

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	SR Heritage & Design Officer	
Date of reply	11/04/2022	
Planning Application Reference	22/00371/FUL	Case Officer: PD
Proposed Development	Alterations and extension to dwellinghouse	
Site Location	17 George Street, Eyemouth, TD14 5HH	
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee and on the basis of the information provided. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>		
Background and Site description	<p>The building is within the Eyemouth Conservation Area. It is situated in the historic core of the town. Due to the irregular alignment of buildings and routes in the area, it terminates views along George Street, St Ella's Wynd and Tod's Court, whilst also being visible from George Square and the seafront. It is therefore a relatively prominent building.</p> <p>The area around Tod's Court in particular retains much historic integrity. Other elements of the surrounding streets are altered, but still retain their traditional character. The layout of streets and buildings, their traditional form and appearance contribute to the area. Although altered, 17 George Street retains its traditional character, form, materials and detailing. To Tod's Court it presents a relatively solid elevation and is lower in height than neighbours. It therefore appears as a secondary form and subservient/ancillary to surrounding houses in views from the streetfront and Court.</p> <p>A number of the surrounding buildings are listed at Category C, adding to the sensitivity of the area.</p>	
Principal Issues (not exhaustive)	<p>The principal legislative and policy considerations from a heritage perspective in this case are;</p> <ul style="list-style-type: none"> • Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that local planning authorities ensure that, "special attention shall be paid to the desirability of preserving or enhancing the character or appearance" of any buildings or other land in a conservation area in fulfilling its planning functions. • One of the key outcomes for the planning system is to help protect and enhance our natural and cultural assets, and facilitating their sustainable use (Outcome 3, SPP). • The siting and design of development should take account of all aspects of the historic environment (paragraph 140, SPP) • Proposal for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area (paragraph 143, SPP) • The Council will support development proposals within or adjacent to a Conservation Area which are located and designed to preserve or 	

	<p>enhance the special architectural or historic character and appearance of the Conservation Area. This should accord with the scale, proportions, alignment, density, materials, and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes (Policy EP9).</p> <p>Therefore, the principal consideration(s) from a heritage perspective from this case are;</p> <ul style="list-style-type: none"> • Whether the proposed works would preserve or enhance the historic character and appearance of the Conservation Area 			
<p>Assessment</p>	<p>The application follows a previous application for similar, which was withdrawn.</p> <p>The proposed alterations and extension are not informed by, nor respond to, the historic character of the conservation area nor the traditional form and detailing of the building forming part of the conservation area. The design statement should include analysis of the character of the conservation area and be used to inform the proposals.</p> <p>To the north elevation, the proposed large bifold doors and glazed barrier/Juliet balcony are not traditional features of the conservation area. The dormer window is not traditionally proportioned. These features are located on a prominent elevation visible from the seafront and in relation to Tod's Court which retains much historic integrity. The building forms a secondary / ancillary 'backdrop' at present. The proposed alterations would present incongruous additions that are out of keeping with the conservation area and which would draw undue attention to the building. A traditional sized and detailed dormer and one or two small window openings could be supported on this elevation, but not openings of the scale and design proposed. The elevation should remain secondary to Tod's Court.</p> <p>To the south, the proposed extension is very large and would have a considerable impact on the streetscene. It significantly increases the overall scale and prominence of the building, particularly as it rises near to ridge height. Eaves height has been reduced to the left side of the proposed extension (relative to the previous withdrawn application), but only by increasing the width of the extension. This has increased the scale and massing of the proposed extension and results in an asymmetric gable. The scale and particularly ridge height of the extension should be significantly reduced.</p> <p>The design of the west elevation is not in keeping with the character of the conservation area, particularly due to the up-and-over garage at ground floor, the proportions of the elevation, and the inclusion of dormers and rooflights within the same roof plane. Although a feature of the main building, the dormers add further prominence and bulk to the extension. Upvc is generally not characteristic of the conservation area although it is acknowledged the existing are upvc.</p> <p>For the reasons above, the submitted proposal is not supported in its current form.</p>			
<p>Recommendation</p>	<p><input checked="" type="checkbox"/> Object</p>	<p><input type="checkbox"/> Do not object</p>	<p><input type="checkbox"/> Do not object, subject to conditions</p>	<p><input type="checkbox"/> Further information required</p>

Recommended Conditions	
Recommended Informatives	