



PLANNING STATEMENT

SITE ADDRESS

PLOT 1, GREYSTONELEES, BURNMOUTH

PROPOSAL

**ERECTION OF NEW DWELLING
AND ASSOCIATED WORKS**

APPLICANT

MATTWOOD DEVELOPMENTS LTD

FEBRUARY 2021

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1. INTRODUCTION AND PROPOSAL DESCRIPTION

- 1.1 This Planning Statement, prepared by Ferguson Planning, is submitted to Scottish Borders Council on behalf of the Applicant Mattwood Developments Ltd. The Statement supports an application for Planning Permission for erection of a new single dwelling on Plot 1 at Greystonelees, Burnmouth.
- 1.2 The purpose of this Statement is to provide a good level of understanding of the application site and the context within which it lies, before providing background to the proposed development and its accordence with planning policy.
- 1.3 The site lies to the south-east of Greystonelees Farm House and south of the A1. The site is surrounded to the south and east by agricultural fields which are used for livestock rearing. While existing dwellings of the Greystonelees Farm Steading and Greystonelees Farm Cottage lie west and north of the site respectively. An existing access to the A1 lies approximately 120 metres north of the site. Minor roads from that access lead both east and west, with the former providing vehicle access to the site.
- 1.4 The site itself comprises rough grass and has been kept as a building plot since at least September 2007, pursuant to the grant of Planning Permission 07/01207/FUL. The site faces onto a minor public road which provides access to three existing dwellings.
- 1.5 Two existing dwellings sit on the opposite side of the minor public road, while four dwellings face onto a hard surfaced apron to the north-west. The hard surfaced apron is enclosed on two sides by existing dwellings and together with the dwellings proposed under Planning Applications 20/01206/FUL and 20/01389/FUL, the proposed dwelling would enclose the apron from the south.
- 1.6 The extract below indicates the application site in red together with other land within the Applicant's control in blue. The existing dwellings nearby and other buildings are also indicated.

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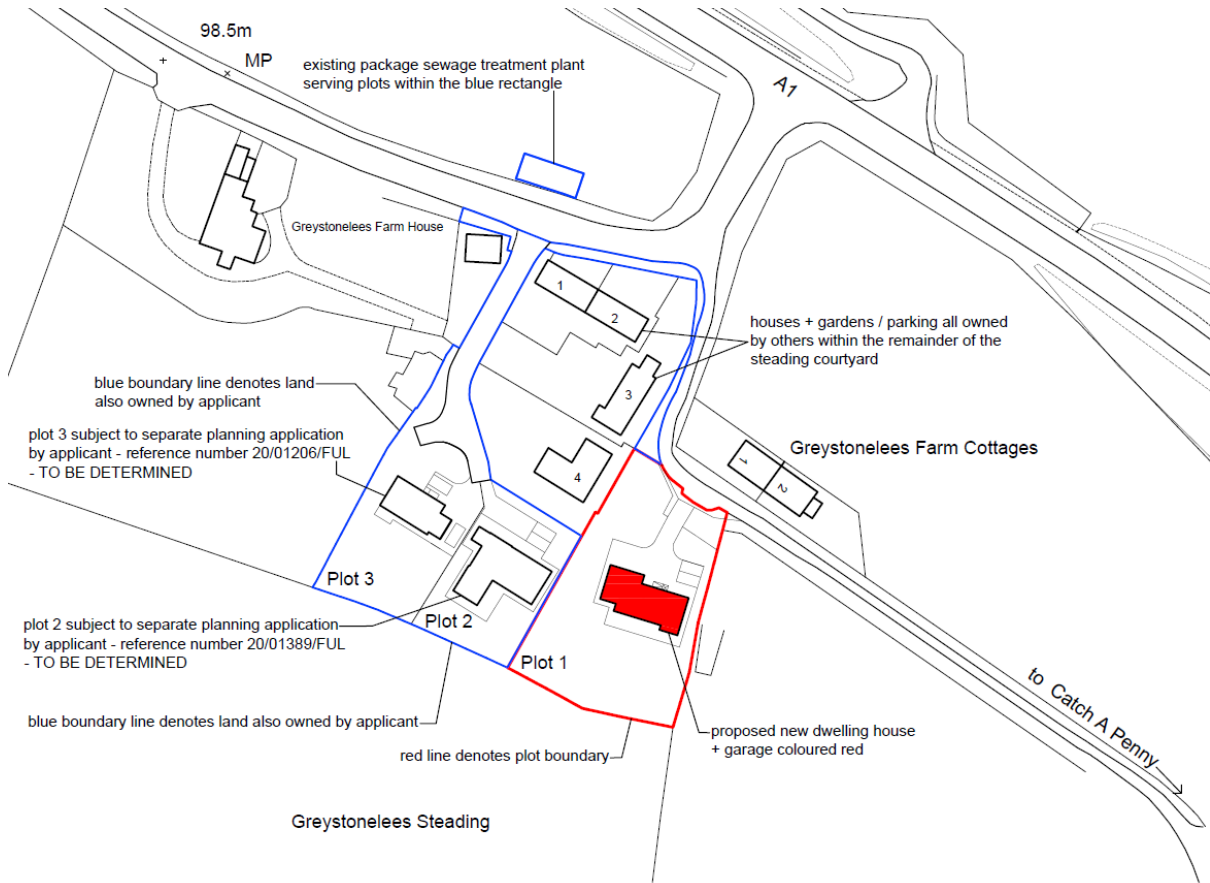


Fig 1: Extract from HWAD-209-MWD-103 Location Plan (Source: Hodgson White Architecture + Design).

Proposal

- 1.7 The layout and access arrangements of the proposed dwelling are conceptually illustrated on HWAD-209-MWD-101 Site Layout Plan – as Proposed. The proposal is for the erection of a new dwelling and associated works.
- 1.8 The proposed dwelling comprises a two storey detached house, which has been sensitively designed to marry traditional and contemporary styles. The new dwelling is proposed relatively centrally within the site forming a south frontage facing onto the minor public road to the north but sitting distinctly closer to the dwellings enclosing the hard surface apron. The proposed dwelling would form a frontage, together with the other dwellings being considered by the Planning Authority as of February 2021.
- 1.9 The new dwelling is proposed in linear plan noticeably offset from all surrounding dwellings to avoid the establishment of both parallel and perpendicular relationships. Proposed elevations will comprise coursed stone in traditional form. A single storey garage protrudes from the north-

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east elevation, the roof of which is used to provide balcony space enclosed by a glass balustrade. The roof is proposed in natural slate at a moderate pitch with three dormers set into the south-west elevation and two dormers set into the north-east elevation.

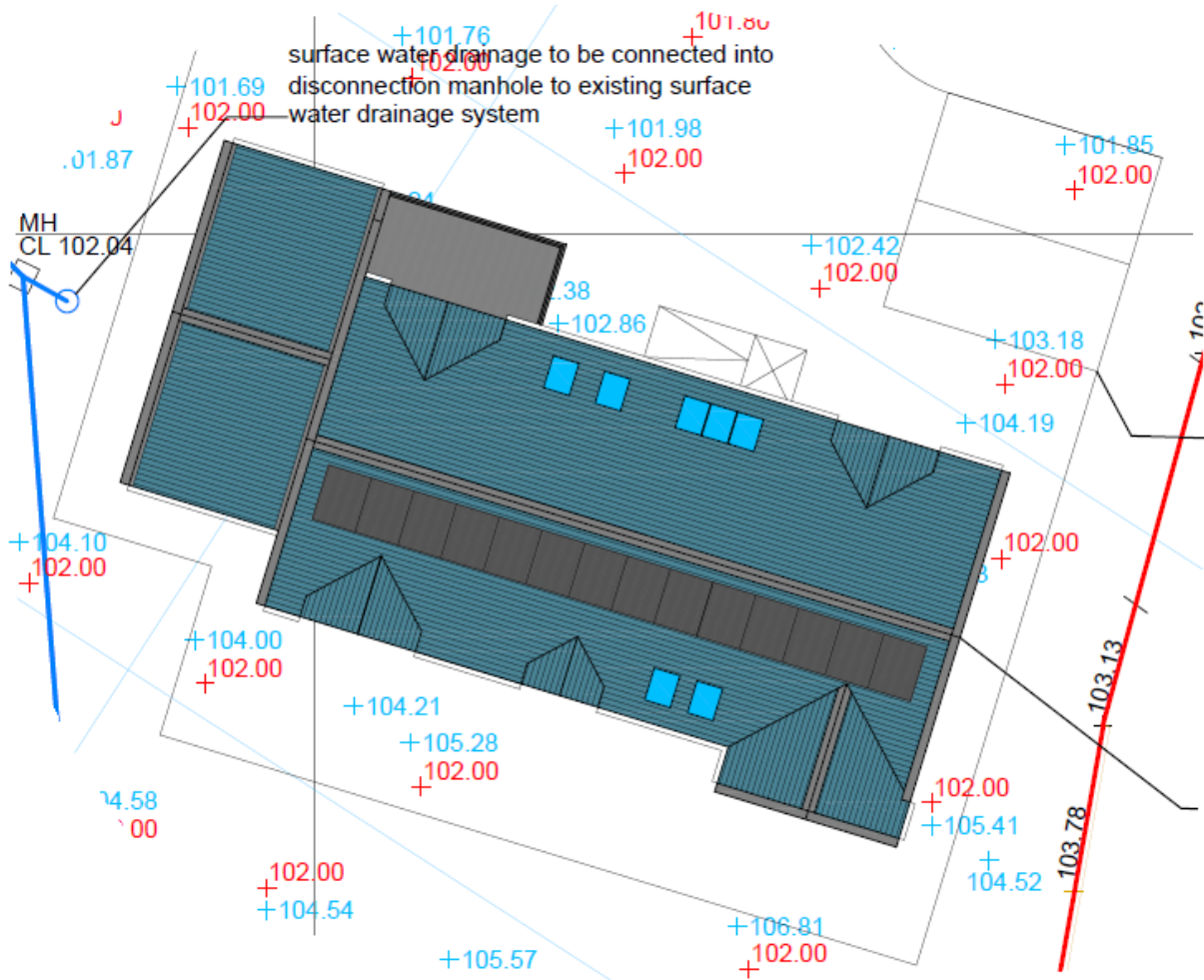


Fig 2: Extract from HWAD-209-MWD-101 Site Layout Plan – as Proposed (Source: Hodgson White Architecture + Design).

- 1.10 The north-east elevation shall face towards the public realm and contain the principal entrance to the proposed dwelling. Proposed fenestration comprises composite timber and aluminium goods. The north-west elevation shall continue the full extent of the course and preclude overlooking from the proposed balcony of the proposed dwelling adjacent to the west.



- 1.11 Solar panels (PV) are proposed on the south-west facing roof pitch. The proposed panels shall not be visible from the other nearby dwellings or the hard surfaced apron nearby. The Applicant proposes to connect to the existing mains water supply network.
- 1.12 Erection of a new dwelling on-site was previously approved by Planning Permission 07/01207/FUL. It is considered that the consent was initiated by the construction of a layby prior to the implementation period lapsing.

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2. POLICY CONTEXT

2.1 This section provides an overview of key planning policies relevant to the proposed development. Scottish Planning Policy (SPP) sets out national planning policies and is a key material consideration in the determination of planning applications. The Development Plan is made up of the Strategic Development Plan for South East Scotland (SESPlan) and the Scottish Borders Local Development Plan (2016).

Scottish Planning Policy (SPP) 2014

2.2 SPP supports the creation and protection of successful, sustainable places which support sustainable economic growth and regeneration, and the creation of well-designed, sustainable places. This outcome sits side-by-side with the other three outcomes which target the delivery of low carbon places which reduce carbon emissions and adapt to the changing climate, natural and resilient places which protect and make use of natural and cultural assets, and better connected places which support and capitalises on transport and digital infrastructure.

2.3 SPP creates a presumption in favour of development that contributes to sustainable development and establishes that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost. Specifically, policies and decisions should be guided by key principles, including:

- giving due weight to net economic benefit;
- responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- supporting good design and the six qualities of successful places;
- making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- supporting climate change mitigation and adaptation including taking account of flood risk;
- improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;
- having regard to the principles for sustainable land use set out in the Land Use Strategy;
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- reducing waste, facilitating its management and promoting resource recovery; and

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- avoiding over-development, protecting the amenity of new and existing development and
- considering the implications of development for water, air and soil quality.

2.4 SPP sets out how successful, sustainable places includes protecting and enhancing the vibrancy of rural, coastal, and island areas, with growing, sustainable communities supported by new opportunities for employment and education. The character of rural and island areas and the challenges they face vary greatly across the country, from pressurised areas of countryside around towns and cities to more remote and sparsely populated areas.

2.5 In rural areas the Government intends the planning system to:

- in all rural and island areas promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces;
- encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality; and
- support an integrated approach to coastal planning.

Scottish Borders Local Development Plan

2.6 Local planning policy relevant to the proposal is contained within the Scottish Borders Local Development Plan (2016). Key policies include:

- **Policy PMD1: Sustainability**
- **Policy PMD2: Quality Standards**
- **Policy HD2: Housing in the Countryside**
- **Policy HD3: Protection of Residential Amenity**
- **Policy EP5: Special Landscape Areas**

Policy PMD1: Sustainability

2.7 The preparation of the Local Development Plan was heavily informed by the acknowledged “*need for action on climate change*” and the Council’s Environmental Strategy, which sit behind the ‘support and encouragement of sustainable development’ across the Borders. Policy PMD1 sets out the “*sustainability principles which underpin all the Plan’s policies*” and that the Council expects to inform development proposals and planning decisions:

- a) the long term sustainable use and management of land
- b) the preservation of air and water quality
- c) the protection of natural resources, landscapes, habitats, and species
- d) the protection of built and cultural resources
- e) the efficient use of energy and resources, particularly non-renewable resources

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- f) the minimisation of waste, including waste water and encouragement to its sustainable management
- g) the encouragement of walking, cycling, and public transport in preference to the private car
- h) the minimisation of light pollution
- i) the protection public health and safety
- j) the support of community services and facilities
- k) the provision of new jobs and support to the local economy
- l) the involvement of the local community in the design, management, and improvement of their environment.

Policy PMD2: Quality Standards

2.8 The Policy sets out a range of sustainability, placemaking and design, accessibility and open space/ biodiversity requirements, whereby the proposal must:

- Take appropriate measures to maximise the efficient use of energy and resources, in terms of layout, orientation, construction and energy supply;
- Make provision for sustainable drainage;
- Incorporate appropriate measures for separate storage of waste and recycling;
- Incorporate appropriate landscaping to help integration with the surroundings;
- Create a sense of place, based on a clear understanding of context;
- Be of a scale, massing and height appropriate to the surroundings;
- Be finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality;
- Be compatible with, and respect, the character of the surrounding area, neighbouring uses and neighbouring built form;
- Be able to be satisfactorily accommodated within the site;
- Provide for appropriate boundary treatments to ensure attractive edges, and to help integration with the surroundings;
- Incorporate access for those with mobility difficulties;
- Not have an adverse impact on road safety in terms of the site access;
- Incorporate adequate access and turning space for vehicles including those used for waste collection purposes.
- Retain physical or natural features which are important to the amenity or biodiversity of the area.

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Policy HD2: Housing in the Countryside

2.9 Section A of Policy HD2 addresses development proposals for housing related to existing Building Groups. The adopted text of section A has been copied below:

“(A) Building Groups

Housing of up to a total of 2 additional dwellings or a 30% increase of the building group, whichever is the greater, associated with existing building groups may be approved provided that:

- a) the Council is satisfied that the site is well related to an existing group of at least three houses or building(s) currently in residential use or capable of conversion to residential use. Where conversion is required to establish a cohesive group of at least three houses, no additional housing will be approved until such a conversion has been implemented,*
- b) the cumulative impact of new development on the character of the building group, and on the landscape and amenity of the surrounding area will be taken into account when determining new applications. Additional development within a building group will be refused if, in conjunction with other developments in the area, it will cause unacceptable adverse impacts,*
- c) any consents for new build granted under this part of this policy should not exceed two housing dwellings or a 30% increase in addition to the group during the Plan period. No further development above this threshold will be permitted.*

In addition, where a proposal for new development is to be supported, the proposal should be appropriate in scale, siting, design, access, and materials, and should be sympathetic to the character of the group.”

Policy HD3: Protection of Residential Amenity

2.10 The Policy states that *“development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas, any developments will be assessed against:*

- a) the principle of the development, including where relevant, any open space that would be lost; and*
- b) the details of the development itself particularly in terms of:*
 - i. the scale, form, and type of development in terms of its fit within a residential area,*
 - ii. the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sunlight provisions. These considerations apply especially in relation to garden ground or ‘backland’ development,*
 - iii. the generation of traffic or noise,*



iv. *the level of visual impact.*”

Other Material Considerations

New Housing in the Borders Countryside SPG

- 2.11 The Supplementary Planning Guidance provides “advice and assistance with the siting and design of new housing in the Borders countryside”. Pertinent sections of the Guidance have been identified below.
- 2.12 The Guidance accepts that “the Borders area is not uniform in its landscape character” and that for “new housing to be absorbed successfully into a particular landscape it is important that the setting is selected by respecting the local landform, the field patterns and the tree and hedgerow cover”.
- 2.13 The Guidance continues to establish that the development of “new housing in harmony with its immediate and wider surroundings” is possible by “respecting the local landform, the pattern of fields and the distribution of tree and hedgerow cover”.
- 2.14 The Guidance sets out that the existence of a Building Group “will be identifiable by a sense of place which will be contributed to by:
- natural boundaries such as water courses, trees or enclosing landform, or
 - man-made boundaries such as existing buildings, roads, plantations or means of enclosure.”
- 2.15 The Council’s expectations for elements of the proposed design which relate to access are also included in the Guidance, “in the interests of public safety it is therefore important that any new houses in the countryside are served by a vehicular access of a safe standard and provided with adequate on site facilities for vehicle movement and parking.”

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3. ASSESSMENT OF DEVELOPMENT PROPOSAL

Principle of Development

- 3.1 It is considered that the principle of development was established by Planning Permission 07/01207/FUL, which was lawfully initiated before its expiry. It is understood that a section of the bonded access track and laybys were constructed pursuant to Permission 07/01207/FUL. Therefore, extant planning permission exists for the erection of a new dwelling on-site.

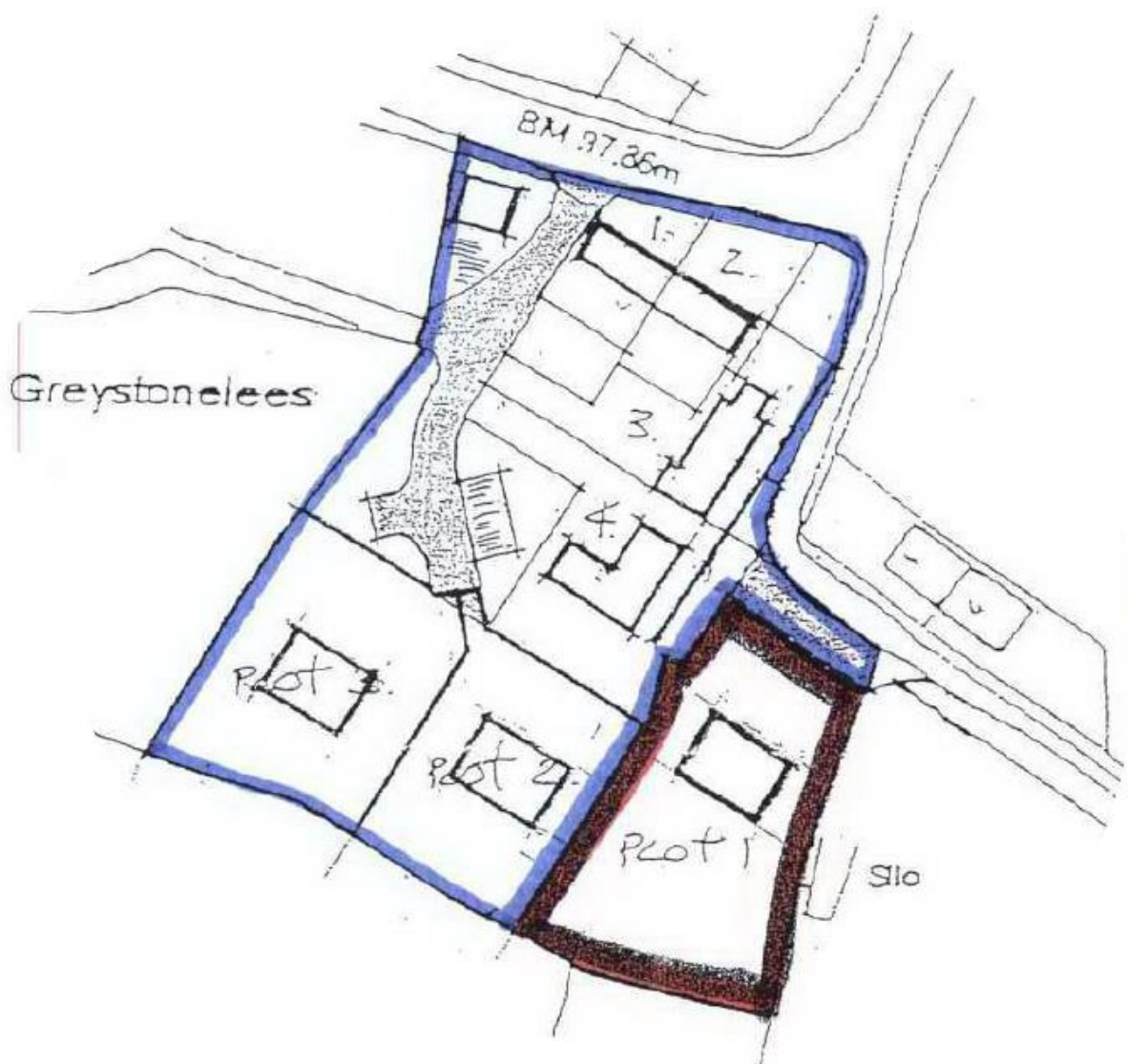


Fig 3: Extract from the Site Plan approved under Planning Permission 07/01207/FUL.

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- 3.2 The application site and proposed dwelling are considered to enjoy a strong relationship with the existing dwellings to the north. Four existing dwellings face onto the hard surfaced apron from the north and east. No.'s 1 & 2 Greystonelees Farm Cottages face the site across the minor public road. Together the six dwellings identified are considered to form an existing Building Group Greystonelees. As all these dwellings sit in close proximity to each other and share an historical connection owing to their previous varying uses within Greystonelees Farm, they form a single small settlement which has grown up as a result of a single purpose. The field within which the application site sits is considered to represent the extent of the Building Group's setting and sense of place. The surrounding land falls towards the field where the topography sits distinct from its surroundings.
- 3.3 Existing dwellings enclose the hard surfaced apron to both the north and east. The proposed dwelling (together with others currently proposed) would form a single frontage which would enclose the hard surfaced apron from the south as well as squaring off further development eastward, beyond Greystonelees Farm Cottages. Together existing and proposed dwellings would form a courtyard style development pattern around the hard surfaced apron. This development pattern is considered to strongly reflect the historic use of the site and surrounding area as a farm steading.
- 3.4 It is material to note that between Planning Permissions 07/01207/FUL and 08/01544/OUT consent for 7 no. new dwellings arranged around the hard surfaced apron has previously been granted. The conclusions reached in 2007 & 2008 are considered to remain valid and Greystonelees Steading remain a suitable location for new homes which would not cause *"unacceptable adverse impacts"*.
- 3.5 The existence of an extant planning permission on-site enables the lawful erection of a new dwelling, albeit in accordance with the design approved therein. Moreover, the proposal is considered to accord with the thrust and spirit of section (A) of Policy HD2. Therefore, the principle of development of the erection of the proposed dwelling is considered to be acceptable.

Impacts on Local Character

- 3.6 The proposal is considered to represent a sensitive design which respects the local built character. Proposed elevations have been designed in coursed stone which strongly speaks to the appearance and detailed design of most existing dwellings in this part of Berwickshire. It is noted that that many existing dwellings locally comprise block on render construction or similar. However, this building style is considered to be robustly represented in the existing dwellings which front onto the hardstanding apron from the east. It is considered to be important that both styles are strongly represented in the new built environment at Greystonelees Steading. Render on block elevations have been well represented in the early

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phases, requiring strong representation for coursed stone elevations in the remaining phase in order to balance the character of the built environment in the local context.

- 3.7 The Applicant and their consultants (both Hodgson White and Ferguson Planning) are conscious of the professional requirement to avoid pastiche design. The balcony feature is considered to represent a contemporary innovation which improves living standards, capitalises on the unique views obtainable from the site, and will clearly illustrate the proposed dwelling as of the 21st Century and a single time period as the other nearby dwellings. The balcony is considered to make a positive contribution to the proposed design.
- 3.8 The dominance of slate in roofing materials locally is acknowledged. The slate roof proposed is considered to conform with the established norm and reflect the sensitive nature of the proposed design.
- 3.9 It should be noted that together with the dwellings proposed to the west of the site's boundary, the stone elevations of the proposed dwelling would sit in harmony as a frontage of three dwellings constructed in coursed stone and creating an attractive appearance defined by modest visual cohesiveness.
- 3.10 The design of the proposed dwelling has been heavily informed by the local character of Greystonelees and the local part of Berwickshire and would represent a sensitive new dwelling, in accordance with Policy PMD2.

Residential Amenity

- 3.11 The proposal has been prepared to provide for good amenity for the occupiers of the proposed dwelling. The principal elevation faces towards the public road and sits approximately 30 metres from the nearest dwelling. The proposed dwelling is orientated within the site to avoid a parallel relationship with the existing dwelling opposite. Offsetting the proposed dwelling to avoid a parallel relationship combined with the intervening distance between the nearest dwelling will prevent intervisibility between windows.
- 3.12 The orientation of the proposed dwelling will also serve to partly indent the balcony from the would-be building line. This will also serve to direct the primary line of vision diametrically northwards and avoid intervisibility or overt overlooking of other dwellings.
- 3.13 It should be noted that 4 Greystonelees Farm Steading has very few windows in its east and south elevations. First floor windows in the east elevation are in the form of skylights in the roof which are not vulnerable to intervisibility. Windows in the existing south elevation are modest in size and lie significantly further east from the footprint of the proposed dwelling. Given the context outlined herein the proposal is considered not to pose a risk to the residential amenity of 4 Greystonelees Farm Steading.

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- 3.14 The proposed dwelling does not include windows in either its north-west elevation. Furthermore, views diametrically west from the proposed balcony would be precluded by the north-west elevation which rises above the balcony to allow privacy for both occupiers and neighbours. The windows in the south-east elevation face out over a field access.
- 3.15 The proposal is considered to provide for good amenity for future occupiers of the proposed dwelling and their neighbours in both existing and currently proposed dwellings. Set back distances and the orientation of the proposed dwelling in the plot are considered to prevent intervisibility between windows and the proposed balcony has been sensitively designed to avert overlooking of nearby dwellings, therefore the proposal is considered to accord with Policy HD3.

Access

- 3.16 Vehicle access to the site is direct from the public road adjacent to the north-east. Construction of this access has been initiated and is existing. The access will be retained with minor alterations to formalise the entrance to the new dwelling. The proposal includes two on-site parking spaces at the head of a short drive. This is considered to accord with the Parking Standards contained within Appendix 3 of the Local Development Plan 2016. These arrangements are considered to be acceptable in transport terms.

Site Servicing

- 3.17 The proposed dwelling will be serviced by connection to the mains water network. Foul and surface water drainage will be managed by connection to private means. The Applicant is content to secure connection details via condition.

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4. CONCLUSION

- 4.1 Ferguson Planning has been appointed by the Applicant to submit an application for Planning Permission for erection of a new single dwelling on Plot 1 at Greystonelees, Burnmouth.
- 4.2 The proposal represents the erection of a new dwelling on the site of an extant consent for a new house, which is well related to the existing Building Group at Greystonelees. Therefore, the principle of development is considered to be acceptable in accordance with Policy HD2(A).
- 4.3 The design of the proposed dwelling is considered to be sensitive to the local area by the use of building materials with local provenance and using windows to maximise light and views towards the sea. The detailed design respects the context of the site while also representing a design which speaks to both traditional and contemporary styles of design by innovative response to the site's context in the local area. Therefore the proposal is considered to accord with Policy PMD2.
- 4.4 The proposal has been designed in accordance with Policy HD3 and represents an acceptable form of development in this location. It is considered that the proposed dwelling would benefit from good amenity and avoid creation of an unacceptable impact on the amenity of neighbouring dwellings.
- 4.5 It is proposed to retain the existing vehicle access to serve the new dwelling. Two parking spaces are included within the proposal. The proposed development is considered to be acceptable in transport terms.
- 4.6 It is considered that the proposal is in accordance with relevant adopted policy of the Local Development Plan and is not afflicted by any other material considerations. It is respectfully requested that planning permission is granted.

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