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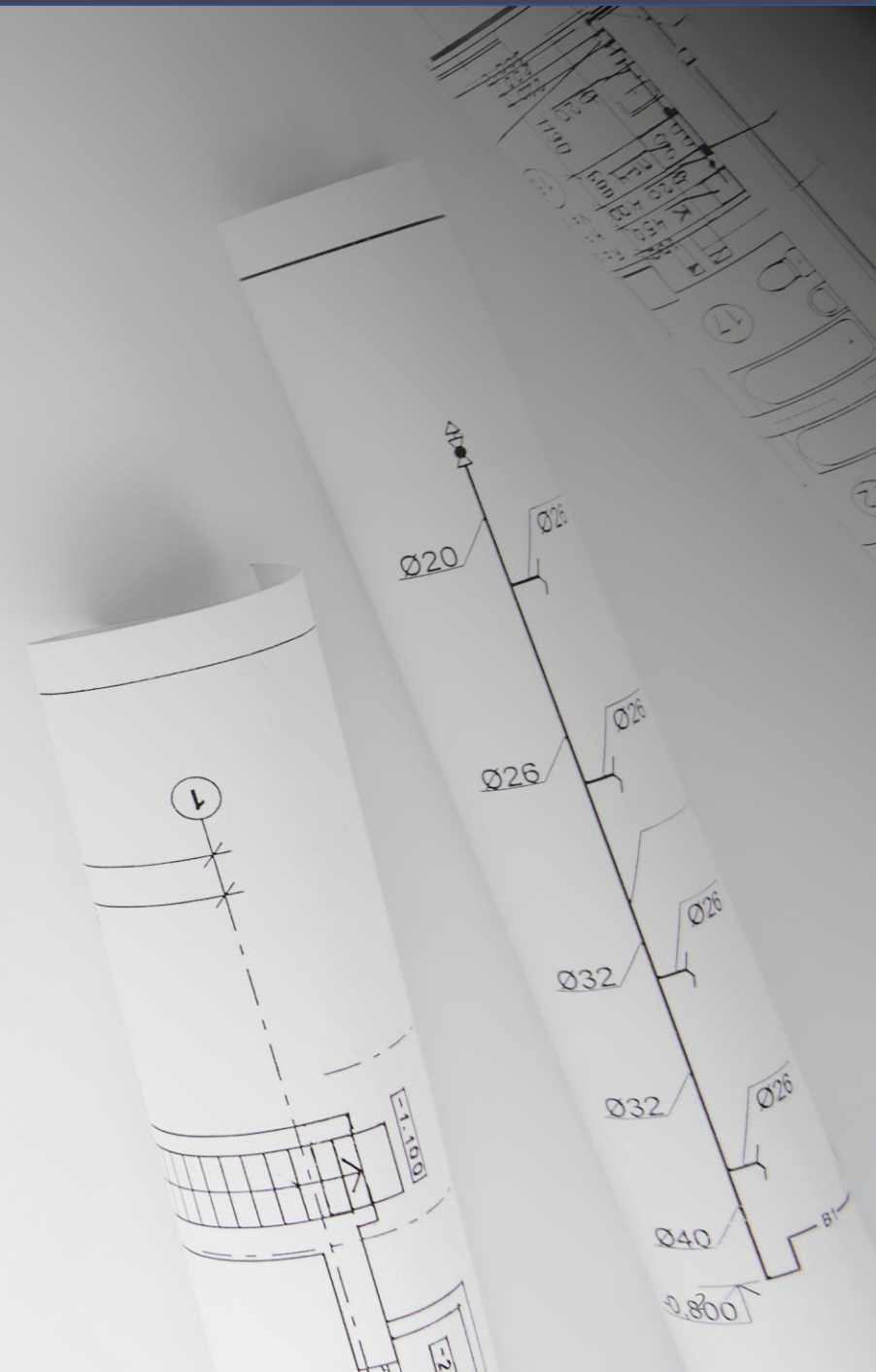
TWO RESIDENTIAL PLOTS, ACCESS & ASSOCIATED WORKS

STATION ROAD, DUNS – C & V DEVELOPMENTS

JANUARY 2022

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INTRODUCTION

The proposed development is for the erection two residential plots with the settlement boundary of Duns.

The site is accessed from Station Road using an existing opening. A high quality and sympathetic design is proposed and which relates to six new residential properties built to the South East.

The listed Wellnage property sits to the east at a much higher level and largely screened by an existing high hedge.

The proposed houses sit at a lower level and appropriately spaced to allow garden/landscaping whilst continuing to enable sight lines to the Wellnage property from numerous points along Station Road.

The remainder of this statement provides detail of the site proposals and their overall acceptability when assessed against associated planning policy.

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SECTION 1: THE PROPOSALS

THE PROPOSALS

There are a number of mature trees present within the site and which will be retained. The site plan has indicated the tree root protection together with the proposed wider landscape plans implemented as part of a previous consent (16/01061/FUL).

There is considered adequate spacing between the existing landscaping and proposed built form to ensure no significant landscape impact is caused. New planting will again enable the proposal to be softened from the core public receptor (station road) and also replicate the style and spacing of the other houses nearby.

Lodged as part of the planning package and within the Architect's (Stuart Davidson Architecture) design statement CGI viewpoints have been provided at a number of points along Station Road and show how the proposals would sit well into the local landscape.

The design and materials again provide synergy with the new dwellings erected to the south of the subject site. Further detail can again be found within the Architect's design statement.

The buildings themselves will be of a high quality and design to fit with the surroundings. Appropriate use of materials such as timber, natural stone and slates are planned. It is again intended that the house would be well insulated, triple glazed and renewable energy technologies would be implemented.



THE PROPOSALS

An existing site access would be utilised and upgraded to meet any associated road safety standards. Adequate parking is provided within each plot able to accommodate two cars and enable exit in forward gear.

It is intended that sustainable urban drainage techniques will be applied and that foul drainage, water and electricity would connect to the local public supply.



PLANNING POLICY



The development plan is made up of the Strategic Development Plan for South East Scotland (SESPlan) and the Scottish Borders Local Development Plan 2016.

Scottish Borders Local Development Plan 2016

The key planning policies relevant to the determination of this application are:

- Policy PMD2 – Quality Standards
- Policy HD3 – Protection of Residential Amenity
- Policy PMD5 – Infill Development
- Policy EP7 – Listed Buildings
- Policy EP13 – Trees, Woodlands and Hedgerows
- Policy IS7 – Parking Provision and Standards
- Policy HD4 – Meeting the Housing Land Requirement

PLANNING POLICY

Policy PMD2 Quality Standards is to ensure that all new housing is of the highest quality and respects the environment in which it is contained. It sets out a series of criteria to which to adhere to under the headings of sustainability, place making/design, accessibility and green/open space and biodiversity.

Policy HD3 Protection of Residential Amenity states that if development is judged to have an adverse impact on the amenity of existing or proposed residential areas then it will not be permitted. It seeks that development fits well within the environment in which it is proposed.

Policy PMD5 Infill Development states that development on non-allocated infill or windfall sites will be approved so as long as it has taken due regard of matters such as residential amenity and that is not considered as over intensification of place.

Policy EP7 Listed Buildings states that proposals within the curtilage of listed buildings must be of the highest quality, respect the original structure in terms of setting, scale, design and materials, maintain and enhance the architectural/historical quality of the building and demonstrate an understanding of the building's significance.

Policy EP13 Trees, Woodlands and Hedgerows aims to give protection to the woodland resource and in turn, to the character and amenity of settlements and the countryside, maintain habitats and provide an important recreational asset.

Policy IS7 Parking Provision and Standards aims to ensure that development proposals make suitable provision for car and cycle parking.

Policy HD4 Meeting the Housing Land Requirement is to assist the Council in maintaining the 5 year effective housing land supply at all times.

Material Considerations

A key material consideration is the Placemaking and Design Supplementary Planning Guidance 2010 which aims to promote the creation of high quality buildings and places.

In terms of landscape planting the SPG states that it should be integral to the design process and have a meaning, to visually contain spaces, define gardens or break up the street scene.

Again Scottish Planning Policy and the Draft National Planning Framework (NPF 4) are key reference documents. They support economic investment into our rural towns and strongly support those that are located in sustainable locations that can avail of the 20 minute neighbourhood philosophy.

This then helping to decrease health inequalities, improve the local economy and quality of life as well as playing its part in tackling climate action.

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SECTION 3: POLICY COMPLIANCE

P O L I C Y C O M P L I A N C E

This section will outline the reasons why we believe the proposal is acceptable having taken due regard of relevant planning policy. Our reasons are as follows:

- The site is allocated as white land within the Local Development Plan which implies a continuation of compatible uses. As the site is within the settlement boundary and within a residential area the proposal will complement the neighbouring uses and where residential development should be deemed acceptable. It is of a high design quality and one which will sit well with its surroundings. It accords with quality standard principles contained within Policy PMD2.
- The site is located in a sustainable location being approximately 0.3 miles from the town centre. Market Square (circa 5 min walk) provides a Service 60 bus linking Duns with the rest of the Scottish Borders. There are also regular bus services to Berwick Train Station providing links to Edinburgh and Newcastle. The proposal complies with the 20 minute neighbourhood and supports sustainable planning principles
- The proposed dwellings can be easily accommodated within the site and will be of appropriate scale, spacing with generous gardens. It complies with all the principles contained within Policy HD 3 on residential amenity and Policy PMD 5 regarding suitable infill development.
- The proposed dwellings will be well screened from the A6112 and surrounding dwellings, therefore ensuring no loss of privacy or overlooking on the neighbouring dwellings. There is significant landscaping already in place and further beech hedging will provide a soft form of boundary treatment between each plot.
- The reported findings of the Arboriculture Assessment and related landscape plans lodged with the proposals for the six new dwellings will be adhered to.
- The proposal will not result in the loss of open space as the site is within private garden grounds and therefore is not an area of accessible open space to the public. Again the proposal adheres to Policy EP 13 regarding Trees, Woodlands and Hedgerows
- The six dwellings approved sit close to the listed Wellnage but at the same time provide the building with its own privacy and grounds. Some of the new builds being in much close proximity than that proposed.
- The Wellnage property is largely hidden from the public road by a high hedgerow. When taking this into consideration together with the fact the proposed houses sit at a much lower level and still allow vantage points to what can be seen of the property leads us to the conclusion that there would be no significant heritage impacts.
- There are many examples in Duns, Galashiels, Melrose and other towns where modest and appropriate infill/garden plots have taken place and to which the principle house was listed.

P O L I C Y C O M P L I A N C E

- The design of the proposed dwellings and the use of materials are of the highest quality which respect and maintain the original and historic qualities of the Wellnage. The buildings are also set well back from the listed building enabling appropriate curtilage to the property
- The site is not within a conservation area and it will not result in the loss of key greenspace. The design statement and viewpoint images together with the above points leads us to the conclusion that the proposal complies with Policy EP7 on listed buildings.
- It is appreciated that within the previous application there was some concern noted but we consider that the proposed plots do act subservient to that of the Wellnage property. It again is worth noting the heritage officer at the time also noted that: *There may be some scope to group two houses nearer Station Road at a new entrance; The wellnage does not have a gate lodge and it would be possible to design a modern interpretation of a gate lodge and possible stables court which would “anchor” the houses to the site*”. This therefore provides direction that new houses if design appropriately could be deemed appropriate on the subject site.
- A bin stance pick up point will be formed at the new entrance to aid refuse collection. The access will provide appropriate visibility and there will be sufficient parking and turning within each of the plots. The principles of Policy IP 7 are adhered to regarding parking provision.
- We understand there is sufficient capacity at Duns Primary School and Berwickshire High School to accommodate the proposal.
- The proposal will help contribute to what we consider to be a growing housing shortfall within the Scottish Borders and will also enable inward population growth and investment to a rural town in accordance with SPP and Draft NPF 4 principles.

CONCLUSION

We believe that the proposal should be supported for the following reasons.:

- The site represents a sustainable location within Duns, located in close proximity to the Town Centre and close to public transport, local shops and services. It supports the 20 minute neighbourhood philosophy supported by the Draft NPF 4.
- The site is within an existing residential area and therefore our proposal will represent a compatible use without impacting upon residential amenity.
- It will assist in meeting the housing shortfall within the Scottish Borders and support the rural economy via the creation of construction jobs and related services.
- Due to the existing significant landscaping the proposal will not have any adverse effect on neighbouring residential properties and will not result in the loss of privacy or create 'overlooking'.
- The landscaping, distance and topography again is the reason why it is considered that the proposal will not have a significant heritage impact on the Wellnage property to the East

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