

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 20/00392/AMC

APPLICANT : Mr Ed Dalton

AGENT :

DEVELOPMENT : Erection of dwellinghouse and detached garage (approval of all matters specified in Planning Permission 18/00056/PPP)

LOCATION: Hardens View
Duns
Scottish Borders
TD11 3NS

TYPE : AMC Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
1909.LP	Location Plan	Approved
1909 C01A	Proposed Block Plan	Approved
1909 C03	Proposed Plans	Approved
1909 C02	Proposed Plans & Elevations	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No representations have been received.

Consultations

Community Council has not responded at the time of writing this report.

Health and Safety Executive does not have an interest in the development.

Roads Planning Service advises that the block plan submitted to support the application covers most of the requirements for condition 7 of planning application 18/00056/PPP. However, the block plan fails to show any visibility splays. Therefore, they require an amended block plan detailing the visibility splays at the proposed access before they are able to fully support the proposal.

In light of their comments, the applicant provided a drawing to demonstrate the visibility splays at the proposed access. They are content with the drawing submitted.

Scottish Water has not responded at the time of writing this report.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Local Development Plan 2016

PMD2: Quality Standards
HD2: Housing in the Countryside
HD3: Protection of Residential Amenity
EP13: Trees, Woodland and Hedgerows
IS2: Developer Contributions
IS7: Parking Provisions and Standards
IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

Supplementary Planning Guidance

Placemaking and Design 2010
Householder Development (Privacy and Sunlight) 2006
Developer Contributions 2018
New Housing in the Borders Countryside 2008

Recommendation by - Cameron Kirk (Assistant Planning Officer) on 19th August 2020

Site description

The application site is located approximately 500 metres north west of the development boundary for the settlement of Duns and lies to the south west of the public road (C98). The application site is currently agricultural land. There are existing trees and bushes to the north east boundary. The application site is delineated by a dry stone wall to the north east and a 1 metre high post and wire fence to the south east and south west boundaries.

Three dwellinghouses are found within the locality of the application site, Langton Field and Hardens Hall to the south east and Hardens View to the north west. Agricultural land is found to the north and Duns Golf Course lies to the south of the application site.

Propose development

It is proposed to erect a two storey dwellinghouse with detached garage that would have a footprint of approximately 207 square metres. It would be positioned centrally within the plot. The dwellinghouse would be fairly traditional in terms of form, having a gable roof. A mixture of traditional and modern materials would be used for the external finish of the dwellinghouse. The materials, along with the proposed fenestration, would create a dwellinghouse that is modern in appearance.

Some of the materials to be used for the external finish for the proposed dwellinghouse include drydash render, natural sandstone and sawn larch cladding to the walls, natural slate and zinc coated standing seam metal cladding to the roof, metal clad windows and external door sets, larch soffits and fascia boards and galvanised steel rainwater goods.

The proposed garage would be finished externally using sawn larch cladding to the walls and profiled metal cladding to the roof.

Vehicular access to the site would be gained from the public road (C98) to the north. An area of hardstanding would be formed, using gravel, to the north east of the dwellinghouse which would provide sufficient parking for two vehicles.

The existing trees and bush would be retained to the north east boundary, as would the existing dry stone wall. The existing 1 metre high post and wire fences to the south east and south west boundaries would be retained and a new 1 metre high post and wire fence would be erected to the north west boundary. A hawthorn hedge would be planted to the south west boundary. Trees would delineate the driveway. A decked area would be formed to the south east elevation of the dwellinghouse. The remaining portion of ground would be laid in grass.

The proposed dwellinghouse would be connected to the public water supply network. Private drainage arrangements would be made. Foul water drainage would pass through a septic tank to a closed soakaway system. Surface water would be collected and connected to a closed soakaway system.

Relevant planning history

17/01266/FUL: Erection of dwellinghouse with integral garage. Granted 14 November 2017. (Neighbouring property to the north west, Hardens View).

18/00056/PPP Erection of dwellinghouse. Granted 19 June 2018.

Assessment

The key planning issues under consideration in the assessment of the application are whether the information submitted in support of the application satisfies the requirements of the conditions attached to Planning Permission in Principle application 18/00056/PPP.

Principle of development

The principle of development for the site has already been established for the erection of a dwelling in this location by virtue of the application granted for Planning Permission in Principle, 18/00056/PPP, to which this application directly relates. Therefore, the principle of development does not require to be reassessed and is considered to accord with Policy HD2.

Layout, siting and design

The proposed dwellinghouse would be appropriately positioned within the application site and would relate well to the positioning of neighbouring properties. The existing dwellinghouses located along this section of the public road all vary in scale, design and materials and there is not a distinctive style present. The neighbouring properties, Langton Field and Hardens Hall to the south east and Hardens View to the north west, are all two storeys in height. The proposed dwellinghouse would be commensurate in scale to those dwellinghouses. The overall design and form of the proposed dwellinghouse is acceptable and it would be compatible with the existing building group. Visually, the proposed fenestration and palette of external finishing materials would create a simple, yet modern, dwellinghouse. Generally, the materials proposed to be used in the external finish for the proposal would be acceptable. The colour of some materials are absent from the drawing. For clarity, a condition will be attached to ensure that the precise colour for all materials to be used are submitted to and agreed in writing by the Planning Authority prior to the commencement of development. The proposed dwellinghouse would be acceptable in this location and would complement the existing architectural styles found within the locality of the application site.

The proposal would not affect the composition of quality of the landscape character.

Landscaping

An existing hawthorn bush would be removed from the north east boundary, although two existing trees and a bush would be retained. The loss of the hawthorn bush could be accepted as its removal is required to create vehicular access to the site.

The existing dry stone wall to the north east boundary would be retained, as would the 1 metre high post and wire fences to the south east and south west boundaries. A new 1 metre high post and wire fence would be erected to the north west boundary. A hawthorn hedge would be planted to the south west boundary. The proposed boundary treatments are acceptable.

Trees would delineate the driveway. This would add interest. A decked area would be formed to the south east elevation of the dwellinghouse. While the remaining portion of ground would be laid in grass.

Overall, the landscaping scheme, as proposed, would be acceptable.

Impact on residential amenity

The proposed development would not have a significant adverse impact on the amenity or privacy of neighbouring residential properties within the locality, considering their position, orientation and distance from the application site.

Access and parking

Vehicular access to the site would be gained from the public road (C98) to the north. An area of hardstanding would be formed to the north and east of the dwellinghouse which would provide sufficient parking for two vehicles.

Roads Planning Service was consulted as part of the application process. They initially advised that the block plan (drawing no. 1909 C01) submitted to support the application covers most of the requirements for condition 7 of planning application 18/00056/PPP. However, the block plan fails to show any visibility splays. Therefore, they require an amended block plan detailing the visibility splays at the proposed access before they are able to fully support the proposal.

In light of their comments, the applicant provided a drawing to demonstrate the visibility splays at the proposed access. They are content with the drawing submitted. Accordingly, they do not object to the application. Therefore, the proposed access and parking arrangements are considered to be acceptable.

Water supply and drainage

The proposed dwellinghouse would be connected to the public water supply network. The applicant has provided correspondence from Scottish Water which advises there is current capacity to service the demands of the development.

Private drainage arrangements would be made. Foul water drainage would pass through a septic tank to a closed soakaway system. Surface water would be collected and connected to a closed soakaway system. The proposed drainage arrangements are acceptable in principle to service the development. The precise details will be agreed at the building warrant stage.

Waste

A refuse storage area and refuse collection area have been shown on the block plan (drawing no. 1909 C01). This would be acceptable.

Developer contributions

Developer contributions have been secured for the proposed development under the previous application 18/00056/PPP by way of a Section 69 Legal Agreement.

Conclusion

In consideration of the above, the additional information submitted to satisfy the requirements of the conditions attached to permission 18/00056/PPP is considered to be acceptable. It is recommended that the application be granted.

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 No works in connection with the development hereby approved shall commence until colours of all the materials to be used in the external finish for the approved development have been submitted to

and approved in writing by the Planning Authority. The development shall not be occupied unless the external finishes have been applied in accordance with the approved details.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

- 2 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupancy of the dwellinghouse or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenities of the area.

Informatives

It should be noted that:

- 1 The applicant is reminded that this decision notice pertains to the approval of reserved matters only, and that the development is also subject to the conditions and requirements of the planning permission in principle reference number 18/00056/PPP.

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