

SCOTTISH BORDERS COUNCIL

**APPLICATION FOR PLANNING PERMISSION TO BE DETERMINED UNDER POWERS DELEGATED
TO THE HEAD OF PLANNING AND BUILDING STANDARDS**

PART III REPORT

REF : 09/00245/FUL

APPLICANT : First Call M.E.H. Ltd

AGENT : A McGill Architectural Services

DEVELOPMENT : Alterations and extensions to form six dwellinghouses

LOCATION: Steading Buildings
Old Cambus West Mains
Cockburnspath
Scottish Borders
TD13 5YS

TYPE : FUL Application

Observations by Development Control Officer - Miss Karen Hope

This application seeks full planning consent for alterations and extensions to these existing steading buildings at Old Cambus West Mains to form six dwellinghouses.

Full planning consent was granted in June 2008 for the change of use of these buildings to form six dwellinghouses (06/00957/FUL). The principle of converting these buildings to residential use has therefore already been established.

Development Plan policies and guidance on the conversion of rural buildings to houses is positive, recognising the contribution such surplus buildings can make to the overall housing stock and to the continued rural charm and character of the Borders countryside. Policy D2 of the Adopted Local Plan reflects this and supports such conversions provided several criteria are met, as well as the terms of the Housing in the Countryside Guidance Note.

The aforesaid policies require that the conversion and any proposed extensions or alterations are in keeping with the scale and architectural character of the existing buildings. Following various pre-application discussions with the applicant/agent, the proposed alterations and extensions are considered to be acceptable.

There are archaeological implications for the proposed alterations and extensions. Old Cambus West Mains is within an archaeologically sensitive landscape which encompasses a number of nearby sites. These issues cannot now be considered however as the principle of converting the buildings has previously been accepted and this current application is purely assessing the proposed alterations and extensions. The response should be attached to the consent for the information for of the applicant.

The Council's Environmental Health Officer has highlighted a requirement for a survey of any contamination at the site. This cannot now be insisted upon however as this matter was not raised during the process of the earlier planning application for the change of use. The response could, however, be attached to any consent granted for the information of the Applicant.

Financial contributions towards affordable housing and education were secured during the pocess of the previous application by means of a Section 75 legal agreement.

No neighbour objections have been received and no response has been received from Cockburnspath Community Council.

The plans were amended during the process of pre-application discussions. The proposals include the raising of wallheads which is generally discouraged it is clear at this location that this would not have a detrimental impact upon the character of the buildings which are located to the rear of the existing farmhouse. The hierarchy of the buildings would not be diminished whereby the farmhouse would remain dominant. The proposals include the installation of a number of dormer windows but these have been concealed to the most private elevations.

Overall, it is considered that the proposals have improved during the process of pre-application discussions and it is accepted that the alterations and extensions are in keeping with the character of the former agricultural buildings.

Recommendation:

It is recommended that the application be approved subject to the following conditions:

1. The development hereby approved shall have natural slate on the roof.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
2. The colour(s) of all external timbers, including windows and doors, and wet dash render walling shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and shall thereafter be undertaken in accordance with the approved details.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any subsequent Order amending, revoking or re-enacting that Order);
 - (i) There shall be no addition or extension to the dwellings (including the insertion of dormer windows or chimneys);
 - (ii) There shall be no further building, structure or other enclosure constructed or placed on the site;
 - (iii) No additional window or other opening shall be made in any elevation; unless an application for planning permission in that behalf has first been submitted to and approved by the Local Planning Authority;
 - (iv) No alteration to windows, doors or other opening shall be made.Reason: To safeguard the character, appearance and setting of the building to be converted.
4. Prior to the commencement of development, details of all proposed means of enclosure, including the proposed retaining walls, shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be undertaken in accordance with the approved details.
Reason: To enable the proper effective assimilation of the development into its wider surroundings.
5. The rooflights indicated on the approved plans shall be of "conservation" design and materials and shall thereafter be so retained.
Reason: To safeguard the character of the building.
6. Samples of the windows, which must be painted wood, to be submitted for the approval of the Planning Authority before the windows are installed and shall thereafter be so retained.
Reason: To safeguard the character and appearance of the buildings.
7. Where original door and window openings are being partially or fully filled in with either new windows, doors, stone or timber, the new installations must be recessed from the wall face to the specification of the Local Planning Authority.
Reason: To safeguard the character and appearance of the buildings.
8. The development hereby approved shall only be carried out in strict accordance with details of the external doors, including their design, materials and colour(s), which shall first have been submitted

to and approved in writing by the Local Planning Authority before the external doors are installed and shall thereafter be installed in accordance with the approved details and shall thereafter be so retained.

Reason: To safeguard the character and appearance of the buildings.

9. Forward visibility to the north across the bend when entering the unclassified road that serves this development from the A1107 must be increased to 100 metres by the setting back of gorse hedges to the specification of the Local Planning Authority before any dwellinghouse is occupied and must thereafter be maintained in perpetuity.
Reason: In the interests of road safety.
10. Prior to the commencement of development, four passing places at agreed locations on the A1107 to be provided to the specification of the Local Planning Authority.
Reason: In the interests of road safety.
10. No dwelling forming part of the development shall be occupied until the access road shown on the approved plans has been built to the specification of the Local Planning Authority.
Reason: To ensure that adequate access to the site for pedestrians and vehicles is provided and is at all times properly maintained.
11. The means of water supply and of both surface water and foul drainage to be submitted to and approved by the Planning Authority before the development is commenced and shall thereafter be undertaken in accordance with the approved details.
Reason: To ensure that the site is adequately serviced.
12. The parking spaces shown on the approved plans to be completed to the specification of the Local Planning Authority in accordance with a programme of phasing submitted to and approved by the Local Planning Authority before the development commences. Two parking spaces, excluding any garaging, to be provided per dwellinghouse and must be retained in perpetuity.
Reason: To ensure that adequate access to the site for pedestrians and vehicles is provided and is at all times properly maintained.

Informative:

Please find attached consultation responses received from the Scottish Environment Protection Agency and Scottish Borders Council's Access Officer, Archaeology Officer and Environmental Health Officer for your information.

Miss Karen Hope
Senior Planning Officer

Recommended On: 29 April 2009