

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 21/00295/FUL

APPLICANT : E Dalton Design

AGENT :

DEVELOPMENT : Erection of dwellinghouse (change of house design to previously approved permission 20/00392/AMC)

LOCATION: Plot 2
Hardens View
Duns
Scottish Borders
TD11 3NS

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
1909.LP	Location Plan	Approved
1909C01B	Proposed Block Plan	Approved
1909C04	Proposed Plans & Elevations	Approved

NUMBER OF REPRESENTATIONS: 1

SUMMARY OF REPRESENTATIONS:

One letter of representation has been received by the Planning Authority, objecting to the application. All matters raised have been considered. The letter raises the following material issues:

- o Principle of development;
- o Drainage.

Consultations

Community Council has not responded at the time of writing this report.

Education and Lifelong Learning has not responded at the time of writing this report.

Health and Safety Executive does not have an interest in the development.

Roads Planning Service notes that this application is for a change of house type from that previously approved. They have no objections to this proposal provided their recommended conditions are attached to any permission granted.

Scottish Water advises that there is currently sufficient capacity in the Rawburn Water Treatment Works to services the development.

Unfortunately, according to their records, there is no public Scottish Water waste water infrastructure within the vicinity of the proposed development. They therefore advise that the applicant investigate private treatment options.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Local Development Plan 2016

PMD2: Quality Standards

HD2: Housing in the Countryside

HD3: Protection of Residential Amenity

EP13: Trees, Woodland and Hedgerows

IS2: Developer Contributions

IS7: Parking Provisions and Standards

IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

Supplementary Planning Guidance

Placemaking and Design 2010

Householder Development (Privacy and Sunlight) 2006

Developer Contributions 2018

New Housing in the Borders Countryside 2008

Recommendation by - Cameron Kirk (Assistant Planning Officer) on 18th May 2021

Site description

The application site is located approximately 500 metres north west of the development boundary for the settlement of Duns and lies to the south west of the public road (C98). The application site is currently agricultural land. There are existing trees and bushes to the north east boundary. The application site is delineated by a dry stone wall to the north east and a 1 metre high post and wire fence to the south east and south west boundaries.

Three dwellinghouses are found within the locality of the application site, Langton Field and Hardens Hall to the south east and Hardens View to the north west. Agricultural land is found to the north and Duns Golf Course lies to the south of the application site.

Propose development

It is proposed to erect a two storey dwellinghouse with detached double garage with gym. It would be positioned centrally within the plot. The dwellinghouse would be fairly traditional in terms of form, having a gable roof. A mixture of traditional and modern materials would be used for the external finish of the dwellinghouse. The materials, along with the proposed fenestration, would create a dwellinghouse that is modern in appearance.

Some of the materials to be used for the external finish for the proposed dwellinghouse include drydash render, natural sandstone and sawn larch cladding to the walls, zinc coated standing seam metal cladding to the roof, metal clad windows and external door sets, larch soffits and fascia boards and galvanised steel rainwater goods.

The proposed garage and gym would be finished externally using sawn larch cladding to the walls and profiled metal cladding to the roof.

Vehicular access to the site would be gained from the public road (C98) to the north. An area of hardstanding would be formed, using gravel, to the north east of the dwellinghouse which would provide sufficient parking for two vehicles.

The existing trees and bush would be retained to the north east boundary, as would the existing dry stone wall. The existing 1 metre high post and wire fences to the south east and south west boundaries would be

retained and a new 1 metre high post and wire fence would be erected to the north west boundary. A hawthorn hedge would be planted to the south west boundary. Trees would delineate the driveway. The remaining portion of ground would be laid in grass.

The proposed dwellinghouse would be connected to the public water supply network. Private drainage arrangements would be made. Foul water drainage would pass through a septic tank to a soakaway system. Surface water would be collected and connected to a soakaway system.

Relevant planning history

17/01266/FUL: Erection of dwellinghouse with integral garage. Granted 14 November 2017. (Neighbouring property to the north west, Hardens View).

18/00056/PPP Erection of dwellinghouse. Granted 19 June 2018.

20/00392/AMC Erection of dwellinghouse and detached garage (approval of all matters specified in Planning Permission 18/00056/PPP). Granted 20 August 2020.

Assessment

The key planning issues under consideration in the assessment of the application are whether the information submitted in support of the application satisfies the requirements of the conditions attached to Planning Permission in Principle application 18/00056/PPP.

Principle of development

The principle of development for the site has already been established for the erection of a dwelling in this location by virtue of the application granted for Planning Permission in Principle, 18/00056/PPP and subsequent Approval of Matters Specified in Conditions application 20/00392/AMC. This application has been submitted to change the design of the dwellinghouse. Therefore, the principle of development does not require to be reassessed and is considered to accord with Policy HD2.

Layout, siting and design

The proposed dwellinghouse would be appropriately positioned within the application site and would relate well to the positioning of neighbouring properties. The existing dwellinghouses located along this section of the public road all vary in scale, design and materials and there is not a distinctive style present. The neighbouring properties, Langton Field and Hardens Hall to the south east and Hardens View to the north west, are all two storeys in height. The proposed dwellinghouse would be commensurate in scale to those dwellinghouses. The overall design and form of the proposed dwellinghouse is acceptable and it would be compatible with the existing building group. Visually, the proposed fenestration and palette of external finishing materials would create a simple, yet modern, dwellinghouse. Generally, the materials proposed to be used in the external finish for the proposal would be acceptable. The colour of some materials are absent from the drawing. For clarity, a condition will be attached to ensure that the precise colour for all materials to be used are submitted to and agreed in writing by the Planning Authority prior to the commencement of development. The proposed dwellinghouse would be acceptable in this location and would complement the existing architectural styles found within the locality of the application site.

The proposed dwellinghouse would be visible within the wider landscape, although it would not affect the composition or quality of the landscape character.

Landscaping

An existing hawthorn bush would be removed from the north east boundary, although two existing trees and a bush would be retained. The loss of the hawthorn bush could be accepted as its removal is required to create vehicular access to the site.

The existing dry stone wall to the north east boundary would be retained, as would the 1 metre high post and wire fences to the south east and south west boundaries. A new 1 metre high post and wire fence would

be erected to the north west boundary. A hawthorn hedge would be planted to the south west boundary. The proposed boundary treatments are acceptable.

Trees would delineate the driveway. This would add interest. The remaining portion of ground would be laid in grass.

Overall, the landscaping scheme, as proposed, would be acceptable.

Impact on residential amenity

The proposed development would not have a significant adverse impact on the amenity or privacy of neighbouring residential properties within the locality, considering their position, orientation and distance from the application site.

Access and parking

Vehicular access to the site would be gained from the public road (C98) to the north. An area of hardstanding would be formed to the north and east of the dwellinghouse which would provide sufficient parking for two vehicles.

Roads Planning Service was consulted as part of the application process. They have no objection to the change of house type application. Therefore, the proposed access and parking arrangements are considered to be acceptable.

Water supply and drainage

The proposed dwellinghouse would be connected to the public water supply network. Scottish Water advises that there is currently sufficient capacity in the Rawburn Water Treatment Works to services the development.

Private drainage arrangements would be made. Foul water drainage would pass through a septic tank to a soakaway system to the north east of the application site. While surface water would be collected and connected to a soakaway system to the south east of the application site. The proposed drainage arrangements are acceptable in principle to service the development. The precise details will be agreed at the building warrant stage.

Waste

A refuse storage area and refuse collection area have been shown on the block plan (drawing no. 1909 C01). This would be acceptable.

Developer contributions

Developer contributions have been secured for the proposed development under the previous application 18/00056/PPP by way of a Section 69 Legal Agreement. An informative note will be added to inform the applicant/developer that the developer contributions sought pursuant to the Section 75 Legal Agreement under planning application 18/00056/PPP would continue to be applicable for the current planning application.

Letter of representation

One letter of representation has been received by the Planning Authority, objecting to the application. The objector raised concerns in relation to the principle of development and drainage. All material planning considerations raised have been discussed in earlier sections of this report.

Conclusion

In consideration of the above, the proposed development is considered to comply with the relevant policies contained within the Scottish Borders Local Development Plan 2016. It is recommended that the application be granted.

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 - conditions & informatives

- 1 No works in connection with the development hereby approved shall commence until colours of all the materials to be used in the external finish for the approved development have been submitted to and approved in writing by the Planning Authority. The development shall not be occupied unless the external finishes have been applied in accordance with the approved details.
Reason: In the interests of the appearance of the development and the visual amenities of the area.
- 2 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupancy of the dwellinghouse or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.
Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenities of the area.
- 3 The development hereby approved shall not be occupied until the access to the site had been formed in accordance with the approved drawing (drawing no. 1909C01B). Once provided, the access shall thereafter be permanently retained as such.
Reason: To ensure satisfactory access and to protect the integrity of the public road.
- 4 The development hereby approved shall not be occupied until parking for two vehicles, excluding garages, has been provided within the curtilage of the dwellinghouse. Once provided, the car parking area shall thereafter be permanently retained as such.
Reason: To ensure the property is served by adequate parking at all times.

Informatives

It should be noted that:

- 1 This permission remains subject to the outstanding conditions attached to planning consent 18/00056/PPP for the development of the development site. It remains the applicants/developers responsibility to ensure that all relevant conditions relating to all consents are discharged in writing by the Planning Authority.
- 2 The applicant/developer is reminded that the developer contributions sought pursuant to the Section 75 Legal Agreement under planning application 18/00056/PPP would continue to be applicable for the current planning application.
- 3 The private drainage system should be maintained in a servicable condition for the duration of its use.

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