

GROUNDS FOR REVIEW

EXTENSION TO DWELLINGHOUSE

AT

STATION HOUSE, 7 SPRINGFIELD COTTAGES,

CARBERRY, MUSSELBURGH

EAST LOTHIAN

Mr and Mrs R Shearer

SUZANNE MCINTOSH PLANNING LIMITED

SEPTEMBER 2018

1. SUMMARY OF GROUNDS FOR REVIEW

- 1.1 There are two reasons for refusal, the first relates to design and size etc, the second alleges the creation of a new house. This statement provides a counter view to those reasons that should be considered by the LRB in its capacity to examine the case as though it were doing so for the first time. The starting point in any case considered by a LRB.
- 1.2 A site visit is requested because this is a highly unusual property that the applicant and family occupy. The layout is not conducive to family living and fails to provide adequate accommodation – despite its overall large floorplan. A site visit will clarify this for the LRB. We have a situation where we have numerous cell like bedrooms and a large leisure area yet no windows or outlook from the bedrooms to the outside/ gardens. The bedrooms are lit by way of roof lights. We also have a cottage that has been much extended in the past and requires extension and reorganisation to make it liveable for not just this, but any family. It is clear from the room layout/ functions that the property hasn't been occupied as a conventional family house previously.
- 1.3 The impact of the proposal is exaggerated in the officers' report and in visiting the site the LRB will see how contained the site is by the huge bund to the waste transfer site at the rear, the woodland to the south, the boundary treatments to the east and north.
- 1.4 So many of the neighbours support the family in this small settlement and have taken the trouble to do so in writing – this is provided for the LRB to examine.
- 1.5 There are other extensions that are highly visible in the village and a new development opposite the site that is a storey higher than the buildings in the context. The refusal of this proposal appears grossly unfair given that it has neighbour support, is self-contained, within a discrete setting and provides no negative impacts on anyone.

- 1.6 The applicant is not creating a self-contained new house as alleged in reason 2. The self-contained granny flat is ancillary to the main house, for family use only and can adequately be accommodated within the site and setting. There is no solid reason to refuse this element of the proposal.
- 1.7 If the LRB agrees with the Planner that the proposals are contrary to the LDP then we implore them to consider this an exception to the rule and a justifiable departure to the policy that is supported by the community.

1. INTRODUCTION

1.1 This Grounds for Review document serves to explain the rationale behind the proposals and compliment the appeal to the LRB.

1.2 Planning application reference number 18/00410/P was refused on 19th June 2018 for the following reasons:

1. By its size, scale, height and floor area the proposed extension would be a dominant addition to the west side elevation of the existing house. It would not be subservient to or in keeping with the architectural form, character, appearance and integrity of the house, contrary to Policy 1B (the Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (Sesplan), Policy DC1 (Part 5), DC2 and DP6 of the adopted East Lothian Local Plan 2008.

2. The effect of the proposed extension is tantamount to the creation of a new house in the countryside. No case has been made for this to meet an agriculture, horticulture or forestry need. No other operational need has been submitted which justifies the transformation of the existing house and to the degree proposed would radically alter its appearance and visual impact within its Green Belt location and gives greater emphasis to it being sporadic development in the countryside. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of

the existing house the proposed extension is tantamount to the creation of a new house in the countryside and the Edinburgh Green Belt, contrary to Policy 1B (The Spatial Strategy: Development Principles) of the Sesplan, Policy DC2 of the adopted East Lothian Local plan 2008 and Government policy guidance regarding the control of the new housing development in the countryside expounded in SPP (June 2014).

- 1.3 In preparing the application submissions we took steps to analyse and inform ourselves of the character and appearance of the locality in which Station House is located. The purpose of this is in order to understand the nature of the character of the place and how the buildings are sited ie their relationships to the road and each other. The ages of the buildings, any notable history of the settlement; as well as the architecture, scale and massing.
- 1.4 In addition, the planning history of Station House has been examined, as well as the unusual internal layout of the property at present. We have looked at the needs of the family living in the property and how these can be accommodated at the site while best respecting the character and identity of the settlement.
- 1.5 This document looks in detail at the constraints and challenges presented by the existing internal and external layout and the ways in which these can be improved upon.
- 1.6 We have also examined the existing and proposed local development plan policies and supplementary planning guidance that could have a bearing on the consideration of the proposals.

2. THE SETTLEMENT CONTEXT AND THE APPLICATION SITE

Carberry

- 2.1 The site is located in the small settlement of Carberry. Carberry comprises under 20 private houses in total. The phases of the development of Carberry are distinct. Carberry Tower is a category B listed building dating from 16th Century. The Tower has a number of listed ancillary named features and buildings around the Carberry estate. Its setting is within a planned landscape. The Tower is located on the east side of the A6124 – the road between Inveresk and Carberry. The gate lodge buildings front onto the A6124 and glimpses along the long drive visually connect the Tower with the road through the village. Other buildings associated with the estate are sited adjacent to the east side of the A6124, although they are side on to the road. The function and ownership of the Tower has changed many times in the recent past. The most recent use is as a function venue. Historic Environment Scotland notes that *The formal gardens, architecture and attractive wider designed landscape of Carberry Tower are of national importance because they also show several different phases of landscape development and have a rich historical associations with Queen Mary and Lady Elphinstone.*
- 2.2 One of the most notable historical events associated with Carberry is that Queen Mary is reputed to have surrendered at Carberry Hill after the Battle of Pinkie in 1567.
- 2.3 Another important factor in the development of the village was its importance in terms of mineral deposits and extraction. The village is underlain by a coalfield which was known as 'The Carberry Jewels' and was thought to contain the finest coal in the country. The mine was founded in the late 19th century. The railway line referred to on the maps of the time was utilised in association with the mines and transportation of coal. Station House, the application site was clearly associated with the railway that was in existence in the past.
- 2.4 Carberry sits in an elevated, north facing position looking towards Edinburgh and the Firth of Forth. There are long views from parts of the settlement

looking north. Views south are restricted by the hill, where it meets the Ormiston and Cousland/ Dalkeith roads at Crossgatehall.

- 2.5 The small settlement of Carberry comprises a group of cottages on the west side of the A6124, known as Springfield Cottages – a group of single storey and one and a half story cottages; many of these cottages have been substantially extended. Each sits within a substantial plot. Station House is the last of these, located on the edge of the settlement, adjacent to the woodland edge of the settlement. Station House sits within the largest plot of each of the cottages numbered 1 - 7 Springfield Cottages. Station House is also the only one of these cottages to face north and have its gable to the road. The other cottages face east, onto the road. The road frontage of the cottages is characterised by a mixture of boundary treatments on cottages 1 – 6, one is open to the road, the remainders have low hedges and low, painted fencing to the road. Number 7, Station House is the most enclosed of the 7 with a much higher boundary treatment that provides seclusion to the garden and a definitive visual end stop to the village before the settlement breaks into the trees that line the west side of the road to Crossgatehall.
- 2.6 The east side of the A6124 is separate from the road by the stone estate wall to Carberry Tower. Opposite the application site a group of two storey houses have recently received planning permission and have been completed. These are considerably higher and more prominent than Springfield Cottages and the application site. Prominent due to their height, mass and colour finish.
- 2.7 The most prominent landscape feature in the vicinity is the immense bund adjacent to the rear boundary of the cottages separating them from the landfill site at the rear of the application site. This dominates the landscape and looks entirely unnatural in its form. The wide access road entrance to the landfill site is much altered and detracts significantly from the character and appearance of the village. The heavy vehicles using A6124 also significantly detract from the local environment.

The application site

- 2.8 The application site comprises a curtilage that extends to 2809 m² in area. Within this plot there exists a single storey cottage. Attempts have been made to extend the original cottage in the past, but not extensions that are coherent in terms of the layout and design, as required by a family. The family currently occupying the house wish to bring the standard of accommodation up to a level where each room will be served by a window/ natural light; in the present form the bedroom accommodation lacks in size, layout and light. Large areas of space in the layout are devoted to the swimming pool and surrounding area, with the bedrooms appearing as small areas of accommodation off the pool. The existing cottage is a 5 bed house and the proposal would remain a 5 bed house; although the standard of accommodation ie size, light, ensuite facilities would be greatly improved from that which exists at present.
- 2.9 The communal areas of the house are generally much more accommodating of family living than the bedrooms. This application seeks to remedy the irregularities of the present layout and provide an extension to the property to accommodate a new swimming pool and games room. The size of the plot can adequately accommodate extension without impeding on the views into the site, the character of the house on the plot or the views into the plot from the road and from the rear. The plot is so well enclosed, one must be standing on the road side looking over the fence to be able to see the location of the proposed extension.
- 2.10 The current footprint of the house extends to 437 m²; the proposed swimming pool and games room extension would take this up to 764 m². The present house occupies 16 % of the plot; the house as extended would occupy 27% of the plot. It is noted that in the locale the regular patter of development would be in the order of the house occupying 30 – 35% of the plot. The proposal would clearly be within this amount.
- 2.11 The proposed extension would be located within the part of the plot to the north of the front elevation, on a wide area of the plot between the cottage and the neighbouring house Lucerne Cottage, 6 Springfield Cottages. The

proposal would maintain an adequate area of space between the side elevation of the extension and the boundary of the neighbouring house. This boundary line is at present enclosed by the garage building and fencing. Mr and Mrs Pringle from Lucerne Cottage have taken the trouble to provide a letter of support for this application.

2.12 The internal accommodation of the extension would comprise a relocated garage (the existing garage being converted to a granny annexe for visiting family to use), games room, gym and swimming pool. A large garden area would remain even with the extension being accommodated in this area. The trees within the garden ground to the south of the house would remain, untouched.

2.12 There are no points where the extension would be visible in entirety, given that its location is so secluded. A drawing sheet with photographs and a site plan is provide to aid this analysis.

3. PLANNING HISTORY

3.1 The previous planning application reference 17/00436/P was withdrawn in order to give time and consideration to the suggestions made by the Planning Officer.

3.2 The feedback on those proposals have been that the self-contained unit of accommodation required to be added to the description as its use required permission; the application form needed to be amended to make reference to the trees on and adjacent to the site; these should also be marked on the plan; a new application made before 10th May 2018 will not attract a fee.

3.3 The Planner also expressed a fundamental concern with the size and scale of the proposed extension to be added to the house - the combined footprint of the ground floor and first floor components of it would exceed the existing footprint of the house by more than 50%. He noted that the house has already

been extended previously (with the benefit of planning permission Ref: 07/00724/FUL).

3.4 The view was put forward that the proposed extension would not, by virtue of its size, scale, proportions and massing, be a subservient addition to the house. It would not be in keeping with its surroundings but instead would appear as a harmfully intrusive, incongruous and exposed addition within its landscape setting. Accordingly, the proposed extension would be harmful to the character and appearance of the house and of the landscape of the area contrary to part 5 of Policy DC1 and Policy DP6 of the adopted East Lothian Local Plan 2008.

3.5 This application seeking consent takes these views into account and seeks to demonstrate the level of containment of the site, the character of the village setting, the design and appearance of the house and how it sits in the landscape. It offers an alternative view to the one expressed by the Planner.

3.6 It should also be noted that East Lothian Council have permitted unsympathetic extensions to this property in the past and these have been built by the previous owner. The purpose of this application now is to rectify the unworkable layout previously granted and secure a much more family friendly layout and standard of amenity.

4. DEVELOPMENT PLAN POLICIES

4.1 The relevant development plan is the East Lothian LDP 2008; the proposed East Lothian LDP 2016 is a material consideration yet this isn't mentioned in the reasons for refusal. There is no detailed Supplementary Guidance on house extensions to properties in the countryside on the ELC web site. The closest policies of relevance are as follows.

4.2 Part 5 of *Policy DC1: Development in the Countryside and Undeveloped Coast* as set out in the adopted *East Lothian Local Plan 2008* states that:

(a) Having regard to its nature and scale, new development must be integrated into the landscape, reflect its character and quality of place, and be compatible with its surroundings;

(b) New development must be sited so as to minimise visual intrusion and landscape impact within the open countryside or undeveloped coast, for example, by locating as part of an existing group of buildings, woodland or other well-contained setting, and by respecting and making use of the setting provided by landform or existing landscape features;

(c) The proposal must have no significant adverse impact on nearby uses;

(d) The proposed development must minimise the loss of prime agricultural land;

(e) Account must be taken of the design policy framework contained in the local plan (refer to Chapter 13);

(f) Suitable access and infrastructure is or can be made available; and

(g) Where an existing building is demolished, any proposals for a replacement building will be treated as new build and considered as such against Policy DC1.

4.3 We have sought to address each of these criteria in both the design and justification of the proposal. The extension is sited back from the road, in a position semi screened by existing buildings and boundary treatments; it is not visible from the rear due to the presence of the immense bund. It is therefore acceptable in terms of its siting. The proposal relates well to the existing building group and the existing house. It will provide essential accommodation to the house. Appropriate materials are suggested to relate to the existing house.

4.4 With regard to *Policy DP6: Extensions and Alterations to Existing Buildings of the adopted East Lothian Local Plan 2008* states that all alterations and extensions must be well integrated into their surroundings and be in keeping with the original building. Accordingly, such development must satisfy all of the following criteria:

(i) it must not result in a loss of amenity with neighbouring uses or adversely affect existing residential amenity;

(ii) for an extension or alteration to a house, it must be of a size, form, proportion and scale appropriate to the existing house, and it must be subservient to and in keeping with the existing building;

(iii) for an extension or alteration to all other buildings, it must be of a size, form, proportion and scale appropriate to its surroundings and, where the existing building has architectural merit, be in keeping with that building;

(iv) it must be finished externally in materials with colours and textures which complement existing buildings in the locality and the original building;

(v) there must be no significant loss of privacy or amenity for the occupants of existing neighbouring development and occupants of any new development just also enjoy privacy and amenity; and

(vi) it must retain physical and natural features, which are important to the amenity of the area or provide adequate replacements.

4.5 The proposal meets the criteria set out above in that it will not result in a loss of amenity for neighbours or adversely affect existing residential amenity; the size of the extension is single storey and less than 30% of the developable area of the garden. A large area of garden/ setting will remain intact around the house. Materials have been chosen to enhance the extension and fit with the existing house. The extension will not adversely impact upon the physical and natural features of the house or plot. Accordingly, it is considered to be acceptable and should be supported.

5. PLANNING CONSIDERATIONS

- 5.1 With regard to the determining Issues, Section 25 of the Town and Country Planning (Scotland) Act 1997 states - where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
- 5.2 We have examined whether the proposal would harm the character or appearance of the area and of the design of the house. We have also considered what compelling reasons would be of such significance that they would result in the council supporting the proposals, even if they were concerned about them.
- 5.3 The most compelling reason being that of the internal layout of the house does not function for family living. The bedrooms in this size of property are entirely inadequate. Changes to the building must be brought about in order to create a layout that works. The applicants could have undertaken this in stages – converting the swimming pool to bedroom accommodation as a phase 1. However, in the interests of being open and honest about their intentions to the council they have presented the proposal for the replacement pool and games room at this stage also.
- 5.4 We consider that the principle of the development in this location is acceptable because it is sited within the extensive garden ground of the house. At present this area of the garden is unused and is limited in terms of its impact on the setting of the house. The site of the extension is glimpsed from the road and isn't as impactful as suggested by the Planner; the level of boundary enclosure to the plot ensures limited visibility from the road. In addition, the house is screened from the rear by the bund enclosing the landfill/ waste site immediately behind the site. Public views into the site are therefore very limited. The proposed extension is sensitively designed in a simple form and of a height

compatible with its setting. Extensive visual material is submitted to demonstrate and support this.

- 5.5 With regard to the impact of the proposal on neighbouring occupiers – it should be noted that there would be no overlooking of adjoining properties/ gardens, the proposal is single storey and does not result in any adverse amenity impacts on its neighbours. The immediate neighbours have written in support and a petition containing 15 signatories from the other neighbours in Carberry has also been provided to the applicants and is lodged in support of the appeal.
- 5.6 In considering the special circumstances of this application, the council is required to acknowledge the previously approved extensions and the lack of compatibility of these with the basic needs of a family living in the house now. It is entirely reasonable that the house provides adequate accommodation for them to enjoy. It is considered that their proposals are mitigated by virtue of the enclosure of the setting of the house.
- 5.7 With regard to the trees alleged to be impacted upon by the proposals – the existing house sits closer to them than what is proposed, they are within a copse adjacent to the garden and will not be adversely impacted upon by the proposals. The applicant would be agreeable to the suggestion of conditions addressing trees if permission were to be granted by the LRB.
- 5.8 With regard to the allegations that the proposal will amount to a new house in the green belt this is false – the proposal will result in an improved house, rectifying the mistakes of the previous owner and a self-contained granny flat for the applicants family member. No justification for departure or otherwise from green belt/ countryside policy is lodged as it is not required – this is not an application for a new house in the greenbelt. The applicant is agreeable to the occupation of the granny flat being restricted by way of condition if consent were to be granted. The proposal does not therefore create a new house in addition to the one there at present. Reason for refusal 2 therefore falls.

6. CONCLUSION

- 6.1 The applicant respectfully requests that the LRB considers the points put forward in favour of the application that outweigh the negative and incorrect comments made regarding the proposal by the Planner and that it overturns the decision and grants permission with conditions.

Suzanne C McIntosh BA(Hons)MRTPI HonFRIAS

SPRINGFIELD STEADING

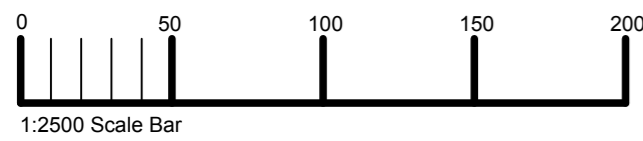
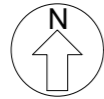
LUCERNE COTTAGE (No.6 Springfield Cottages)

APPLICATION SITE (No.7 Springfield Cottages) boundary indicated with red line

PROPERTY OF THE DUKE OF BUCCLEUCH

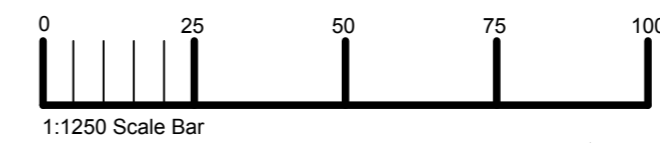


AERIAL PHOTOGRAPH 1
(Approximately 1:2500 Scale)



SMEATON BING (Hamilton Waste & Recycling)

AERIAL PHOTOGRAPH 2
(Approximately 1:1250 Scale)



PLANNING APPLICATION DRAWING

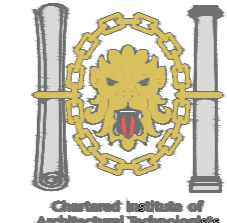
NO.	DATE	DESCRIPTION

REVISIONS

CLIENT Mr & Mrs Shearer	PROJECT Extension to house and conversion of existing garage to form ancillary residential accommodation at; Station House, 7 Springfield Cottages Carberry EH21 8PZ	
	DATE	February 2018
DRAWING TITLE Aerial Photographs of application site & surrounding area	DRAWN	SM
	SCALE	N/A @ A1

david paton building consultancy
Architectural Services & Building Consultants
Established in 1981 by David Paton
13 High Street, Loanhead, Midlothian, EH20 9RH.
Tel : 0131 440 1213 website : www.davidpatonbc.co.uk
e-mail : davidpatonbc@btconnect.co.uk



Members of the Chartered Institute of Architectural Technologists  Registered Practice	DRAWING NO.	16-15-PL105
	REVISION	



John Muir House Haddington EH41 3HA Tel: 01620 827 216 Email: planning@eastlothian.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100094296-001

The online reference 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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Extension to house and conversion of existing garage to form ancillary residential accommodation to dwelling house.

Has the work already been started and/ or completed? *

No Yes - Started Yes – Completed

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:	David Paton Building Consultancy		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Kevin	Building Name:	
Last Name: *	McLellan	Building Number:	13
Telephone Number: *	0131 440 1213	Address 1 (Street): *	High Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Loanhead
Fax Number:		Country: *	Scotland
		Postcode: *	EH20 9RH
Email Address: *	davidpatonbc@btconnect.com		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Station House
First Name: *	Rory	Building Number:	7
Last Name: *	Shearer	Address 1 (Street): *	Springfield Cottages
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Carberry
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH21 8PZ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

East Lothian Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Station House 7 Springfield Cottages Carberry Scotland EH21 8PZ

Northing

669008

Easting

336577

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

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)

Do not foresee, at this stage, any concerns with the proposed conversion of the existing garage to form ancillary residential accommodation (as additional accommodation serving the existing house). The previous comments made in respect to the proposed extension (email of 24th May 2017) remains the same.

Title:

Mr

Other title:

First Name:

Neil

Last Name:

Millar

Correspondence Reference Number:

DEV62327

Date (dd/mm/yyyy):

16/03/2018

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.

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.

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 proposed to make. You should also show existing footpaths and note if there will be any impact on these.

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) REGULATION 2013

One Certificate must be completed and submitted along with the 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

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

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

Signed: Kevin McLellan

On behalf of: Mr Rory Shearer

Date: 26/04/2018

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Kevin McLellan

Declaration Date: 26/04/2018



EXISTING NORTH-EAST ELEVATION
Scale 1:100



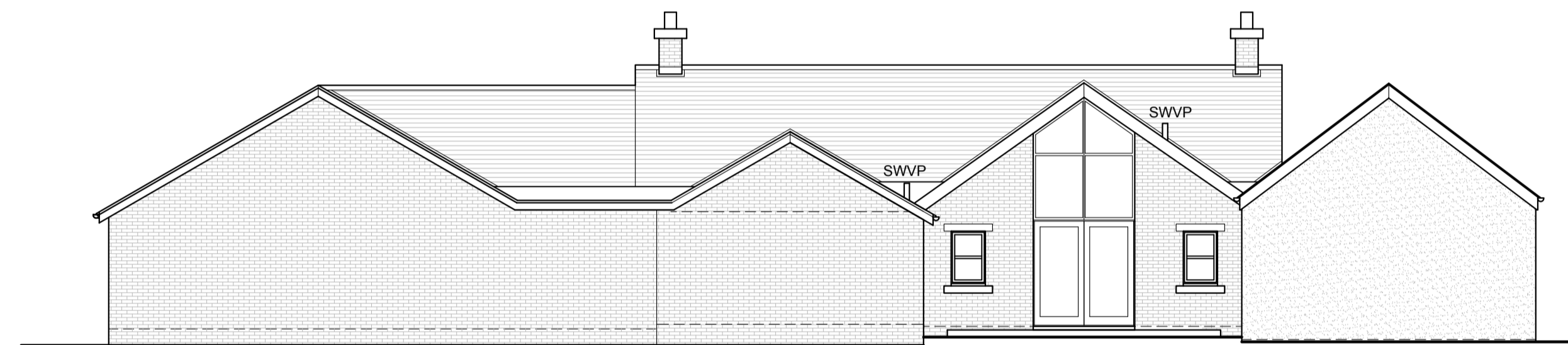
EXISTING NORTH-WEST (FRONT) ELEVATION
Scale 1:100



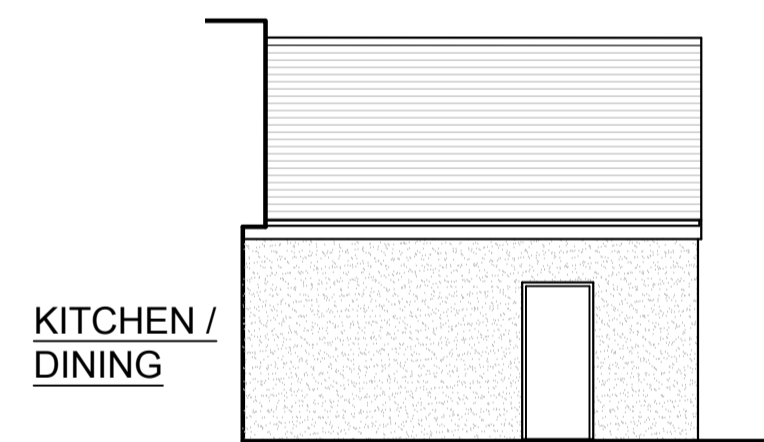
EXISTING NORTH-EAST
COURTYARD ELEVATION
Scale 1:100



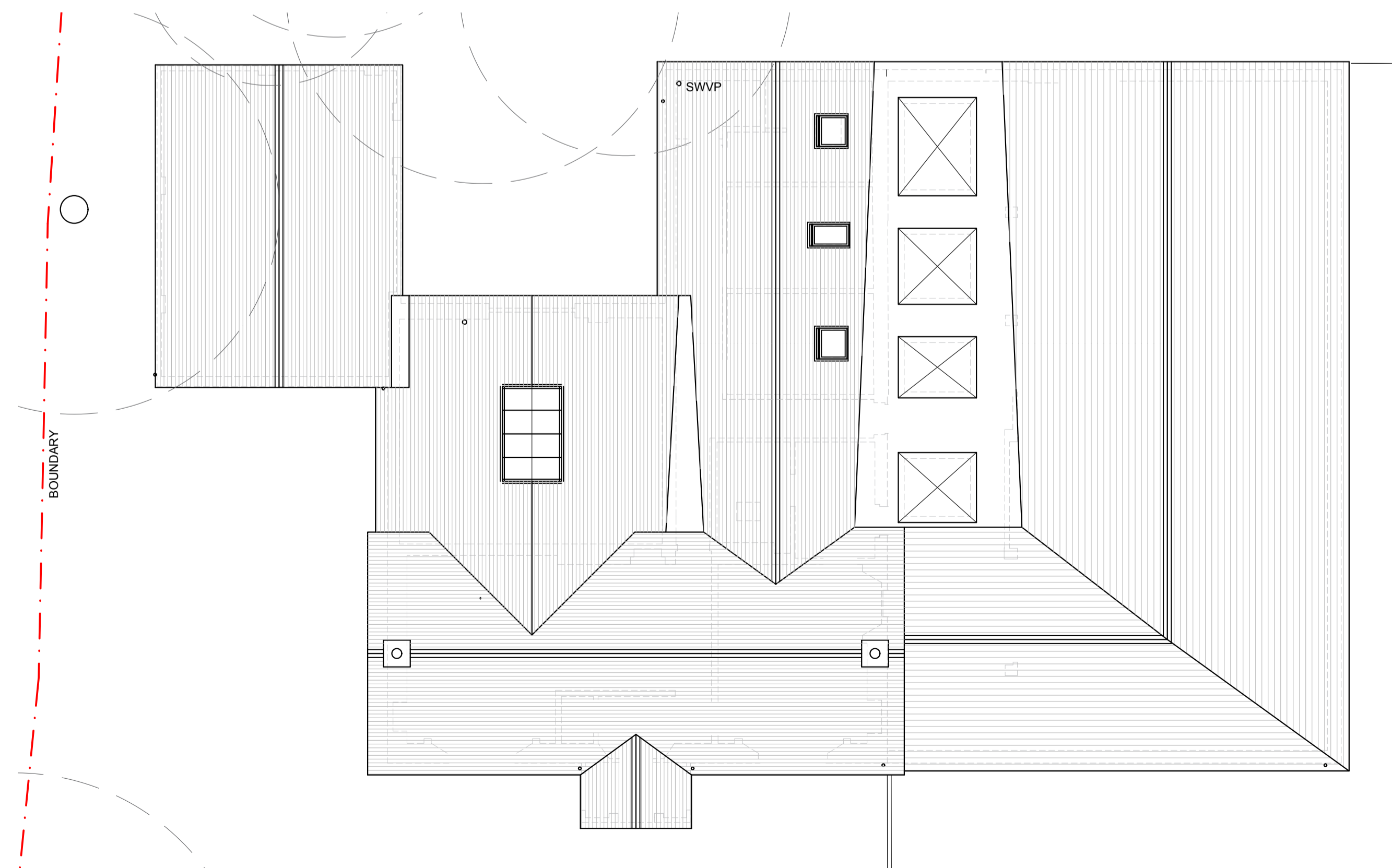
EXISTING SOUTH-WEST ELEVATION
Scale 1:100



EXISTING SOUTH-EAST ELEVATION
Scale 1:100



EXISTING SOUTH-WEST
COURTYARD ELEVATION
Scale 1:100



EXISTING ROOF PLAN
Scale 1:100



REVISIONS	

AS EXISTING DRAWING

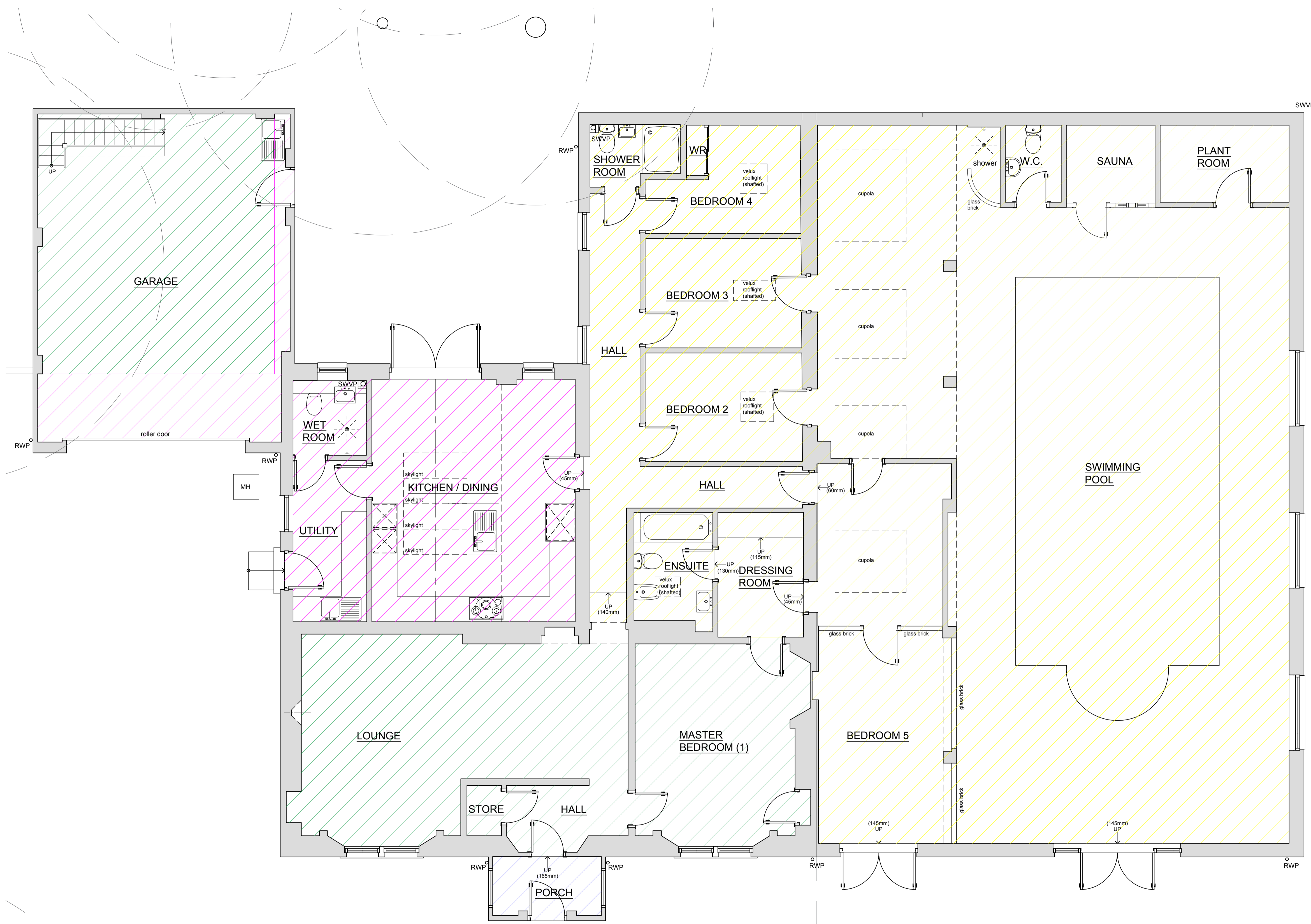
CLIENT Mr & Mrs Shearer	PROJECT Extension & Alterations to house at: Station House, 7 Springfield Cottages Carberry EH21 8PZ	
	DRAWING TITLE As Existing Elevations & Roof Plan	DATE May 2016
	DRAWN SM	SCALE As noted @ A1

david paton building consultancy
Architectural Services & Building Consultants
Established in 1981 by David Paton
13 High Street, Loanhead, Midlothian, EH20 9RH.
Tel : 0131 440 1213 website : www.davidpatonbc.co.uk
e-mail : davidpatonbc@btconnect.co.uk

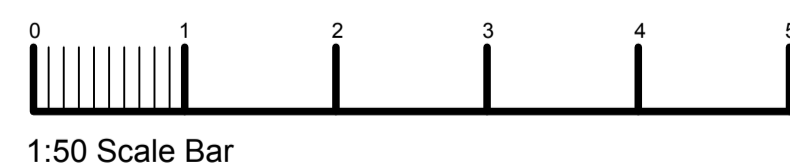
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DRAWING NO.
16-15-EX2

REVISION

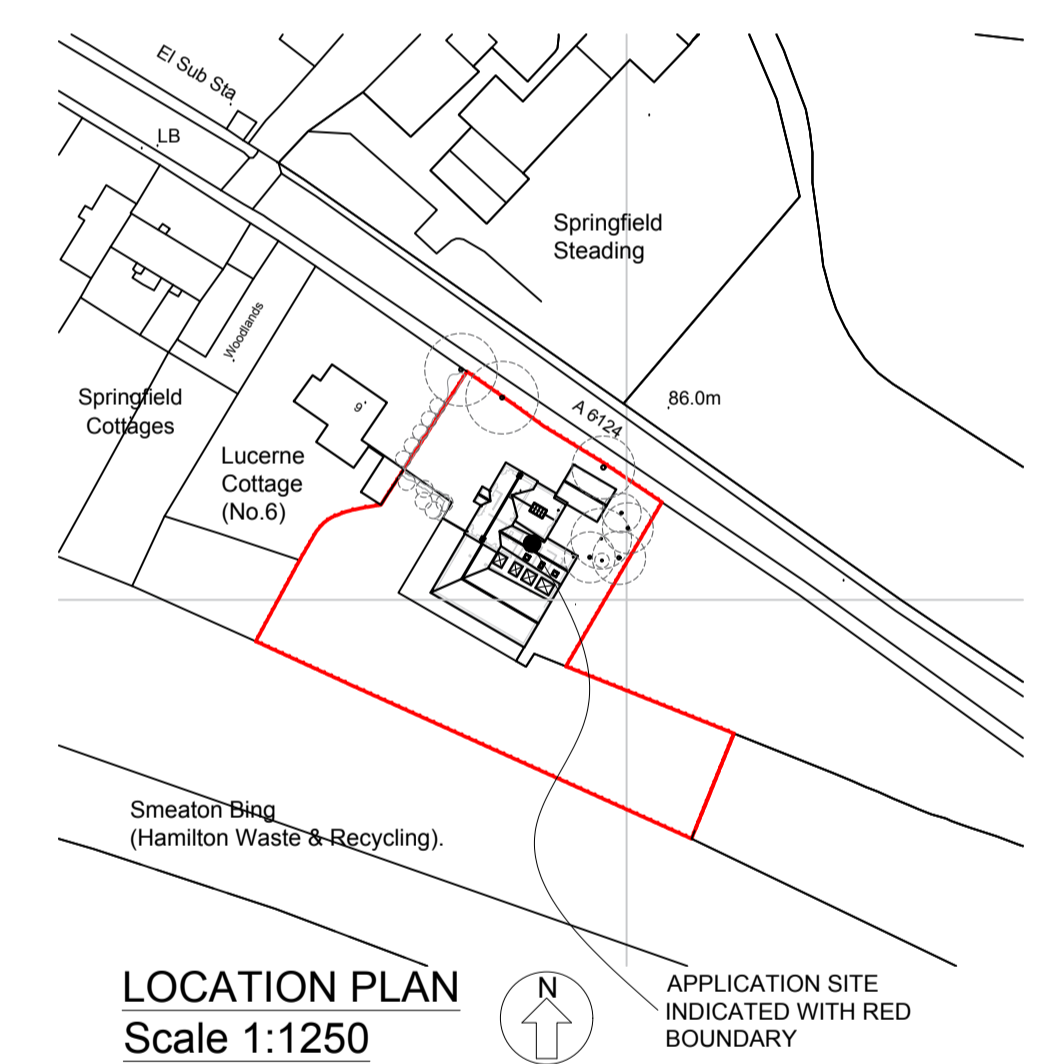


EXISTING FLOOR LAYOUT
Scale 1:50



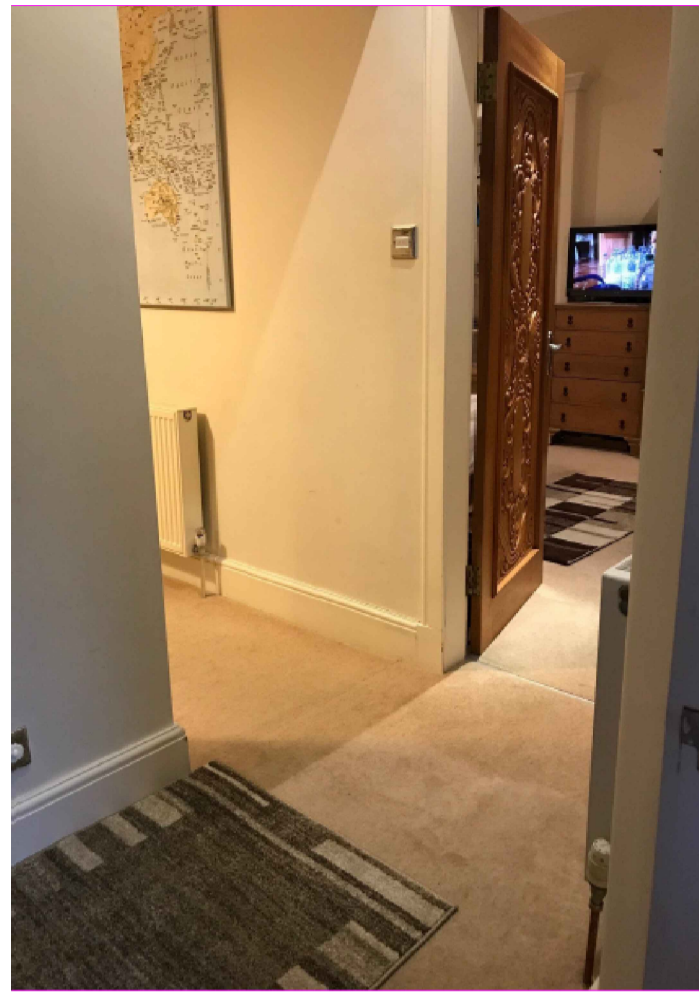
PROPERTY HISTORY

- Original house (& Flat roof garage).
- Porch extension to house
- Extension to house (Ref. No: 00/01137/FUL)
- Extension to house and garage including formation of pitched roof to garage and formation of decking area (Ref. No: 00/01137/FUL)



REVISIONS		
A	Shading added to indicate previous extensions.	10-10-17 SM

AS EXISTING DRAWING	CLIENT Mr & Mrs Shearer	PROJECT Extension & Alterations to house at: Station House, 7 Springfield Cottages Carberry EH21 8PZ	
	DRAWING TITLE As Existing Floor plan & Location plan	DATE May 2016	DRAWN SM
		SCALE As noted @ A1	
david paton building consultancy Architectural Services & Building Consultants Established in 1981 by David Paton 13 High Street, Loanhead, Midlothian, EH20 9RH. Tel : 0131 440 1213 website : www.davidpatonbc.co.uk e-mail : davidpatonbc@btconnect.co.uk			
Members of the Chartered Institute of Architectural Technologists		DRAWING NO. 16-15-EX1	
		REVISION	A



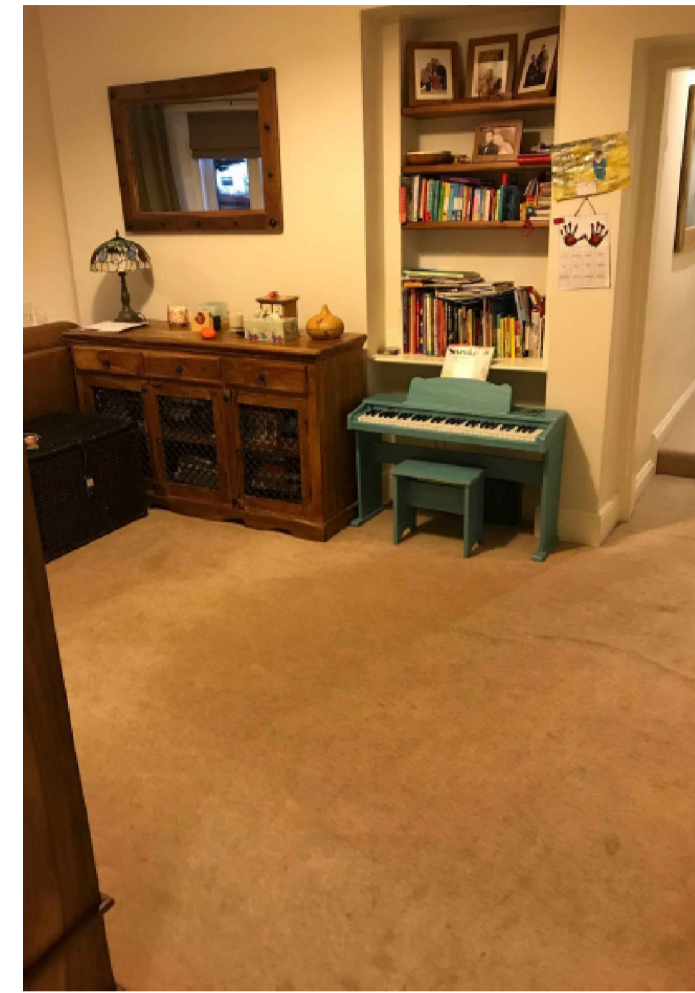
1 FROM PORCH DOOR TOWARDS LOUNGE



2 FROM HALL INTO LOUNGE (LOUNGE OPEN TO HALL)



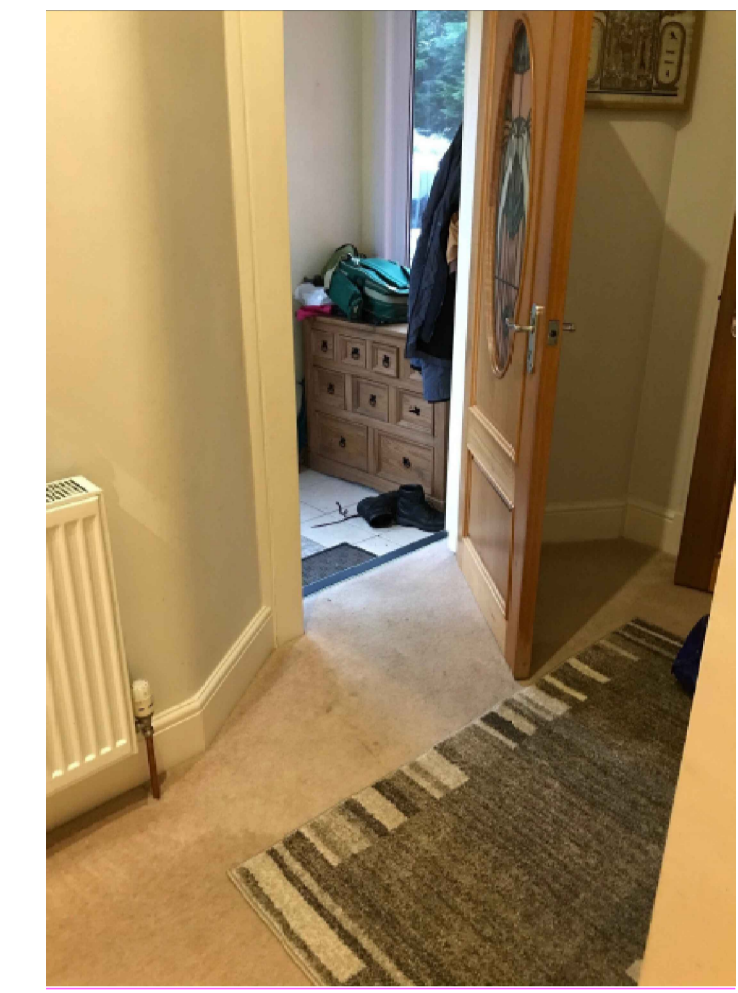
3 FROM HALL INTO LOUNGE (LOUNGE OPEN TO HALL)



4 FROM LOUNGE TOWARDS HALL (LOUNGE OPEN TO HALL)



5 FROM LOUNGE TOWARDS HALL (LOUNGE OPEN TO HALL)



6 FROM HALL TO PORCH



7 FROM HALL TO BEDROOM 5



8 FROM HALL TO BEDROOM 5



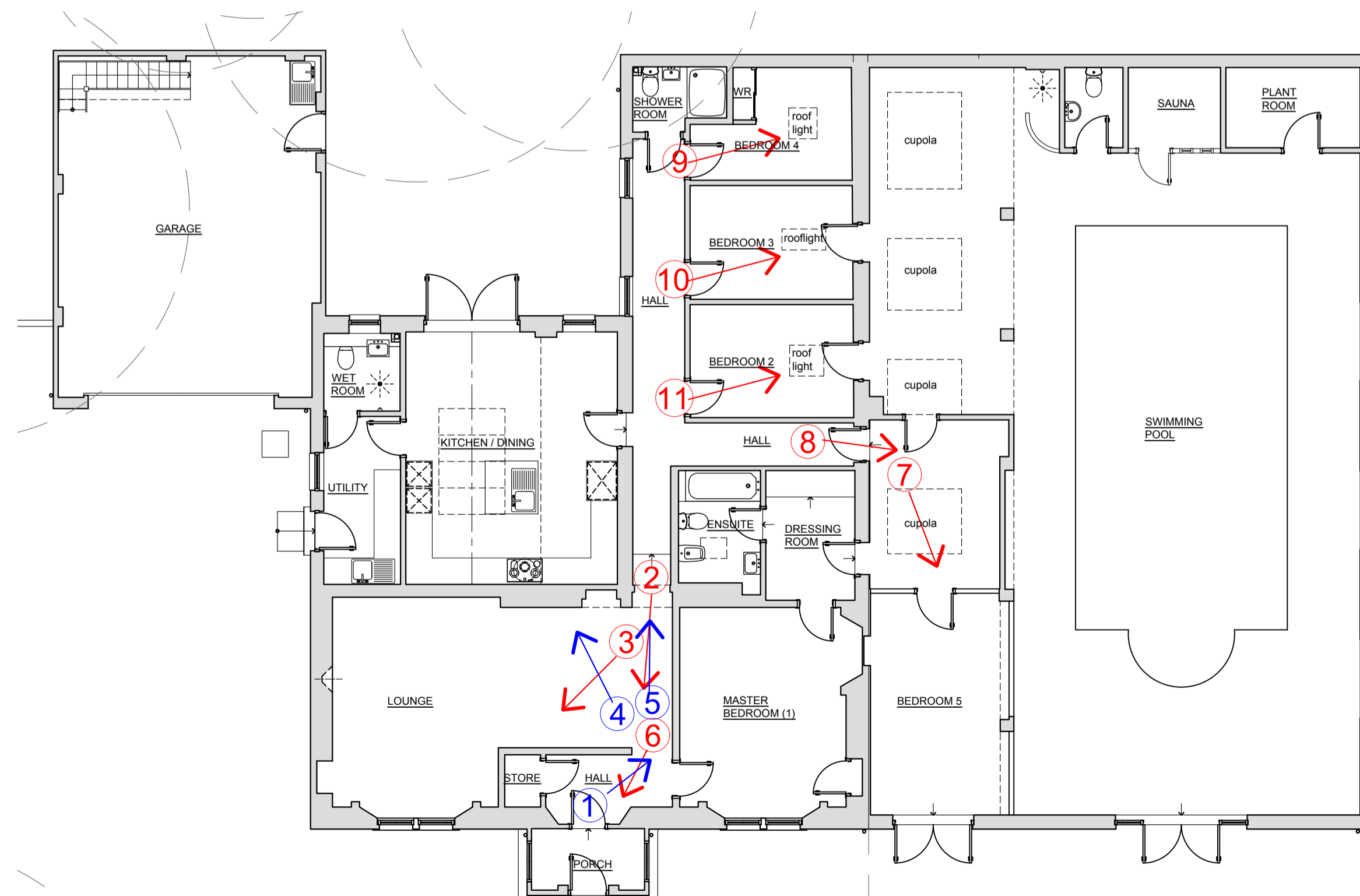
9 FROM HALL TO BEDROOM 4



10 FROM HALL TO BEDROOM 3



11 FROM HALL TO BEDROOM 2



1:100 Scale EXISTING FLOOR LAYOUT INDICATING VIEWPOINT OF INTERNAL PHOTOGRAPHS



PLANNING APPLICATION DRAWING

REVISIONS	

CLIENT Mr & Mrs Shearer		PROJECT Extension to house and conversion of existing garage to form ancillary residential accommodation at: Station House, 7 Springfield Cottages Carberry EH21 8PZ	
DRAWING TITLE Internal photographs and existing Ground floor plan to identify their viewpoint within house		DATE August 2018	DRAWN SM
		SCALE N/A @ A1	
david paton building consultancy Architectural Services & Building Consultants Established in 1981 by David Paton 13 High Street, Loanhead, Midlothian, EH20 9RH. Tel : 0131 440 1213 website : www.davidpatonbc.co.uk e-mail : davidpatonbc@btconnect.co.uk			
Members of the Chartered Institute of Architectural Technologists		DRAWING NO. 16-15-PL106	
		REVISION	

OFFICER REPORT

19th June 2018

App No. **18/00410/P**

Application registered on **26th April 2018**
Target Date **25th June 2018**

Proposal	Extension to house and conversion of existing garage to form ancillary residential accommodation to house	SDELL	N
		CDEL	N
Location	Station House 7 Springfield Cottages Carberry Musselburgh East Lothian EH21 8PZ	Bad Neighbour Development	N

APPLICANT: **Mr Rory Shearer**

Is this application to be approved as a departure from structure/local plan? N

**c/o David Paton Building Consultancy
Per Kevin McLellan
13 High Street
Loanhead
EH20 9RH**

DECISION TYPE: **Application Refused**

PLANNING ASSESSMENT

The property to which this application relates is a single storey detached house located in the countryside to the southeast of Whitecraig. The property is also located within the Edinburgh Green Belt.

In January 2001, planning permission (Ref: 00/01137/FUL) was granted for the addition of a single storey extension incorporating a swimming pool, a plant room and a sauna onto the rear (south) elevation of the house. However, the extension that was built was materially different from the extension approved due to its larger size and by its attachment to the full length of the rear (south) elevation of the house. Accordingly, in August 2003 retrospective planning permission (Ref: 02/00004/FUL) was granted for the extension as it had been built. In addition, planning permission was also granted for (i) the change of use of an area of greenbelt land measuring 570 square metres for use as additional garden ground to serve the

existing house; and (ii) the erection of 1.8 metres high timber fence along the boundaries of the area of land the subject of the proposed change of use.

In August 2007, planning permission (Ref: 07/00724/FUL) was granted for (i) the addition of a single storey pitched roofed extension, as an enlargement of the existing kitchen, onto the eastern end of the forward projecting component on the west end of the front (north) elevation of the house; (ii) the addition of a single storey pitched roofed extension onto the front (west) and side (south) elevations of the existing garage positioned within the northeast corner of the front garden of the house; (iii) the formation of an area of decking that would infill the recess created between the extended garage and the west side elevation of the proposed extension.

In 2011, planning permission (Ref: 11/00180/P) was granted for the change of use of woodland and agricultural land to domestic garden ground and for the erection of kennels (Part Retrospective). As part of that application, planning permission was also refused for the erection of a storage container within the southeast corner of the area of land the subject of the proposed change of use. The reason for this being that due to its size, scale, architectural form and materials the container is of a utilitarian industrial character and appearance that within its countryside setting is an alien and incongruous feature. It is a form of development that is harmful to the landscape character and visual amenity of its countryside location, contrary to Policies ENV1G and ENV3 of the approved Edinburgh and the Lothians Structure Plan 2015 and Policies DC1 and DP2 of the adopted East Lothian Local Plan 2008.

Planning permission is now sought for (i) the addition of a pitched roofed extension onto part of the west side elevation of the house; and (ii) the conversion of the existing garage to form ancillary residential accommodation to serve the house.

This is a substitute application submitted in favour of planning application 17/00436/P that has been withdrawn. This substitute application is similar to that of the previous scheme but it no longer proposes accommodation within the roof space of the proposed extension.

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 South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Plan 2008.

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 South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Plan 2008.

Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan) and Policies DC1 (Development in the Countryside and Undeveloped Coast), DC2 (Development in the Edinburgh Green Belt) and DP6 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Plan 2008 are relevant to the determination of the application.

The proposed East Lothian Local Development Plan was submitted to Scottish Ministers for examination in 2017 and the Reporters' Examination Report was issued on 14 March 2018. The East Lothian Local Development Plan (ELLDP) was thereafter modified following the Examination. At their meeting on 29th May 2018, the Council approved the ELLDP as the Local Development Plan the Council intends to adopt. The ELLDP reflects the most recent planning view of the Council and is a material consideration in the determination of applications. Relevant Policies DP1 (Landscape Character), DP5 (Extensions and Alterations to Existing Buildings) and DC7 (Development in the Edinburgh Green Belt) of the ELLDP does not represent any significant alteration to the current relevant policies.

There is no public objection to this application.

The Council's Road Services raise no objection to the proposal.

The landscape advice from Policy and Projects confirms that the site comprises a number of significant deciduous trees to the front of the property (adjacent to the A1624) as well as a number of smaller conifers located centrally where the proposed extension is located. He also advises that there is a significant tree within the neighbouring garden of 6 Springfield Cottages and a row of trees and hedging on the boundary with the neighbour's front garden. The proposed extension will require the removal of the conifers within the garden of the application site which the landscape officer raises no concerns with their removal. However, he advises that in order to protect the trees at the entrance and the neighbouring tree to the west, the erection of temporary protective fencing is required. Were planning permission to be granted for the proposed development, then such control could be secured by the imposition of a planning condition.

In respect of an extension to a house, Policy DP6 of the adopted East Lothian Local Plan 2008 states extensions and alterations must be well designed and respect the character of the existing building and its surroundings. Generally an extension to, or an alteration of, an existing building should be designed to appear as an integral part of the original building. Furthermore, the size of the extension should be such that it is not seen to overwhelm the existing building, leading to the existing building appearing subservient to the extension. Policy DP6 does not differentiate between whether or not the extension would be seen from a public place or not.

The proposed conversion of the existing garage to form residential accommodation would comprise of a bedroom at first floor level and otherwise a hallway with storage leading to an open plan kitchen and lounge with a bathroom at ground floor level. There would be no internal access between the existing house and the proposed ancillary residential accommodation. If used as living accommodation ancillary to the use of and not separate from the existing house named 'Station House' the proposed use would be continue to be part of the one residential use of the property of 'Station House' and as such would be an acceptable ancillary residential use of this part of the property. The conversion of the garage building to ancillary accommodation would not therefore result in an adverse impact on the privacy and amenity of neighbouring residential properties. Were planning permission to be granted for the proposed development, then a condition could be reasonably imposed restricting the use of the proposed ancillary residential accommodation to a use incidental to the use and enjoyment of the house and not be used as a separate dwelling.

In order to facilitate the proposed conversion of the existing garage to form residential accommodation a number of external alterations are required to it. However, those alterations do not require planning permission and thus they do not form part of this application.

By virtue of its positioning and orientation and due to the enclosures of the rear garden of the house the proposed extension would not allow for harmful overlooking of a neighbouring residential property.

Owing to its size, form, positioning and orientation the proposed extension would not give rise to a harmful loss of sunlight or daylight received by any neighbouring residential properties.

On these considerations the proposed extension is consistent with Policy DP6 of the adopted East Lothian Local Plan 2008.

The principle component of the proposed development consists of the proposed extension. The proposed extension would be roughly rectangular in shape measuring some 33.6 metres long at its longest side, some 12.3 metres wide at its widest end and some 5.8 metres high to the ridge of its pitched roof. Its front (north) elevation would be set back by some 8 metres from the north elevation of the existing house. The proposed extension would be linked to the existing house by its attachment to a small section of the west elevation of the house and would otherwise be mostly off-set from the west elevation of the house by some 2.5 metres. Its external walls would be clad in facing brick and its pitched roof slopes would be clad in slates to match the external finishes of the existing house.

The proposed extension would have its own vestibule entrance, a hallway, a double garage, a games room, a gym, a store room, a bathroom, a sitting area and a swimming pool with a shower, a sauna and a changing area. It would be a substantially large extension to the existing house measuring some 326 square metres in its footprint. In comparison to the original footprint of the house, which measured some 151 square metres and which has been substantially extended to a footprint of some 377 square metres (a net increase of 176% in its floor area, the proposed extension would further significantly increase the floor area of the house.

The proposed extension would be visible, albeit in limited views, from the A6124 public road to the north. Nevertheless, in the views to which it would be seen the proposed extension would be an overly dominant and incongruous addition to the house in comparison to the existing house in its extended form. It would result in an overdevelopment of the house. By virtue of its architectural form, size, scale, design, proportions and positioning the proposed extension would not be subservient to, or in keeping with, the existing house. Its attachment to the existing house would fundamentally alter its architectural form, character and appearance and, thereby, its visual impact on the landscape character and appearance of the area. As an extension to the house it would by its size, scale, height and floor area be a dominant addition to the west side of the existing house. It would not be subservient to or in keeping with the architectural form, character, appearance and integrity of the house. Consequently the proposed extension is contrary to Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan), Policy DC1 (Part 5), DC2 and DP6 of the adopted East Lothian Local Plan 2008.

The effect of the proposed extension is tantamount to the creation of a new house in the countryside. No case has been made for this to meet an agriculture, horticulture or forestry need. No other operational need has been submitted which justifies the transformation of the existing house by the addition to it of the proposed extension. Extending the existing house in the manner and to the degree proposed would radically alter its appearance and visual impact within its countryside location and gives greater emphasis to it being sporadic development in the countryside. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed extension is tantamount to the creation of a new house in the countryside and Edinburgh Green Belt, contrary to Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan), Policy DC2 (Development in the Edinburgh Green Belt) of the adopted East Lothian Local Plan 2008 and Government policy guidance regarding the control of new housing development in the countryside expounded in Scottish Planning Policy: June 2014.

REASONS FOR REFUSAL:

- 1 By its size, scale, height and floor area the proposed extension would be a dominant addition to the west side elevation of the existing existing house. It would not be subservient to or in keeping with the architectural form, character, appearance and integrity of the house, contrary to Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan), Policy DC1 (Part 5), DC2 and DP6 of the adopted East Lothian Local Plan 2008.
- 2 The effect of the proposed extension is tantamount to the creation of a new house in the countryside. No case has been made for this to meet an agriculture, horticulture or forestry need. No other operational need has been submitted which justifies the transformation of the existing house by the addition to it of the proposed extension. Extending the existing house in the manner and to the degree proposed would radically alter its appearance and visual impact within its Green Belt location and gives greater emphasis to it being sporadic development in the countryside. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed extension is tantamount to the creation of a new house in the countryside and Edinburgh Green Belt, contrary to Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan), Policy DC2 of the adopted East Lothian Local Plan 2008 and Government policy guidance regarding the control of new housing development in the countryside expounded in Scottish Planning Policy: June 2014).

LETTERS FROM

19th June 2018



1



2



3



4



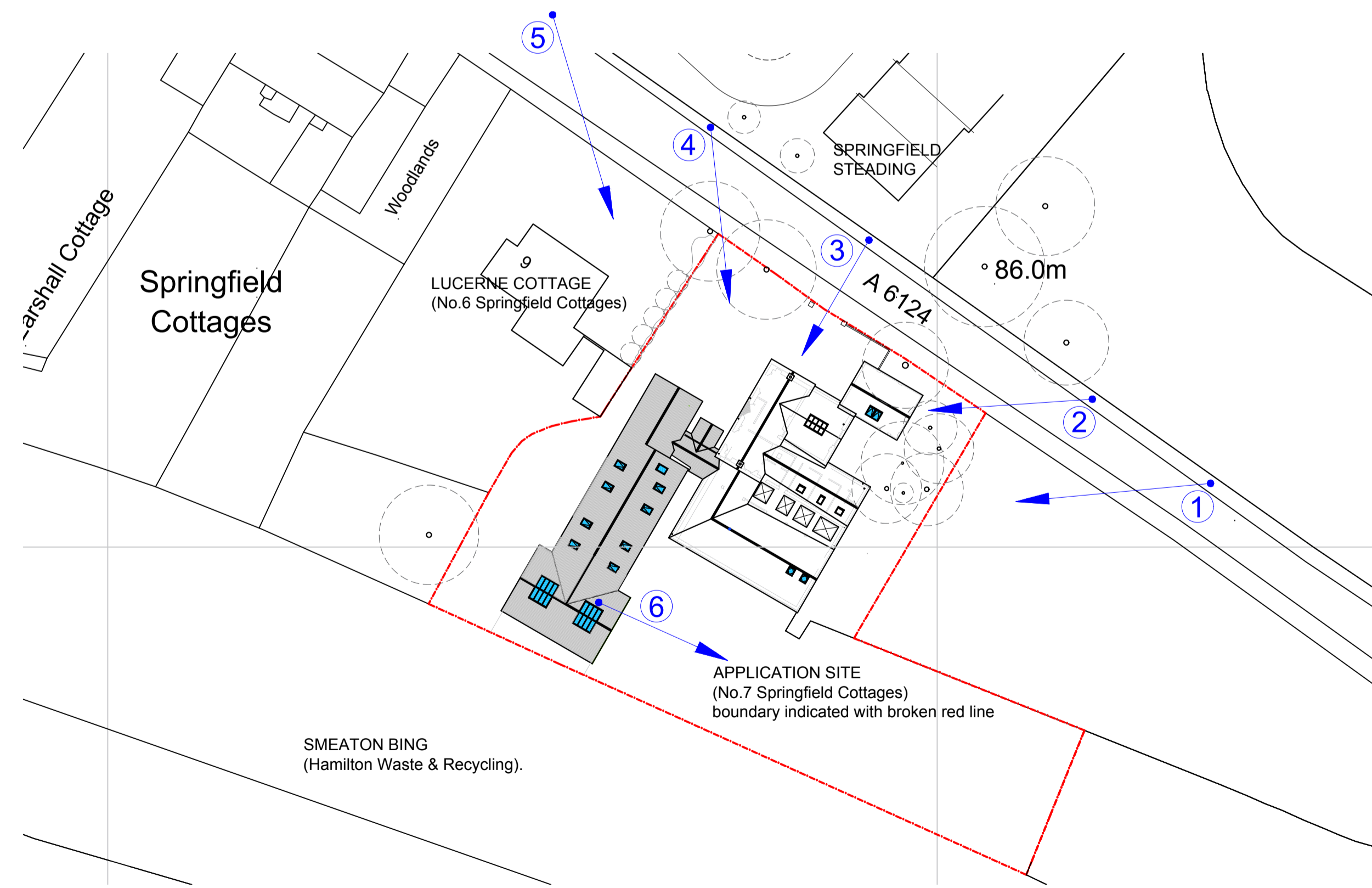
5

PHOTOGRAPHS TOWARDS APPLICATION SITE FROM VARIOUS POINTS ON A 6124
(Refer to Proposed Site Plan for viewpoints)

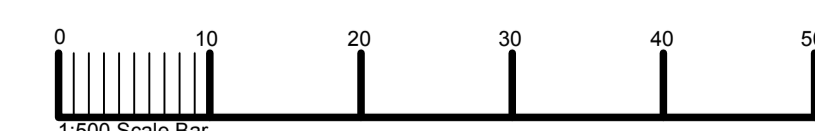


6

PHOTOGRAPH WITHIN APPLICATION SITE
(Refer to Proposed Site Plan for viewpoint)



1:500 Scale PROPOSED SITE PLAN INDICATING VIEWPOINT OF PHOTOGRAPHS



PLANNING APPLICATION DRAWING

REVISIONS		

CLIENT Mr & Mrs Shearer		PROJECT Extension & Alterations to house at: Station House, 7 Springfield Cottages Carberry EH21 8PZ	
DRAWING TITLE Photographs and Site Plan to identify their viewpoint towards / within application site		DATE	October 2017
		DRAWN	SM
		SCALE	N/A @ A1
david paton building consultancy Architectural Services & Building Consultants Established in 1981 by David Paton 13 High Street, Loanhead, Midlothian, EH20 9RH. Tel : 0131 440 1213 website : www.davidpatonbc.co.uk e-mail : davidpatonbc@btconnect.co.uk			
Members of the Chartered Institute of Architectural Technologists		DRAWING NO.	
		16-15-PL104	
		REVISION	

DRAFT
13-10-17

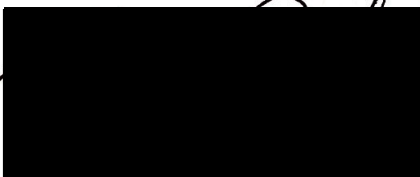
Mr Mrs W Pringle
Lucerne Cottage
Carberry
East Lothian
EH21 8PZ
1/7/18

To whom it may concern:

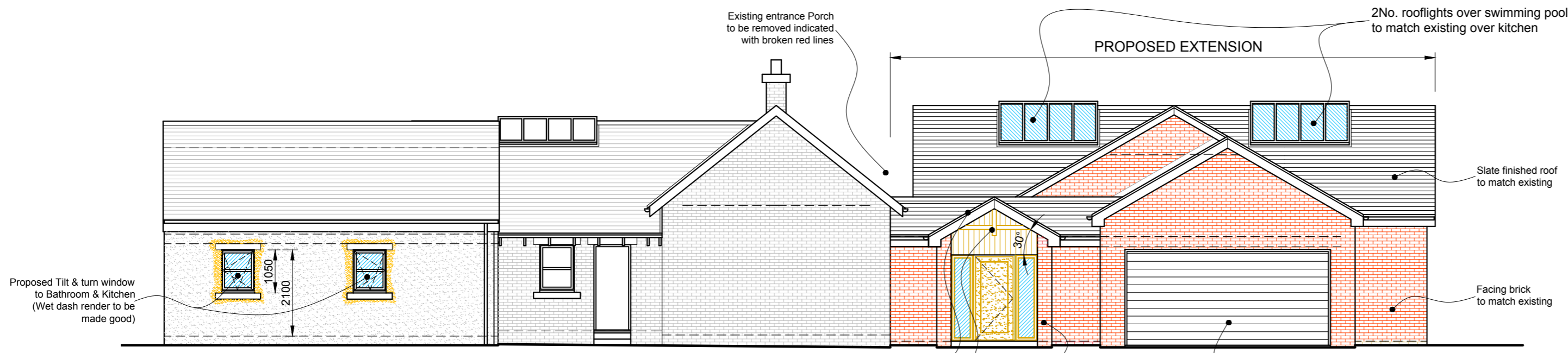
Myself and my wife are the only house next door to the Shearers, with our houses being separated only by a fence. In relation to their planning application (18/00410/P) we have no objections to it being granted and the building work going ahead.

We have been kept informed of this application for a significant period of time and have had opportunity to view the plans. We can see no reason to justify this project not being given planning permission and support the application fully.

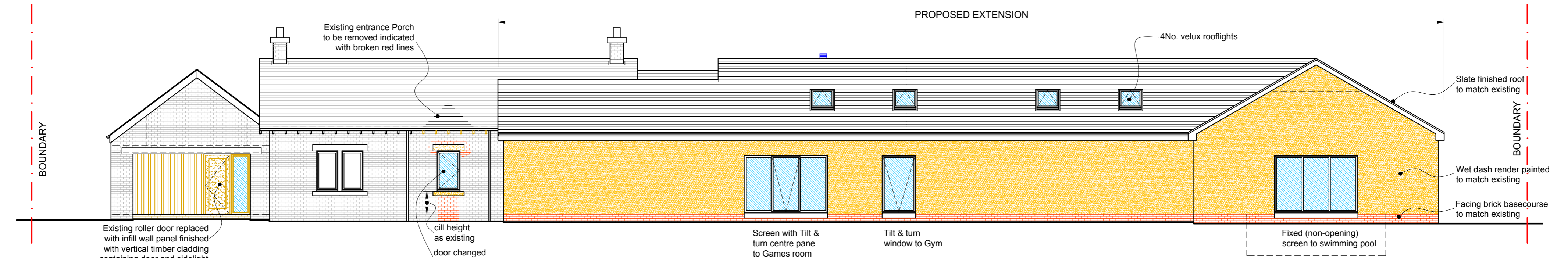
Best wishes

A black rectangular redaction box covering the signature of Mr W Pringle.

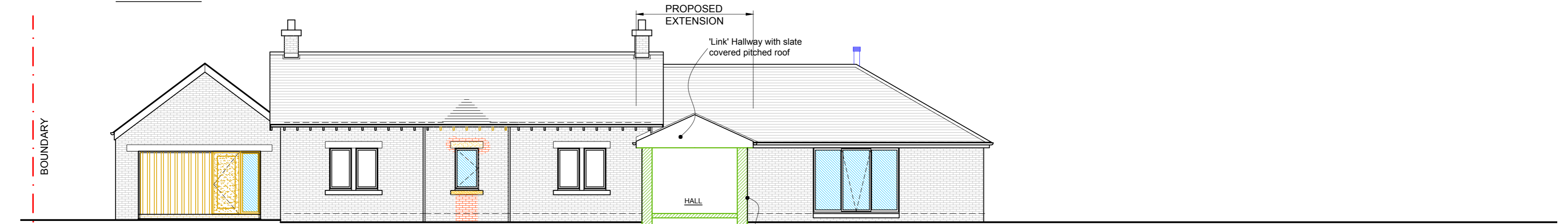
Mr W Pringle



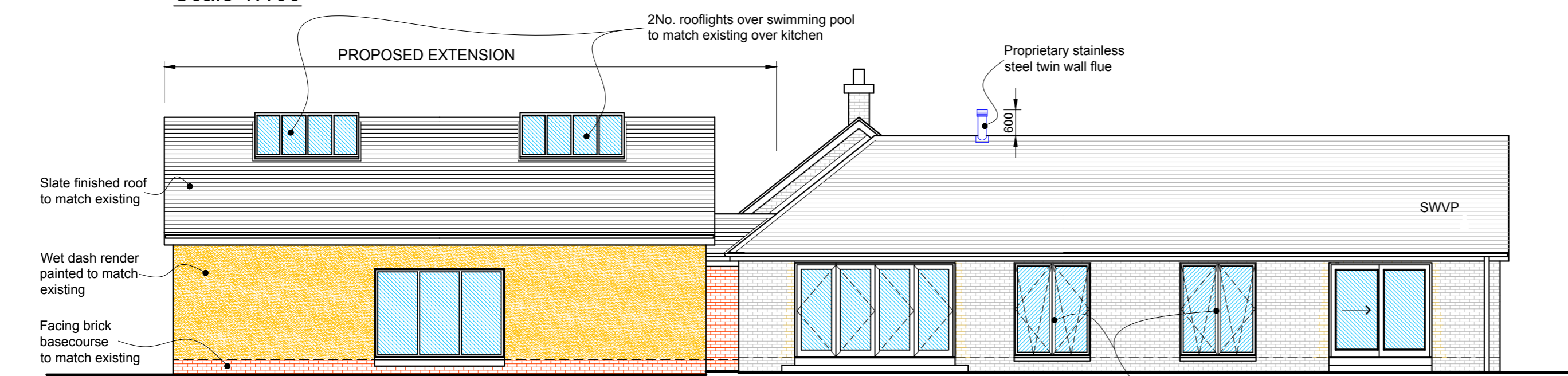
PROPOSED NORTH-EAST ELEVATION
Scale 1:100



PROPOSED NORTH-WEST ELEVATION
Scale 1:100



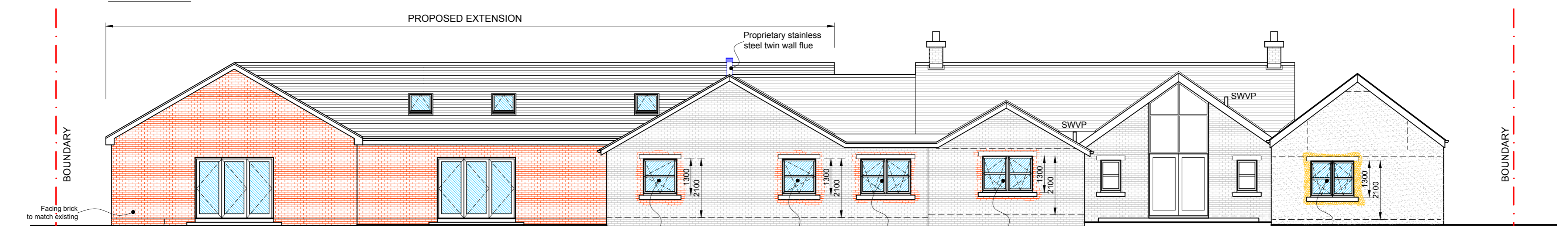
PROPOSED NORTH-WEST ELEVATION AT 'LINK' HALLWAY
Scale 1:100



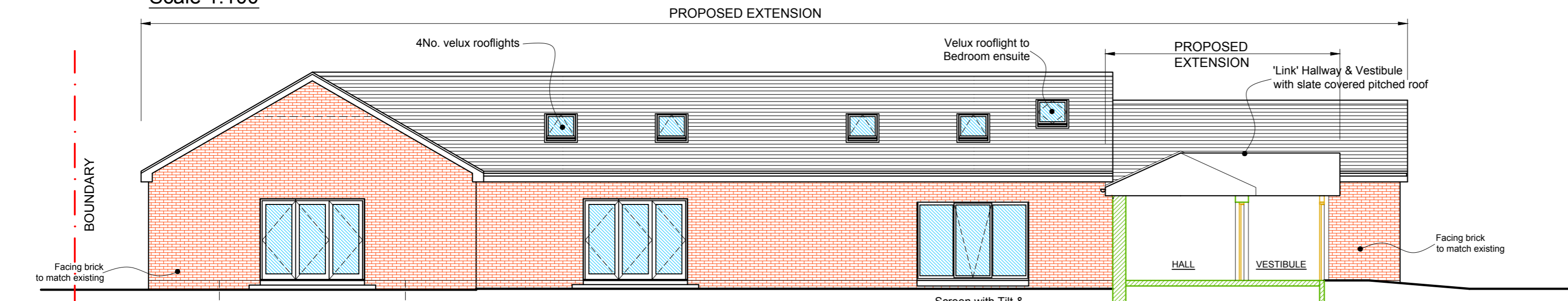
PROPOSED SOUTH-WEST ELEVATION
Scale 1:100

EXTERNAL MATERIALS

- WALLS:** Facing brick & wet dash render, painted to match existing
- ROOF:** Slate to match existing.
- DOORS & WINDOWS / SCREENS:** Double glazed with white uPVC frames to match existing
- ROOFLIGHTS:** Double glazed to match existing
- RAINWATER GOODS:** Black uPVC to match existing.

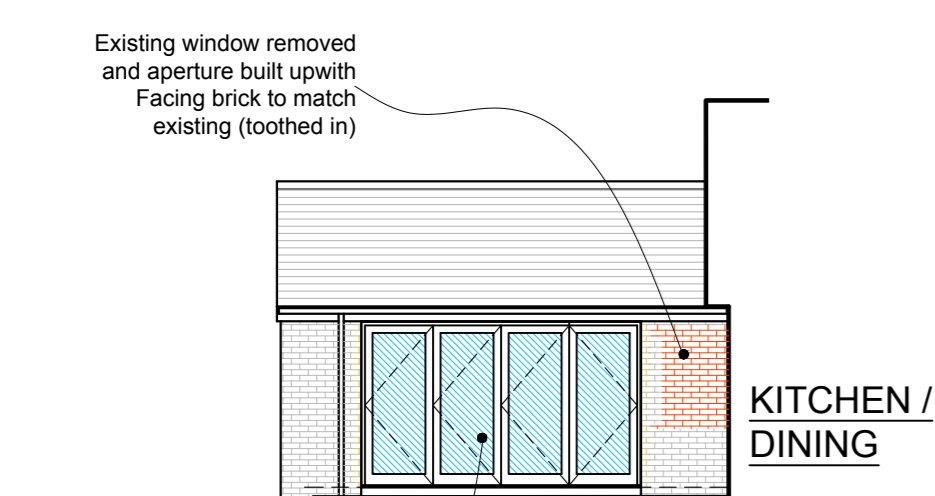


PROPOSED SOUTH-EAST ELEVATION
Scale 1:100

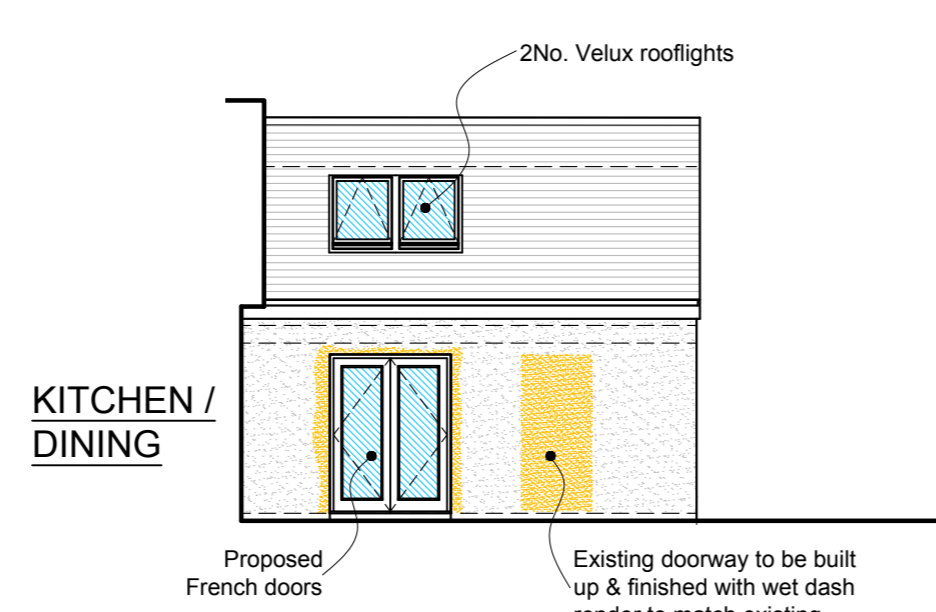


PROPOSED SOUTH-EAST ELEVATION AT 'LINK' HALLWAY
Scale 1:100

NOTE ALL REMOVALS INDICATED WITH RED BROKEN LINES



PROPOSED NORTH-EAST COURTYARD ELEVATION
Scale 1:100

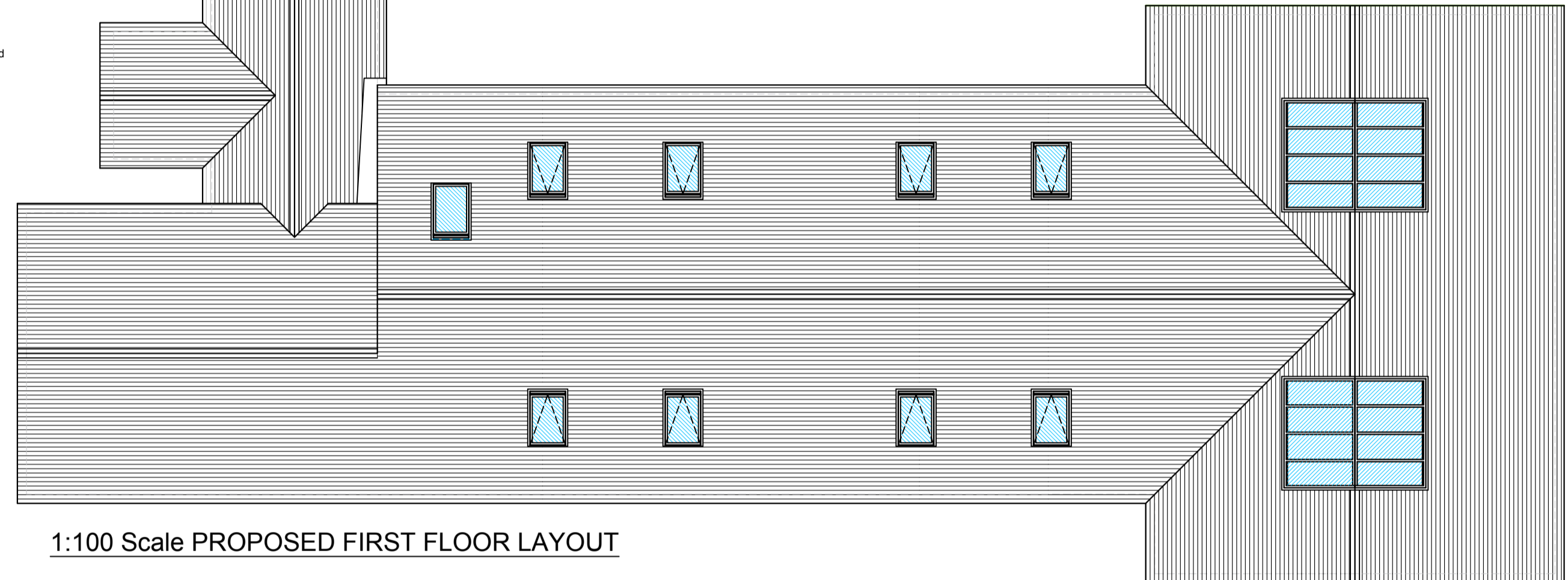
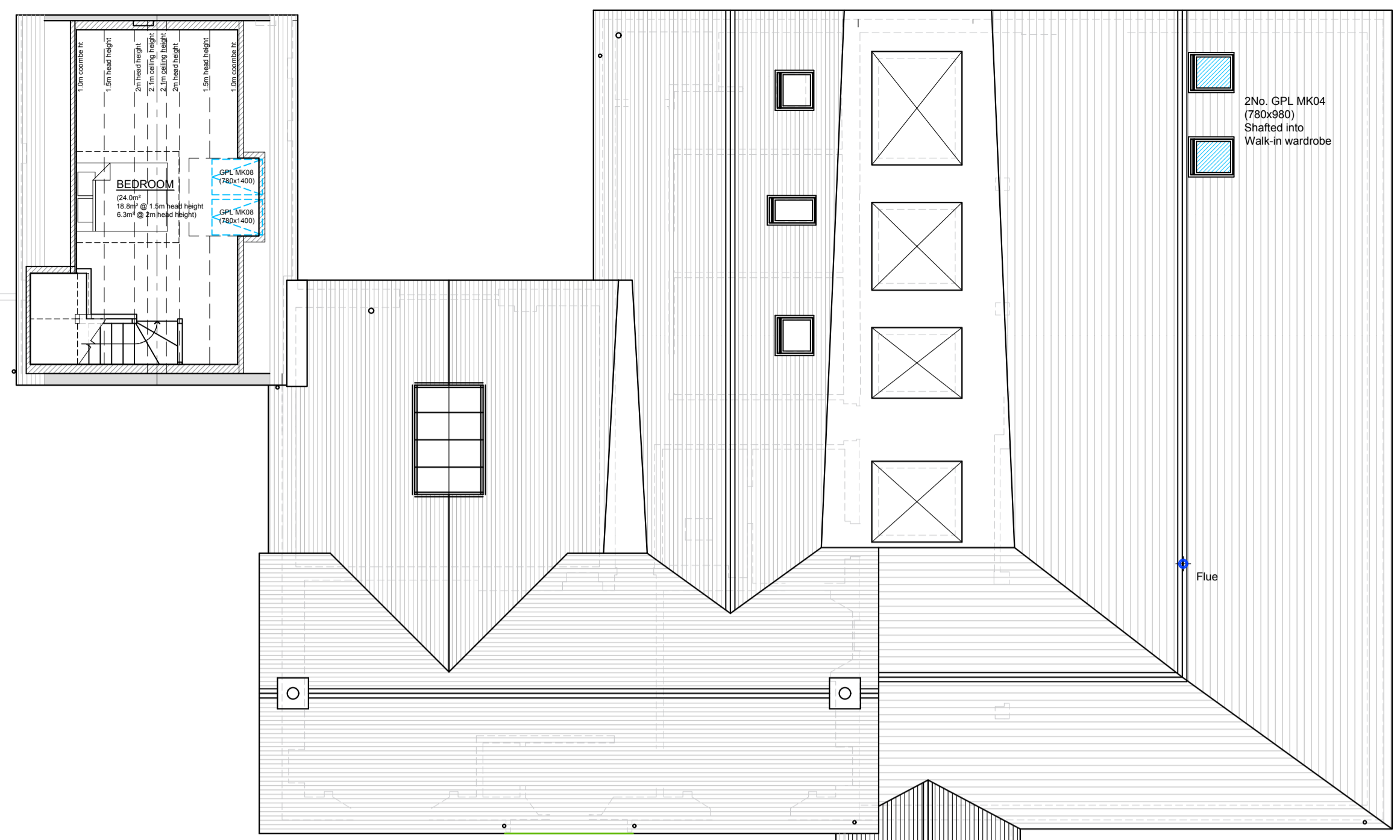


PROPOSED SOUTH-WEST COURTYARD ELEVATION
Scale 1:100

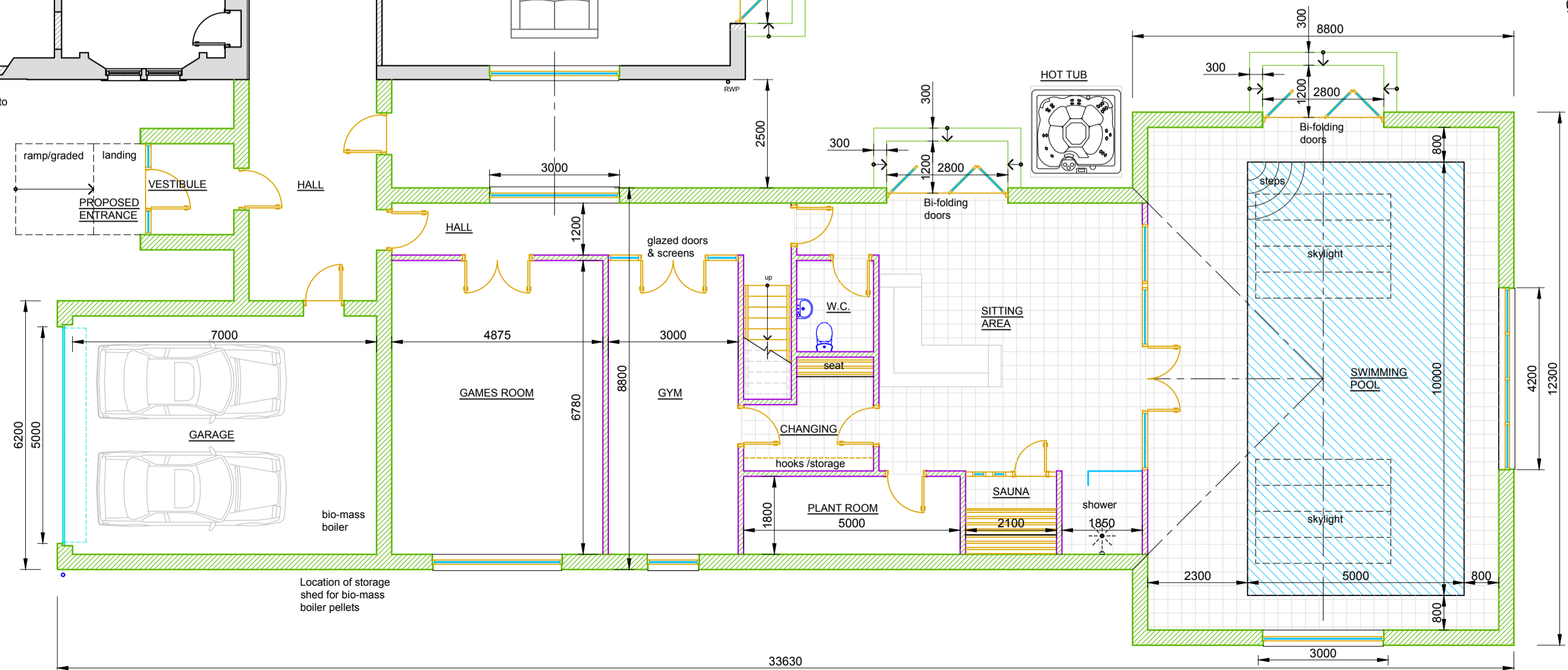
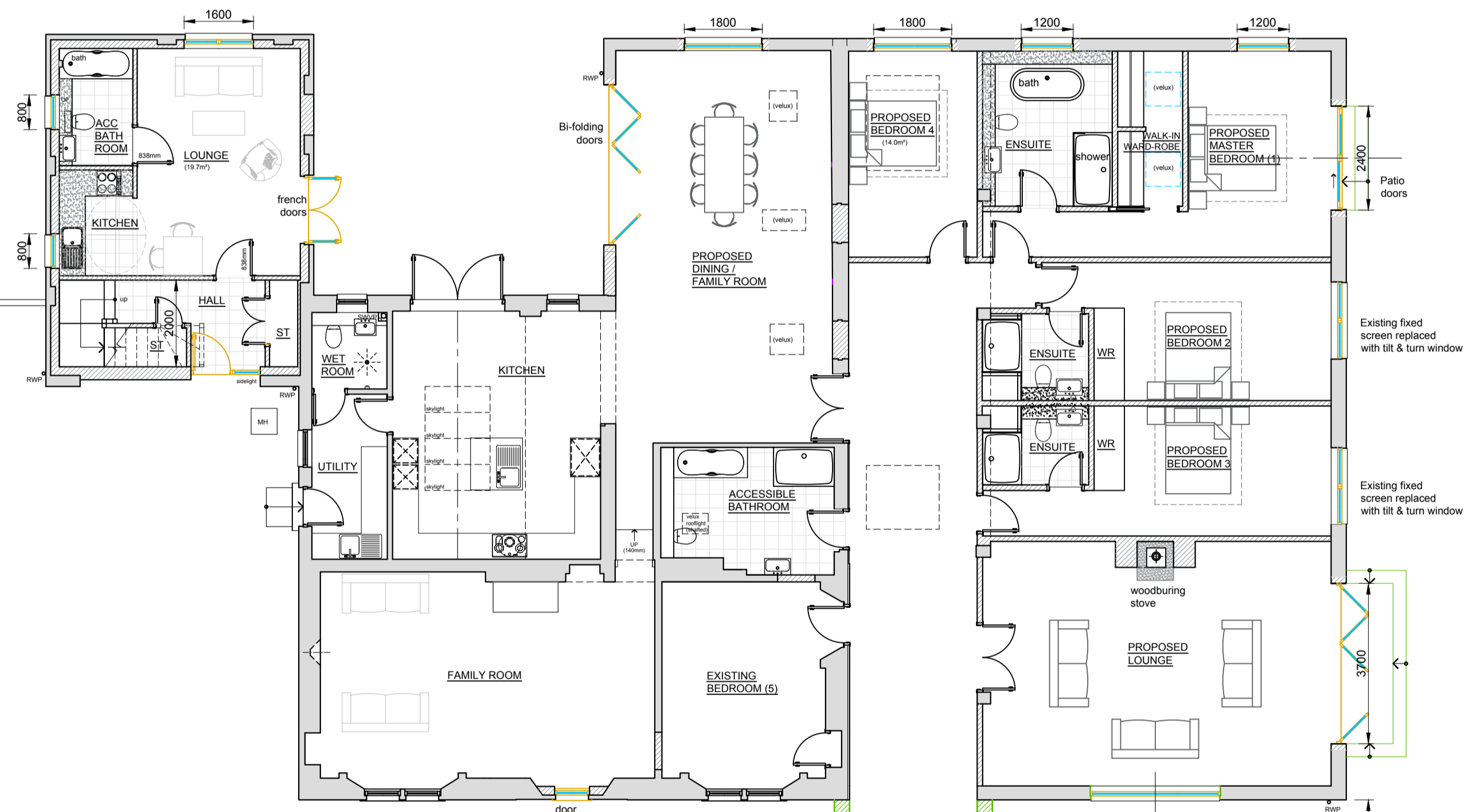
PLANNING APPLICATION DRAWING

REVISIONS

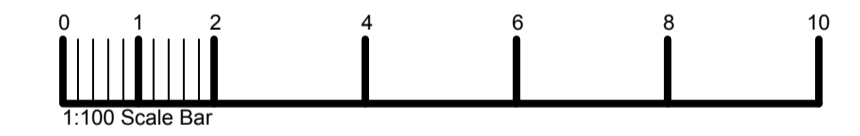
CLIENT Mr & Mrs Shearer	PROJECT Extension & Alterations to house at; Station House, 7 Springfield Cottages Carberry EH21 8PZ
DRAWING TITLE Proposed Elevations	DATE October 2017
	DRAWN SM
	SCALE As noted @ A1
david paton building consultancy Architectural Services & Building Consultants Established in 1981 by David Paton 13 High Street, Loanhead, Midlothian, EH20 9RH. Tel : 0131 440 1213 website : www.davidpatonbc.co.uk e-mail : davidpatonbc@btconnect.co.uk	
Members of the Chartered Institute of Architectural Technologists	DRAWING NO. 16-15-PL102
	REVISION



1:100 Scale PROPOSED FIRST FLOOR LAYOUT



1:100 Scale PROPOSED GROUND FLOOR LAYOUT



REVISIONS	

CLIENT Mr & Mrs Shearer	PROJECT Extension & Alterations to house at: Station House, 7 Springfield Cottages Carberry EH21 8PZ	
	DATE October 2017	DRAWN SM
DRAWING TITLE Proposed Floor plans.	SCALE As noted @ A1	

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e-mail : davidpatonbc@btconnect.co.uk



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	REVISION

PLANNING APPLICATION DRAWING

