

**SCOTTISH BORDERS COUNCIL**

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO  
SERVICE DIRECTOR REGULATORY SERVICES**

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF :** 15/00344/FUL

**APPLICANT :** Mr Thomas McGuigan

**AGENT :** Mandy McGuigan

**DEVELOPMENT :** Alterations to dwellinghouse

**LOCATION:** 18/19 Slitrig Crescent  
Hawick  
Scottish Borders  
TD9 0EN

**TYPE :** FUL Application

**REASON FOR DELAY:**

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**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
001	Floor Plans	Approved
002	Floor Plans	Approved
003/A	Site Plan	Approved
004	Existing Layout	Approved
005	Location Plan	Approved
1 - 6, 9 - 18	Photos Specifications	Approved Approved

**NUMBER OF REPRESENTATIONS: 0**

**SUMMARY OF REPRESENTATIONS:**

There are no representations.

**CONSULTATIONS:**

Roads Planning Service: I shall have no objections in principle to this application provided the footway crossing for the new access is constructed to specification DC-10. I shall also require the existing boundary wall lowered to 1m in height in either direction where the access meets the footway.

However, I would like to make the applicant aware that the paved area may need to be increased in size at the corner to allow cars to turn; this will result in a loss of some of the grassed area.

Hawick Community Council: No objections or comments.

Archaeology Officer: There are no implications for this proposal.

Landscape Architect: The property has a small mature garden at the front street side with a narrow strip of garden ground on the south east and south west sides with a public path running alongside these boundaries. The site is within the Hawick Conservation Area and therefore consent is required for any tree removals.

The external changes are fairly minor in nature but, because of the prominence of the building, would have a noticeable effect on the street view and the view from the public path. I have the following comments on the details:

1. Removal of trees marked 2-7 on the plan: These are all cypress trees of small to medium stature growing very close to the building. They are of no particular amenity value and there is no objection to the removal of these trees, although a birds nest was observed in one and it would be prudent to wait until the nesting season is over (i.e. after August) before carrying out any works.

2. Removal of beech hedge along south west boundary and replacement by 1.8m high timber hit and miss fence: This is more problematic as the hedge forms an attractive feature in the view from Slitrig Crescent and has much greater amenity value. It has to be acknowledged however that the hedge was probably planted to address issues of privacy from a public path passing so close to a ground floor window. I would prefer to see the hedge retained although it could be reduced in height to 1.8m and in width to free up more circulation space. If winter screening is an issue when the hedge is more transparent, a screen fence could be erected on the inner side perhaps just in front of the windows. I suggest this matter needs to be discussed further with the applicant. (Horizontal board hit and miss fence, as existing and proposed, is very easy to climb. Vertical boarding looks better and is much more secure.)

3. Removal of privet hedge and garden plants in front garden and replacement by lawn: This work is also a little problematic. There is no objection to the removal of the privet hedge and this will allow sufficient space for the proposed new driveway. However the existing front garden has a certain rustic charm which I think contributes to the value of the Conservation Area. I suggest that the new paving area be made from a quality block paving material such as 'Tegula' which relates well to stone buildings and that the remaining garden should be retained rather than cleared for a lawn.

#### APPLICANT'S SUPPORTING INFORMATION

- Design Statement
- Project Specification

#### PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Consolidated Local Plan Adopted 2011

Policy G1: Quality Standards for New Development

BE1: Listed Buildings

BE4: Conservation Areas

NE4: Trees, Woodland and Hedgerows

H2: Protection of Residential Amenity

Inf4: Parking Provisions and Standards

Supplementary Planning Guidance: Household Developments 2006

**Recommendation by** - Julie Hayward (Principal Planning Officer) on 12th May 2015

#### Site and Proposal

The property is situated on the eastern side of Slitrig Crescent within the Conservation Area. It is a category C Listed Building. It is a two storey building with stone walls and a slate roof. It has sash and case windows with six-on-six and one-on-one glazing patterns. There is a timber fence on the boundary with the public road and a garden area at the front. There is a timber fence on the rear boundary and a hedge on the side boundary with the footpath.

The adjoining building to the north, no.17, is a dwellinghouse and there is a stone wall on the side boundary. To the north west is St Cuthbert's Church, on the opposite side of the public road, with the Slitrig Water to

the rear. To the south and east of the building are blocks of flats that have been refurbished by the Housing Association.

Part of the building is already in residential use (no.19), with a kitchen and living room at ground floor level and two bedrooms at first floor level. The remainder is a church hall (no.18) with an ancillary kitchen, now vacant. There is a link between the two at first floor level.

Planning permission has previously been granted to change the use of the building into a dwellinghouse and this application seeks consent to alter the building.

Internally, partitions would be erected to form a number of rooms, including a utility room, lounge, shower and gym at ground floor level and bedrooms at first floor level. The stage and timber panelling would be removed and the door from the stage would be blocked up. Secondary glazing would be fitted to all windows. The existing timber beams and iron posts throughout the ground floor would be retained and exposed.

Externally, a window in the rear elevation would be replaced with timber French doors and one of the existing external front doors would be fixed shut. Sixteen solar panels would be fitted to the rear roof slope; these would have black edges. The existing windows would be repaired and the timberwork repainted.

A vehicular access would be formed onto Slitrig Crescent by removing a 3m length of fencing and reducing a section of the boundary wall to 1.2m in height. An area of the front garden would be paved to form a parking space. The tree in the front garden would be retained within an area of lawn, though the hedge would be removed, and six trees and the southwest side boundary hedge would be removed and replaced with a 1.8m high hit and miss fence to match that on the rear boundary.

A Listed Building Consent application (15/00343/LBCNN) has been submitted for internal and external alterations to the building.

#### Planning History

14/01319/FUL: Change of use from church hall to incorporate into dwellinghouse. Approved 9th February 2015.

#### Planning Policy

Policy G1 of the Local Plan requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders townscapes and to integrate with its landscape surroundings. The policy contains a number of standards that would apply to all development.

Policy BE1 states that the Council will support development proposals that protect, maintain, and enhance active use and conservation of Listed Buildings. All Listed Buildings contained in the statutory list of Buildings of Special Architectural or Historic Interest will be protected against all works which would have a detrimental effect on their listed character, integrity or setting.

Policy BE4 states that development within or adjacent to a Conservation Area that would have an unacceptable adverse impact on its character and appearance will be refused.

#### Impact on the Listed Building and Conservation Area

Planning permission has been granted to incorporate the church hall into the existing dwellinghouse to provide additional residential accommodation and this application seeks consent to carry out alterations to the building to form the dwellinghouse. The building is a category C Listed Building within the Conservation Area. The proposal would bring a vacant building back into use and prevent it falling into disrepair.

The internal alterations are minor in nature, removing the stage and timber dado panelling and inserting partitions. The main significant features are the cast iron columns which support the upper floor and the new partitions have been designed to leave these columns exposed as a feature.

The external alterations seek to retain the existing features of the Listed Building. The sash and case windows would be retained and repaired, with secondary glazing proposed internally. The front door would be retained and the second entrance door would be fixed shut, so retaining this feature.

Minor alterations are proposed to boundary wall on the street boundary to improve visibility from the proposed vehicular access and the Royal Mail pillar box adjacent will remain unaltered. A condition would ensure that the existing cope is reused on the reduced height section.

Solar panels are proposed for the rear (south east) roof slope. There would be 16 panels edged in black. In principle PV panels on a secondary elevation are acceptable and a condition would require a drawing to be submitted showing the exact location of the panels.

A window in the rear elevation would be converted into French doors. This is a minor alteration on a secondary elevation and so is acceptable. A condition would require the agreement of the external colour of the French doors.

Part of the existing front boundary fence would be removed to form an access onto the public road and part of the front garden would be paved to form a parking area. The courtyard hedge would be removed but the tree would remain. The fence is of no historical merit and a condition would agree the type of paving to be laid.

It is considered that the proposed works would not have an adverse impact on the special architectural or historic interest of this Listed Building or on the character or appearance of the Conservation Area. In addition, the proposal would enable the property to be brought back into use, having been vacant for some time.

#### Residential Amenities

Policy H2 of the Scottish Borders Consolidated Local Plan Adopted 2011 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted.

No extensions are proposed for the existing building. French doors are proposed in the rear elevation, formed from an existing window opening, and this would face the drying green of the flats to the south east. It is considered that this would not harm the light or privacy of occupants of neighbouring properties.

#### Access, Parking and Road Safety

Policy Inf4 requires that proposals should provide car parking in accordance with the Council's adopted standards.

A new access would be formed onto Slitrig Crescent, involving the removal of part of the boundary fence and the lowering of a short section of the wall to 1.2m. A paved parking area would be formed within front garden.

The Roads Planning Service has no objections in principle to this application provided the footway crossing for the new access is constructed to their specification and the existing boundary wall is lowered to 1m in height in either direction where the access meets the footway.

A meeting with the Roads Planning Officer had resulted in the proposal for the access being amended. The access has been repositioned 500mm further from the wall to improve visibility and turning within the site. The Roads Planning Service now has no objections to the proposal.

#### Trees and Hedges

Policy NE4 of the Local Plan seeks to retain trees and hedges from development. The proposal involves the felling of six cypress trees within the garden ground of the property and the removal of the hedge on the side (south west) boundary. This would be replaced with a 1.8m high timber hit and miss fence similar to that along the rear boundary.

The Council's Landscape Architect advises that because of the prominence of the building the proposals would have a noticeable effect on the street view and the view from the public path. He advises that the removal of trees would be acceptable as these are all cypress trees of small to medium stature growing very close to the building and are of no particular amenity value.

The removal of beech hedge along south west boundary and replacement by 1.8m high timber hit and miss fence is a concern as the hedge forms an attractive feature in the view from Slitrig Crescent and has much greater amenity value than the trees. The applicant has agreed to retain the hedge, deleting the fence from the proposal.

#### **REASON FOR DECISION :**

The proposal complies with policies G1, BE1, BE4, NE4, H2 and Inf4 of the Scottish Borders Consolidated Local Plan Adopted 2011 as the proposed alterations to the building would not affect the character or setting of the Listed Building or character and appearance of the Conservation Area or visual amenities of the area. In addition the proposal would not harm the residential amenities of occupants of neighbouring properties and adequate access and parking can be achieved.

#### **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 A drawing showing the position and arrangement of the solar panels on the rear (south east) roof slope to be submitted to and approved in writing by the Planning Authority before the solar panels are installed. The solar panels then to be installed as per the approved drawing. The solar panels to have black edges.  
Reason: To protect the character of the Listed Building and Conservation Area.
- 3 The external colour of the French doors and the external joinery (doors and window frames) to be submitted to and approved in writing by the Planning Authority before the development commences. The development then to be completed in accordance with the approved details.  
Reason: To protect the character of the Listed Building and Conservation Area.
- 4 The existing coping stone to be re-used on the lowered section of the front boundary wall.  
Reason: To protect the character of the Listed Building and Conservation Area.
- 5 The footway crossing for the new access to be constructed to specification DC-10 (attached) before the access becomes operational.  
Reason: To ensure a satisfactory form of development that does not harm pedestrian safety.
- 6 A sample of the surfacing material for the driveway/parking/turning area to be submitted to and approved in writing by the Planning Authority before the development commences. The driveway/parking/turning area then to be completed in accordance with the approved sample.  
Reason: To protect the setting of the Listed Building and character and appearance of the Conservation Area.
- 7 None of the trees shown on Drawing Number 003A to be felled shall be removed during the bird breeding season (April to September).  
Reason: To protect breeding birds.

## Informatives

It should be noted that:

- 1 Only contractors approved by the Council may work within the public road boundary (list attached).

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