges/ trees (Policy PMD2). A tree survey has been provided for the mature specimen European Ash in the north of the site. This development will not impact the tree and no conditions are required by the permission.

No responses have been received from the Community Council. The Contaminated Land Officer places an informative.

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 Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the buildings have been submitted to and approved in writing by the Planning Authority, and thereafter no development shall take place except in strict accordance with those details.
Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 3 Two parking spaces and turning to be provided within the curtilage of the plot prior to occupation and retained thereafter in perpetuity.
Reason: To ensure the site is served by adequate parking provision at all times.
- 4 No development is to commence until evidence of a public water supply connection to the development is submitted to the Planning Authority for written approval. Thereafter development to be completed in accordance with these details and the supply to be operational before the dwellinghouse is occupied.
Reason: To ensure that the development is adequately serviced with water without a detrimental effect on the water supplies of surrounding properties.

- 5 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 (as appropriate):
- i. indication of existing trees, shrubs and hedges 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
 - iii. schedule of plants to comprise species, plant sizes and proposed numbers/density
 - iv. programme for completion and subsequent maintenance.
- Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.
- 6 Details of all proposed means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before work on the site is commenced. Thereafter development to be undertaken in accordance with this approval.
- Reason: To enable the proper effective assimilation of the development into its wider surroundings.
- 7 Visibility splays of 2.4 x 90m and 2.4 x 120m (south and north respectively) at the junction of the private road and A6089, to be maintained unobstructed in perpetuity and no fences, gates or enclosure to be erected or landscape planting within these visibility splays without the prior written approval of the Planning Authority.
- Reason: To ensure appropriate intervisibility at the road junction, in the interests of road safety.

Informatives

It should be noted that:

- 1 The Contaminated Land Officer notes there appears to be a possible historic use of the adjacent land as a blacksmiths within the vicinity of this application however there is no evidence this extended into the application site. Should unexpected ground conditions e.g. made ground extending to depth, discolouration or malodorous substances be encountered in excavations, or evidence of potential contamination e.g. underground structures, remains of buried wastes or equipment be encountered during site works it is requested that Environmental Health are immediately consulted.

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