

SCOTTISH BORDERS COUNCIL
PLANNING AND BUILDING STANDARDS COMMITTEE

28 MARCH 2022

APPLICATION FOR PLANNING PERMISSION

ITEM:	REFERENCE NUMBER: 22/00116/FUL
OFFICER:	Ranald Dods
WARD:	Tweeddale West
PROPOSAL:	Alterations and extension to dwellinghouse
SITE:	Strontian, 4 Dean Park, Peebles
APPLICANT:	Mrs Xuilan Yang
AGENT:	Robert Slaney

PLANNING PROCESSING AGREEMENT

A planning processing agreement is in place until 4 April 2022.

SITE DESCRIPTION

No. 4 Dean Park is a traditional terraced house, dating from the 19th century. There are seven properties in the terrace, all are single storey with attic accommodation and most have been extended to the rear (north). Numbers 2, 6 and 12 have small porches over the front entrances, which project no further than the front line of the bay windows. The property is unlisted but within the conservation area.

PROPOSED DEVELOPMENT

The application seeks full planning consent for the erection of a single storey extension to rear elevation, dormer windows to the rear roof slope, replacement windows, an entrance porch and solar panels to the front elevation.

PLANNING HISTORY

An application for planning permission (reference 21/01455/FUL) for alterations and extensions to the dwellinghouse was submitted in September 2021 but was withdrawn before determination.

The applicant has revised the current proposal to amend the design of the porch and reduce the number of solar panels.

REPRESENTATION SUMMARY

Letters from three individual addresses as well as from the Architectural Heritage Society of Scotland (AHSS) and a consultation response from the Peebles Civic Society were received objecting to the proposals. The material grounds raised relating to the revised design can be summarised as follows:

- loss of privacy

- impact on conservation area
- impact on residential amenity

APPLICANT'S SUPPORTING INFORMATION

- location plan
- existing plans and elevations
- proposed plans and elevations.

DEVELOPMENT PLAN POLICIES:

Scottish Borders Council Local Development Plan 2016

PMD1 – Sustainability
PMD2 – Quality standards
ED9 – Renewable energy development
HD3 – Protection of residential amenity
EP8 – Archaeology
EP9 – Conservation areas

OTHER PLANNING CONSIDERATIONS:

The following supplementary planning guidance notes are material considerations:

SPG – Placemaking and design 2010;
SPG – Privacy and sunlight guide 2006;
SPG – Replacement windows and doors 2015;
SPG – Renewable energy 2007.

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Archaeology Officer: No objection

Statutory Consultees

Peebles Community Council: No response

Other Consultees

Peebles Civic Society: Objection. The material grounds can be summarised as follows:

- The issue of overlooking is now no worse than the existing dormer, the flat roofed box dormer at the rear elevation would still be out of character with the existing row of houses and would still be very visible from Edinburgh Road;
- The proposal to have two separate box dormers would be as visually detrimental as a full width box dormer;
- This application attempts to cram too many solar panels into a small area of roof, which would be detrimental to the appearance of the frontage. The number of panels should be limited to a maximum of four;

- The proposed new porch is acceptable in principle but the detailing should reflect that of the existing porches at Nos 2 and 12 Dean Park and we would suggest that details should be submitted for approval;
- There is insufficient information provided about the proposed alterations to the existing windows to the front elevation which are to be “upgraded to double glazed units”.

KEY PLANNING ISSUES:

- Whether the proposals comply with the Local Development Plan policies for development within conservation areas;
- whether the development would result in any significant loss of residential amenity for existing residents;
- whether there are material considerations that would justify a departure from the provisions of the development plan and material considerations.

ASSESSMENT OF APPLICATION:

Policy

The key policies against which this proposal is assessed are PMD2 – Quality Standards; EP9 – Conservation Areas and; HD3 – Protection of Residential Amenity.

In terms of placemaking and design, PMD2 sets out seven criteria. The criteria relevant to this application are that the proposal:

- h) creates developments with a sense of place, based on a clear understanding of the context;
- i) is of a scale, massing, height and density appropriate to its surroundings;
- j) is finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality;
- k) is compatible with and respects the character of the surrounding area, neighbouring uses and neighbouring built form.

Policy EP9 states that support will be given to development proposals within a conservation area, which are located and designed to preserve or enhance the character and appearance of the conservation area. Developments should, amongst other things, accord with the scale, proportions, alignment, density, materials and boundary treatment of nearby buildings.

Policy HD3 aims to protect residential amenity and, to protect the amenity and character of areas, developments will be assessed against, amongst other things:

- the principle of the development;
- the details of the development itself particularly in terms of: the scale, form and type of development in terms of its fit within a residential area;
- the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sun lighting provisions and;
- the level of visual impact.

As set out in the report below, it is contended that the principle of the development complies with the above key policies.

Design

The application is made for a single storey extension to the rear (north) of the dwellinghouse. It is worth noting that the proposed extension would be only marginally over what would be considered permitted development were the site not within the conservation area. The design would be different from the extension on the other properties in the terrace and it is not outstanding in terms of its design but, as it would not be visible from the public realm, the impact on the character and appearance of the conservation area would be negligible. It would be of a similar scale to those other extensions, the proposed external materials are acceptable in principle (but will require further consideration through condition) and it would not detract from the character of the area, the neighbouring built form or neighbouring uses.

In terms of the proposed dormers, again the design is not outstanding. Although the dormers would be visible from Edinburgh Road, the degree of visibility from the public realm would not be so significant as to have an unacceptable adverse impact on the character or appearance of the conservation area and therefore warrant refusal of the application. On balance, and subject to the approval of external materials, they are considered acceptable.

The proposals for the front elevation are much more visible from the public realm and revisions have been submitted in order to address some of the concerns raised by third parties, including the Civic Society and AHSS. The porch, which has been reduced in size, would match the overall appearance of that on the adjoining property to the east (No 2) and it would not project further forward from the principal elevation than the bay window or other porches in the street. This is a welcome revision.

The application also proposes solar panels to the front facing roof slope. Given the need to reduce the reliance on carbon fuel sources and the terms of policy PMD1 on sustainability, their introduction will make a small contribution. It is important therefore to strike a balance between sustainability principles and the potential impacts on the conservation area. It is acknowledged that these would be the first PV panels to be installed on this terrace and this will undoubtedly have an impact on street scene. However, and acknowledging the concerns raised by objectors, the layout of the panels has been amended to show a single row of 5 panels at high level, just below the ridge and above the existing dormer window. The revised pattern is now considered acceptable. Although each case must be treated on its own merits, the proposed layout could set a positive pattern for others to follow.

The applicant also proposes to replace the existing uPVC windows with double glazed timber sash and case windows, painted off-white. That would represent a significant improvement to the appearance of the property and would comply with the terms of the Council's SPG on replacement windows and doors. Subject to conditions requiring full details to be submitted and approved, and the windows recessed in the openings to match existing, the change is welcomed.

The proposals are considered acceptable and would comply with policies PMD1, PMD2 and ED9 of the LDP.

Residential amenity

Concerns were expressed by neighbours relating to privacy. The rear gardens of the adjoining properties are already overlooked to a certain degree by multiple dormers in neighbouring properties. In such situations, changes to existing dormers or

fenestration are unlikely to increase or intensify overlooking to a level that could be considered significantly detrimental to residential amenity. That is considered to be the case here. There are existing views of private garden ground to the rear of neighbouring properties and this unlikely to be exacerbated to any determinative degree by the proposed dormer and Juliet balcony. Any views from the proposed dormers to windows in adjoining extensions would be extremely oblique so as not to have a significant adverse impact. It is acknowledged that there may be the possibility of window to window conflict between the existing extension of number 6 and the windows in the west elevation of the extension proposed here. There is, however, a 1.7m high brick wall with trellis above on the common boundary which would give a good degree of screening between the properties. Combined with the tight nature of the setting, the degree of impact on the neighbouring property would not be sufficient enough to merit a recommendation for refusal on privacy grounds in this instance.

Objections were submitted in respect of the roof of the extension being used as a balcony. Had that been the intention, there would undoubtedly have been a negative impact on privacy and amenity. That is not, however, what is shown in this application and any proposals to convert the roof to a terrace would need to be the subject of a further application for planning permission and, were that to be submitted, it would be considered on its own merits.

Taking all of the above factors into consideration, the proposals would comply with policy HD3 of the LDP.

Cultural heritage and archaeology

The Archaeology Officer has assessed the proposal. No archaeological conditions are recommended and no archaeological informative thought necessary. The proposals would therefore comply with policy EP8 of the LDP.

As noted above, the replacement of uPVC windows with timber framed windows is proposed. Whilst the principle of that is acceptable, a condition is recommended requiring the submission of full details prior to the commencement of development.

The proposed dormer windows are to the rear of the building and not widely visible from the public realm. They are, on balance, acceptable in terms of their impact on the conservation area. The extension would not be visible from the public realm and, as discussed earlier in the report, has no bearing on the character or appearance of the conservation area.

The applicant proposes solar panels on the south facing roof plane. Proposals such as these are likely to increase as we transition away from reliance on carbon fuels and each case must be treated on its own merits. In this instance, the proposal has been amended by the applicant in order to reduce the visual impact. It should also be borne in mind that these are reversible and could be removed at a future date, restoring the roof slope to its current condition. Taking all of the above into consideration, the proposals would have a neutral effect on the character and appearance of the conservation area and would therefore comply with policy EP9 of the LDP, although conditions, as per the list below, are recommended.

Access and parking

There would be no access and parking issues associated with this proposal.

CONCLUSION

Subject to compliance with the schedule of conditions, the proposals would 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 BY CHIEF PLANNING AND HOUSING OFFICER:

I recommend the application is approved subject to the following conditions:

1. Details of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the planning authority before development commences. Once approved, the development shall be carried out only in accordance with the approved details.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, in the interest of the character and appearance of the conservation area.
2. Unless otherwise agreed in writing with the planning authority, the Juliet balcony, fascia boards of the extension and dormers shall be dark grey in colour. No development shall commence until the exact shade (specified by means of a RAL or BS4800 code) has first been submitted to and approved in writing by the planning authority
Reason: In the interest of the character and appearance of the conservation area.
3. Any frame required for the installation of the solar panels hereby approved shall be matt black, unless otherwise agreed in writing with the planning authority.
Reason: In the interest of the character and appearance of the conservation area.
4. No development shall commence until drawings detailing the method of fixing the solar panels to the roof and the degree of projection above the roof slope have first been submitted to and approved in writing by the planning authority.
Reason: In the interest of the character and appearance of the conservation area.
5. Within 3 months of the solar panels hereby approved becoming redundant, they and any supporting structures and fixtures shall be completely removed from the building and the roof returned to its original condition, unless otherwise agreed in writing with the planning authority
Reason: In the interest of the character and appearance of the conservation area.
6. No development shall commence until full details of the proposed replacement windows have first been submitted to and approved in writing by the planning authority. The details shall include glazing pattern, frame thickness, glazing type, opening method, colour and decorative finish, including astragals and horns.
Reason: In the interest of the character and appearance of the conservation area.
7. No windows are to be installed unless the replacement windows are recessed in the window openings to the same extent as the existing windows, unless otherwise agreed in writing with the planning authority.
Reason: To safeguard the character and appearance of the conservation area.

DRAWING NUMBERS

1. RAS131 PA10 Location Plan
2. RAS131 PA11 Existing plans and elevations
3. RAS131 PA12A Proposed plans and elevations

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning and Housing Officer	

The original version of this report has been signed by the Chief Planning and Housing Officer and the signed copy has been retained by the Council.

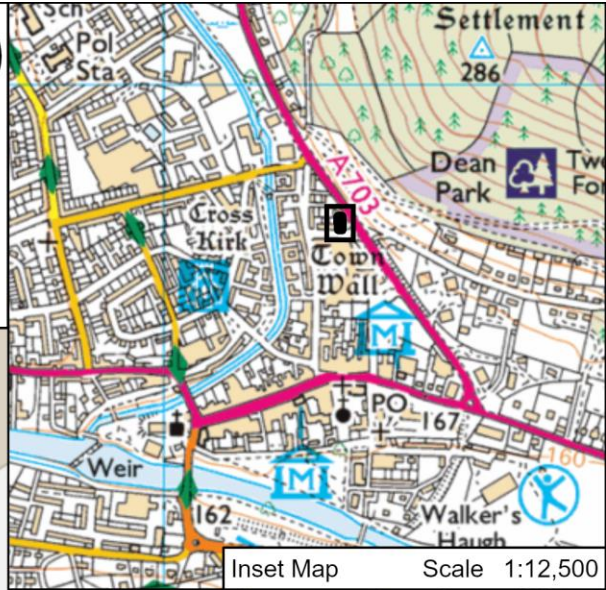
Author(s)

Name	Designation
Ranald Dods	Planning Officer



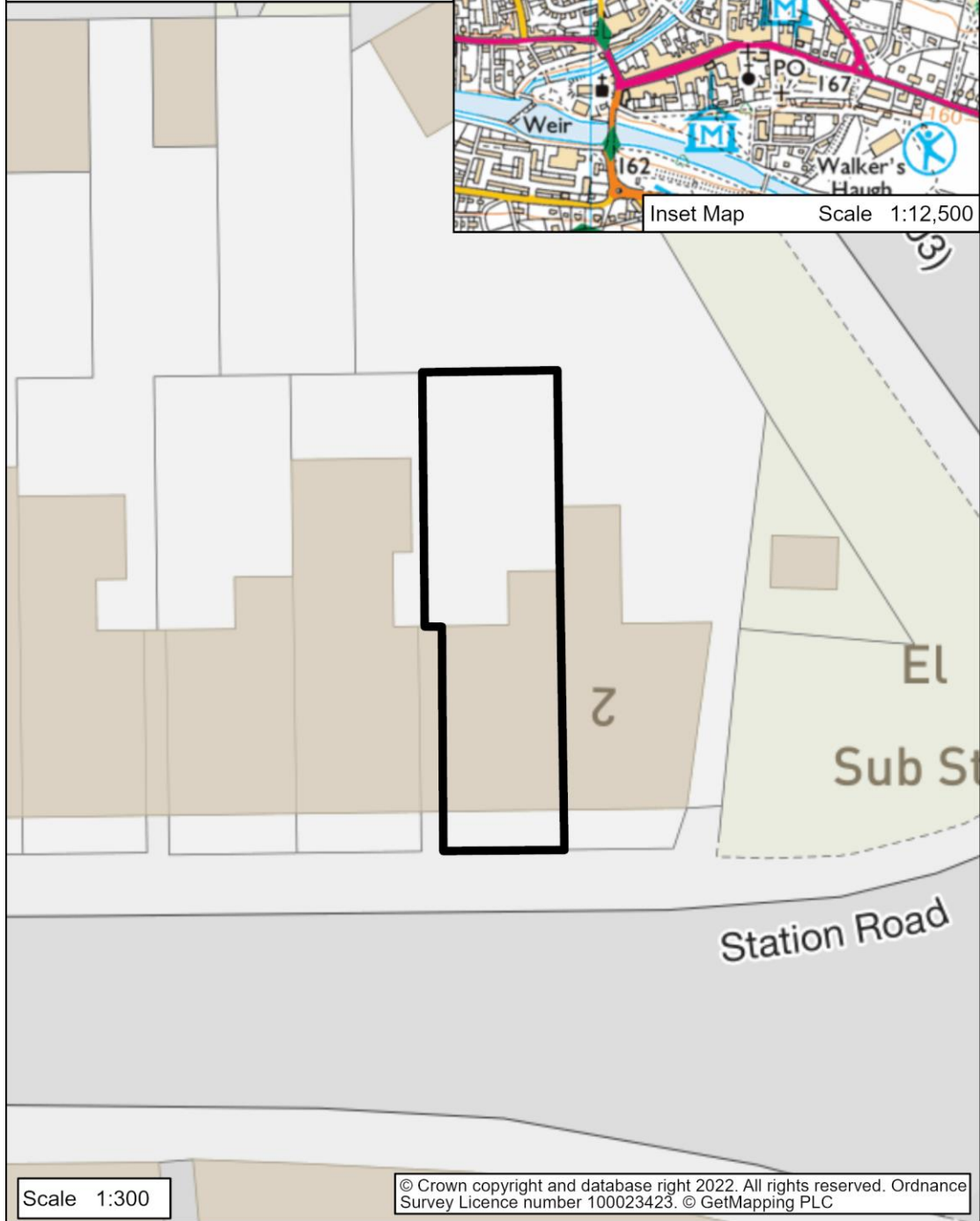
22/00116/FUL

Strontian
4 Dean Park
Peebles



Inset Map

Scale 1:12,500



Scale 1:300

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