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Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE                      000140952-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Ericht Planning & Property  
Consultants

Ref. Number:

First Name: \*

Kate

Last Name: \*

Jenkins

Telephone Number: \*

07795974083

Extension Number:

Mobile Number:

Fax Number:

Email Address: \*

[kate@kjenkins.co.uk](mailto:kate@kjenkins.co.uk)

You must enter a Building Name or Number, or both:\*

Building Name:

Building Number:

40

Address 1 (Street): \*

Belgrave Road

Address 2:

Town/City: \*

EDINBURGH

Country: \*

UK

Postcode: \*

EH12 6NQ

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Mrs"/>
Other Title:	<input type="text"/>
First Name: *	<input type="text" value="Patricia"/>
Last Name: *	<input type="text" value="Crippin"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

You must enter a Building Name or Number, or both:\*

Building Name:	<input type="text" value="Pilgrims Cottage"/>
Building Number:	<input type="text"/>
Address 1 (Street): *	<input type="text" value="Venn Farm Road"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Teignmouth"/>
Country: *	<input type="text" value="England"/>
Postcode: *	<input type="text" value="TQ14 9PB"/>

## Site Address Details

Planning Authority:	<input type="text" value="Scottish Borders Council"/>
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Full postal address of the site (including postcode where available):

Address 1:	<input type="text"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text"/>	Town/City/Settlement:	<input type="text"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="639404"/>
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Easting	<input type="text" value="324658"/>
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## Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see Supporting Statement to Notice of Review

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? \*

Yes  No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Plans provided with original application:

Site Location Plan Ref: 2014/12/101

Block Plan Ref: 2014/12/102

Floor Plans Ref: 2014/12/103

Elevations Ref: 2014/12/104

Site photographs

Original Application Supporting Statement

Original Application Form

Sketch showing appearance of proposed house

Local Review Supporting Statement

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

15/01034/FUL

What date was the application submitted to the planning authority? \*

01/09/15

What date was the decision issued by the planning authority? \*

27/10/15

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be conducted by a combination of procedures.

Please select a further procedure \*

Inspection of the land subject of the appeal. (Further details below are not required)

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? \* (Max 500 characters)

A site inspection would enable an understanding and appreciation of the site's context in relation to existing buildings and the landscape, more generally, to be obtained.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The site is adjacent to an active development site- Craigerme Coach House and thus entry onto the proposed plot should not be taken.

## Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

**Note:** You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review \*

Yes  No

**Note:** Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Kate Jenkins

Declaration Date: 12/01/2016

Submission Date: 12/01/2016

**Supporting Statement to Notice of Review**

**in relation to Scottish Borders Council's refusal of planning permission for the  
erection of a dwellinghouse on land to the west of Craigerne Coach House,  
Edderston Road, Peebles**

**on behalf of Mrs Patricia Crippin**

**12 January, 2016**

**EXECUTIVE SUMMARY**

This Notice of Local Review is submitted on behalf of Mrs Patricia Crippin against the decision of Scottish Borders Council to refuse planning permission, on 27<sup>th</sup> October, 2015, for the erection of a dwelling to the west of Craigerne Coach House. The application reference was 15/01034/FUL.

The appeal site is located adjacent to the development: "6 houses by sub-division, alteration and extension at Craigerne Coach House". This statement considers the relationship between the two proposals within the Grounds of Appeal.

The reasons for refusal include the Planning Officer's view that:

- The proposal would result in a cramped form of development;
- The proposal would be out of character with this part of Edderston Road;
- The house would result in an overdevelopment of ground, and reduction of ground, required for a landscaped and wooded setting of Craigerne Coach House;
- The proposal would result in an inappropriate congested appearance between the development and Edderston Road;
- The proposal would leave insufficient space for new and replacement planting;
- The proposal would undermine the retention of the preserved trees;
- The proposal would be out of character with the design of the Coach House development;
- The proposal would be out of character with the traditional houses in the area.

This statement will provide the background to the application, planning history and context and set out the grounds for Local Review, prior to demonstrating the acceptability of the proposal under those grounds.

## 1.0 INTRODUCTION

1.1 This supporting statement to Notice of Review is submitted by Ericht Planning & Property Consultants on behalf of Mrs Patricia Crippin to seek to challenge the refusal, by Scottish Borders Council, of consent for the erection of a two storey dwellinghouse on land to the west of Craigerne Coach House which fronts Edderston Road, hereinafter referred to as 'the subjects'.

1.2 Access to the subjects will be taken by way of the existing access to Craigerne Coach House as shown on the Site Plan. No new access is to be created, thus maintaining the wall and hedge alongside Edderston Road.

1.3 The subjects are located adjacent to the 6-unit development at the Coach House [Refs: 12/00314/FUL; 14/00786/FUL and 15/01081/FUL]. The relationship of the subjects to the Coach House buildings can be seen within the 'Proposed Elevations' drawing 2014/12/104, included with this Local Review.

1.4 The following application drawings are included with the Local Review.

- Site Location Plan Ref: 2014/12/101
- Block Plan Ref: 2014/12/102
- Floor Plans Ref: 2014/12/103
- Elevations Ref: 2014/12/104
- Sketch showing appearance of proposed house

1.5 Members of the Local Review Body are requested to note the following key points regarding the application:

- The subjects should be viewed in the context of the wider Craigerne Coach House development;
- A reduced application boundary (to the Coach House development) was consented in 2014. The proposed house is located within this 'excluded' area.
- The dry stone wall fronting Edderston Road will be preserved, with no new opening to be formed and the beech hedge inside this wall will remain intact.
- Vehicle access is via the Coach House entrance. There is no need to create a new wall opening.
- The adjacent Coach House is no longer a listed building.
- Key external finishes include wet dash render walls (painted white), slated roof, timber casement windows, composite woodgrain effect external doors and upvc gutters and downpipes etc.

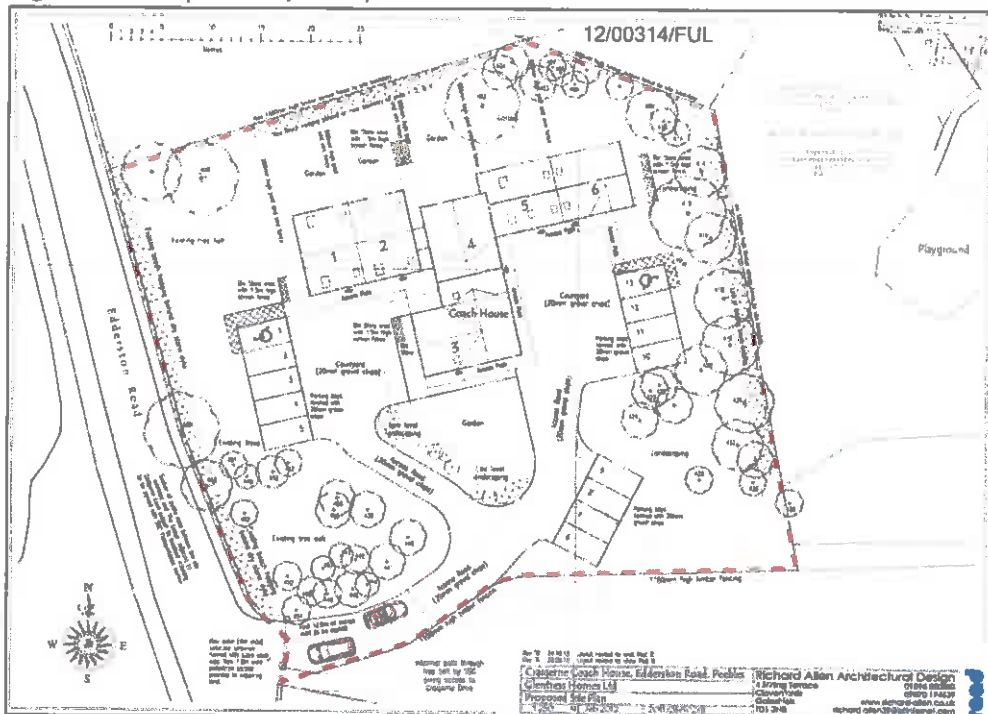


- Access to the dwelling from the parking spaces is by way of a pedestrian walkway. An accessible permeable walkway between the house and parking will be formed to prevent impact on trees' root protection areas.
- The appellant is agreeable to retention of all trees on the subjects and carrying out additional planting of 5 trees.
- The Appellant confirms that the proposal does not impact upon Root Protection Areas.
- A 1.2m high timber close boarded fence has been erected along the boundary of the Coach House development and the subjects, with a new beech hedge to be planted along the top of the banking.
- The retaining wall to the rear of the subjects will be 1.5m high above finished ground level of the plot.
- There have been no public objections or Community Council objections to the proposal.

## 2.0 PLANNING CONTEXT AND HISTORY

- 2.1 The appeal site is physically, and in development management terms, closely related to the adjacent Glentress Homes Craigerne Coach House development. Given that a key concern of the Planning Officer is the perceived impact on the “success of the [Coach House] development and amenity of the area”, it is relevant and necessary to consider the subjects in the context of the Coach House development.
- 2.2 The Coach House development comprises sub-divisions, alterations and extensions to form 6 dwellinghouses. Three applications have been submitted for that proposal; an original proposal (2012) and two variations (2014 and 2015). The applications in 2012 and 2014 were approved, subject to conditions and a legal agreement and the Council has indicated that it is minded to approve the 2015 application, subject to planning conditions and a legal agreement.
- 2.3 The alteration of the Coach House development’s ‘red line’ application boundary should be noted. The 2014 Site Plan removed an area from the Coach House boundary and in 2015 this ‘excluded area’ was further revised and increased slightly in size. It is within this ‘excluded area’ that the subjects lie.
- 2.4 Craigerne Coach House used to be a category B listed building. It is, however, no longer listed. After detailed consideration and consultation with Scottish Borders Council, Historic Environment Scotland confirmed on 25<sup>th</sup> June, 2015 that the listed status of Craigerne House and Craigerne Lodge had been updated and the Coach House had been removed from the statutory listing address. Importantly, Historic Scotland concluded “*it appears that the building may not have continued to merit listing prior to the works (associated with the development of the Coach House) taking place*”.
- 2.5 The Case Officer is clear in his report that “any assessment of this current application for a new house cannot take into account listings or the previous listed status of the house”.
- 2.6 For information, the site plans relating to the 3 separate Coach House applications in 2012, 2014 and 2015 are shown overleaf.

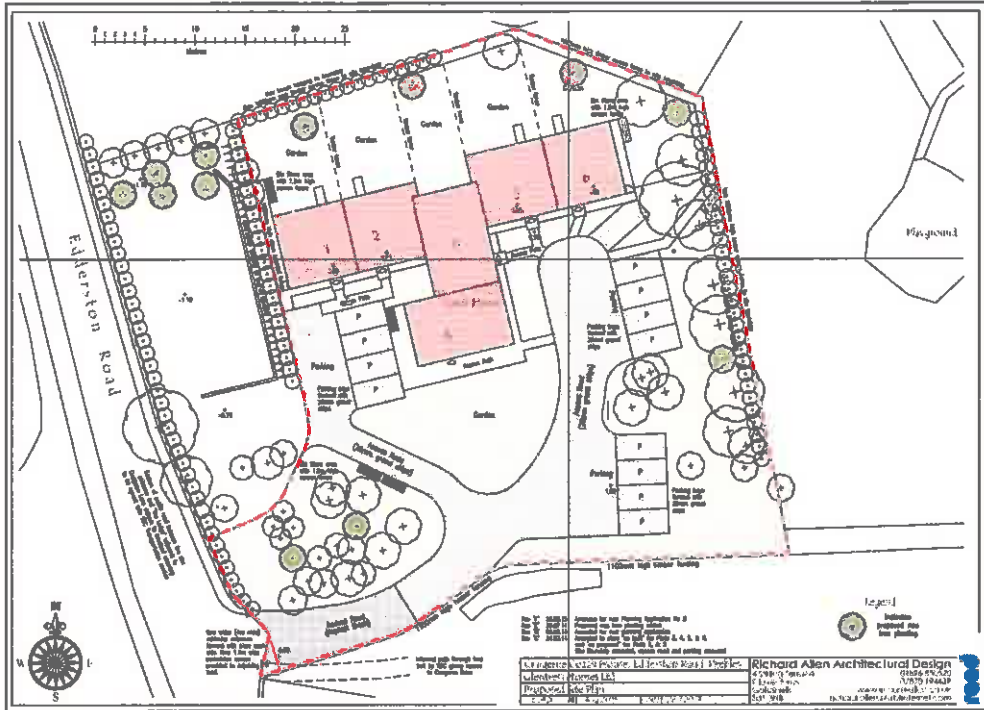
**Fig 1: 2012 site plan – 12/00314/FUL**



**Fig 2: 2014 site plan – 14/00876/FUL**



**Fig 3: 2015 site plan – 15/01081/FUL**



**3.0 REFUSAL OF APPLICATION BY SCOTTISH BORDERS COUNCIL**

- 3.1 The application was refused by Scottish Borders Council on 27<sup>th</sup> October on the basis set out below.

*The application is contrary to policies G1, G7 and NE4 of the Scottish Borders Consolidated Local Plan 2011 in that the proposed development would represent a cramped form of development, out of character with this part of Edderston Road. The proposed house will result in an overdevelopment of, and significant reduction in, an area of ground required for landscaped and wooded setting of the approved Craigerne Coach House development, resulting in an inappropriate congested appearance between the development and Edderston Road, providing insufficient space for new and replacement planting, undermining the retention of the preserved trees and being out of character with the design of the Coach House development and the traditional houses in the area.*

#### 4.0 GROUNDS FOR LOCAL REVIEW

- 4.1 The Appellant sets out the following two Grounds for Review, both of which are justified in the next section 5.0 'Case for the Appellant'.

**[Policies G1 and G7]**

**Ground 1 – Addresses issues of spatial context/ relationship to Coach House development and character and design**

The proposal would not comprise a cramped form of development or overdevelopment of the area around the Coach House. The area between the Coach House and the road would not appear 'congested'. The proposal would not be out of character with this part of Edderston Road, the design of the Coach House development or the character of traditional houses in the area.

**[Policy NE4]**

**Ground 2 – Addresses issue of trees and landscaping relating to the Coach House development**

There is no material reduction in the ground otherwise required for the landscaped and wooded setting of the Coach House. The proposal does not leave insufficient space for new and replacement tree planting nor does it undermine the retention of the preserved trees.

## 5.0 CASE FOR THE APPELLANT

**GROUND 1:** The proposal would not comprise a cramped form of development or overdevelopment of the area around the Coach House. The area between the Coach House and the road would not appear 'congested'. The proposal would not be out of character with this part of Edderston Road, the design of the Coach House development or the character of traditional houses in the area.

- 5.1 The proposed site lies within the settlement boundary of Peebles. There are various houses and garages along the upper section of Edderston Road including:  
[See Appendix 1 for photographs]
- Loaningdale,
  - The Steading (Loaningdale)
  - Tantah Lodge/ Sandwood
  - Tantah Cottage
  - Craigerne Lodge/ Garage
- 5.2 The proposal can be satisfactorily accommodated within the site.
- The dry stone wall fronting Edderston road will be preserved, with no new opening.
  - The beech hedge inside the dry stone wall alongside Edderston Road will remain intact.
  - Vehicle access is via the Coach House entrance. There is no need to create a new wall opening.
  - The adjacent Coach House is no longer a listed building.
  - Access to the dwelling from the parking spaces is by way of a pedestrian walkway. The walkway will not be formed from tarmac. A compliant walkway will be formed from gravel filled 'ground guard' to prevent impact on trees' root protection areas.
  - The elements of replacement tree planting required in terms of the Craigerne Coach House development, in so far as they lie within the application boundary, are to be provided as shown on the Block Plan.
  - The Appellant confirms that the proposal does not impact upon Root Protection Areas.
- 5.3 The level of open space remaining at Craigerne Coach House is sufficient for a development which lies within the Peebles settlement boundary at this location. There are several other properties with direct road frontage - see Appendix 1.

- 5.4 The site has no impact upon the provision of the public pedestrian access corridor which exists from the entrance gate of Craigerne through the wood to the Cala Homes development, as was required by the Access Officer as part of the Coach House development.
- 5.5 The Appellant strongly asserts that the development of the subjects would not lead to overdevelopment based upon the plot sizes in the vicinity – the development of the house known as ‘Sandwood’ has been carried out behind Tantah Lodge (notwithstanding it is a listed building). Further, the proposal has road frontage with open agricultural land to the west and woodland to the north.
- 5.6 The scale of the proposal is in keeping, in terms of footprint, with the houses within the Cala Homes development, although its overall massing is significantly smaller than most. Its relationship with the massing of the Coach House development is considered to be appropriate also. The development will not result in loss of daylight, sunlight or privacy to the properties at Craigerne as a result of overshadowing or overlooking. It is situated on a lower level.
- 5.7 There are several houses with direct road frontage in the immediate vicinity, including Tantah Lodge, Tantah Cottage, Craigerne Lodge with its prominent modern roadside garage (see Appendix 1 photographs) and The Steading at Loaningdale. The presence of numerous houses in the immediate locality having road frontage is established. The proposed house is set back by 4m and separated from the road by the wall and hedge, unlike Tantah Lodge or Cottage.

**Tantah Lodge (07/00668/OUT and 09/01496/AMC)**

- 5.8 In 2007, planning consent was obtained for the development of a house, now called ‘Sandwood’ in the garden ground to the rear of Tantah Lodge. (Ref: 07/00668/OUT and 09/01496/AMC). The location of the site and its relationship with adjacent houses is shown below. This application was not considered to be overdevelopment. Visual review of the map alone shows that the Coach House development has significantly more space than the Tantah Lodge/ Sandwood development, which is illustrated overleaf:



Fig 4: Development of a new house 'Sandwood' to the rear of listed Tintah Lodge – immediately adjacent to the TPO woodland.



5.9 The Officer's report for the "Sandwood" case made the following comments which the Applicant considers to be of relevance to the current appeal.

a) *'The proposal does not intrude into the open countryside and it would be consistent with the character of the settlement as well as being consistent with and conforming to the form of the settlement'.*

**Comment:** This is considered to be equally true in respect of the subjects.

b) *'There would be some impact on the amenity of Tantah Lodge but it is considered that this would be minimal'.*

**Comment:** Similarly, the impact of development of the subjects on Craigerne Coach House would not be significant.

c) *'The proposal can be satisfactorily accommodated within the site. The garden areas would be consistent with Tantah Lodge and Tantah Cottage'.*

**Comment:** The garden ground afforded to the current proposal is greater than that afforded to Tantah Lodge and Cottage. The footprint of the appeal subjects is 112sqm and the application boundary measures 536sqm. The house thus occupies 21.7% of the plot. The figure for Tantah Lodge appears to be higher at c.30%.

d) *'The area surrounding the application site is predominantly residential in character, and the type of development would be consistent with its surroundings'.*

**Comment:** The same comment applies to the proposed development.

e) *'There would be an insignificant increase in traffic and the visual impact would be minimal'.*

**Comment:** Likewise, there would be insignificant traffic increase. The visual impact from Edderston Road would not be unreasonable, particularly given the presence of other houses in the vicinity with road frontage. The subjects would be partially screened at low level by the wall and hedge. The relationship of the two developments can be seen within the elevation drawings. A sketch is provided based directly upon drawings and photographs. This is not 'new information' it is purely an accurate interpretation of existing information contained within the application.

5.10 This proposal provides for a dwelling which fronts Edderston Road, adjacent to existing development at Craigerne Coach House. The proposal respects the character of the surrounding area, neighbouring uses and neighbouring built form in terms of scale,

massing, height and density. The resulting density of development is not inconsistent with the surrounding area as can be seen from the Location Plan.

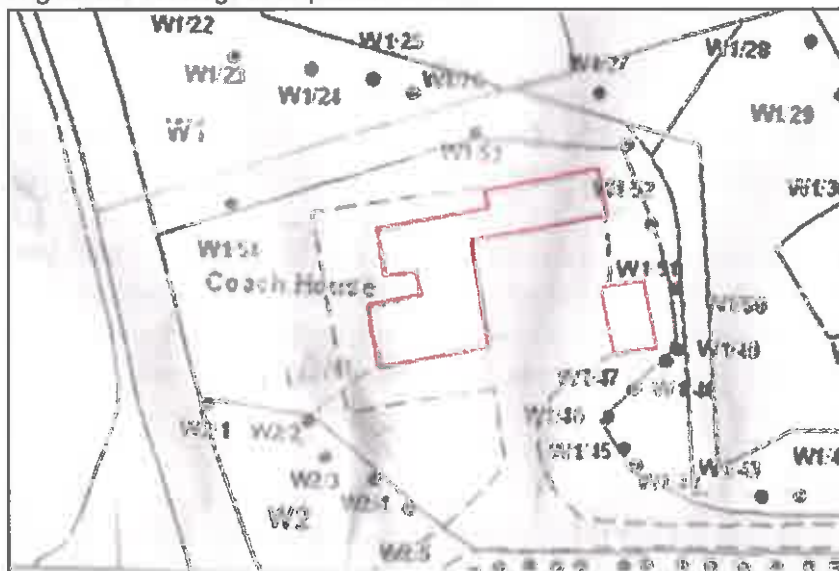
- 5.11 The house will have slate roof and white-painted wet dash harled render to ensure that it is in keeping with the development at Craigerne Coach House. Finishes include timber casement windows and woodgrain effect composite doors. The proposal will fit well with the sense of place at Craigerne and will complete the development at this location.
- 5.12 The proposal retains the physical features of the stone wall along Edderston Road, together with the mature beech hedge. This will ensure that the development will retain an attractive boundary as viewed from the public road. There is no requirement to form a new access through the wall.
- 5.13 To the rear of the subjects is a 1.5m high retaining wall which is rounded off by an earth banking on which a new beech hedge will be planted on the west side of the 1.2m close boarded fence.
- 5.14 The area of land is considered to comprise a gap site in terms of policy on infill development. In this regard, the proposal does not conflict with the established residential use of the area, nor detract from its character and amenity.
- 5.15 The Officer notes the c. 5m separation distance between the Coach House and the proposed house. There is, however, no reference to the elevation drawings which clearly show the new house to be set at a lower level than the Coach House. The Officer shares the view that impacts on residential amenity are not such to warrant refusal in itself.
- 5.16 The Officer expresses concern about the visually intrusive nature of the retaining wall. This would not be visible to the rear of the house to be constructed.

**Policy NE4**

**GROUND 2:** There is no material reduction in the ground otherwise required for the landscaped and wooded setting of the Coach House. The proposal does not leave insufficient space for new and replacement tree planting nor does it undermine the retention of the preserved trees.

- 5.17 The coverage of the Coach House site when the land was acquired by Glentress Homes, pre any development taking place, was 336 sqm. This included the Coach House, its two lean-to extensions and dilapidated garages to the east. The site coverage proposed under the Coach House plans which have a 'minded to consent' status, (excluding the proposed plot) is 335 sqm. The coverage of the Coach House site has remained consistent and the addition of the proposed house with road frontage is considered to be reasonable in the context of the setting.

Fig 5: Original site coverage at acquisition in 2012



- 5.18 The Officer's report states that "Two TPO trees were removed within the site.." The Appellant confirms that one tree within adjacent land, (owned by Barnardos), fell, in a storm, onto a tree within his ownership. Eclipse Tree Surgery (acting on behalf of the Appellant and Barnardos) removed both trees due to safety concerns. The Council's Tree Officer was fully informed.
- 5.19 The Officer's case report states that "Despite the Coach House being de-listed, the overall property, with extensions, would lie in attractive landscaped grounds whereby

the amenity of the area is preserved by protected trees, walls, hedges and a general green apron and setting to the site". In terms of these "attractive landscaped grounds" associated with the Coach House, the LRB is reminded that a (reduced) site area pertaining to the Coach House was consented in 2014 as shown in fig 2 above. The original boundary in the first application 12/00314/FUL included the land up to Edderston Road. The Appellant asserts that the reduced 'apron' had thus been accepted by the Council when support was given to the reduced site boundary in 2014.

- 5.20 The Appellant strongly asserts that the Coach House development would remain situated in attractive landscaped grounds as illustrated below.

**Fig 6: Coach House Setting**





- 5.21 The Officer, within his case Report, observes that “There is no doubt that these trees, hedges and walls form a strong positive characteristic of Edderston Road..” It should be noted that these trees, hedges and the wall remain fully intact within the Appellant’s proposal.
- 5.22 Whilst it is acknowledged that the final landscaping plan for the Coach House is to be agreed, as it will be dealt with by way of a planning condition associated with the Coach House consent, it is a matter of fact that the Council has agreed (in 2014) a reduction in the area of ground contained within the site boundary of the Coach House.
- 5.23 The Officer has indicated that the land which comprises the appeal subjects must be used entirely as landscaping for the Coach House development. In this regard it should be noted that the ownership of the appeal site is separate from the ownership of the Coach House site (Glentress Homes). Any planning conditions relating to landscaping associated with the Coach House would be required to meet the tests contained in Planning Circular 4/1998.
- 5.24 The Circular states that particular care needs to be taken over conditions which require works to be carried out on land in which the applicant has no interest at the time when planning permission is granted. If the land is outside that site, a condition requiring the

carrying out of works on the land cannot be imposed unless the authority is satisfied that the applicant has sufficient control over the land to enable those works to be carried out. Any planning condition which requires the appeal subjects to be used solely for landscaping purposes may not be enforceable given the facts at hand and the separate ownership.

- 5.25 As an aside, contrary to the Landscape Officer's assertion, within her (Nov '15) consultation on the 2015 Coach House application, stating that no landscaping plan had been submitted in relation to a planning condition contained within the 2014 application, it is confirmed that Glentress Homes did submit a Landscape Plan and details directly on 17 August 2015.
- 5.26 The Appellant is agreeable to all existing trees being retained within the subjects and carrying out new planting within the boundary. The proposal has been designed to respect the Root Protection Areas of the existing and replacement trees.
- 5.27 The suggestion that there would be increased pressure on the surrounding TPO area appears to be unjustified. Nothing within the appeal site relates to trees within the remaining TPO area. The proximity of the house, "Sandwood" to TPO trees outwith its boundary is noted to be only 1.2m and this does not appear to have given rise to any concern. See Fig 14 below in Photograph Appendix 1

**Appendix 1 – Photographs****Fig 7: The plot's setting to the west of the Coach House****Fig 8: The plot's setting (left of photograph) in the context of dwellings to the south**



**Fig 9:** The plot viewed from across Edderston Road (wall and hedge will remain intact)



**Fig 10:** Remaining landscaped area for Coach House



**Fig 11:** Remaining landscaped area for Coach House



**Fig 12:** Edderston Road – view north. The wall and hedge will remain intact

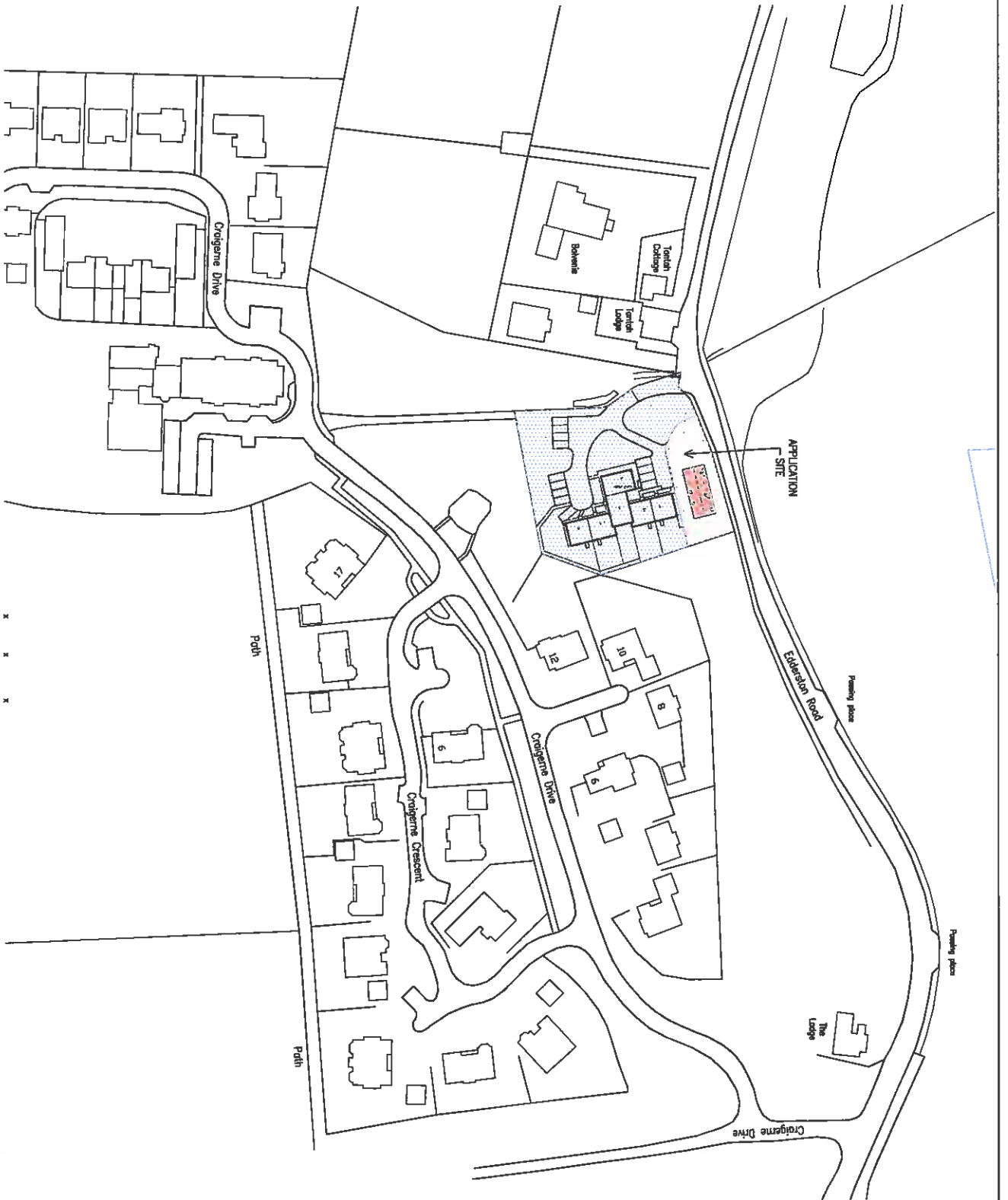
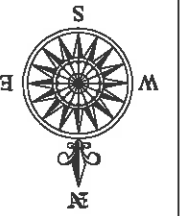


**Fig 13: Craigerne Lodge (to north) with garage development on roadside**



**Fig 14: Sandwood – adjacent to Craigerne Coach House and TPO woodland**





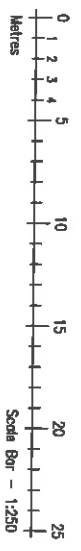
Proposed New Dwelling House	Richard Allen Architectural Design
Eddleston Road, Peebles	4 Stirling Terrace
Location Plan	Govanhill
1:1250 A1 Aug 2015 2014/172/01	TD1 3NB



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www.richard-allen.co.uk  
richard.allen39@btinternet.com



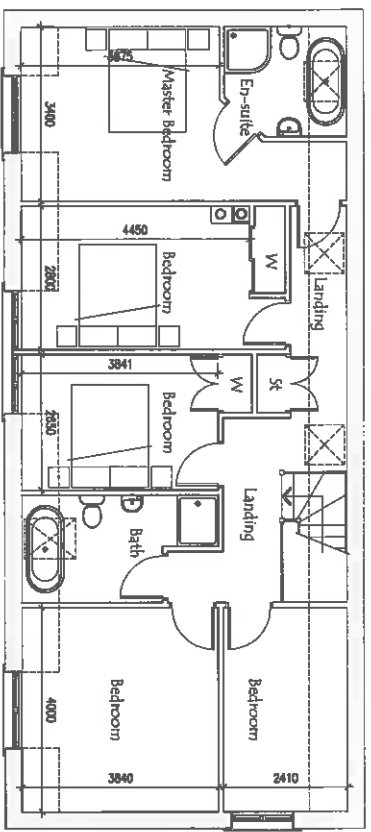
Indicates proposed new tree planting



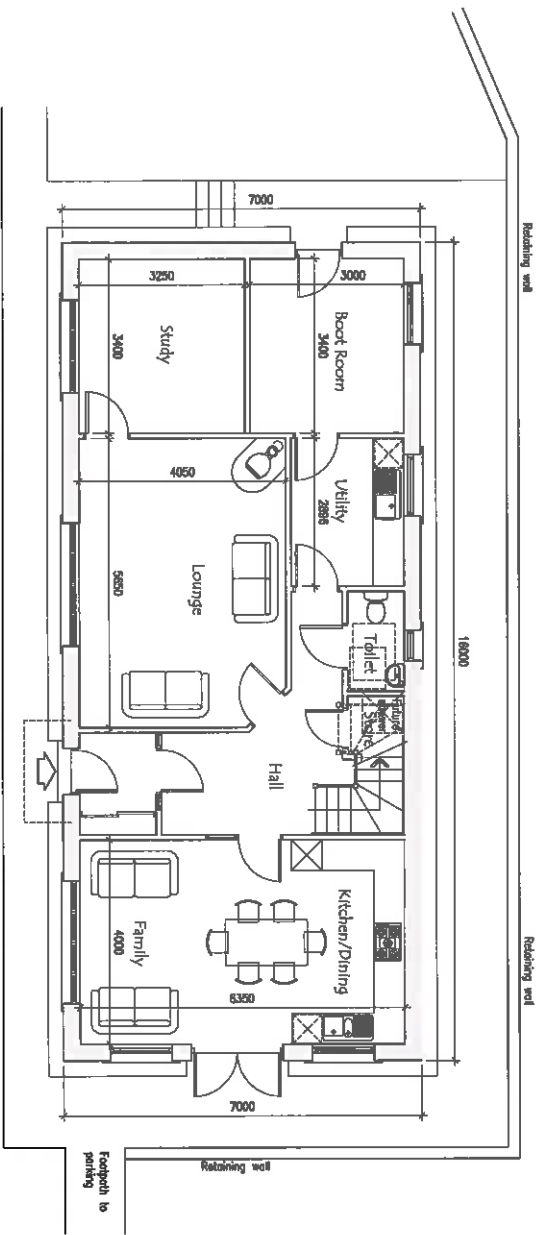
Rev 'A' 01/08/15 5m storage area added

Proposed New Dwelling House	Richard Allen Architectural Design
Edderston Road, Peebles	4 Sifting Terrace
Proposed Site Plan	Clevenfords
1:250 A1 Aug 2015	Colin Hills
	TD1 3NB
	2014/12/02/A
	www.richard-allen.co.uk
	01896 830320
	07870 194639
	richard.allen@btinternet.com



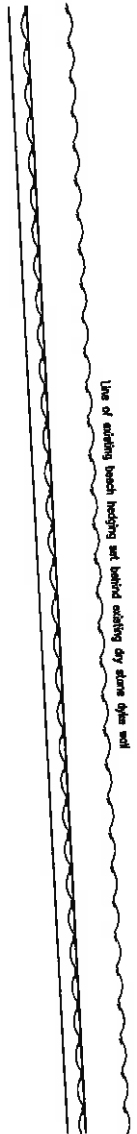


Upper Floor Plan



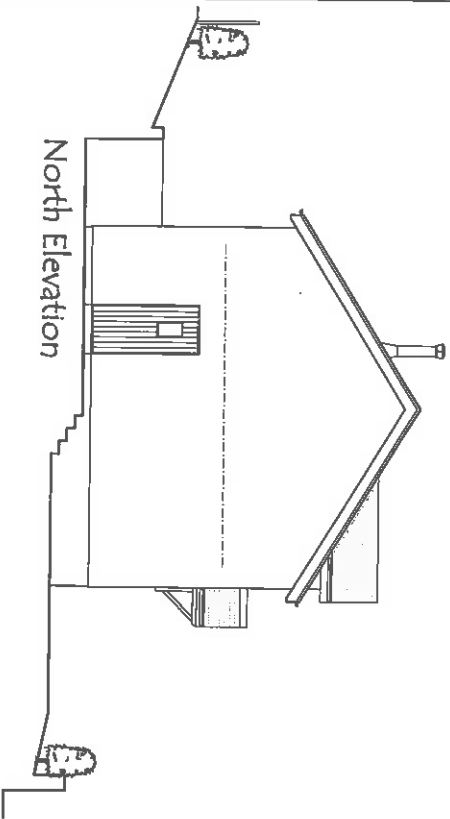
Ground Floor Plan

Line of existing beach hedging and behind existing dry stone open wall

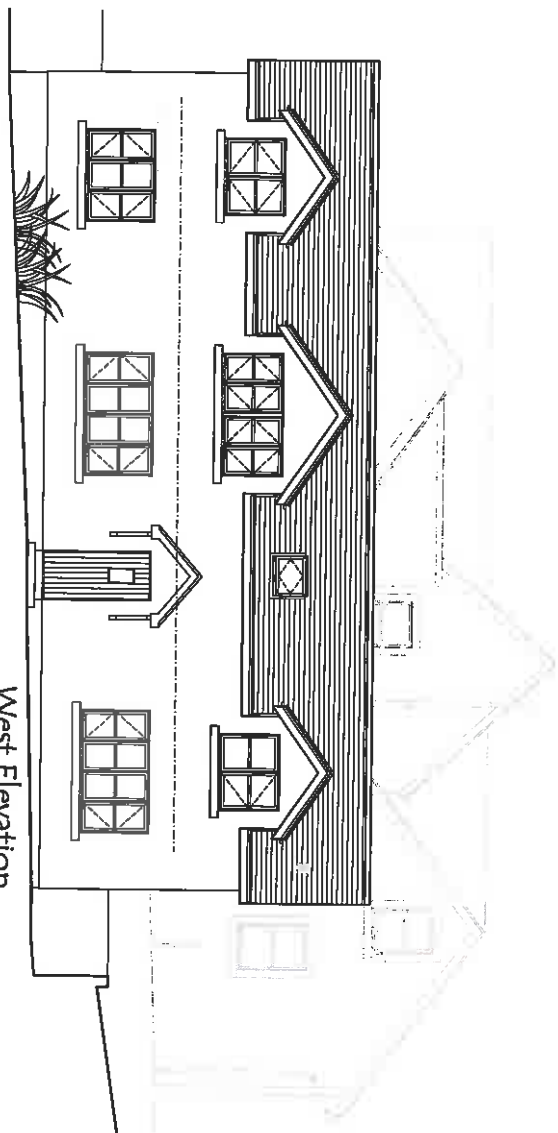


Proposed New Dwelling House	Richard Allen Architectural Design
Ederston Road, Peebles	4 Stirling Terrace
Sketch Floor Plans	Govanfords
1:100	Galashiels
AS	TD1 3NB
Aug 2015	richard.allen3p@btinternet.com
2014/12/103	www.richard-allen.co.uk
	01896 850520
	07870 194639

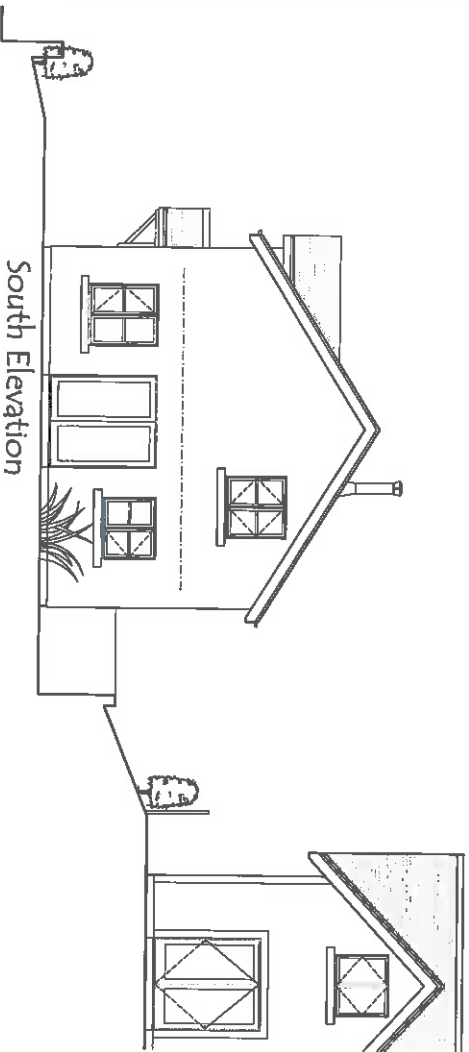




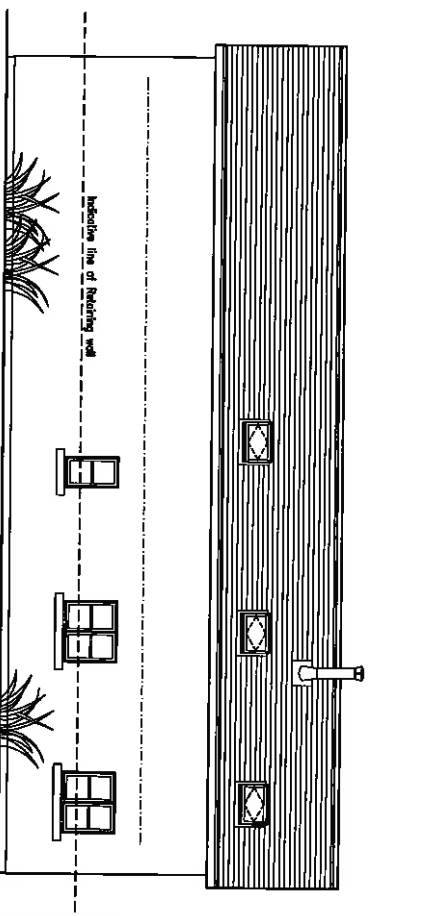
North Elevation



West Elevation



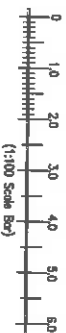
South Elevation



East Elevation

**Outline Specification**

- External Walls – Wet dash render with 6mm white stone chips, all painted white.
- Pitched Roof – Welsh, purple natural slate.
- Soffits & Fascia – Stained or painted timber fascia
- Dormer – Welsh, purple natural side to dormer cheeks, stained timber to surrounds.
- Windows – Timber casement windows
- Cills – Cast stone cills
- External Doors – Composite woodgrain front doors
- Roofwater Goods – Black PVC gutters and downpipes to match existing



Proposed New Dwelling House	Richard Allen Architectural Design
Eddarston Road, Peebles	4 Stirling Terrace
Proposed Elevations	Clovenhous
1:100	20/14/12/104
21	Aug 2015
	richard.allen39@btinternet.com
	01896 880520
	07870 194639
	www.richard-allen.co.uk
	101 3NB



**SITE PHOTOGRAPHS**

**Fig 1: Application Site from the south**



**Fig 2: Application Site from the west**





**Fig 3: Application Site from the south west**



**Fig 4: Application Site from the east**



**Fig 5: Application Site from Edderston Road. View north.**



**Fig 6: View south to (roadside) Tintah Lodge**



**Fig 7: View south to roadside garage of Craigerne Lodge**





Newtown St Boswells Melrose TD6 0SA

Tel: 01835 825251

Fax: 01835 825071

Email: [itsystemadmin@scotborders.gov.uk](mailto:itsystemadmin@scotborders.gov.uk)

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE                      000130340-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

We strongly recommend that you refer to the help text before you complete this section.

- Application for Planning Permission (including changes of use and surface mineral working)
- Application for Planning Permission in Principle
- Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Erection of one dwellinghouse on land to west of Craigerne Coach House

Is this a temporary permission? \*                       Yes  No

If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) \*                       Yes  No

Have the works already been started or completed? \*

No  Yes - Started  Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): \*

22/07/15

Please explain why work has taken place in advance of making this application: \* (Max 500 characters)

Works to contain the boundary of application 14/00876/FUL were undertaken in July, 2015. This retaining wall is the boundary of this development site and falls within its area. The ground required to be excavated for the laying of wall foundations.

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

### Agent Details

Please enter Agent details

Company/Organisation:

Ericht Planning & Property  
Consultants

You must enter a Building Name or Number, or both:\*

Ref. Number:

Building Name:

First Name: \*

Kate

Building Number:

40

Last Name: \*

Jenkins

Address 1 (Street): \*

Belgrave Road

Telephone Number: \*

07795974083

Address 2:

Extension Number:

Town/City: \*

EDINBURGH

Mobile Number:

Country: \*

UK

Fax Number:

Postcode: \*

EH12 6NQ

Email Address: \*

kate@kjenkins.co.uk

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

### Applicant Details

Please enter Applicant details

Title: \*

Mrs

You must enter a Building Name or Number, or both:\*

Other Title:

Building Name:

Pilgrims Cottage

First Name: \*

Patricia

Building Number:

Last Name: \*

Crippin

Address 1 (Street): \*

Venn Farm Road

Company/Organisation:

Address 2:

Telephone Number:

Town/City: \*

Teignmouth

Extension Number:

Country: \*

England

Mobile Number:

Postcode: \*

TQ14 9PB

Fax Number:

Email Address:

## Site Address Details

Planning Authority:

Scottish Borders Council

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Northing

639403

Easting

324658

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (Max 500 characters)

Previous discussions are referred to in detail in the Supporting Statement.

Title:

Please Select One

Other title:

First Name:

Last Name:

Correspondence Reference Number:

Date (dd/mm/yyyy):

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

536.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: (Max 500 characters)

Ground formerly part of Craigerne Coach House before its development.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? \*

Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? \*

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? \*

2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network  
 No – proposing to make private drainage arrangements  
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) \*

Yes  No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- Yes  
 No, using a private water supply  
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

Yes  No

If Yes or No, please provide further details:(Max 500 characters)

As shown on plans - 1800mm x 1200mm washable heritage paving slabs.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

How many units do you propose in total? \*

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

## All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No



## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

Are you able to identify and give appropriate notice to ALL the other owners? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

## Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you have provided, before you can complete your certificate.

Notice 1 is Required

I understand my obligations to provide the above notice(s) before I can complete the certificates. \*

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that -

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or -

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Glentress Homes, Loaningdale, Edderston Road, Peebles, EH45 9JD

Date of Service of Notice: \*

01/09/15

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed: Kate Jenkins

On behalf of: Mrs Patricia Crippin

Date: 01/09/2015

## Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Planning Supporting Statement

## Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Kate Jenkins

Declaration Date: 01/09/2015

Submission Date: 01/09/2015

## Payment Details

Cheque: Katharine MG Jenkins, 597

Created: 01/09/2015 14:39

**Planning Supporting Statement**

**Land west of Craigerne Coach House, Edderston Road, Peebles EH45 9JD**

**Erection of one dwellinghouse**

**On behalf of Mrs Patricia Crippin**

September, 2015

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## 1.0 INTRODUCTION AND PROPOSAL

1.1 This Planning Application is submitted by Ericht Planning & Property Consultants on behalf of Mrs Patricia Crippin to seek consent for the erection of a two storey dwellinghouse on land to the west of Craigerne Coach House which fronts Edderston Road. Access to the plot will be taken by way of the existing access to Craigerne Coach House as shown on the Block Plan.

1.2 The plot is located adjacent to the development which is subject to planning consent 14/00876/FUL to form six dwellinghouses. The relationship of the buildings is shown within drawing 2014/12/104.

1.3 The following drawings have been provided by Richard Allen, Architect and form part of this application:

- Site Location Plan      Ref: 2014/12/101
- Block Plan                Ref: 2014/12/102
- Floor Plans                Ref: 2014/12/103
- Elevations                Ref: 2014/12/104

1.4 The application includes the following proposals:

- Retention of the beech hedge to east of the dry stone wall alongside Edderston Road.
- No requirement to break through the existing wall as vehicle access is via the Coach House entrance, with parking as shown on the Block Plan.
- Key external finishes to include wet dash render walls (painted white), slated roof, timber casement windows, composite woodgrain effect external doors and upvc gutters and downpipes etc.
- Access to the dwelling from the parking spaces is by way of a pedestrian walkway.
- The elements of replacement tree planting required in terms of 14/00786/FUL, in so far as they lie within the application boundary, are to be provided as shown on the Block Plan. The Applicant confirms that the proposal does not impact upon Root Protection Areas.
- 1.2m high timber close boarded fence is to be erected along the boundary of 14/00876/FUL and the current application site, with a new beech hedge to be planted along the top of the banking.
- The retaining wall to the rear of the plot will be 1.5m high above finished ground level of the plot.

## 2.0 BACKGROUND AND PLANNING HISTORY

### Pre-application enquiry – Case Officer’s Observations

2.1 A pre-application inquiry was made on 17<sup>th</sup> February, 2014 in respect of the potential for the development of one house on the proposed site. The Case Officer reverted on 28<sup>th</sup> May, 2014 with the observations noted below. The Applicant seeks to answer some of these points and challenge others, as noted within the forthcoming sections.

- Development of the site would be overdevelopment of land that forms the setting of the Coach House, a category B statutory listed building;
- There would be insufficient space to create a dwelling without undue congestion and a cramped impression with the consented Coach House extension.
- The impact would be one of overall detriment to the character and setting of the listed building.
- There would be a high building to plot ratio inappropriate to the character of the area with little buffer space to the roadside wall/ hedge, to the Coach House and parking area to the rear and to the replacement trees, which would require Root Protection Areas which would not be provided adequately by the proposals.
- There would be visibility requirements for the new access which could have the result of reduction or removal of the hedge/ wall, further exacerbating the impression of overdevelopment;
- The parking and landscaping layout required for the consented development should not be amended to allow for consideration of a house plot;
- The area of the plot has a contribution to make in the overall landscape setting and parking arrangements for the consented scheme.

2.2 A site meeting was held on 13<sup>th</sup> January, 2015 between the Applicant’s agent and the Case Officer, during which the above points were discussed.

2.3 The Applicant met with the Council’s Roads Officer in May, 2014 and subsequently the Officer issued a drawing to the Applicant showing the standard service layby which would be required were access to the plot to be taken directly off the public road. The Applicant considered this option and reached the view that a more appropriate access could be achieved by making

use of the existing access to the Coach House, a suggestion which is understood to have been made by the Road's Officer at the meeting.

- 2.4 Craigerne Coach House was a Category B Listed Building which was included within Historic Scotland's listed building register under 'Edderston Road, Craigerne School with Coach House and Lodge' (ref 39168). The subjects were described as *'plain single storey and attic L-plan gabled coach house complex to W. Harled with painted ashlar dressings. Timber sash and case windows. Grey slates; overhanging eaves'*.
- 2.5 An 'application' for the removal of the Listed Status was submitted to Historic Scotland by the Applicant's Agent on 27<sup>th</sup> February, 2015. Historic Scotland's document *'Assessment against Listing Criteria'* dated 1<sup>st</sup> May, 2015 states that *"the merit of the building prior to any works taking place in 2012 is a factor. It appears that the building may not have continued to merit listing prior to the works taking place. This assessment therefore focusses on the merit of the building prior to the conversion works taking place."*
- 2.6 After detailed consideration and consultation with Scottish Borders Council, Historic Scotland confirmed on 25<sup>th</sup> June, 2015 that the listed status of Craigerne House and Craigerne Lodge had been updated and the Coach House had been removed from the statutory listing address.
- 2.7 On 14<sup>th</sup> July, 2015, the Local Authority became aware of the construction of a retaining wall outwith the application boundary of 14/00876/FUL which was erected to support ground within the aforementioned boundary. The current application includes this retaining wall.



### 3.0 ANALYSIS AGAINST PLANNING POLICY

3.1 Key policies within the Scottish Borders Consolidated Local Plan against which this application must be assessed include:

- G7 Infill development;
- G1 Quality Standards for New Development;
- NE4 Trees, Woodlands and Hedgerows;
- H2 Protection of Residential Amenity.

### 3.2 Policy G1 Quality Standards for Development

This proposal provides for a dwelling which fronts Edderston Road, adjacent to existing development at Craigerne Coach House. The proposal respects the character of the surrounding area, neighbouring uses and neighbouring built form in terms of scale, massing, height and density. The resulting density of development is not inconsistent with the surrounding area as can be seen from the Location Plan submitted with this application.

3.3 The proposal can be satisfactorily accommodated within the site. The Applicant requests that the Council consider the development of 'Sandwood', the house which was granted planning consent to the rear of Tantah Lodge (a listed building), in terms of plot ratios.

3.4 The house will have slate roof and white-painted wet dash harled render to ensure that it is in keeping with the development at Craigerne Coach House. Finishes include timber casement windows and woodgrain effect composite doors. The proposal will fit well with the sense of place at Craigerne and will complete the development at this location.

3.5 The proposal retains the physical features of the stone wall along Edderston Road, together with the mature beech hedge. This will ensure that the development will retain an attractive boundary as viewed from the public road. There is no requirement to form a new access through the wall. Existing trees are retained within the site, as required by the Tree Officer as part of the Craigerne Coach House development, and the new planting required is retained within the site boundary.

3.6 To the rear of the property is a 1.5m high retaining wall which is rounded off by an earth banking on which a new beech hedge will be planted on the west side of the 1.2m close boarded fence.

- 3.7 The level of open space remaining at Craigerne Coach House is appropriate and sufficient for a development which lies within the Peebles settlement boundary at this location. The site has no impact upon the provision of public access from the entrance gate of Craigerne to the Cala Homes development.

**Policy G7 Infill Development**

- 3.8 This remaining area of land is considered to comprise a gap site for the purposes of this policy. In this regard, the proposal does not conflict with the established residential use of the area, nor detract from its character and amenity.
- 3.9 This policy seeks to ensure that overdevelopment does not occur. The Applicant strongly asserts that the development of this site in the manner proposed would not lead to overdevelopment based upon the plot sizes in the vicinity, development which has been permitted behind Tintah Lodge (notwithstanding it is a listed building) and the specific location of the proposal which has road frontage with open agricultural land to the west and woodland to the north.
- 3.10 The scale of the house proposed is in keeping, in terms of footprint, with the houses within the Cala Homes development, although its overall massing is significantly smaller than most. Its relationship with the overall massing of the Coach House development is considered to be appropriate also. The development will not result in loss of daylight, sunlight or privacy to the properties at Craigerne as a result of overshadowing or overlooking.
- 3.11 There are several houses which front Edderston Road in the immediate vicinity, including Tintah Lodge, Tintah Cottage, Craigerne Lodge and its prominent garage. The concept of the proposed house being located to front the road is established in the locality and should not be considered to be unacceptable. Indeed, the proposed house is set back and separated from the road by the wall and hedge, unlike Tintah Lodge.
- 3.12 The site will be served by mains drainage by connecting to the existing drainage system which serves the Craigerne Coach House development. Surface water will drain to a soakaway.

**Policy BE6 Protection of Open space**

- 3.13 This policy seeks to protect open space within settlements including green corridors, natural greenspaces, woodlands and greenspaces within residential areas which is used informally. It is asserted that sufficient open space will remain within the Coach House development. Whilst it is acknowledged that the extent of open space associated with 14/00876/FUL was reduced from the 2013 consent by an altered site boundary to provide for the current application, it is considered that adequate shared open space is available which is appropriate to a development of this scale which lies within the Peebles settlement boundary, in addition to existence of private garden ground.

**Policy NE4 Trees, Woodlands and Hedgerows**

- 3.14 This policy supports the maintenance and management of woodland. As noted previously, existing trees will be retained, as required under 14/00876/FUL and replacement tree planting is to be carried out, as is also required.

**Policy H2 Protection of Residential Amenity**

- 3.15 This development will thus not have adverse impact on the amenity of the residential area surrounding Craigerne in terms of the following points:
- Loss of open space;
  - The scale, form and type of development in terms of its fit with the area;
  - The impact on surrounding properties in terms of overlooking and loss of privacy;
  - The generation of traffic or noise;
  - The level of visual impact (from the public road and from existing houses).
- 3.16 In terms of the Officer's specific comments contained within his email of 28<sup>th</sup> May, 2014 the Applicant wishes to comment as follows:
- a) The Applicant does not consider the proposal to be '*overdevelopment*' of the site in terms of the general density of development and plot size in the vicinity. The Coach House is no longer listed.
  - b) The proposal is not considered to give rise to '*undue congestion*' or a '*cramped impression*' with the consented Coach House extension. The plot has a reasonable area of garden ground and the ground level is lower than that of the Coach House. There is physical containment of the site by levels, retaining wall, fence, wall and beech hedging.

- c) The concern that the impact would be one of *'overall detriment to the character and setting of the listed building'* no longer applies, although the Applicant does propose a house which would be in keeping with, and sympathetic to, the Coach House development as the requirement for good design, notwithstanding the removal of the listed status, is acknowledged.
- d) The assertion that there would be a *'high building to plot ratio inappropriate to the character of the area'* is challenged. On the basis of existing development, including that to the rear of the statutorily listed Tintah Lodge and the Cala Homes development, this proposal is considered to be reasonable in the context of its specific location.
- e) There is a reasonable level of *'buffer space to the roadside wall/ hedge' and to the Coach House and parking area'*. The distance between Edderston Road and the front elevation of the house is 4 metres-substantially more than at Tintah Lodge. The proposal has been designed to respect the Root Protection Areas of the existing and replacement trees.
- f) In terms of the concern that there would be *'visibility requirements for the new access which could have the result of reduction or removal of the hedge/ wall, further exacerbating the impression of overdevelopment'*, it is confirmed that no new access from the public road is proposed.

#### 4.0 OTHER MATERIAL CONSIDERATIONS - RELEVANT PLANNING CONSENTS

- 4.1 The Applicant would like to mention to the Council certain applications which share several relevant points with the proposed development, in light of the current proposal.

##### **Tantah Lodge (07/00668/OUT and 09/01496/AMC)**

- 4.2 In 2007, planning consent was obtained for the development of a house, now called 'Sandwood' in the garden ground to the rear of Tantah Lodge. (Ref: 07/00668/OUT and 09/01496/AMC). The location of the site and its relationship with adjacent houses is shown below. This application was not considered to be overdevelopment.



- 4.3 The Officer's report for this case makes the following comments which the Applicant considers to be of relevance to the current application, notwithstanding that each application is treated on its merits.
- a) 'The proposal does not intrude into the open countryside and it would be consistent with the character of the settlement as well as being consistent with and conforming to the form of the settlement'. **Comment:** This is considered to be equally true in respect of the current proposal.
  - b) 'There would be some impact on the amenity of Tantah Lodge but it is considered that this would be minimal'. **Comment:** Similarly, the impact on Craigerne Coach House would be minimal.
  - c) 'Policy BE6 is not applicable as such applies to *defined* types of open spaces such outdoor sports facilities, amenity open spaces, play areas parks and gardens. It does not apply to private garden areas'. **Comment:** Whilst policy may have altered slightly, there is still considered to be sufficient open space within 14/00876/FUL.
  - d) 'The proposal can be satisfactorily accommodated within the site. The garden areas would be consistent with Tantah Lodge and Tantah Cottage'. **Comment:** The garden ground afforded to the current proposal is greater than that afforded to Tantah Lodge and Cottage. The footprint of the house is 112sqm and the application boundary measures 536sqm. The house thus occupies 21.7% of the plot. The figure for Tantah Lodge appears to be higher at c.30%.
  - e) 'The area surrounding the application site is predominantly residential in character, and the type of development would be consistent with its surroundings'. **Comment:** The same comment applies to the proposed development.
  - f) 'There would be an insignificant increase in traffic and the visual impact would be minimal'. **Comment:** Likewise, there would be insignificant traffic increase. The visual impact from Edderston Road would not be unreasonable, particularly given the presence of other houses in the vicinity with road frontage. The site would be partially screened at low level by the wall and hedge. The relationship of the two developments can be seen within the elevation drawings.

**Craigmount 14/00937/FUL**

4.4 In 2014, planning consent was achieved for development in the garden ground of Craigmount, a large detached Category C Listed villa in Bonnington Road. The plot comprised most of the rear garden. The following points are noted:

- a) The development was not considered to be backland development as there is no strong unbroken pattern of 'only frontage' houses and there are a number of modern houses set to the rear of other houses.
- b) The principle of the application was deemed to be acceptable as it accords with the character of the area and the pattern already established, having a sympathetic relationship with surrounding urban fabric.
- c) The fact that the ridgeline of the new house was below that of the existing house was viewed positively.

**Land to the East of Craigmount, Bonnington Road**

4.5 This site has been subject to a number of subsequent applications, but the principle of development for two houses was established by way of planning consent 09/01570/PPP. Several points from the Officer's report are noted below:

- a) This site lies in a location which comprises an attractive rural transition from town to country (despite the site being within the settlement boundary). **Comment:** This is similar to the proposed plot at Craigerne.
- b) The character of the lane has been irretrievably altered both by the modern Cala Homes development to the east and by other nearby approvals. **Comment:** the same situation applies at Craigerne with the Cala Homes Development.
- c) It would be unsafe to base a reason for refusal on the grounds that the proposed development would change the aspect and character of the road, given previous decisions.
- d) The development would result in twice the density exhibited by existing houses on the west side of Bonnington Road but this is a density that has recently been accepted to the north of this application site and to the south of "Arnsheen". **Comment:** The densities exhibited in surrounding development at Craigerne.

- e) Such overall density on an infill site within the town is still relatively generous and provides an appropriate transition between lower density houses to the west and higher densities to the east. **Comment:** The density of housing at this part of Edderston Road continues to remain lower than further north on the road. The surrounding trees, protected by Tree Protection Order ensures a relatively open feel to this part of the town.





