

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 17/00739/FUL

APPLICANT : Mr David Anderson

AGENT : Border Architects Ltd

DEVELOPMENT : Alterations and extension to dwellinghouse

LOCATION: Noblehall Farmhouse
West Linton
Scottish Borders
EH46 7DD

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
PA01 a	Location Plan	Approved
PA02	Floor Plans	Approved
PA03	Floor Plans	Approved
PA04	Existing Elevations	Approved
PA05	Existing Elevations	Approved
PA06 a	Floor Plans	Approved
PA07	Floor Plans	Approved
PA08 a	Elevations	Approved
PA09	Elevations	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No representations were received.

Consultation responses were received from: Environmental Health - further information required. Suspensive condition suggested relating to the submission of a report on potential site contamination ; Ecology Officer - mitigation required for breeding birds, condition suggested. Informative required for bats.

An ecology report was submitted due to the building being a suitable structure for use by bats and breeding birds. That report was assessed by the council's Ecology Officer and a condition suggested in respect of breeding birds and an informative in respect of bats.

No planning obligations required.

There are no Ministerial Directions on the site.

The planning history associated with this site is set out below.

16/00884/FUL - Extension to form first floor accommodation, withdrawn, 2 Feb 17

Two further applications were made elsewhere on the farm. Those were:
12/0115/PPP, erection of a dwellinghouse, granted 6 Jan 16
16/00282/AGN, erection of a general purpose agricultural building, no objection raised, 1 Apr 16

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Council Local Development Plan
PMD2 - quality standards
EP1 - international nature conservation sites and protected species

The site is not strategic and therefore, the policies contained within SESplan are not considered.

Recommendation by - Ranald Dods (Planning Officer) on 18th July 2017

Noblehall Farm is located on the B7059, some 600m south of its junction with the A701. The farm buildings sit in an elevated position at a corner in the road. The farmhouse faces west and there is a collection of outbuildings behind that. The buildings are constructed from local sandstone, laid in squared, coursed random rubble. The roof is Scottish slate, laid in diminishing courses. There are two existing rooflights facing into the courtyard. Those are standard pattern and not "conservation" style. The current windows are uPVC with applied astragals.

The proposal is to convert part of the south facing range into residential accommodation, thereby extending Noblehall Farmhouse. A porch will be formed at the internal angle of the courtyard; various conservation style rooflights will be introduced to light the roofspace; a covered south facing balcony will be constructed at first floor and a floor to ceiling dormer with Juliette balcony inserted into the west roofplane and; a door, window and a large picture window introduced into the south elevation. None of the proposed changes will impact on residential amenity.

The most significant change, however, is that the ridge height will be increased by approximately 1.2m in order to create habitable accommodation within the roofspace and additional domestic storage space. The applicant's agent has confirmed that an application may be made in the future to change the use of this space but in the short term, it will be used as storage space ancillary to the residential accommodation. In respect of any future application, that would be assessed on its merits and compliance with the terms of the development plan. In order to increase the ridge height, the exterior portions of the wall above the existing wallhead will be clad with vertical timber boards. This is an acceptable approach as matching new stonework to the existing could prove problematic and may not be visually acceptable over such a large area. In addition, it defines clearly the increase in height as a modern addition to the building. Notwithstanding that, a condition is recommended in order to ensure that the materials and colour used are appropriate and to ensure that the development integrates well with the surrounding buildings. The proposed design is acceptable and accords with policy PMD2.

Since the development is an extension and the farmhouse is an isolated property, there are no issues relating to privacy, overshadowing or residential amenity. The proposal therefore accords with policy HD3.

The existing building is one which is used by breeding birds. It is also one which is suitable for use by bats. The previous application (16/00884/FUL) was withdrawn in order for a wildlife survey to be undertaken. The survey having been carried out, a report was compiled and included with the application under consideration. The Ecology Officer has assessed that report and recommends a condition relating to breeding birds and an informative note relating to bats. Subject to those, the proposal accords with policy EP1.

REASON FOR DECISION :

The proposal is acceptable and accords with the terms of the development plan. There are no material considerations which indicate that planning permission should not be granted.

Recommendation: Approved - conditions & informatives

- 1 Unless prior written approval is obtained from the planning authority, prior to the commencement of material operations on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. Construction work shall not commence until the scheme has been submitted to and approved by the planning authority and is thereafter implemented in accordance with the approved scheme.

The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of and/or supplement(s) to, these documents. That scheme should contain details of proposals to investigate and remediate potential contamination and must include:

 - a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the planning authority prior to addressing parts b, c, d and, e of this condition;
thereafter
 - b) where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site and assessment of risk such contamination presents;
 - c) remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan);
 - d) submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the planning authority;
 - e) submission, if necessary, of monitoring statements at periods to be agreed with the planning authority for such a time period as is considered appropriate by it.

Written confirmation from the planning authority that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the Developer before the commencement of material operations on site. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the planning authority.

Reason: To ensure that the potential risks to human health, the water environment, property and ecological systems arising from any identified land contamination have been adequately addressed.
- 2 The development hereby granted shall be used only as ancillary accommodation in connection with the use of the main property (known as Noblehall Farmhouse) as a single dwellinghouse. It does not grant permission for the erection of a new dwelling nor for substantial demolition and rebuilding of the existing structure. The development hereby granted shall at no time be converted to; sold; leased or otherwise disposed of as a self-contained unit without first obtaining planning permission for the creation of a further planning unit. Unless a further planning permission is obtained to create a further planning unit, the existing link between the extension and the main house shall be retained for the lifetime of the house in order to enable occupiers to pass freely between the extension and the main house and vice versa.

Reason: In order to define the planning permission and to ensure the development is used as ancillary accommodation.
- 3 Material operations shall not be undertaken during the breeding bird season (01 March- 31 August inclusive) unless the development is implemented wholly in accordance with a Species Protection Plan (SPP) for breeding birds that shall incorporate recommendations from the Bat and Breeding Bird Survey (Tweed Ecology, June 2017). That SPP shall be submitted to and approved by the planning authority prior to the commencement of material operations on site. Any development shall, thereafter, be carried out in accordance with the approved SPP.

Reason: In order to give full consideration to those details yet to be submitted and to ensure that appropriate mitigation is provided for wildlife.

- 4 Prior to the commencement of development, samples 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.
Reason: In order to give full consideration to those details yet to be submitted and in the interest of ensuring a satisfactory form of development, which contributes appropriately to its setting.
- 5 Prior to the commencement of development and further to condition 4 above, the colour of the proposed timber cladding shall be agreed in writing with the planning authority.
Reason: In order to give full consideration to those details yet to be submitted and in the interest of ensuring a satisfactory form of development, which contributes appropriately to its setting
- 6 Further to condition 4 above, where new stone walls are to be constructed, they shall be of natural stone on the exterior of the building. New openings within the existing walls shall be finished using natural stone. The pointing shall be carried out using lime mortar, the specification of which shall be based on an analysis of the existing mortar and shall be agreed in writing with the planning authority. The stone shall be new or second hand local sandstone. Any proposed alternative stone shall be selected to match the existing, preferably by means of petrographic analysis. Details of the proposed alternative stone shall be submitted to and approved in writing by the planning authority prior to works commencing on site.
Reason: In order to give full consideration to those details yet to be submitted and to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 7 Further to condition 4 above, unless otherwise agreed in writing with the planning authority, the roof shall be clad with Scottish slate, laid to diminishing courses.
Reason: In order to ensure a satisfactory form of development, which contributes appropriately to its setting

Informatives

It should be noted that:

- 1 In the event that bats are discovered following the commencement of works, works should stop immediately and the developer must contact SNH (tel: 01896-756652) for further guidance. Works can recommence only by following any guidance given by SNH. The developer and all contractors are to be made aware of accepted standard procedures of working with bats at www.bats.org.uk. Further information and articles available at: http://www.bats.org.uk/pages/bats_and_buildings.html

http://www.bats.org.uk/pages/existing_buildings.html

http://www.bats.org.uk/publications_download.php/1404/Bats_Trees.pdf

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