

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 17/01364/FUL

APPLICANT : Mr William Hannah

AGENT :

DEVELOPMENT : Installation of air source heat pump

LOCATION: Dove Cottage Gate Lodge Press Castle
Coldingham
Eyemouth
Scottish Borders
TD14 5TS

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

| Plan Ref | Plan Type | Plan Status |
|-----------------|------------------|--------------------|
| 2802 | Location Plan | Approved |
| | Site Plan | Approved |

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

Consultations:

ENVIRONMENTAL HEALTH: No objection, subject to conditions relating to noise and maintenance of equipment.

HERITAGE AND DESIGN: No objection subject to confirmation of details of the exact location and fixing detail if it is not freestanding. The original Lodge dates back to the earlier part of the 19th century was built in a Tudor style with a hoodmould around the windows and overhanging flat eaves. It was added to the statutory list in 2000 at category C. A rear extension was added post 2004 which replicated the eaves detail. The proposed location of the air source heat pump is at the rear of the lodge; it appears (from an annotated photo) to be installed as a free-standing unit (presumably on a small, concrete plinth) rather than being fixed to the external wall, although only limited information is currently provided; I see that the Planning Officer has requested further information. In either event, I am content that a pump in this concealed location adjacent to (or fixed to) the modern rear extension will not have an adverse impact on either the setting of the listed building or to the fabric of the listed building.

Representations:

There were no third party comments.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD1 Sustainability
PMD2 Quality Standards
ED9 Renewable Energy Development
HD3 Protection of Residential Amenity
EP7 Listed Buildings
EP10 Design Landscapes

Renewable Energy SPG
Householder Development SPG

Recommendation by - Paul Duncan (Assistant Planning Officer) on 13th November 2017

Dove Cottage is a category C listed gate lodge to the nearby category B listed Press Castle. The property sits around 3km west of Coldingham off a minor road which connects Coldingham Moor with the B6438 Coldingham to A1 road. The original detached single storey dwelling-house is finished in white roughcast render and a pitched slate roof, with an extension to the rear in matching materials, set in slightly on the sides from the original house. The extension was approved in 2005 (04/01640/FUL). A flue on the south west elevation was approved in 2003. The main access to Press Castle passes the front (south east) elevation of the property.

The proposal is to install an air source heat pump at the property for domestic heating purposes. The originally submitted site plan (in the form of an annotated photograph) was unclear as to the location of the pump. From on-site discussions, it understood that it was originally intended to be sited just off the north east elevation, where it would have been relatively prominent from the access road to Press Castle. Following those on-site discussions with the applicant it was agreed that it would preferable to move the pump to the south-west elevation where it would be much less prominent from the main public realm receptor point, which is the access to Press Castle. This location would barely be visible from the access to Press Castle and would be entirely concealed from the main road given the adjacent boundary walls. A site plan has now been provided showing this. As the site plan does not show the property accurately a condition will also be applied to provide additional control over the siting of the heat pump.

The heat pump would be set back slightly from the listed building therefore no listed building consent would be required. Manufacturers details have been provided. As these show various models, a condition will be attached controlling the model approved in line with that put forward within the submitted application form. There would be no unacceptable impact arising from the proposal on either the character or setting of the listed cottage, or on Press Castle or its wider designed landscape.

Neighbouring properties sit to the north of Dove Cottage at a distance of 50m or more, but the Environmental Health Officer has no objections subject to conditions controlling noise and the maintenance of requirement. These conditions are reasonable and will be duly applied.

There were no third party comments.

Overall, subject to the aforementioned planning conditions the proposal can be supported.

REASON FOR DECISION :

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

Recommendation: Approved subject to conditions

- 1 The air source heat pump hereby approved for installation shall be model number PUAZ-W85VHA2, unless otherwise agreed in writing by the Planning Authority before the unit is installed.
Reason: To control the size and appearance of the air source heat pump hereby approved in the interests of protecting the setting of the Listed Building.
- 2 Any noise emitted by plant and machinery used on the premises will not exceed Noise Rating Curve NR20 between the hours of 2300 - 0700 and NR 30 at all other times when measured within all noise sensitive properties (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2.
Reason: To protect the residential amenity of nearby properties.
- 3 All plant and machinery shall be maintained and serviced in accordance with the manufacturer's instructions so as to stay in compliance with the aforementioned noise limits.
Reason: To protect the residential amenity of nearby properties.
- 4 The air source heat pump hereby approved shall be positioned 300mm off the south-west elevation of Dove Cottage, unless otherwise agreed in writing by the Planning Authority before the unit is installed.
Reason: To provide additional control over the siting of the air source heat pump hereby approved in the interests of protecting the setting of the Listed Building.

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