

REPORT TO: Planning Committee

MEETING DATE: 9 April 2013

BY: Executive Director (Services for Communities)

1

SUBJECT: Pre-Determination Hearing: Planning Application No. 12/00680/PPM – Planning permission in principle for residential development at Ferrygate Farm, Dirleton Road, North Berwick

1 PURPOSE

- 1.1 A Pre-determination Hearing is mandatory where a planning application is made for a major development that is significantly contrary to the development plan and consequently has to be determined by a meeting of the full Council.
- 1.2 As the area of the application site is greater than 2 hectares and the principle of development is for more than 50 houses, the proposed development is, under the provisions of The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, defined as a major development. Furthermore the proposed development is significantly contrary to Policies ENV3 and HOU8 of the approved Edinburgh and the Lothians Structure Plan 2015 and Policy DC1 of the adopted East Lothian Local Plan 2008.
- 1.3 Application 12/00680/PPM is therefore brought before the Planning Committee for a Pre-determination Hearing prior to the consideration of the merits and determination of the application by the Council at their meeting on 23 April 2013.
- 1.4 The purpose of this report is to provide the Committee with a description of the development proposal and with summaries of the development plan policies and other material considerations, consultation responses and public representations applicable to application 12/00680/PPM.

2 RECOMMENDATIONS

- 2.1 That the Committee refers to the content of the report as an informed context for the Pre-determination Hearing.

3 BACKGROUND

3.1 Description of application

The application site consists of 10.3 hectares of land in the East Lothian countryside. It is located immediately to the west of part of North Berwick. The site consists of agricultural land and a length of a single track road, known as Gasworks Lane, which runs through the site from north to south and which bisects the agricultural land in two, an eastern part and a western part. The eastern part is an enclosed field. The western part forms the northeast part of a larger field. That larger field is bounded to its west by a belt of tree planting. All of the agricultural land is gently undulating and slopes gradually upwards at its southern end. The site is irregularly shaped. To the north of it is a length of Dirleton Road (the A198 road), a petrol filling station and garage, a small landscaped area and a number of houses. To the east of it are houses, garden ground and a paddock. To the south of it are Williamstone Farm Cottage and Williamstone Steading. Williamstone Steading and Williamstone Farm Cottage are both listed as being of special architectural or historic interest (Category B and Category C(S) respectively). Further to the south of the site is the Edinburgh to North Berwick rail line. To the west of the site is the remainder of the larger field.

Planning permission in principle is sought for the residential development of the application site and for associated works.

A site layout plan submitted with the application shows how 140 residential units might be accommodated within the application site. It also shows how the residential units could consist of 93 detached houses, 10 semi-detached houses, 25 terraced houses and 12 flats and could be laid out on the site with 31 of the residential units located on the eastern part of the site and the other 109 residential units located on the western part of the site.

Access could be taken from Dirleton Road via a new access to be formed some 20 metres to the west of the petrol filling station and garage on Dirleton Road. Additionally it is shown that a footpath could be formed along the eastern end of the site and could terminate at the southeast end of the application site. The applicant has indicated in their supporting statement that Gasworks Lane would remain connected to Dirleton Road but only pedestrians and cyclists would be able to use it to access the proposed residential development.

The site layout plan indicates that the existing belt of trees to the west of the application site would be enlarged with additional woodland planting. The site layout plan further indicates that a SUDS pond and two areas of open space could be provided within the application site. One of the areas of open space, a park that could be formed in the southeast part of the site, could incorporate natural play elements including landforms, climbing boulders and balancing bridges.

No illustrative drawings have been submitted with the application to indicate the design of any of the residential units.

The application is supported by, amongst other things, a pre-application consultation report, a planning statement, a landscape and visual impact assessment, a noise assessment and a transport assessment.

As a statutory requirement of major development type proposals this proposal was the subject of a Proposal of Application Notice (Ref: 11/00010/PAN) and, through that procedure, community consultation prior to the application for planning permission in principle being made to the Council. As a further statutory requirement a report on that pre-application consultation is submitted with this application.

The report informs that approximately 62 people attended the two pre-application consultation events held in North Berwick and that amendments were made to the pre-application proposals following the consultation events. This included significantly reducing the scale of development in response to public concern.

The planning statement submitted with this application provides background details on the proposals and sets out the key factors that should be taken into account in the determination of the planning application. It declares that there is a very large shortfall in the delivery of new homes to meet Structure Plan requirements and that this proposal would deliver much needed housing, including affordable housing, in the short term.

The landscape and visual impact assessment considers the impact of a residential development of the site on the landscape and visual characteristics of the location and surrounding landscape.

The noise assessment assesses the noise impact of i) road traffic using Dirleton Road, ii) operation of the petrol filling station located on Dirleton Road, and iii) rail traffic using the rail line that is to the south of the site, on future residents of the proposed housing development.

The Transport Assessment examines the current and future transport matters associated with a residential development of the site and evaluates the accessibility of the development by all modes of transport.

Under the provisions of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 the proposed development falls within the category of a Schedule 2 Development, being one that may require the submission of an Environmental Impact Assessment (EIA). Schedule 3 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 sets out the selection criteria for screening whether a Schedule 2 development requires an EIA. On 08 May 2012 the Council issued a formal screening opinion to the applicant. The screening opinion concludes that it is East Lothian Council's view that the proposed

development is not likely to have a significant effect on the environment such that consideration of environmental information is required before any grant of planning permission in principle. It is therefore the opinion of East Lothian Council as Planning Authority that there is no requirement for the proposed housing development to be the subject of an EIA.

3.2 Development Plan Policy and Other Material Policy Considerations

The development plan is the approved Edinburgh and the Lothians Structure Plan 2015 and the adopted East Lothian Local Plan 2008.

Relevant to the determination of the application are Policies ENV3 (Development in the Countryside), HOU8 (Development on Greenfield Land) and HOU10 (The Five Year Housing Land Supply) of the approved Edinburgh and the Lothians Structure Plan 2015 and Policies DC1 (Development in the Countryside and Undeveloped Coast), DP17 (Art Works- Percent for Art), DP18 (Transport Assessments and Travel Plans), DP20 (Pedestrians and Cyclists), INF3 (Infrastructure and Facilities Provision) H4 (Affordable Housing), T1 (Development Location and Accessibility) and T2 (General Transport Impact) of the adopted East Lothian Local Plan 2008.

Also material to the determination of the application is Scottish Planning Policy: February 2010 and the letter from the Scottish Government's Chief Planner to Heads of Planning dated 29 October 2010.

In Paragraph 75 of Scottish Planning Policy it is stated that a supply of effective land for at least 5 years should be maintained at all times to ensure a continuing generous supply of land for house building. Planning authorities should monitor land supply through the annual housing land audit, prepared in conjunction with housing and infrastructure providers. Development plans should identify triggers for the release of future phases of effective sites where a 5 year effective supply is not being maintained.

In Paragraph 84 of Scottish Planning Policy it is stated that the majority of housing land requirements will be met within or adjacent to existing settlements and this approach will help to minimise servicing costs and sustain local schools, shops and services. Authorities should also set out the circumstances in which new housing outwith settlements may be appropriate, particularly in rural areas.

In Paragraph 97 of Scottish Planning Policy it is stated that prime quality agricultural land is a finite national resource on which development should not be permitted unless it is an essential component of the settlement strategy or is necessary to meet an established need, for example for major infrastructure development where no other suitable site is available. When forming the settlement strategy, planning authorities should consider the impact of the various options on prime quality agricultural land and seek to minimise its loss.

The letter from the Chief Planner to Heads of Planning dated 29 October 2010 provides advice on the provision of an effective housing land supply as a result of the changed economic climate. It advises that the concept of 'effective housing land' centres on the question of whether a site can be developed i.e. whether "residential units can be completed and available for occupation". If the circumstances affecting sites means that there is no longer a 5 year supply of effective housing land, the Chief Planner's expectation is that planning authorities will take steps to comply with Scottish Planning Policy: February 2010. The housing land audit can be used to achieve this by identifying sites that are no longer effective and highlighting a need to bring forward new sites. Where a planning authority has a 5 year supply of effective housing land but the impediment to developing that site is the general availability of mortgages or low level of demand from purchasers then there will be little if anything to be gained by releasing additional sites.

3.3 Consultations

The Council's Transportation service raise no objection to the principle of the proposed development.

The Council's Landscape and Countryside Management Manager is satisfied with the indicative proposals for open space and play area provision. She recommends that the residential development should be phased to ensure that the proposed play area is provided at a reasonably early phase of the development.

The Council's Senior Environmental & Consumer Services Manager raises no objection to the principle of the proposed development, although he recommends that some mitigation measures, in the form of acoustic glazing and close boarded fences, may be required to ensure that residents of houses within the northern part of the site are not affected by traffic noise from Dirleton Road.

The Policy and Projects Manager recommends refusal of the application, advising that the principle of the proposed development is contrary to the development plan. He further provides landscape advice in respect of the proposed development.

The Council's Archaeology Officer recommends that a programme of archaeological works (evaluation) should be carried out at the site by professional archaeologists.

The Council's Executive Director (Services for People) raises no objection to the principle of the proposed development, provided that the applicant makes a financial contribution to the Council towards the provision of additional accommodation at Law Primary School and North Berwick High School.

The Council's Housing Strategy & Development Service Manager advises that the requirement for the provision of affordable housing arising from this proposed housing development is determined by the Council's Affordable Housing Policy approved by the Council in January 2006. Accordingly, 25% of the proposed residential units should be affordable housing.

North Berwick Community Council recommends refusal of the application on the grounds that the proposal would encourage the coalescence of Dirleton and North Berwick and that development in the countryside is contrary to East Lothian's planning policies. The Community Council also advise that i) the housing developments at Mains Farm, Gilsland and Newhouse Farm will greatly contribute towards the accepted housing needs and ii) yet another residential development would prove disastrous to the town's infrastructure and would increase such major problems as parking.

Gullane Area Community Council recommends refusal of the application on the grounds that i) it is a departure from the Local Plan and the area is not zoned for development; ii) it is a development in the countryside; iii) the additional residential units would create problems for the school; iv) the extra traffic would aggravate traffic pollution and the parking situation in North Berwick; v) plans are already in hand to build further units to the south of North Berwick; vi) there can be no justification for ignoring all previous decisions made simply because the current view is that there is a perceived lack of land on which to build; and vii) closure of the gap between Dirleton and North Berwick should be resisted in order to maintain the two separate communities.

The Scottish Environment Protection Agency recommend that details of the location and route of the Strathearn Culvert and the field drain is submitted to and approved by the Council and that no built development is located on top of those structures and flood risk is not increased elsewhere.

On the matter of flood risk, the Council's Senior Structures officer raises no objection to the principle of the proposed development, although he advises that the details of the proposed sustainable urban drainage system (SUDS) should be submitted to and approved by the Council as Planning Authority.

Scottish Water have provided comment on the capacity of the North Berwick Waste Water Treatment Works.

3.4 Representations

A total of 26 written representations have been received in respect of this application. Of these 24 make objection to the principle of the proposed development and 1 expresses support for it. The other representor does not state whether they support or object to the proposals.

The main grounds of objection are summarised as follows:

- * Proposal is not supported by the adopted Local Plan as a location for residential development;
- * Additional residents from the proposed housing would put even more strain on the Infrastructure of North Berwick, including local schools;
- * If approved, development would promote ribbon development between North Berwick and Dirleton;
- * The site is prone to flooding;
- * Loss of prime agricultural land;
- * Proposed development would devalue the objector's property;
- * Proposed development would increase traffic on the surrounding road network;
- * Loss of private views;
- * Loss of privacy;
- * Gradual upsizing of the town's peripheries would take the heart out of the community and would destroy the unique atmosphere of the township;
- * There is insufficient capacity at the North Berwick Treatment Works to accommodate the scale of development proposed;
- * Proposal would ruin the aesthetically pleasing approach into North Berwick from the west; and
- * Granting planning permission in principle could undermine delivery of a committed or allocated site such as Mains Farm, which in turn would prevent delivery of necessary education infrastructure in North Berwick.

The written representation expressing support for the principle of the proposed development is made on the grounds that the proposal would make a positive contribution to the housing stock in North Berwick, that it would provide good access to the west and Edinburgh, and that it would contribute to effecting more reasonable house values in North Berwick.

4 POLICY IMPLICATIONS

4.1 None.

5 EQUALITIES IMPACT ASSESSMENT

- 5.1 This report is not applicable to the well being of equalities groups and an Equalities Impact Assessment is not required.

6 RESOURCE IMPLICATIONS

- 6.1 Financial – None.
6.2 Personnel – None.
6.3 Other – None.

7 BACKGROUND PAPERS

- 7.1 None.

AUTHOR'S NAME	Keith Dingwall
DESIGNATION	Principal Planner
CONTACT INFO	kdingwall@eastlothian.gov.uk
DATE	26 March 2013

REPORT TO: Planning Committee

MEETING DATE: 9 April 2013

BY: Executive Director (Services for Communities)

2

SUBJECT: Pre-Determination Hearing: Planning Application No. 12/00199/PPM – Planning permission in principle for residential development and associated open space, landscaping, tree planting, SUDS pond, development access road, junction improvements, enhancement of pedestrian routes and ancillary works at land west of Aberlady Road, Haddington

1 PURPOSE

- 1.1 A Pre-determination Hearing is mandatory where a planning application is made for a major development that is significantly contrary to the development plan and consequently has to be determined by a meeting of the full Council.
- 1.2 As the area of the application site is greater than 2 hectares and the principle of development is for more than 50 houses, the proposed development is, under the provisions of The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, defined as a major development. Furthermore the proposed development is significantly contrary to Policies ENV3 and HOU8 of the approved Edinburgh and the Lothians Structure Plan 2015 and Policy DC1 of the adopted East Lothian Local Plan 2008.
- 1.3 Application 12/00199/PPM is therefore brought before the Planning Committee for a Pre-determination Hearing prior to the consideration of the merits and determination of the application by the Council at their meeting on 23 April 2013.
- 1.4 The purpose of this report is to provide the Committee with a description of the development proposal and with summaries of the development plan policies and other material considerations, consultation responses and public representations applicable to application 12/00199/PPM.

2 RECOMMENDATIONS

- 2.1 That the Committee refers to the content of the report as an informed context for the Pre-determination Hearing.

3 BACKGROUND

3.1 Description of application

The application site consists of 6.4 hectares of land in the East Lothian countryside. It is located immediately to the north of part of Haddington. The site mainly consists of agricultural land. The agricultural land slopes down, from north to south. It also includes a length of the A6137 road (Aberlady Road) that is to the east and northeast of the agricultural land. The site is roughly rectangular in shape. To the north of it is the dual carriageway of the A1 trunk road, beyond which is agricultural land. The adjacent length of the A1 trunk road is at a lower level than the land of the application site. To the east of it is the Peppercraig Quarry Industrial Estate. To the south of it are the residential properties of Haldane Avenue and to the west of it is the Links Veterinary Clinic and a 25 metres wide strip of countryside land, beyond which is the access road which leads from the A199 road to Alderston House, Alderston Coachhouse, Alderston Mains Farm, an office development and some other properties.

Planning permission in principle is sought for the residential development of the application site and for associated works.

A site layout plan submitted with the application shows how 89 residential units might be accommodated within the application site. It also shows how the residential units could consist of 55 detached houses, 10 semi-detached houses, 16 terraced houses and 8 flats and could be laid out on the site with most of the residential units fronting onto an access road that would be formed within the site.

Access could be taken from the A6137 road via a new access to be formed opposite the junction of the A6137 road and the access road serving Peppercraig Quarry Industrial Estate. Additionally it is shown that a footpath could be formed over part of the 25 metres wide strip of countryside land to the west of the site to provide a pedestrian link between the proposed housing site and the access road which leads from the A199 road to Alderston House, Alderston Coachhouse, Alderston Mains Farm, an office development and some other properties.

The site layout plan indicates that a substantial belt of planting could be formed along the northern part of the site and a hedgerow interspersed with trees could be formed along the southern boundary of the site, adjacent to the existing houses of Haldane Avenue. The site layout plan further indicates that two areas of open space, two play areas and a SUDS pond could be provided within the application site.

No illustrative drawings have been submitted with the application to indicate the design of any of the residential units.

An amended site layout plan has been submitted showing:

- (i) revisions to the access and street layout of the proposed housing development;
- (ii) revisions to the indicative positions for some of the residential units;
- (iii) revisions to the indicative landscape proposals and to the layout of the SUDS pond; and
- (iv) the provision of a footpath link between the proposed housing site and the access road which leads from the A199 road to Alderston House, Alderston Coachhouse, Alderston Mains Farm, an office development and some other properties.

The application is supported by, amongst other things, a pre-application consultation report, a planning statement, a landscape and visual impact assessment, a noise assessment and a transport assessment.

As a statutory requirement of major development type proposals this proposal was the subject of a Proposal of Application Notice (Ref: 11/00009/PAN) and, through that procedure, community consultation prior to the application for planning permission in principle being made to the Council. As a further statutory requirement a report on that pre-application consultation is submitted with this application.

The report informs that over 90 people attended the two pre-application consultation events held in Haddington and the views expressed by those attendees have helped influence the layout of the housing development now proposed.

The planning statement submitted with this application addresses the circumstance of the proposed development relative to the development plan and other material considerations. It declares that Policy HOU10 of the approved Edinburgh and the Lothians Structure Plan 2015 is the key determining policy in the consideration of this application and now provides the planning policy context to allow this site to be considered for development at this time, and in advance of any development plan review.

The landscape and visual impact assessment considers the landscape character of the site and assesses the visual impact of a residential development of the site.

The noise assessment assesses the noise impact of road traffic using the A1 trunk road on future residents of the proposed housing development.

The Transport Assessment evaluates the traffic impact generated by the new development, and examines the accessibility of the development by all modes of transport.

Under the provisions of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 the proposed development falls within the category of a Schedule 2 Development, being one that may require the submission of an Environmental Impact Assessment (EIA). Schedule 3 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 sets out the selection criteria for screening whether a Schedule 2 development requires an EIA. On 28 February 2012 the Council issued a formal screening opinion to the applicant. The screening opinion concludes that it is East Lothian Council's view that the proposed development is not likely to have a significant effect on the environment such that consideration of environmental information is required before any grant of planning permission in principle. It is therefore the opinion of East Lothian Council as Planning Authority that there is no requirement for the proposed housing development to be the subject of an EIA.

3.2 Development Plan Policy and Other Material Policy Considerations

The development plan is the approved Edinburgh and the Lothians Structure Plan 2015 and the adopted East Lothian Local Plan 2008.

Relevant to the determination of the application are Policies ENV3 (Development in the Countryside), HOU8 (Development on Greenfield Land) and HOU10 (The Five Year Housing Land Supply) of the approved Edinburgh and the Lothians Structure Plan 2015 and Policies DC1 (Development in the Countryside and Undeveloped Coast), DP17 (Art Works- Percent for Art), DP18 (Transport Assessments and Travel Plans), DP20 (Pedestrians and Cyclists), INF3 (Infrastructure and Facilities Provision) H4 (Affordable Housing), T1 (Development Location and Accessibility) and T2 (General Transport Impact) of the adopted East Lothian Local Plan 2008.

Also material to the determination of the application is Scottish Planning Policy: February 2010 and the letter from the Scottish Government's Chief Planner to Heads of Planning dated 29 October 2010.

In Paragraph 75 of Scottish Planning Policy it is stated that a supply of effective land for at least 5 years should be maintained at all times to ensure a continuing generous supply of land for house building. Planning authorities should monitor land supply through the annual housing land audit, prepared in conjunction with housing and infrastructure providers. Development plans should identify triggers for the release of future phases of effective sites where a 5 year effective supply is not being maintained.

In Paragraph 84 of Scottish Planning Policy it is stated that the majority of housing land requirements will be met within or adjacent to existing settlements and this approach will help to minimise servicing costs and sustain local schools, shops and services. Authorities should also set out the circumstances in which new housing outwith settlements may be appropriate, particularly in rural areas.

In Paragraph 97 of Scottish Planning Policy it is stated that prime quality agricultural land is a finite national resource on which development should not be permitted unless it is an essential component of the settlement strategy or is necessary to meet an established need, for example for major infrastructure development where no other suitable site is available. When forming the settlement strategy, planning authorities should consider the impact of the various options on prime quality agricultural land and seek to minimise its loss.

The letter from the Chief Planner to Heads of Planning dated 29 October 2010 provides advice on the provision of an effective housing land supply as a result of the changed economic climate. It advises that the concept of 'effective housing land' centres on the question of whether a site can be developed i.e. whether "residential units can be completed and available for occupation". If the circumstances affecting sites means that there is no longer a 5 year supply of effective housing land, the Chief Planner's expectation is that planning authorities will take steps to comply with Scottish Planning Policy: February 2010. The housing land audit can be used to achieve this by identifying sites that are no longer effective and highlighting a need to bring forward new sites. Where a planning authority has a 5 year supply of effective housing land but the impediment to developing that site is the general availability of mortgages or low level of demand from purchasers then there will be little if anything to be gained by releasing additional sites.

3.3 Consultations

The Council's Transportation service raises no objection to the principle of the proposed development.

The Council's Landscape and Countryside Management Manager is satisfied with the indicative proposals for open space, play area and landscaping provision. She recommends that consideration should be given to providing a footway between the proposed site access and the A1 flyover on the A6137 road.

The Council's Senior Environmental & Consumer Services Manager raises no objection to the principle of the proposed development, although he recommends that an acoustic barrier, comprising earth bund and close boarded fence, be formed along the northern end of the application site.

The Policy and Projects Manager recommends refusal of the application, advising that the principle of the proposed development is contrary to the development plan. He further provides landscape advice in respect of the proposed development.

The Council's Archaeology Officer recommends that a programme of archaeological works (archive assessment and evaluation) should be carried out at the site by professional archaeologists.

The Council's Executive Director (Services for People) raises no objection to the principle of the proposed development, provided that the applicant makes a financial contribution to the Council of £310,610 (£3,490 per residential unit) towards the provision of additional accommodation at Knox Academy.

Transport Scotland raise no objection to the principle of the proposed development, although they recommend that adequate screening should be provided between the housing and the A1 trunk road, that there be no drainage connections to the trunk road drainage system, and that details of any external lighting within the site should be submitted for the approval of the Planning Authority following consultation with Transport Scotland.

The Council's Housing Strategy & Development Service Manager advises that the requirement for the provision of affordable housing arising from this proposed housing development is determined by the Council's Affordable Housing Policy approved by the Council in January 2006. Accordingly, 25% of the proposed residential units should be affordable housing.

Haddington Area Community Council recommends refusal of the application on the grounds that the site is in a rural setting and not allocated for housing and that the development at Letham is still active. The Community Council also advise that i) controls must be put in place to ensure that the trees proposed for the northern part of the site are indeed planted and ii) pedestrian access should be catered for, including the widening of pavements and the provision of a pedestrian crossing on the A199 road.

The Scottish Environment Protection Agency recommend that a SUDS scheme should be submitted to and approved by the Planning Authority prior to the commencement of any development of the application site.

Scottish Water raise no objection to the principle of the proposed development.

3.4 Representations

9 written representations have been received in respect of this application, all of which raise objection to the principle of the proposed development.

The main grounds of objection are summarised as follows:

- * Proposed vehicular access from the A6137 road (Aberlady Road) would be extremely dangerous;
- * Additional residents from the proposed housing would put even more strain on the infrastructure of Haddington, including local schools;
- * There is no need for additional housing;
- * Proposed development would devalue the objector's property;
- * Proposed development would increase traffic on the surrounding road network;
- * Loss of private views;
- * Loss of privacy and amenity;
- * Proposed development would result in the removal of the existing buffer between the housing of Haldane Avenue and the A1 trunk road;
- * Concerns over flood risk; and
- * The northern part of the site is unsuitable for housing because of noise and noxious fumes from heavy traffic on the A1 trunk road.

4 POLICY IMPLICATIONS

4.1 None.

5 EQUALITIES IMPACT ASSESSMENT

5.1 This report is not applicable to the well being of equalities groups and an Equalities Impact Assessment is not required.

6 RESOURCE IMPLICATIONS

6.1 Financial – None.

6.2 Personnel – None.

6.3 Other – None.

7 BACKGROUND PAPERS

7.1 None.

AUTHOR'S NAME	Keith Dingwall
DESIGNATION	Principal Planner
CONTACT INFO	kdingwall@eastlothian.gov.uk
DATE	13 March 2013

REPORT TO: Planning Committee
MEETING DATE: Tuesday 9 April 2013
BY: Executive Director (Services for Communities)
SUBJECT: Application for Planning Permission for Consideration

3a

Note: this application was called off the Scheme of Delegation List by Councillor Goodfellow for the following reasons - This development is in a sensitive location in North Berwick Conservation Area and the building and surrounding wall are listed. There have been 7 objections to this development and it therefore deserves a public hearing.

Application No. **12/00905/P**

Proposal Alterations and extension to house, erection of carport with store and associated works

Location **Engine Cottage
Abbotsford Road
North Berwick
East Lothian
EH39 5DA**

Applicant Mr Alan Brown

Per Zone Architects

Ward 5

RECOMMENDATION Consent Granted

PLANNING ASSESSMENT

The property to which this application relates is a 2 storey and attic rectangular plan shaped and gabled detached house set within a wooded area (Carlekemp Plantation) that in part is the garden ground of the house. The house and its garden ground are within a predominantly residential area as defined by Policy ENV1 of the adopted East Lothian Local Plan 2008. They are also within North Berwick Conservation Area. The house is listed as being of special architectural or historic interest (Category B).

Nearby is the Category A listed building of Carlekemp and its boundary walls. Part of those listed boundary walls enclose the south and a short length of the west boundaries of the garden ground of Engine Cottage.

Planning permission is sought for the extension of Engine Cottage comprising: (i) a south wing that in part would be two storey with a pitched roof, part single storey with a flat roof in

the form of a garden terrace and otherwise with a flat roofed, mostly glazed north side component; and (ii) a two storey, rectangular shaped, pitched roofed, north wing. The proposed south wing would attach to the full length of the south gabled elevation of Engine Cottage and would project beyond the building lines of both the front (west) and rear (east) elevations of Engine Cottage. The proposed north wing would not itself attach to Engine Cottage. In its position it would, at its nearest, be some 5.7 metres away from the northeast corner of Engine Cottage. The proposed south and north wings would be linked by a long single storey, flat roofed structure that would have a full length glazed west elevation positioned some 4.5 metres behind the rear (east) elevation of Engine Cottage. Through a proposed raising of ground levels this link structure would be incorporated into the sloping garden ground to the east of Engine Cottage and consequently would not have an exposed east elevation. The flat roof of it would be mostly turfed and otherwise would have on it a row of glazed rooflights and a strip of paving. The link structure would contain a swimming pool.

In addition planning permission is sought for: (i) the replacement of the 2 roof windows on the principal (west) elevation roof slope of Engine Cottage with 2 conservation style roof windows; and (ii) the hardsurfacing of parts of the garden ground of the house, and (iii) the erection of a car port with store in the garden of Engine Cottage, some 20.4 metres to the northeast of the northeast corner of Engine Cottage.

Through separate application 12/00905/LBC listed building consent is sought for the proposed extension and roof windows. In addition listed building consent is sought for the lowering of the highest part of the stepped stone wall that partly encloses the west boundary of the property. A report on application 12/0905/LBC is at this time on the Committee Expedited List.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan is the approved Edinburgh and the Lothians Structure Plan 2015 and the adopted East Lothian Local Plan 2008.

Policies ENV1C (International and National Historic or Built Environment Designations), ENV1D (Regional and Local Natural and Built Environment Interests) and ENV1G (Design of New Development) of the approved Edinburgh and the Lothians Structure Plan 2015 and Policies ENV3 (Listed Buildings), ENV4 (Development within Conservation Areas), ENV7 (Scheduled Monuments and Archaeological Sites), DP2 (Design), DP6 (Extensions and Alterations to Existing Buildings) DP14 (Trees On Or Adjacent To Development Sites), and T2 (General Transport Impact) of the adopted East Lothian Local Plan 2008 are relevant to the determination of the application.

Material to the determination of the application are Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Scottish Planning Policy: February 2010.

Scottish Planning Policy echoes the statutory requirements of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that in considering whether to grant planning permission for development which affects a listed building or its setting a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Scottish Planning Policy echoes the statutory requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that a planning authority

must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development affecting a conservation area. It is stated in Scottish Planning Policy that proposed development that would have a neutral affect upon the character or appearance of a conservation area (i.e. does no harm) should be treated as one which preserves that character or appearance. The design, materials, scale and siting of new development within a conservations area should be appropriate to the character of the conservation area.

There are 7 objections to the application. The objections are made on the grounds that:

(i) the proposed development would be in a sensitive location in North Berwick Conservation Area and the building is a listed building. The proposed development would not be sensitive to its location and would be totally out of proportion with the existing building;

(ii) the mass and height of the proposed extension would more than treble the footprint of the cottage and thus completely alter the character of the cottage and its immediate environs. It will dwarf and detract from the existing listed building of Engine Cottage;

(iii) the materials, different styles and glazed gable walls of the extension will not be in keeping with the listed building and will not preserve or enhance the historic character of the existing building;

(iv) the proposed development will harm the setting of the listed buildings of Engine Cottage, the former Carlkemp Priory and its listed boundary wall;

(v) the lowering of the A listed west boundary wall will detract from the appearance of Engine Cottage;

(vi) the appearance of the proposed development will look odd with what is already there and be an eyesore;

(viii) the erection of separate buildings should not be permitted;

(ix) the proposed development may involve damage or destruction of trees;

(v) the proposed development will set a precedent for future additional buildings in the Carlkemp area;

(vii) the proposed extension could be struck by a golf ball hit from the 5th tee;

(ix) access to Engine Cottage is via a small entrance from Abbotsford Road which is not suitable for large lorries making deliveries to the site. The golf course will not allow the owner of the house to access the site via the golf course maintenance road;

(x) There would be considerable disruption to the golf Course as a result of access that would be required and the extensive use of glass would cause reflective problems to players;

(xi) In the past other owners of the building have been refused planning permission for developments previously;

(xii) Potential environmental damage;

North Berwick Community Council as a consultee on the application state:

- (i) Engine Cottage is a listed building;
- (ii) the proposed extension is entirely inappropriate both for the historic and architectural structure of the original building and to the character of the Conservation Area;
- (iii) the setting of a listed building must be safeguarded;
- (iv) previous applications for the erection of buildings in the curtilage of Carlekemp Priory were refused planning permission and this is an even more obtrusive application;

The health and safety matter of the proposed extension being hit by golf balls and whether or not the glazing of the extension and would cause reflective problems for golfers are not material planning considerations in the determination of this planning application.

There is nothing in the application drawings that indicates that it is the applicant's intention to use the golf course to access the site during the construction period of the extension. Any such access agreement would be between the applicant and the Golf Course and is not a material consideration in the determination of this application for planning permission.

The lowering of the highest part of the stepped stone wall that encloses the southern end of the west boundary of the property of Engine Cottage does not require planning permission and does not form part of this planning application. Therefore the objection to the lowering of the wall is not a material planning consideration in the determination of this planning application. The lowering of the wall does however require listed building consent and does form part of listed building consent application 12/00905/LBC. The report on application 12/00905/LBC concludes that the lowering of the highest part of the wall in the manner proposed would not harm the special architectural or historic interest of the listed building.

Objectors allude to previous decisions of refusal to grant planning permission for development. The particular cases concern previous applications 98/00667/FUL, 04/00017/OUT and 05/01133/OUT. Application 98/00667/FUL sought planning permission for the erection of a building to contain nine flats on the south-eastern part of the Carlekemp Plantation, some 30 metres to the northeast of the nearest part of the property of Engine Cottage. Consequently the circumstance of that decision has no relevance to a development proposal for an extension to Engine Cottage. Applications 04/00017/OUT and 05/01133/OUT both sought outline planning permission for the erection of a house on the eastern part of the garden ground of Engine Cottage. Again such proposed development is not the same as a development proposal for an extension to Engine Cottage and the circumstance of those two decisions also has no relevance to a development proposal for an extension to Engine Cottage.

What is now proposed in this planning application is householder development in the form of an, albeit large extension to the existing house of Engine Cottage and for associated development and thus is quite different from what was previously proposed in applications 98/00667/FUL, 04/00017/OUT and 05/01133/OUT. Unlike before, the consideration in the determination of this application is whether or not the proposed extension and associated development is appropriate to its place.

The wooded area of garden ground of Engine Cottage slopes moderately steeply downhill from east to west, and to a lesser extent from south to north. It becomes more level towards the western boundary of the property, which boundary abuts the neighbouring golf

course. The house sits in a clearing in the trees on this more level ground and as such is visible in public views from places to the west. The house has a simple rectangular shaped footprint with the ridge of its roof running from north to south. The principal elevation of the house is its west elevation which faces out over the neighbouring golf course. The ground floor of the house is constructed of Rattlebag stone in a squared rubble form. The first floor of the house is of a timber framed Tudor style architectural form. The ground level adjacent to the south side of the house is some 1.5-2m higher than the ground floor level of the house and continues to rise upwards towards the south boundary of the property to a height of some 3m. The south gable elevation of the house has been built into this higher ground and consequently the ground floor component of that south elevation is almost completely obscured by it.

Although the south wing of the proposed extension would in total be some 19.5m in length it would be built into the higher ground levels to the south side of Engine Cottage and the flat top of the single storey component of it would be no higher than the length of stone wall that is to remain on the southern part of the west boundary of the property and which would give concealment to it. Due to the proposed positioning of the south wing only the first floor part and pitched roof of it would be seen in relation to Engine Cottage. Moreover it would be seen in an almost detached form in a position set back from and to the south of Engine Cottage. Consequently and because the west elevation of the two storey part of it would be mostly glazed, the south wing of the proposed extension, notwithstanding its overall size, would not obscure the existing built form of Engine Cottage and would not dominate or draw focus from Engine Cottage. Contributing to this is that the proposed south wing would be mostly glazed

Although it would be large in size and two storeys in height the north wing of the proposed extension, in its set back detachment from Engine Cottage and because the west elevation of it would be mostly glazed would also not obscure the existing built form of Engine Cottage and would not dominate or draw focus from Engine Cottage. Nonetheless it would appear sufficiently integrated with Engine Cottage to meaningfully read as an adjunct to it.

As it would be mostly behind Engine Cottage, set into the rising ground to the east and with only a part of its glazed west elevation visible in public views from the west the flat roofed link structure to be formed between the south and north wings of the proposed extension would not be prominent or dominant in its relationship with Engine Cottage. Neither would it draw focus from Engine Cottage.

These three components of the proposed extension would not, either by their individual or cumulative size, scale, massing or positioning be a harmful overdevelopment of Engine Cottage. They would sit comfortably in the wooded setting of Engine Cottage and they and their relationship with Engine Cottage would be visually contained by the trees that are to be retained. By their contrasting architectural form to that of Engine Cottage they would have a harmonising relationship with the listed building such that they would not compromise its special architectural or historic interest.

Although the proposed extension would substantially increase the footprint of Engine Cottage for all of these reasons it would not be harmful to the character and appearance of the listed building or of the Conservation Area.

Due to its distance away from the building of Carlekemp and with the amount of intervening woodland the proposed extension would not harm the setting of the Category A listed building of Carlekemp.

The front (west) elevation roof slope of Engine Cottage has two roof windows on it. It is proposed to remove these two roof windows and replace them with two conservation type

roof windows. Contrary to what The Architectural Heritage Society of Scotland asserts there is no intention to increase the size of the roof windows. The proposed conservation roof windows owing to their low profile and traditional form would be in keeping with the special architectural or historic interest of the listed building and the character and appearance of the Conservation Area.

On all of the foregoing considerations the proposed extension and roof windows are consistent with Policies ENV1C, ENV1D and ENV1G of the approved Edinburgh and the Lothians Structure Plan 2015, Policies ENV3, ENV4 and DP6 of the adopted East Lothian Local Plan and with Scottish Planning Policy: February 2010.

There are no nearby neighbouring residential properties that would be close enough to Engine Cottage to be affected by overlooking or overshadowing from the proposed extension. Thus on the considerations of privacy and amenity it is consistent with Policy DP6 of the adopted East Lothian Local Plan 2008.

The proposed car port with store would be erected on the lower, western part of the wooded garden of Engine Cottage, in a position some 20.4 metres to the northeast of the northeast corner of Engine Cottage and some 8m to the north side of the proposed north wing of the proposed extension. The building line of its west (side) elevation would be positioned some 2.5m back eastwards from the building line of the west elevation of the north wing of the proposed extension and some 7.5m back from the building line of the principal west elevation of Engine Cottage. It would be some 7m in width, some 7m in length and some 5.3m in height. It would have a mainly pitched roof that would be clad in slate. The store component of it which would have a lower, mono-pitched roofed would be attached to the north side of the car port. The north, east and west elevations of the building would be constructed of timber. Its south elevations would be open sided.

Owing to its lightweight timber form, of its size and scale and of its detached positioning the proposed carport with store would not impose itself on or draw focus from Engine Cottage either as existing or as to be extended. It would not be an overdevelopment of the large garden of the house. As it would be discreetly positioned on the lower, western part of the garden, positioned amongst a number of mature trees, and provided its walls are painted or stained an acceptable colour the proposed carport and store would not be an overly prominent or obtrusive addition to the garden of the Engine Cottage. It would not harm the setting of Engine Cottage or be harmful to the character and appearance of the Conservation Area.

The proposed car port would be accessed via an existing private drive within the grounds of Engine Cottage. It is proposed to lay a gravelled surface on the grass surface of the existing track and also over an area of grass at the bottom of the track to the north side of the proposed north wing. By virtue of it being laid on the existing track and between the proposed car port and proposed north wing extension, and provided the gravel is of an acceptable colour it would not harm the setting of the listed building of Engine Cottage or the character and appearance of the Conservation Area.

It is also proposed to form new paved hardsurfaced areas to the north and west sides of Engine Cottage to replace some existing paving with new stone paving. Provided the new stone paving is of an acceptable colour the proposed hardsurfacing of those areas in the manner proposed would not by virtue of its positioning and extent harm the setting of the listed building of Engine Cottage or the character and appearance of the Conservation Area.

On those considerations the proposed car port with store and hardsurfacing is consistent with Policies ENV1C and ENV1D of the approved Edinburgh and the Lothians Structure

Plan 2015, Policies ENV3, ENV4 and DP2 the adopted East Lothian Local Plan 2008 and Scottish Planning Policy: February 2010.

In a representation to the application that is not an objection the design of the proposed extension is commended. However it is suggested that regard be given to the matter of road safety during the construction period of the development. In particular it is asked that consideration be given to allowing the formation of a temporary access in part of the existing boundary wall enclosing the south side of the property of Engine Cottage to allow construction traffic to park in the grounds of Engine Cottage rather than along the road.

The formation of a temporary access in the roadside boundary wall would require planning permission and the alterations to the wall to form any such access would require listed building consent. No such access has been proposed through this planning application and therefore such matter is not a material planning consideration in the determination of this planning application.

The Head of Transportation raises no objection to the proposed development which is consistent with Policy T2.

The Council's Environmental Protection service raises no objection to the application.

An Arboricultural consultant's tree survey report has been submitted with the application. The findings of it are that only one existing tree - a sycamore tree - which is in a position adjacent to where the proposed carport would be positioned would consequentially have to be removed. A further nine trees have been identified for removal on arboricultural grounds. The remaining trees on the site would be retained and protected during the duration of the carrying out of construction works on the site. The Arboricultural Report also states that all development would be carried out in accordance with the recommendations of British Standard 5837: 2005 'Trees in relation to construction' and all tree work would be carried out in accordance with BS3998:2010 'Recommendations for Tree Work'.

The Council's Policy and Projects Section accepts the findings of the Arboricultural Report and confirms that the loss of the ten trees is acceptable and will not harm the landscape character and appearance of the area. Therefore and provided all works to the trees are carried out in accordance with the Arboricultural Report, which can be made a condition of a grant of planning permission, the proposed extension, car port with store and hardsurfaced areas are consistent with Policy DP14 of the adopted East Lothian Local Plan 2008.

The Council's Archaeology Officer advises that Engine Cottage is within any area of considerable archaeological importance. Because of this the Archaeology Officer recommends that a programme of archaeological works (Archive Assessment and Monitored Strip) be carried out prior to the commencement of development. This can be secured through a condition attached to the grant of planning permission for the proposed development. This approach is consistent with Scottish Planning Policy: February 2010, Planning Advice Note 2/2011: Planning and Archaeology and with Policy ENV7 of the adopted East Lothian Local Plan 2008.

CONDITIONS:

- 1 No development shall be carried out unless and until samples of materials to be used on the extension hereby approved have been submitted to and approved by the Planning Authority. The materials used shall accord with the samples so approved.

Reason:

To safeguard the special architectural or historic interest of the listed building and the character and appearance of the Conservation Area.

- 2 The roof windows hereby approved shall be installed in a manner that ensures their upper surfaces are as near flush as possible with the upper surfaces of the roof slopes into which they will be installed and with minimum flashing.

Reason:

To reduce the visual impact of the roof windows in the interest of safeguarding the special architectural or historic interest of the listed building and the character and appearance of the Conservation Area.

- 3 Samples of the materials to be used to form the hardsurfaces hereby approved shall be submitted to and approved by the Planning Authority prior to their use in the development. The materials used shall accord with the samples so approved.

Reason:

To safeguard the setting of the listed building and the character and appearance of the Conservation Area.

- 4 Within 1 month of the carport with store having been erected its walls shall be painted or stained a colour to be submitted to and approved by the Planning Authority.

Reason:

To safeguard the setting of the listed building and the character and appearance of the Conservation Area.

- 5 Only the trees detailed to be removed in the "Tree Survey, Management Proposals & Arboricultural Impact Assessment": January 2013 docketed to this planning permission shall be felled and removed from site. None of the other trees shall be felled and the works to them shall be carried out in accordance with the details in that docketed report, unless otherwise approved by the Planning Authority.

Reason:

To ensure the retention and maintenance of trees and vegetation in the interests of safeguarding the landscape setting of the listed building and the character and appearance of the Conservation Area.

- 6 No development shall take place on the site until all existing trees to be retained on the site have been protected by temporary protective fencing and by the laying of the cellular web with gravel surfacing all in accordance with the "Tree Survey, Management Proposals & Arboricultural Impact Assessment": January 2013 docketed to this planning permission. The protective fencing and cellular web with gravel surfacing shall remain in place until construction works are completed.

Reason:

To ensure the retention and maintenance of trees and vegetation in the interests of safeguarding the landscape setting of the listed building and the character and appearance of the Conservation Area.

- 7 New trees of the number, type and positioning as detailed in "Tree Survey, Management Proposals & Arboricultural Impact Assessment": January 2013 docketed to this planning permission shall be planted in the first planting season following the commencement of development or within such longer period as may be agreed, in writing, with the Planning Authority. Any trees dying within the first 5 years following planting shall be replaced and thereafter maintained to the satisfaction of the Planning Authority

Reason:

In the interests of safeguarding the landscape character of the area, the setting of the listed building and the character and appearance of the Conservation Area.

- 8 No development shall take place until the applicant has, through the employ of an archaeologist or archaeological organisation, secured the implementation of a programme of archaeological work (Archive Assessment and Monitored Strip) on the site of the proposed development in accordance with a written scheme of investigation which the applicant will submit to and have approved in advance by the Planning Authority.

Reason:

To facilitate an acceptable archaeological investigation of the site.

Please note that the remainder of pages relating to this item have been removed as they contain personal information (for example - names and addresses of people that have made representation)

REPORT TO: Planning Committee
MEETING DATE: Tuesday 9 April 2013
BY: Executive Director (Services for Communities)
SUBJECT: Application for Planning Permission for Consideration

3b

Application No. **12/00905/LBC**

Proposal Alterations and extension to building, formation of hardstanding area, steps and part demolition of wall

Location **Engine Cottage
Abbotsford Road
North Berwick
East Lothian
EH39 5DA**

Applicant Mr Alan Brown

Per Zone Architects

Ward 5

RECOMMENDATION Consent Granted

PLANNING ASSESSMENT

This application relates to Engine Cottage, a building listed as being of special architectural or historic interest (Category B) and the boundary walls that enclose the south and a short length of the west boundaries of the garden ground of Engine Cottage that are Category A listed with the nearby listed building of Carlekemp.

Listed building consent is sought for the extension of Engine Cottage comprising: (i) a south wing that in part would be two storey with a pitched roof, part single storey with a flat roof in the form of a garden terrace and otherwise with a flat roofed, mostly glazed north side component; and (ii) a two storey, rectangular shaped, pitched roofed, north wing. The proposed south wing would attach to the full length of the south gabled elevation of Engine Cottage and would project beyond the building lines of both the front (west) and rear (east) elevations of Engine Cottage. The proposed north wing would not itself attach to Engine Cottage. In its position it would, at its nearest, be some 5.7 metres away from the northeast corner of Engine Cottage. The proposed south and north wings would be linked by a long single storey, flat roofed structure that would have a full length glazed west elevation positioned some 4.5 metres behind the rear (east) elevation of Engine Cottage. Through a proposed raising of ground levels this link structure would be incorporated into the sloping

garden ground to the east of Engine Cottage and consequently would not have an exposed east elevation. The flat roof of it would be mostly turfed and otherwise would have on it a row of glazed rooflights and a strip of paving. The link structure would contain a swimming pool.

In addition listed building consent is sought for: (i) the replacement of the 2 roof windows on the principal (west) elevation roof slope of Engine Cottage with 2 conservation style roof windows; and (ii) the lowering of the highest part of the stepped stone wall that partly encloses the west boundary of the property.

Through separate application 12/00905/P planning permission is sought for the proposed extension and replacement roof windows. In addition planning permission is sought for the hardsurfacing of parts of the garden of Engine Cottage and for the erection of a car port in part of the garden ground of the Engine Cottage. A report on application 12/00905/P is at this time on the Scheme of Delegation List.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that this application for listed building consent be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan is the approved Edinburgh and the Lothians Structure Plan 2015 and the adopted East Lothian Local Plan 2008.

Policy ENV1C (International and National Historic or Built Environment Designations) of the approved Edinburgh and the Lothians Structure Plan 2015 and Policy ENV3 (Listed Buildings) of the adopted East Lothian Local Plan 2008 are relevant to the determination of this application.

Material to the determination of the application is Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development affecting a listed building given in the Scottish Historic Environment Policy: December 2011 and Scottish Planning Policy: February 2010.

The Scottish Historic Environment Policy and Scottish Planning Policy echo the statutory requirements of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that in considering whether to grant listed building consent for any works to a listed building the planning authority shall have special regard to the desirability of preserving the building or any features of special architectural or historic interest which it possesses.

There is 1 objection to the application. It is from The Architectural Heritage Society of Scotland: The grounds of objection are:

(i) the proposed development is in a sensitive location in North Berwick Conservation Area and the building is a listed building. The proposed development would not be sensitive to its location and would be totally out of proportion with the existing building;

(ii) the replacement of the existing roof windows with conservation style roof windows will increase their area and add to the damage done to the appearance the listed building;

(iii) the mass and height of the proposed extensions would more than treble the footprint of the cottage and thus completely alter the character of the cottage and its immediate environs. They will dwarf and detract from the existing listed building of Engine Cottage;

(iv) the materials, different styles and glazed gable walls of the extensions would not be in keeping with the listed building and would not preserve or enhance the historic character of the existing building;

(v) the proposal will harm the setting of the listed buildings of Engine Cottage, the former Carlkemp Priory and its listed boundary wall;

(vi) the lowering of the A listed wall on the western elevation will detract from the appearance of Engine Cottage;

With respect to this application North Berwick Community Council state that Engine Cottage is a listed building and the proposed extension is entirely inappropriate for the historic and architectural structure of the original building.

It is proposed to remove the 4m length of top tier of the stepped stone wall that encloses the southern end of the west boundary of the property of Engine Cottage. In removing that top tier, that component of the wall would be reduced in height by some 0.5 of a metre and the existing coping would be reinstated level with the coping on the next tier of the stepped wall. The wall would otherwise remain unaltered.

As the wall is some 8m in length and some 2.7m in height and as the coping of the wall is to be reinstated on the lowered length of wall, the removal of the top tier of the stepped stone wall would not be so significant that it would be seen to be harmful to the character and appearance of the wall. Thus the lowering of the wall in the manner proposed would not harm the special architectural or historic interest of the wall.

The wooded area of garden ground of Engine Cottage slopes moderately steeply downhill from east to west, and to a lesser extent from south to north. It becomes more level towards the western boundary of the property, which boundary abuts the neighbouring golf course. The house sits in a clearing in the trees on this more level ground and as such is visible in public views from places to the west. The house has a simple rectangular shaped footprint with the ridge of its roof running from north to south. The principal elevation of the house is its west elevation which faces out over the neighbouring golf course. The ground floor of the house is constructed of Rattlebag stone in a squared rubble form. The first floor of the house is of a timber framed Tudor style architectural form. The ground level adjacent to the south side of the house is some 1.5-2m higher than the ground floor level of the house and continues to rise upwards towards the south boundary of the property to a height of some 3m. The south gable elevation of the house has been built into this higher ground and consequently the ground floor component of that south elevation is almost completely obscured by it.

Although the south wing of the proposed extension would in total be some 19.5m in length it would be built into the higher ground levels to the south side of Engine Cottage and the flat top of the single storey component of it would be no higher than the length of stone wall that is to remain on the southern part of the west boundary of the property and which would give concealment to it. Due to the proposed positioning of the south wing only the first floor part and pitched roof of it would be seen in relation to Engine Cottage. Moreover it would be seen in an almost detached form in a position set back from and to the south of Engine Cottage. Consequently and because the west elevation of the two storey part of it would be mostly glazed, the south wing of the proposed extension, notwithstanding its overall size, would not obscure the existing built form of Engine Cottage and would not dominate or draw focus from Engine Cottage. Contributing to this is that the proposed south wing would be mostly glazed.

Although it would be large in size and two storeys in height the north wing of the proposed extension, in its set back detachment from Engine Cottage and because the west elevation of it would be mostly glazed would also not obscure the existing built form of Engine Cottage and would not dominate or draw focus from Engine Cottage. Nonetheless it would appear sufficiently integrated with Engine Cottage to meaningfully read as an adjunct to it.

As it would be mostly behind Engine Cottage, set into the rising ground to the east and with only a part of its glazed west elevation visible in public views from the west the flat roofed link structure to be formed between the south and north wings of the proposed extension would not be prominent or dominant in its relationship with Engine Cottage. Neither would it draw focus from Engine Cottage.

These three components of the proposed extension would not, either by their individual or cumulative size, scale, massing or positioning be a harmful overdevelopment of Engine Cottage. They would sit comfortably in the wooded setting of Engine Cottage and they and their relationship with Engine Cottage would be visually contained by the trees that are to be retained. By their contrasting architectural form to that of Engine Cottage they would have a harmonising relationship with the listed building such that they would not compromise its special architectural or historic interest.

Although the proposed extension would substantially increase the footprint of Engine Cottage for all of these reasons it would not be harmful to the character and appearance of the listed building.

The front (west) elevation roof slope of Engine Cottage has two roof windows on it. It is proposed to remove these two roof windows and replace them with two conservation type roof windows. Contrary to what The Architectural Heritage Society of Scotland asserts there is no intention to increase the size of the roof windows. The proposed conservation roof windows owing to their low profile and traditional form would be in keeping with the special architectural or historic interest of the listed building.

Historic Scotland raises no objections to the proposed extension, replacement roof windows and lowering of the length of boundary wall.

They are all consistent with Policy ENV1C, of the approved Edinburgh and the Lothians Structure Plan 2015, Policy ENV3 of the adopted East Lothian Local Plan, The Scottish Historic Environment Policy: December 2011 and with Scottish Planning Policy: February 2010.

RECOMMENDATION:

That listed building consent be granted subject to the following conditions:

- 1 The works to implement this listed building consent shall begin before the expiration of 3 years from the date of this grant of listed building consent.

Reason:

Pursuant to Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

- 2 No development shall be carried out unless and until samples of materials to be used on the extension hereby approved have been submitted to and approved by the Planning Authority. The materials used shall accord with the samples so approved.

Reason:

To safeguard the special architectural or historic interest of the listed building.

- 3 The roof windows hereby approved shall be installed in a manner that ensures their upper surfaces are as near flush as possible with the upper surfaces of the roof slopes into which they will be installed and with minimum flashing.

Reason:

To reduce the visual impact of the roof windows in the interest of safeguarding the special architectural or historic interest of the listed building.

Please note that the remainder of pages relating to this item have been removed as they contain personal information (for example - names and addresses of people that have made representation)