

F E R G U S O N P L A N N I N G

Dove Cottage Gate Lodge, Press Castle, Coldingham, Eyemouth,
Scottish Borders, TD14 5YS

Mr. W Hannah

November 2022

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INTRODUCTION

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1.1 This Appeal Statement is submitted on behalf of Mr. W Hannah ('the appellant') and sets out the grounds of appeal against the decision of Scottish Borders Council (SBC) to refuse planning application LPA ref: 22/01125/FUL by delegated decision on 27th October 2022.

1.2 The Planning Permission in Principle Application sought consent for the "Alterations and Extension to the dwelling house at Dove Cottage, Gate Lodge, Press Castle, Coldingham, Eyemouth, Scottish Borders, TD14 5TS".

1.3 The reason for the refusal of the application as set out below.

- The proposed development is contrary to Local Development Plan 2016 policy EP7 (listed Buildings) as it would not respect the original structure due to its excessive scale and poorly related design. The proposed development would not maintain the special architectural or historic quality of the building and would have a significant adverse impact on its special character and appearance.

1.4 The table below provides a summary of the technical consultee responses:

Consultee	Comment
Archaeology Officer	No Objection
Roads Planning	No Objection
Flood and Coastal Management	No Objection
Scottish Water	No Objection
Community Council	No Objection
Ecology Officer	No Objection
Landscape Officer	No Objection
Roads Planning	No Objection
Heritage and Design Officer	No Objection
Architectural Heritage Society	Objection in which this appeal statement seeks to respond to

1.5 It is important to note there have been **no objections** to the proposed development from neighboring residents who have provided letters of support.

1.6 The remaining sections in this appeal statement comprise:

- A description of the appeal site and surrounding context (Section 2)
- A summary of the appeal proposals (Section 3)
- Ground of Appeal (Section 4)
- Summary of the appellant's case and conclusion (Section 5).

Supporting Documents

1.7 This appeal statement should be read in conjunction with all the supporting documents and drawings submitted as part of the original planning application.

Application Process

1.8 This appeal is made to the Local Review Body on the basis it was a local application, and which was determined under delegated powers. It is important to note the Appellant tried to engage with the SBC's Heritage Officer prior to the submission of the original application through the Council's pre-application service, however due to the suspension of this service, guidance could not be given.

1.9 For the reasons outlined in this statement, we conclude that the development is in accordance with relevant development plan policies and supported by significant material considerations.

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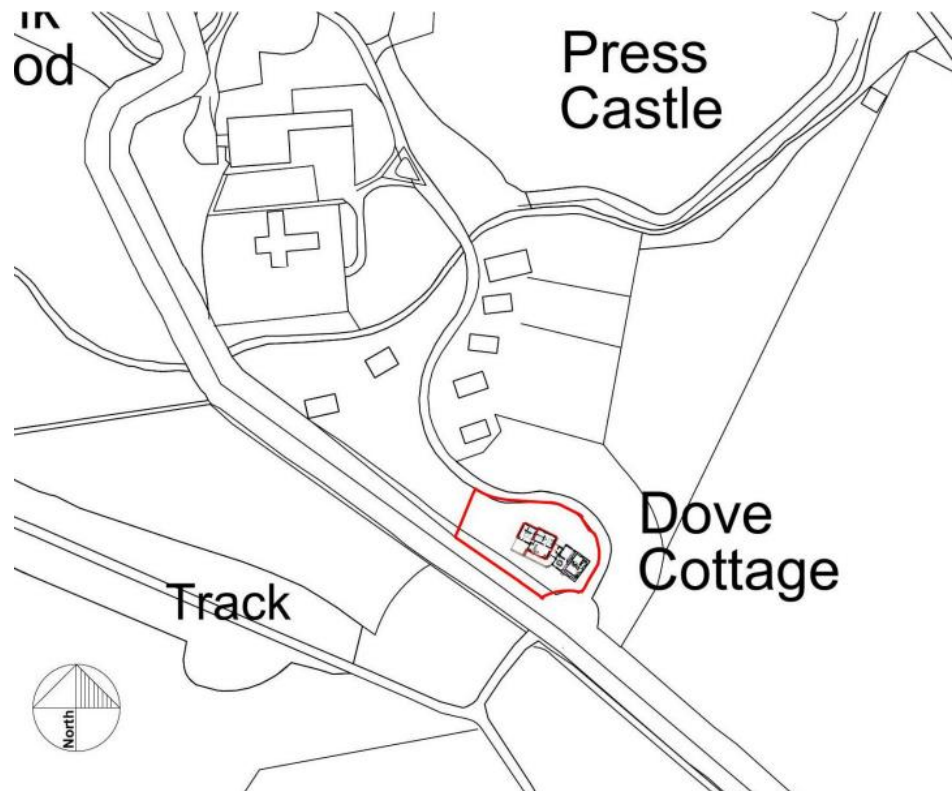
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APPLICATION SITE AND CONTEXT

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2.1 The site is located approximately 3.4 miles to the west of the Settlement of Coldingham and 6 miles to the northwest of Eyemouth. The site occupies the existing 19th century traditional gate lodge known as 'Dove Cottage' which is within the grounds of Press Castle. At present, the cottage is accessed off the existing adopted road adjoining the western boundary which serves the neighbouring properties as illustrated on Figure 1 below.

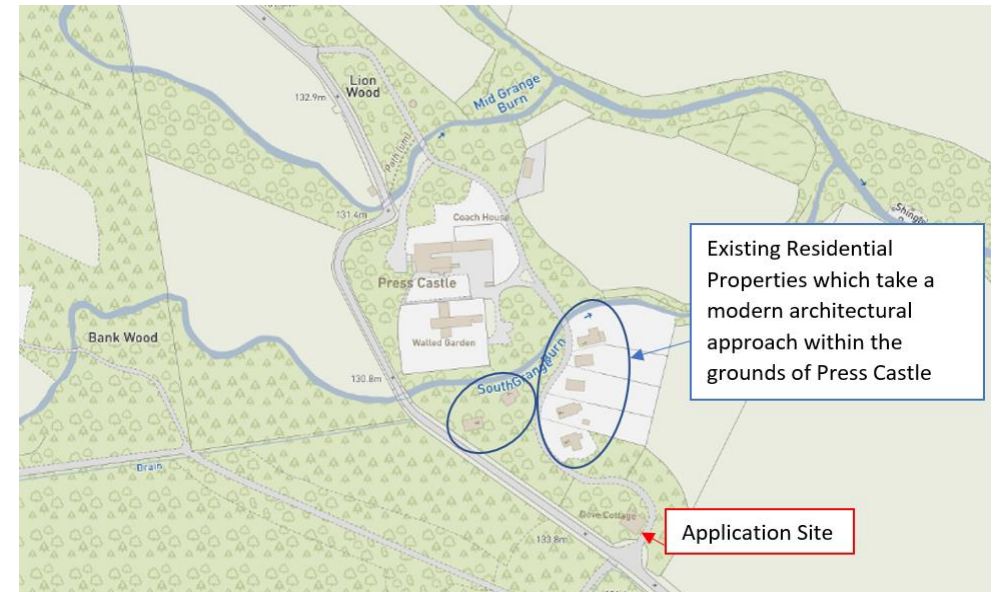
Figure 1: Site Location



2.2 With regards to the Local Development Plan adopted proposals map, the site holds no specific allocations or designations and is considered to be 'white land'.

2.3 From a review of the neighbouring Planning History, there have been a number of recent approvals, including external alterations to a listed dwelling house (LPA Ref: 22/00263/LBC), setting a precedent for the acceptability of modifications to existing properties within the grounds of Press Castle. This is further supported by modern architectural styles (using timber and glass) approved within the walled garden (LPA Ref: 02/00796/OUT), positioned closer to Press Castle and highly visible from the road in comparison to the application site. It is evident there are also a number of Change of Use applications converting five buildings into residential properties to the north of the site (LPA Ref: 04/02095/COU) which further supports the acceptability for development within the grounds of the Castle.

Figure 2: Image showing the proximity of residential properties within the Grounds of Press Castle



Figures 3 and 4: Image of an existing residential property within the ground of Press Castle at Nutkin Lodge



2.4 In terms of the existing materiality and design, Dove Cottage is constructed with stone walls with a wetdash rendered finish under a shallow pitched hipped slate roof with significantly overhanging eaves. There is an extension to the property which occurred approximately ten years ago and almost doubled the footprint of the existing built form, providing an additional bedroom and sitting area.

2.5 The original property has timber Georgian pane sash and case windows, whereas the extension takes a more contemporary approach with simple windows and a French doorset as illustrated within Figures 7-9 below.

2.6 In terms of accessibility, as previously discussed, the site is approximately within 6 miles from Coldingham and Eyemouth offering a range of services and facilities, along with ongoing public transport with the local bus stops to Dun, Kelso, Berwick Upon Tweed and Reston for rail services to Edinburgh City Centre.

2.7 The Scottish Environment Protection Agency (SEPA) are the statutory body for flood management in Scotland and maintains flood risk maps for public and development purposes. The site does not fall within an area at risk of river flooding.

2.8 In terms of Heritage, the site is not within a Conservation Area however Dove Cottage is a Grade C listed building, within the grounds of Press Castle which is category B listed and screened by existing mature trees and hedgerow as illustrated within Figure 5 below. Figures 6- 8 provide images of the site in question.

Figure 5: Environmental Scotland



Figure 6: Image of the Existing Cottage



Figures 7 and 8: Image existing garden land where the proposed extension is positioned



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THE PROPOSAL

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3.1 This section set out the details of the proposal. The description of which is as follows:

“The Extension and Alterations to Dove Cottage, Gate Lodge, Press Castle, Coldingham, Eyemouth, Scottish Borders, TD14 5TS”.

3.2 Dove Cottage has previously been used as a holiday home but is now to be used as a permanent residence. The proposed development seeks to adapt the existing property, comprising a single storey extension designed to meet the permanent needs of its occupants. The site location is identified within Core Document 3, accompanying this report and proposed Site Plan in Figure 6 below.

3.3 The purpose of this application is to make the existing property fit for purpose, providing additional space to accommodate the Appellants aspirations to foster young children.

Figure 9: Proposed Site Plan



3.4 In terms of layout, the proposed single-story extension has a narrow lint between the existing building and the main mass of the extension, intended to provide a level of detachment between the two main structures. The link will be clad in dark zinc standing seam cladding to enhance the visual contrast between new and old architectural styles. The link will include a highly glazed entrance hall, providing access to the front and rear parts of the garden, providing a practical space for a boot room.

3.5 The main element of the extension will provide a master bedroom suite with a dressing room, en-suite bathroom as well as a large sitting space. The Sitting space will have large bi-folding doors to allow plenty of natural Southern light to enter the property and provide access out on to a sunken South facing terrace.

3.6 The main element of the extension will be clad in vertical Larch cladding with windows and doors with dark frames. The main element of the extension is set a different angle to the existing building to allow it to sit comfortably within the plot and follow the contours of the grounds.

3.7 A small element of the extension will accommodate a guest Bedroom with walk-in wardrobe and en-suite shower room. The part of the building will also be timber clad.

3.8 The building has been designed with a flat sedum roof which will minimise the impact on the existing building and the surrounding area as a whole. The sedum roof will soften the visual impact of the extension when viewed from the public road and will allow it to blend in with the greenery of the trees and rolling fields seen from the public road beyond the plot.

3.9 It is important to note the extension steps down in floor level to follow the contours of the plot with the link and main element 450mm below the existing buildings, and the guest bedroom is a further 300mm below that. This will minimise the underbuilding required and the extent the building extends of the ground. Figures 10 and 11 illustrate the elevations of the proposed extension.

Figure 10: Southwest and Northeast Elevations

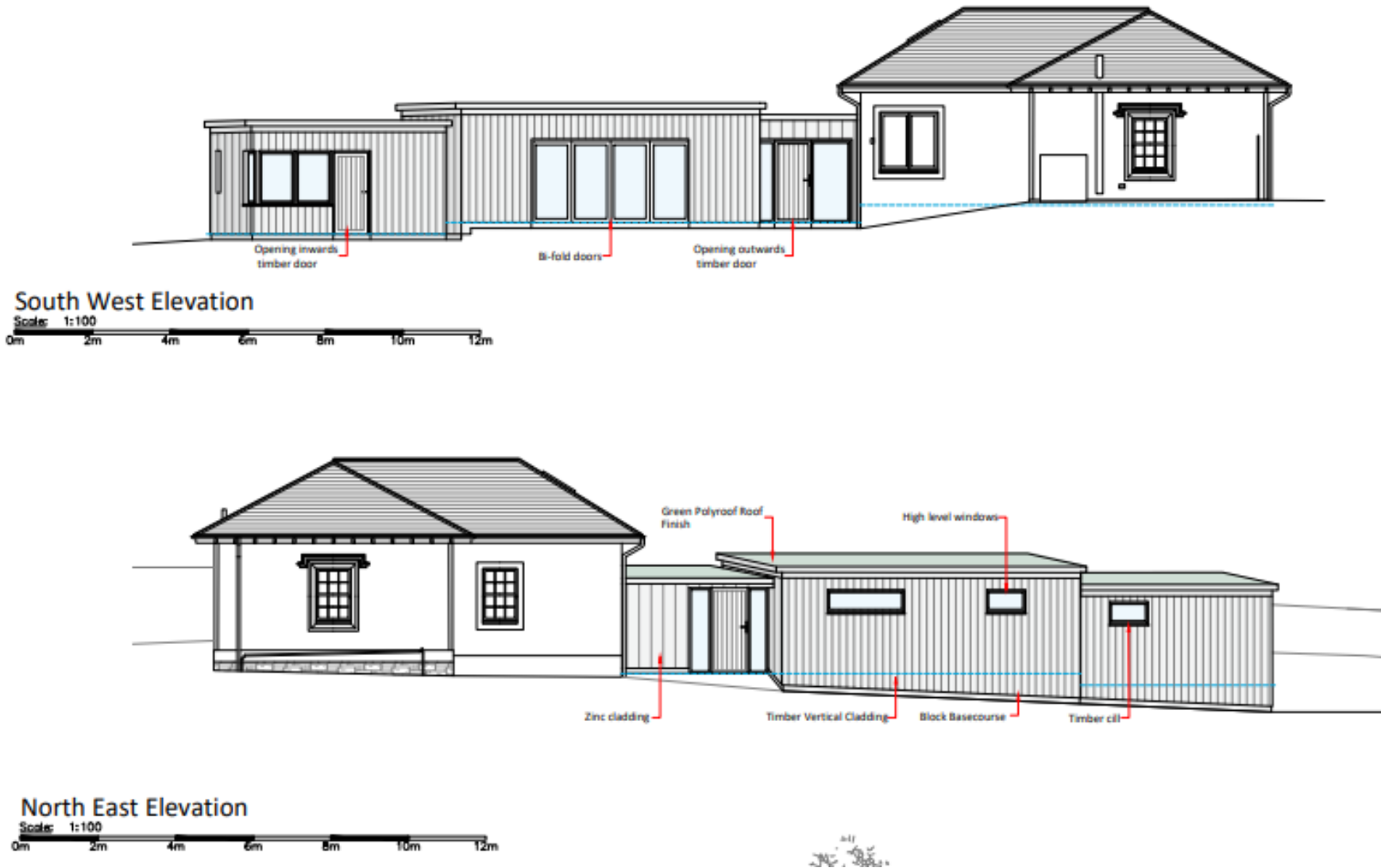
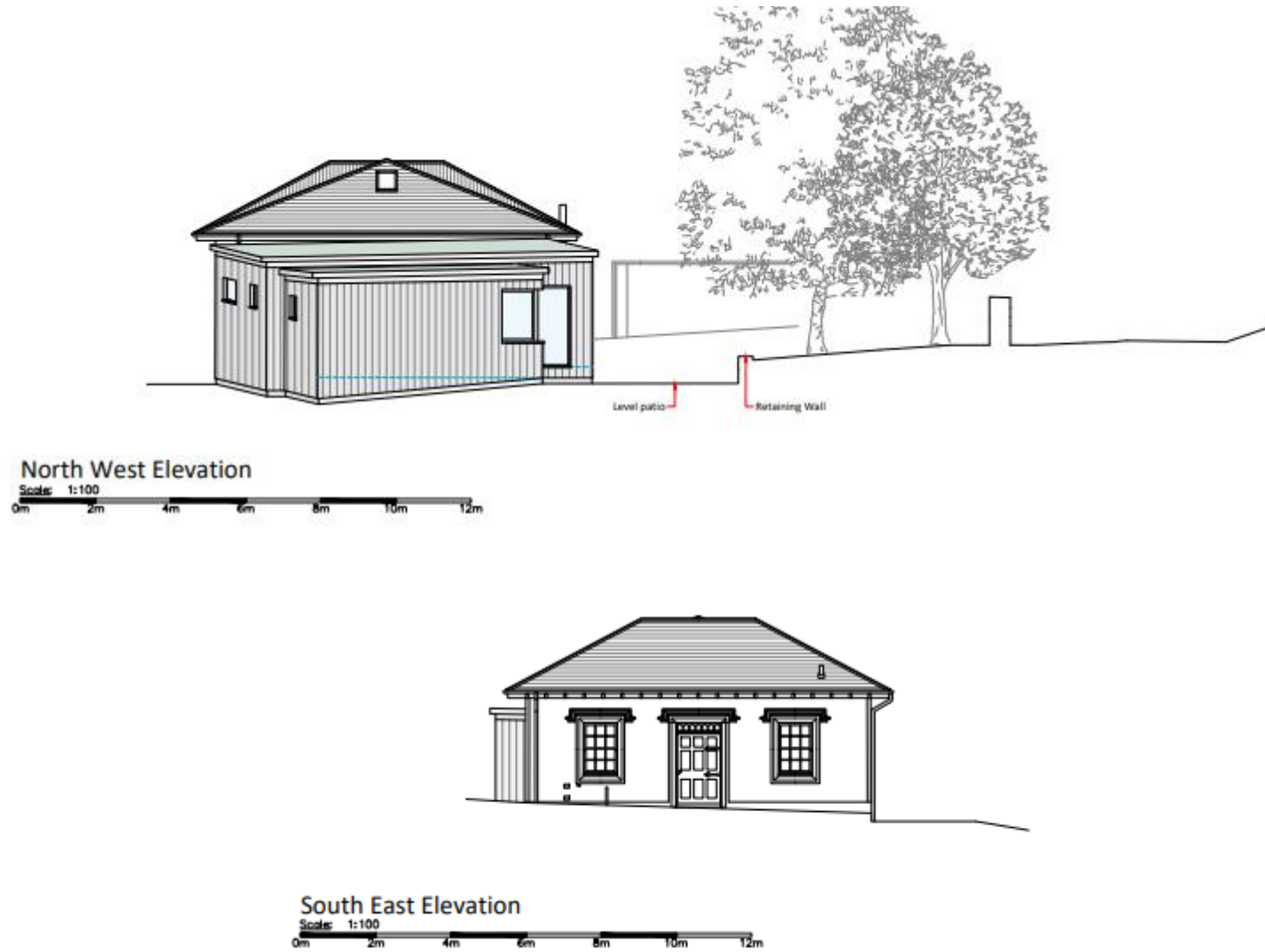


Figure 11: Northwest and Southeast Elevations



3.10 Furthermore, careful consideration has been taken in the positioning of the proposed extension with the flat roof, angle of the building and stepping down of the floor level all minimise the impact of the extension on the existing building, and the visual impact from the public receptor points.

3.11 Careful consideration has been given in the chosen materiality, selected to contract with the existing building whilst the timber cladding and sedium roof will sit comfortably within the formerly heavily wooded area.

3.12 As previously discussed, the proposal has also considered the orientation of the property, maximising the daylight and sunlight provision and privacy of adjoining residents.

3.13 There are a number of mature trees bordering the site which will be retained. There is considered to be adequate spacing between the existing landscaping and the proposed built form to ensure no significant landscape impact is caused.

3.14 Figure 12-14 below provide an example of the chosen materiality for the proposal.

Figure 12: Green Roof Polyroof System



Figure 13: Vertical Timber Cladding



Figure 14: Windows and Doors



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Grounds of Appeal

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- 4.1 The Local Authority's decision to refuse the application is challenged on the basis of one reason for refusal and to which a response has been split into two grounds set out below. It is asserted that the Proposal accords with the relevant policies and intentions of the Local Development Plan and Supplementary Planning Guidance and is why we consider the application should be approved.
- 4.2 The Appellant sets out the following four Grounds of Appeal (GOA).
- **GOA 1:** The proposed development complies with Policy EP7 of the Scottish Borders Local Development Plan 2016 in that the development respects the original structure of the existing building and maintains the special architectural and historic quality of the building. Overall, the proposal would not have an impact on the special character and appearance.
 - **GOA 2:** There are no other material considerations which warrant refusal of the application. Wider material considerations have not fully been taken into account. The SPP and NPF4 both support and promote further rural housing and investment in the communities.
- 4.3 **GOA 1:** The proposed development complies with Policy EP7 of the Scottish Borders Local Development Plan 2016 in that the development respects the original structure of the existing building and maintains the special architectural and historic quality of the building. Overall, the proposal would not have an impact on the special character and appearance.
- 4.4 LDP Policy EP7: Listed Buildings states the Council will support development proposals that conserve, protect, and enhance the character, integrity and setting of Listed Buildings.

Appellant's Case

- 4.5 We have set out below the circumstances for why this development should proceed in line with policy, setting out how the proposal complies with Policy EP7 in that the proposal respects the setting and character of the listed building.
- 4.6 The original Planning Application was supported by a Design and Heritage Statement as illustrated within Core Document 4, prepared by Richard Amos Architects and Surveyors, who advise on a large number of heritage-sensitive development projects throughout Scotland.
- 4.7 This Appeal Statement, along with the support of the Core Documents seeks to provide an objective assessment of the potential impact of the proposal for the extension of the Category C listed building, in terms of the key relevant statutory requirement and national and local policy and guidance.
- 4.8 It is acknowledged the site occupies the listed Building at Dove Cottage which contains attractive architectural features which will not be affected by the proposed development and sought to be retained and protected for years to come.
- 4.9 As illustrated within the existing plans in Core Document 3, the existing living quarters within Dove Cottage are extremely limited in space, with the purpose of this proposed extension is to enable more room for the occupiers in which to live a more comfortable life, whilst bringing the property up to modern day living standards utilising renewable technologies as referred to within Core Document 4.
- 4.10 Whilst the proposed extension can be considered to be large in footprint, the design has been developed to minimise the impact on the existing building. As previously discussed, the heavily glazed narrow link structure provides a level of detachment between the existing and new buildings. The choice of materials, angle of extension and reducing levels all make the extension sit comfortably within the large plot of ground which falls in level from South to North.

4.11 It is acknowledged the site and its wider setting being the Gate Lodge to Press Castle undoubtedly has historic character. It is however considered the proposed development will only have a slight or negligible impact on Dove Cottage and the nearby listed buildings, such that its significance might reasonably be considered minor or negligible. It is important to note the Cottage has no interaction with Press Castle due to the dense mature woodland surrounding the site and will therefore have no interaction with the historic curtilage of the Castle.

4.12 The Scottish Borders Council Placemaking and Design SPG seeks proposals to identify the key historic features of the site in question and where possible enhance and retain the areas sense of place. This proposal accords with this guidance, retaining the historic material, keeping the extension separate from the existing property, designed to protect and enhance the historic character of the site with the two architectural styles complimenting one another, which can be seen elsewhere throughout the Scottish Borders.

4.13 Referring back to the planning history of the neighbouring area, it is evident there is a precedent for the acceptability of alterations to the historic fabric within the area, whilst incorporating a modern architectural style which is considered to complement the historic character of Press Castle and its associated curtilage. The appellant has taken careful consideration in the design ensuring the materials are of high quality and aesthetically pleasing, adding to the areas sense of place.

4.14 The present character and appearance of Dove Cottage is primarily viewed from the adjoining road to the south and west. The proposed extension to the rear of the property to the east and considered to go largely unnoticed from passers by with the primary frontage remaining untouched. As previously discussed, the proposal will be screened from the roadside by existing and enhanced planting, supported by an existing wall as illustrated within the figures 15 and 16. The proposed extension is considered to sit well within the landscape, having a minimal visual impact.

4.15 It is considered the scale, form, detailing and proportions of the proposed extension, is consistent with the general scale and massing of the properties within the vicinity it is situated within and will preserve and enhance the character and appearance Dove Cottage.

Figure 15: Existing boundary with the wall and fence highlighting the proposed location for the extension will not be visible from the adjoining road upon approach.



Figure 16: Existing boundary with the wall and fence highlighting the proposed location for the extension will not be visible upon approach from the entrance gates to Press Castle.



4.16 In conclusion, it is considered that how Dove Cottage is understood and experiences within the local area, the special architectural and historic character will not be substantially affected by the proposed development. The proposal is therefore considered to have a Negligible/ Minor impact on the setting listed building and in compliance with Policy EP7 of the LDP.

GOA 2: There are no other material considerations which warrant refusal of the application. The material considerations have not fully been taken into account. The SPP and NPF4 both support and promote further housing and investment.

4.17 Our clients' aspirations are for this site to provide a modest extension to a residential dwelling to make it fit for purpose for the occupiers, whilst representing an opportunity to invest in the rural community within Coldingham, keeping up with housing demand. The proposal would be built by the applicant who is committed to deliver the development as soon as possible and is therefore effective and deliverable.

4.18 Extensions to existing dwelling is considered to be acceptable as long as there is no hinderance on residential amenity or the historic environment which we have demonstrated within our case against the Grounds of Appeal 1.

4.19 The proposed development supports the ethos of the Revised Draft NPF4 through providing rural investment. This proposal would enable the dwelling to become fit for purpose for the residents who wish to live in the property on a full-time basis, ensuring the property remains occupied.

4.20 SPP advises that the planning system should support economically, environmentally, and socially sustainable places by enabling development that balances the cost and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place it is not to allow development at any cost. This means that policies and decisions should be guided by the following principles in Paragraph 29 which we address in turn within the table below.

Table 1: SSP Principles

Policy Principle	How the Proposal Complies
Giving due weight to net economic benefit;	The proposal will deliver much needed investment and delivery of housing that is fit for purpose within Coldingham. The applicant will also seek to appoint local tradesmen during the construction process, contributing to the local economy.
Responding to economic issues, challenges and opportunities, as outlined in local economic strategies;	The proposal supports the growth of the rural community through the creation of jobs during the construction, whilst ensuring there is a generous supply of housing land that is fit for purpose to cater for the increase in people and families living in the Scottish Borders.
Supporting good design and the six qualities of successful places;	The proposal will deliver high quality extension to a residential dwelling, utilising sustainable technologies and materials.
Making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;	The proposal will capitalise on the existing investment made in Coldingham and Eyemouth. Making the property fit for purpose will ensure it remains occupied, with the residents continuing to contribute to local services and facilities through having a higher footfall in the local area.
Supporting delivery of accessible housing, business, retailing and leisure development.	The proposal will form a much-needed family sized dwelling that is fit for purpose.
Supporting delivery of infrastructure, for example transport, education, energy, digital and water.	The proposal will be able to occupy the property with residents contributing to council tax.
Supporting climate change mitigation and adaptation including taking account of flood risk.	The proposed alterations and extension will modernise the property and capitalise on renewable technologies.

SPP Table Continued...

Policy Principle	How the Proposal Complies
Improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation.	The property is situated within walking and distance to local shop, services, sports clubs and the beach encouraging an active lifestyle.
Having regard to the principles for sustainable land use set out in the Land Use Strategy;	As previously mentioned, the proposed site is in a sustainable location within Coldingham within easy reach to shops, services and leisure facilities.
Protecting, enhancing and promoting access to cultural heritage, including the historic environment.	The sensitive approach to the design seeks to safeguard the character of dwellings within its setting of the adjoining heritage assets. In which it lies.
Protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment.	The proposal is modest in size and will not result in the loss of mature trees or vegetation.
Reducing waste, facilitating its management and promoting resource recovery; and	The proposal will not interfere with the existing waste facilities.
Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.	The low-density scale of development is considered appropriate for a site of this nature.

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CONCLUSION

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- 5.1 The submitted appeal, supported by this statement, seeks to overturn the Council's decision to refuse planning permission relating to the extension to the residential property at Dove Cottage, gate Lodge, Press Castle, Coldingham, Eyemouth, Scottish Borders, TD14 5TS.
- 5.2 In summary:
- The proposal has been carefully positioned to optimize the residential amenity of occupiers with the Daylight/ Sunlight hours, whilst ensuring the privacy of neighbouring properties is safeguarded.
 - The proposed dwellings utilises the existing built form to create a residential property that is fit for purpose, ensuring it remains occupied and does not fall into a state of disrepair.
 - The proposed development is considered to be acceptable in transport terms, as it does not alter the existing access arrangements to Dove Cottage.
 - The proposal has been carefully positioned and designed ensuring there is a good level of amenity for future occupiers and providing good quality standards using sustainable methods in accordance with Policy PMD1, PMD2 and HD3. It again will be a high-quality building material and supported by renewable technology.
 - The proposed site is within a clearing and required minimal trees to be felled in accordance with Policy EP13.
 - It is considered that how Dove Cottage is experienced and understood within its surroundings will not be substantially affected by the proposed development. The proposal is therefore considered to have a Negligible/ Minor impact on the setting of Dove Cottage in compliance with policy EP7.
- 5.3 As we have demonstrated through this statement, we consider that the proposal complies with the development plan, and in particular LDP Policy EP7 against which the original application was refused.
- 5.4 There is a presumption in favour of applications that accord with the development plan unless there are significant material considerations that indicate the development plan should not be followed.
- 5.5 In addition to the above, the proposal will deliver local investment in trade employment, whilst expanding purchasing power in the local economy and supporting existing rural services.
- 5.6 The proposal is considered to fall within the guiding principles of the SPP, and we do not consider that there are any impacts which are significant and demonstrably outweigh the presumption in favour of development. We therefore respectfully request that the appeal be allowed.

APPENDICES: Core Documents

Core Doc 1: Decision Notice and Officer Report

Core Doc 2: Location Plan

Core Doc 3: Proposed and Existing Plan

Core Doc 4: Design and Heritage Statement

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