

Application No: 20/00137/P

**Coastguard Station, Lamer Street,
Dunbar EH42 1HD**

Supporting Documentation

20/00137/P

**Conversion of former coast guard station to form 1 house
Coastguard Station Lamer Street Dunbar EH42 1HD**

APPEAL STATEMENT

Background:

The site is the former coast guard station on Lamer Street. The building is a single storey brick building with a storage loft. The building no longer functions as a coast guard station and was sold for re-use. It is proposed to re-purpose the building for use as a small residential dwelling providing a small amount of accommodation on the ground floor and further accommodation within the existing storage attic. The site is within the Dunbar Conservation Area. The building is not listed.

The applicant discussed the proposal prior to making an application during a planning duty service on the 26th September 2019 and received positive feedback in principal on the basis that further detail would be required to more fully assess the proposal under relevant policy. The applicant provided made a formal application for pre-planning advice on the 19th October 2019 and received a reply on the 1st November 2019 with substantial comments contrary to the initial enquiry. The subsequent planning application has directly attempted to address the issues highlighted for highways, residential amenity and design within the conservation area.

Highways:

The current site has an existing vehicular access off the carriageway in the form of a short drive of around 2.6m in front of the roller shutter garage door. Coast guard vehicles would enter the garage "end on" and reverse onto the carriageway to exit.

Initial pre planning application dialogue was carried with Robbie Yates of the Highways department to understand how to adequately service the site with a car parking space. The discussions focused around providing an undercroft to the proposed residential accommodation to allow a vehicle to be adequately accommodated off the road. Since making a planning application extensive further dialogue has been carried out with Jon Canty to comply as much as possible with ELC Highways guidance. To assist with visibility concerns it is proposed that the existing brick piers and boundary wall are removed. A clear 6mx2.5m driveway is accommodated with a separate pedestrian walkway to the side to enter the building. Other points, which have been acknowledged, are:

- The yellow hatching and keep clear box on Lamer Street is only present for the use of the coast guard station - so that is now redundant.
- Lamer Street has no parking restrictions.
- The auxiliary coastguard company would have composed of around twelve persons, who would have met weekly and attended emergency call outs, bringing their own vehicles with them, which could not have been accommodated on the site.

Other relevant policy:

Policy RCA 1

The application site is within and area under policy RCA1 which supports residential use and amenity so there is a direct correlation with the proposed use. Previous correspondence from the Planning Officer suggested that the site was within the Dunbar Town Centre, which it is not.

Policies CH2: Development Affecting Conservation Areas and DP5 (Extensions and Alterations to Existing Building)

The proposal is a conversation of an existing building and the overall mass and form of the building is intact as no extension or raising of the roofline is proposed. A deliberately contrasting aesthetic is used for the intervention parts, which is widely accepted for conservation areas and listed buildings (which this is not). To provide some context to this we would direct you to a number of recent consents:

18/01095/P Alterations and extension to house.

16/00832/P Alterations, extensions and change of use from a hotel (class 7) to form 4 flats (sui generis) and erection of garages and associated works.

17/00746/P Alteration, extension to building, installation of lighting, resurfacing of footpath/ ramp and repositioning of BT pole.

18/00455/P Change of use of office and workshop to 2 houses, erection of 1 house and associated works.

In terms of neighbouring amenity the form and mass are unchanged therefore there is no overshadowing to neighbouring buildings. The proposed roof light to the north west elevation faces a parking area and does not directly face any opposing windows or garden ground. To alleviate any overlooking concerns it is proposed that the glass is obscured. It is also proposed that windows to the southwest and northwest elevations are also fitted with obscured glass.

The repositioned window to the southeast elevation faces a 2m high stone wall and therefore does not result in any harmful overlooking. The northeast elevation is extensively glazed as it faces sea view and the highway. The glazing line is held back to form a small enclosed balcony and does not result in any harmful overlooking.

Policy DP7: Infill, Backland and Garden Ground Development

The proposal is a change of use and conversion of an existing building positioned within its own grounds and is therefore not infill, garden ground or backland development.

Just prior to the determination deadline the planning officer requested a structural report on the feasibility of the proposals and that there has been a single objection to the proposal and the application would be placed on the scheme of delegation list.

We asked that our professional opinion as chartered architects be taken into account but this was never answered or accepted. At the same time an extension of time request was made but we did not formerly grant this as we waiting for clarification on the structural report request.

We made further enquiry as to the status of the application on the 17th of April accepting the extension of time request and were told as we had not formerly accepted the extension of time by the 16th of April that the application was being recommending for refusal on the basis of lack of residential amenity - which had not been directly queried during earlier correspondence. We made the point that the proposal includes a balcony and ground to the rear for amenity. The site is also opposite the beach. Over and above this we responded asking how it was different to any flatted development and referred to 19/00327/P of a conversion from office to dwelling which obtained approval.

We asked again about the structural report but were told that this was no longer required to determine the application.

20/00137/P

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Supporting Statement:

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The applicant discussed the proposal prior to making an application during a planning duty service and received positive feedback in principal on the basis that further detail would be required to more fully assess the proposal under relevant policy. The applicant provided further details by email and received substantial comments contrary to the initial enquiry. This application has directly attempted to address the issues highlighted for highways, residential amenity and design within the conservation area.

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Policy DP7: Infill, Backland and Garden Ground Development

The proposal is a change of use and conversion of an existing building positioned within its own grounds and is therefore not infill, garden ground or backland development.



Photograph of the front of the building in its current state showing the current vehicle access



Photograph showing the view from the building and the existing vehicle access adjacent to the carriageway.

SUPPORTING STATEMENT ADDENDUM 21/04/20

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We asked again about the structural report but were told that this was no longer required to determine the application.



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 100232170-001

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.

Type of Application

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

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

Description of Proposal

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

Conversion of former coast guard station to dwelling.

Is this a temporary permission? *

Yes No

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

Yes No

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: | Sutherland & Co Architects Ltd | | |
| Ref. Number: | <input type="text"/> | You must enter a Building Name or Number, or both: * | |
| First Name: * | Mike | Building Name: | <input type="text"/> |
| Last Name: * | Roper | Building Number: | 82 |
| Telephone Number: * | <input type="text"/> | Address 1 (Street): * | High Street |
| Extension Number: | <input type="text"/> | Address 2: | <input type="text"/> |
| Mobile Number: | <input type="text"/> | Town/City: * | North Berwick |
| Fax Number: | <input type="text"/> | Country: * | Scotland |
| | | Postcode: * | EH39 4HF |
| Email Address: * | <input type="text"/> | | |

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|----------------------|------------------------------------------------------|----------------------------|
| Title: | Ms | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text"/> | Building Name: | Former coast guard station |
| First Name: * | Judy | Building Number: | <input type="text"/> |
| Last Name: * | Oxley | Address 1 (Street): * | Lamer Street |
| Company/Organisation | <input type="text"/> | Address 2: | <input type="text"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * | Dunbar |
| Extension Number: | <input type="text"/> | Country: * | Scotland |
| Mobile Number: | <input type="text"/> | Postcode: * | EH42 1HD |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text"/> | | |

Site Address Details

Planning Authority:

East Lothian Council

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

Address 1:

COASTGUARD STATION

Address 2:

LAMER STREET

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

DUNBAR

Post Code:

EH42 1HD

Please identify/describe the location of the site or sites

Northing

678846

Easting

368121

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)

The applicant met with david taylor during a duty service and this was followed up with an email dated 1st November 2019.

Title:

Mr

Other title:

First Name:

David

Last Name:

Taylor

Correspondence Reference Number:

Date (dd/mm/yyyy):

01/11/2019

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

Site Area

Please state the site area:

88.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

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

Former coast guard station.

Access and Parking

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

Yes No

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

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

Yes No

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

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

1

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

1

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

Water Supply and Drainage Arrangements

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

Yes No

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

Yes No

Note:-

Please include details of SUDS arrangements on your plans

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

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

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

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

Assessment of Flood Risk

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

Yes No Don't Know

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

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

Yes No Don't Know

Trees

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

Yes No

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

Waste Storage and Collection

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

Yes No

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

Refer to plans.

Residential Units Including Conversion

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

Yes No

How many units do you propose in total? *

1

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

All Types of Non Housing Development – Proposed New Floorspace

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

Yes No

Schedule 3 Development

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

Yes No Don't Know

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

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

Planning Service Employee/Elected Member Interest

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

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) 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: Mike Roper

On behalf of: Ms Judy Oxley

Date: 07/02/2020

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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

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

Yes No Not applicable to this application

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

Yes No Not applicable to this application

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

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

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

Yes No Not applicable to this application

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

Yes No Not applicable to this application

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

Yes No Not applicable to this application

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

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

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

Declare – For Application to Planning Authority

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

Declaration Name: Mr Robin Sutherland

Declaration Date: 07/02/2020

Payment Details

Cheque: SUTHERLAND, 0

Created: 21/04/2020 11:57

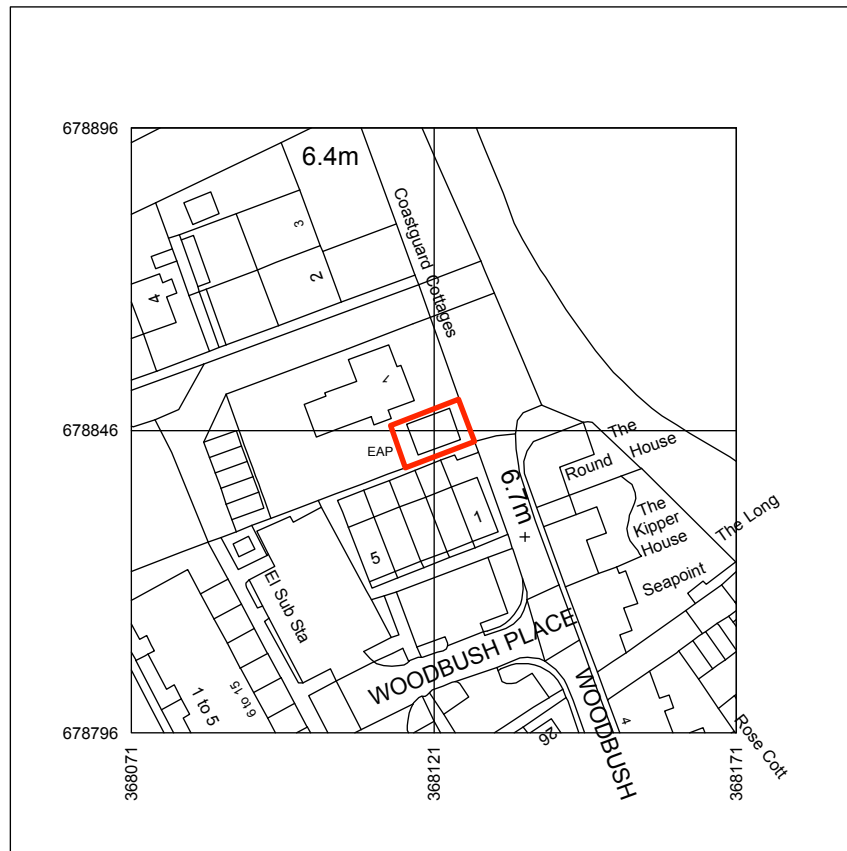
Produced on 06 February 2020 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.


This map shows the area bounded by 368071,678796 368071,678896 368171,678896 368171,678796

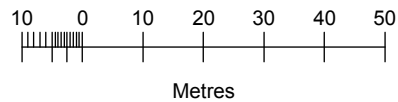
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 Red line denotes application site/boundary



UKPlanningMaps.com

Sutherland & Co.

Chartered architects

t 01620 248180
e info@sutherland.co.uk
www.sutherland.co.uk

Job Title
Former Coast Guard Station, Dunbar

Drawing Title
Location Plan

Drawing Status
PLANNING

Drawing Number
1957 (LP) 001

Scale
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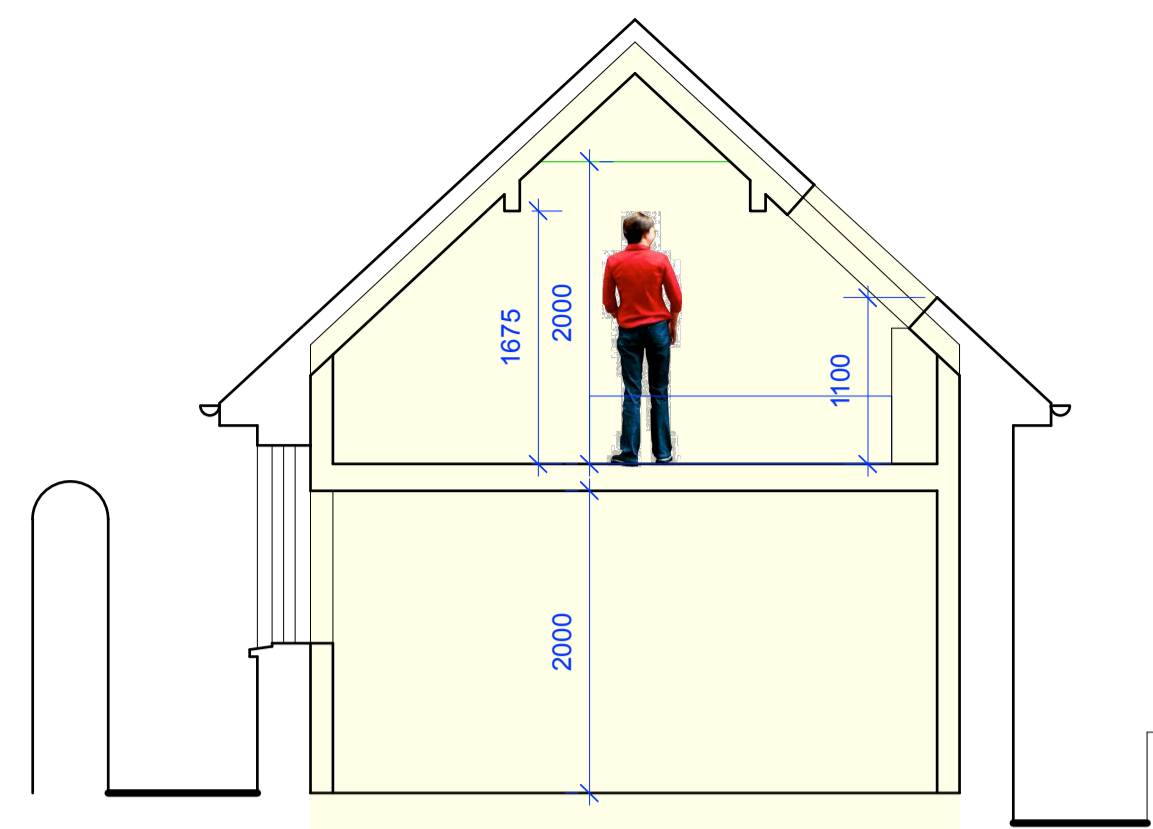
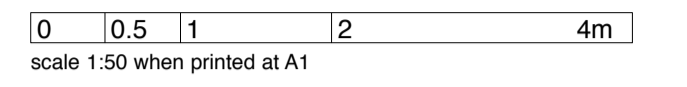
Date
Feb 2020

Drawn
MR

Revision
-
Checked
-

Notes

This drawing has been prepared for the sole purpose of applying for Planning permission. No liability will be accepted for any omission should the information contained herein be used for any other purpose.

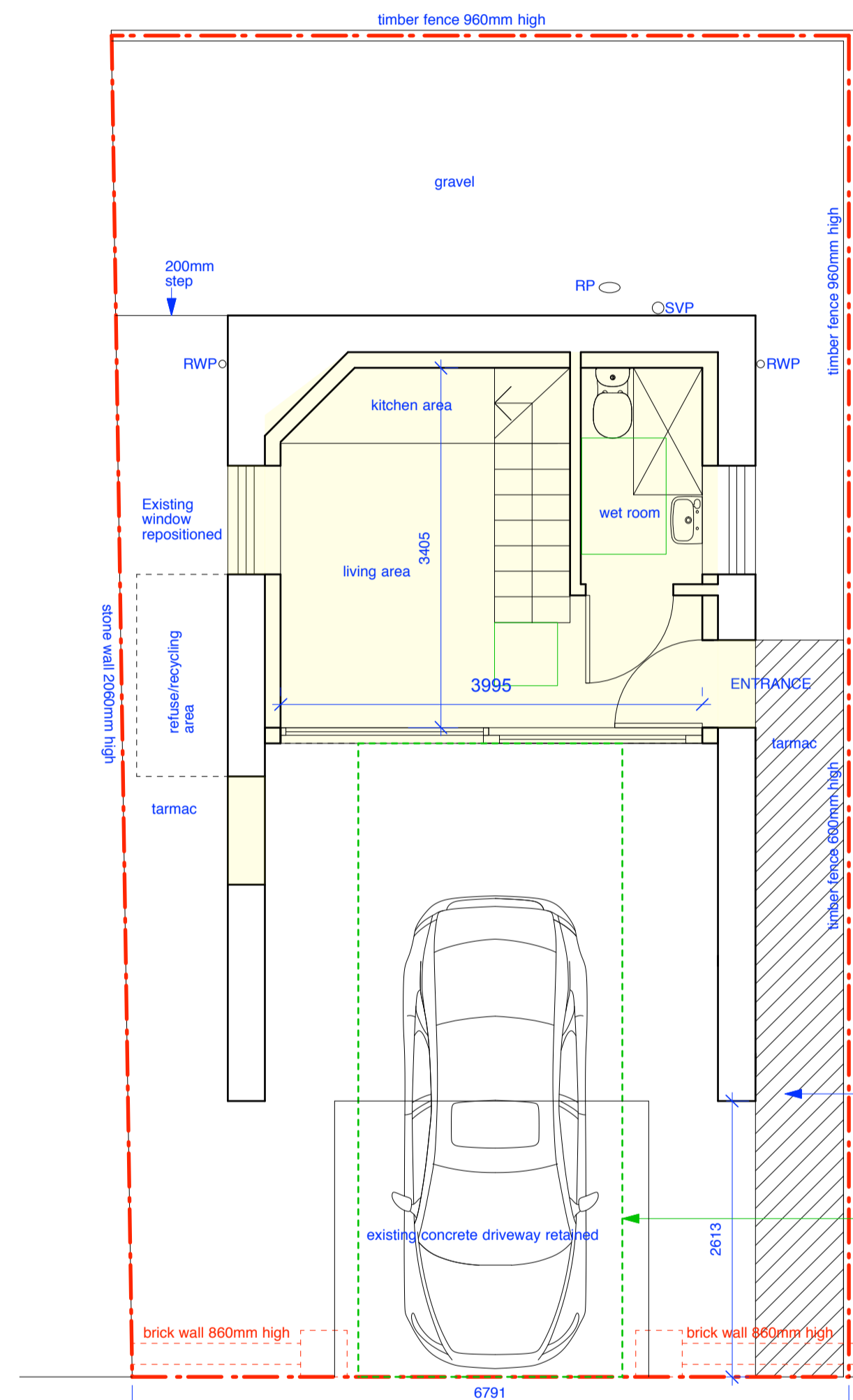


Proposed Section
Scale 1:50

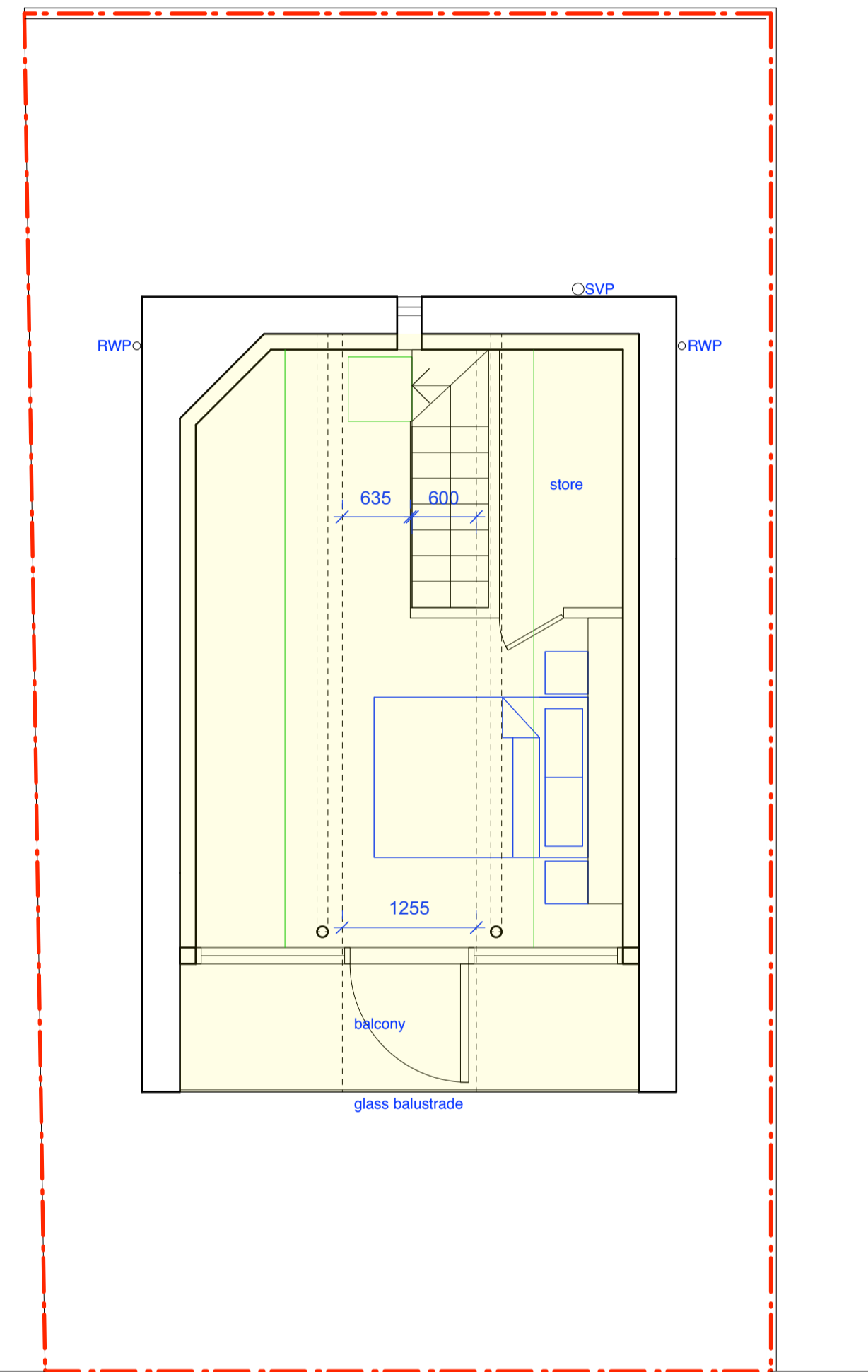
Proposed works

Issue / revision

| | | |
|---|----------|----------------------------|
| B | 13.03.20 | Driveway amended |
| C | 13.03.20 | Saloon car tracking added. |
| D | 16.03.20 | Lay by parking added. |
| E | 16.03.20 | ELC driveway added. |



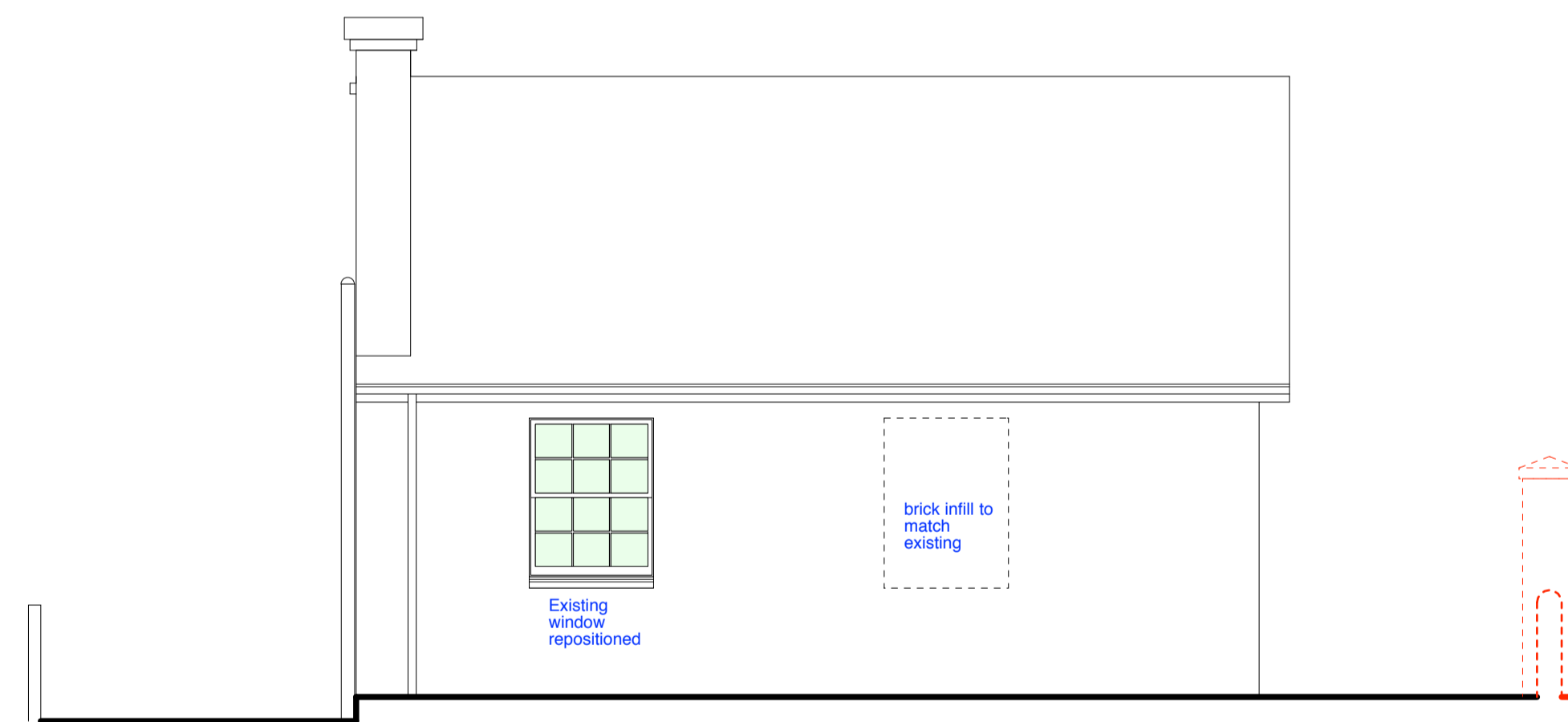
Proposed Ground Floor Plan
Scale 1:50



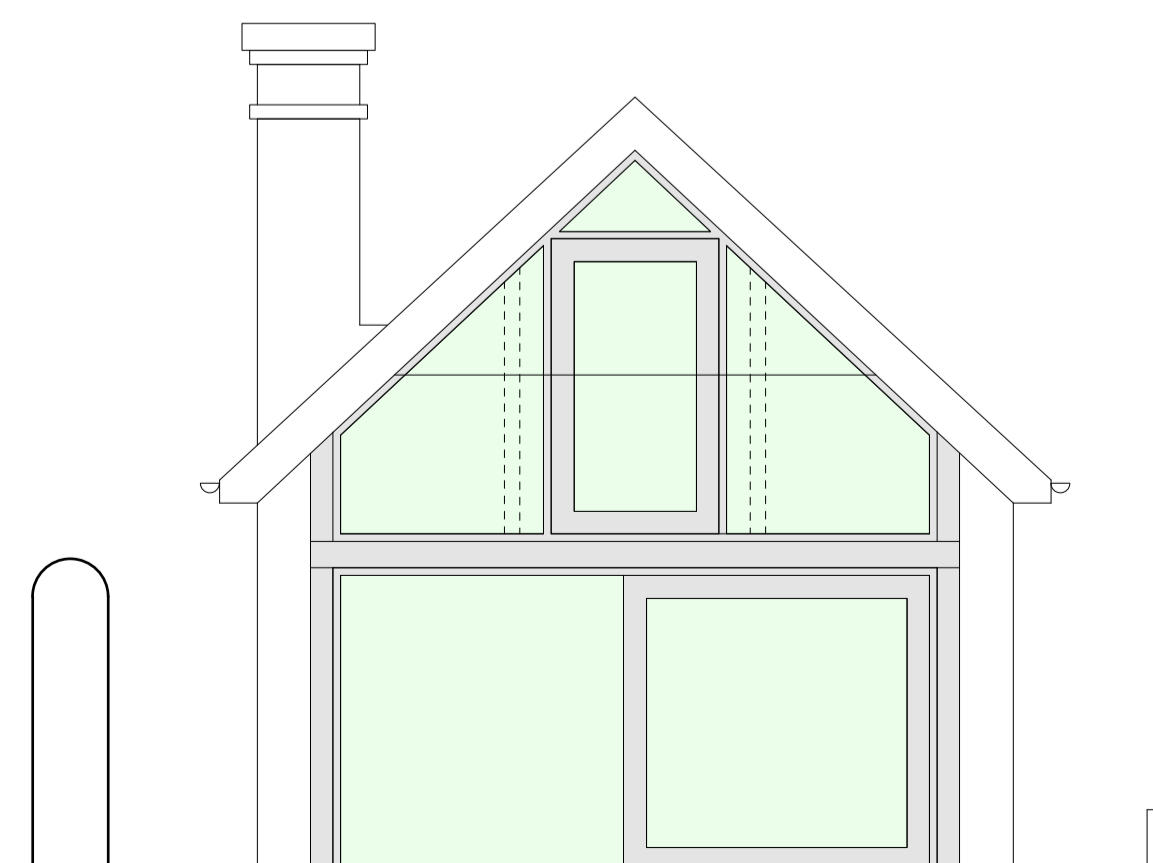
Proposed First Floor Plan
Scale 1:50

PROPOSED EXTERNAL MATERIALS:

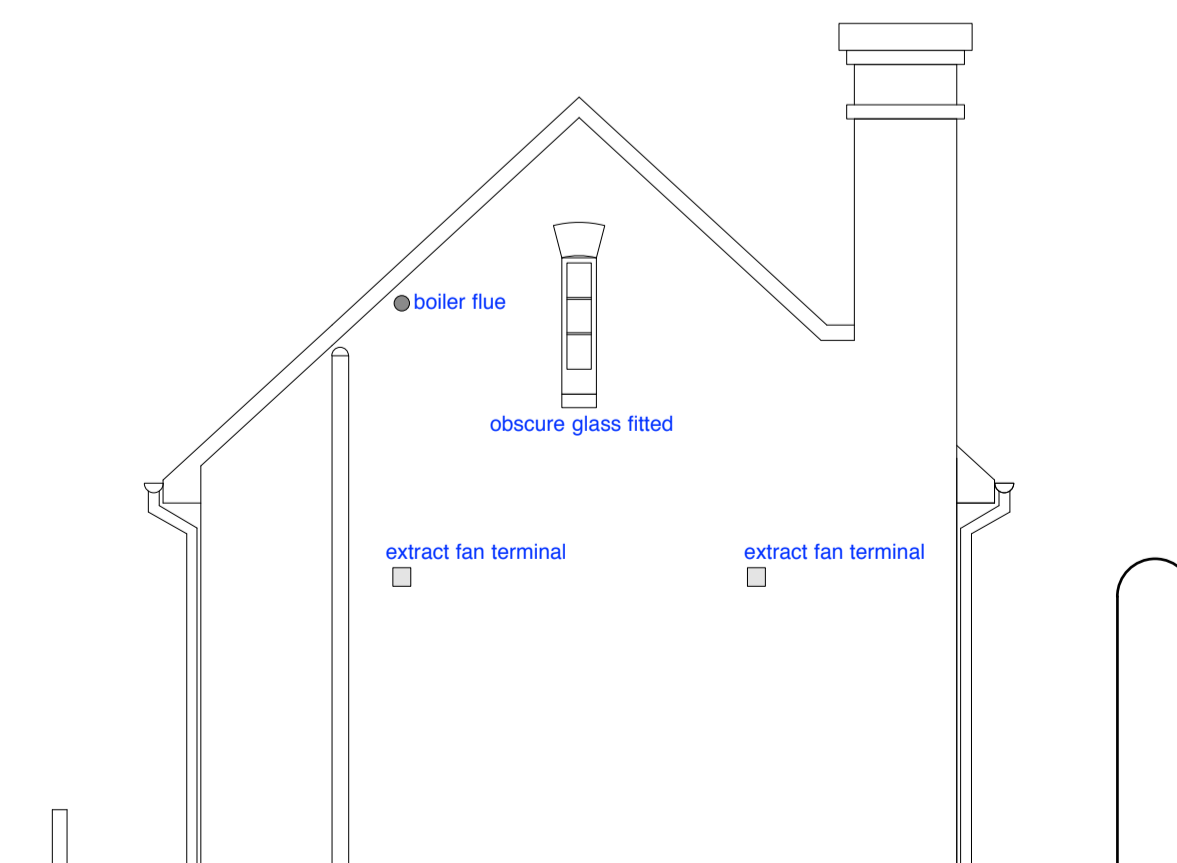
- WALLS: Brick to match existing.
- WINDOWS: Timber double glazed finished light grey RAL 7035.
- SLIDING DOOR/SCREEN: Timber double glazed finished light grey RAL 7035.
- ROOFLIGHT: Aluminium double glazed finished dark grey RAL 7016.
- BALCONY: Galvanised steel.
- BALUSTRADE: Glass.



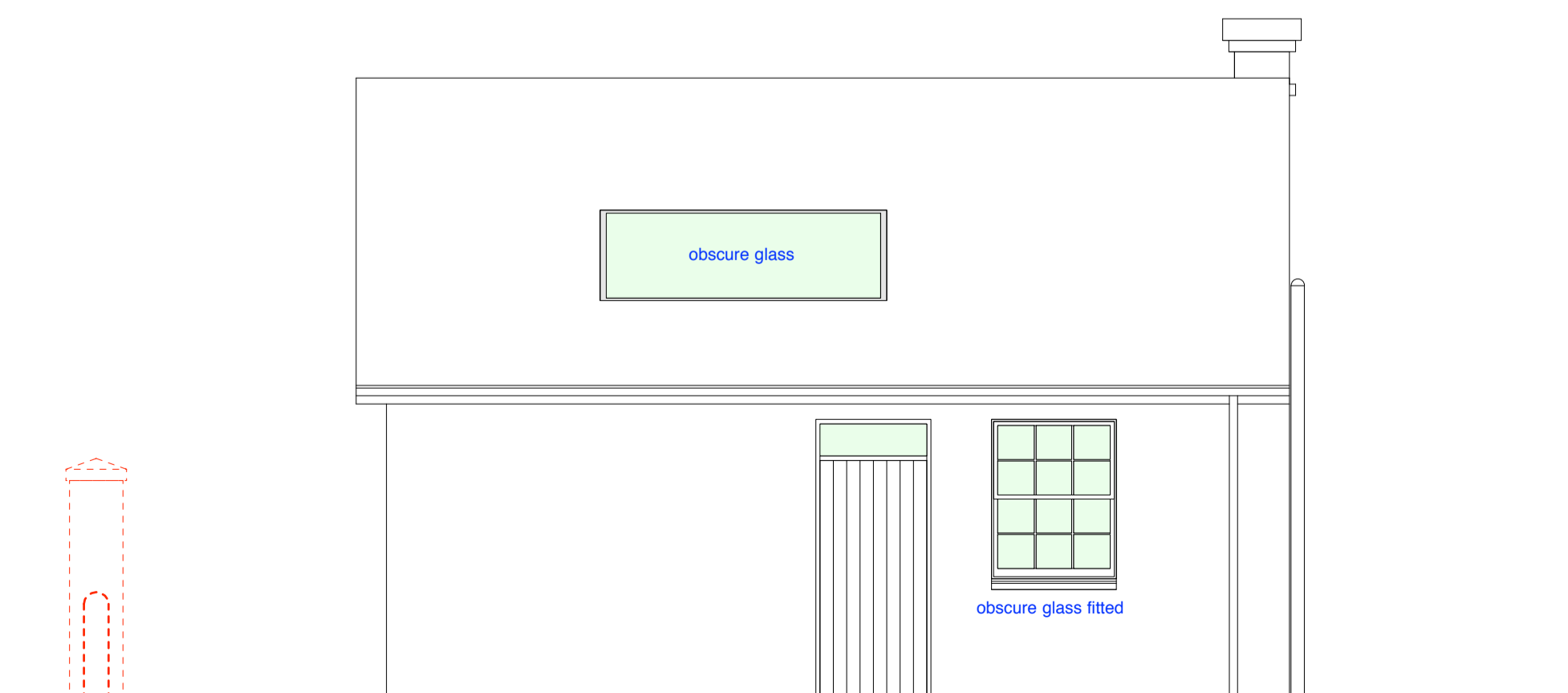
Proposed SE Elevation
Scale 1:50



Proposed NE Elevation
Scale 1:50



Proposed SW Elevation
Scale 1:50



Proposed NW Elevation
Scale 1:50

Sutherland & Co.
Chartered architects

t 01620 248180
e info@sutherland.co.uk
www.sutherland.co.uk

Job Title
Former Coast Guard Station, Dunbar

Drawing Title
Proposed Plans, Section & Elevations

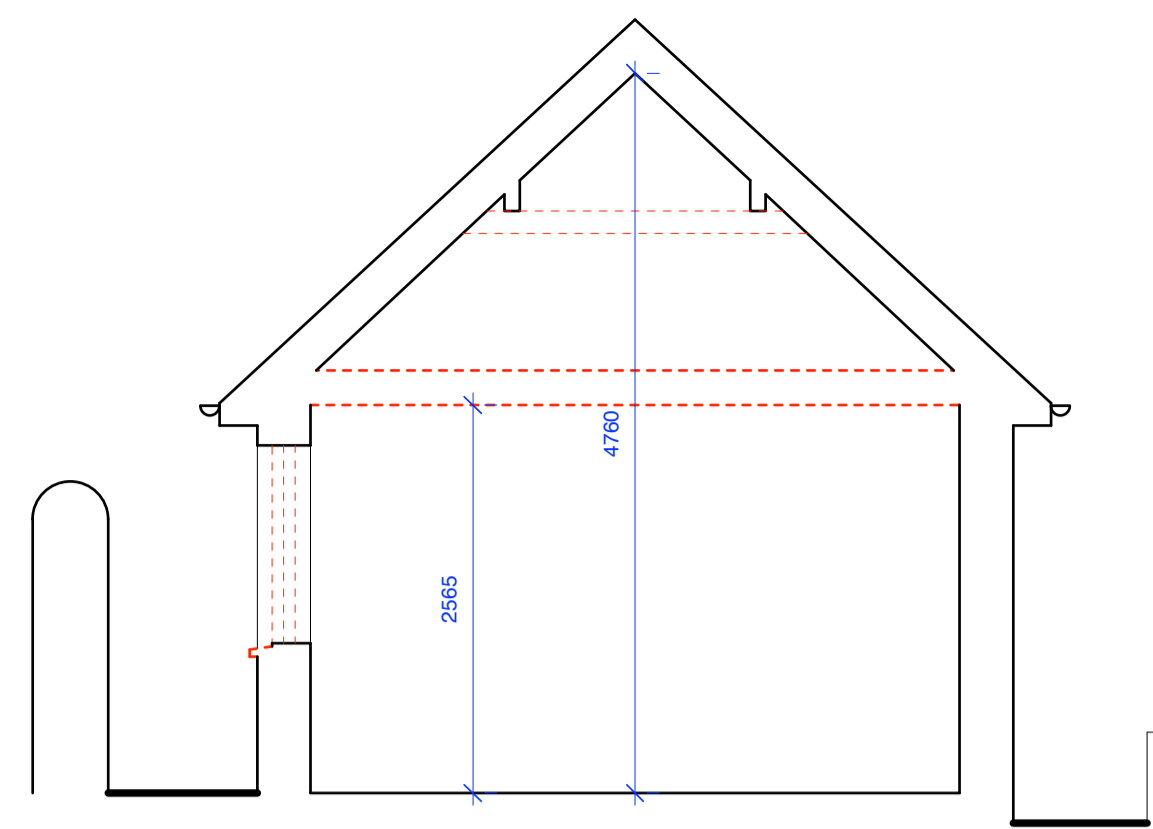
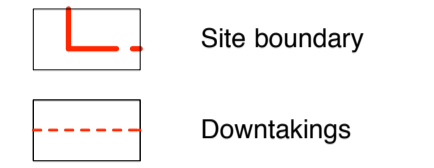
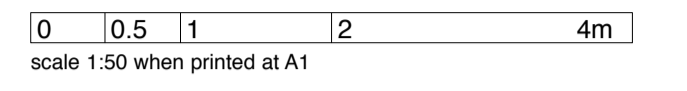
Drawing Status
PLANNING

Drawing Number
1957 (P) 001

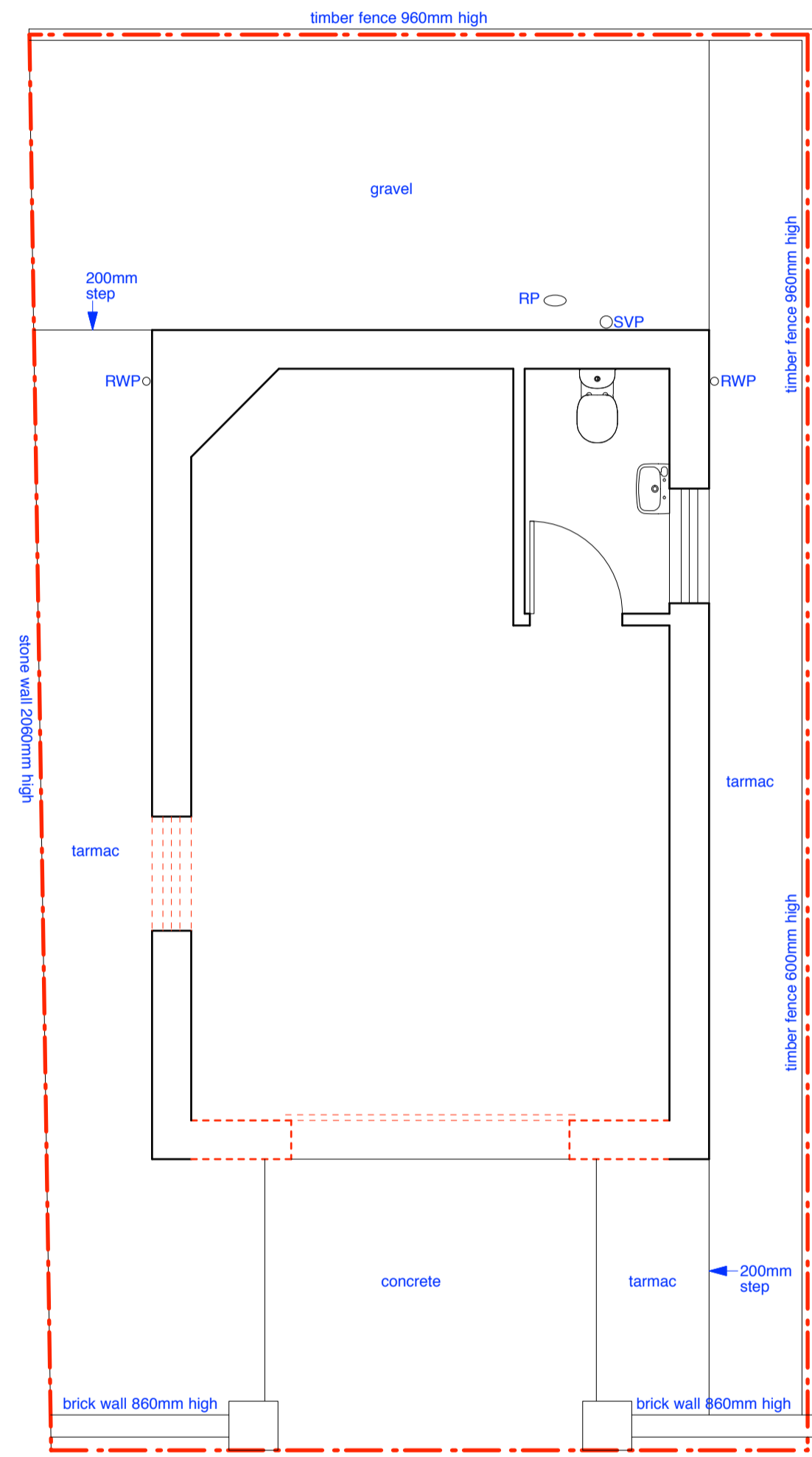
Scale 1:50@A1 Date Feb 20 Drawn MR Checked E

Notes
 This drawing has been prepared for the sole purpose of a Feasibility Study. No liability will be accepted for any omission should the information contained herein be used for any other purpose.

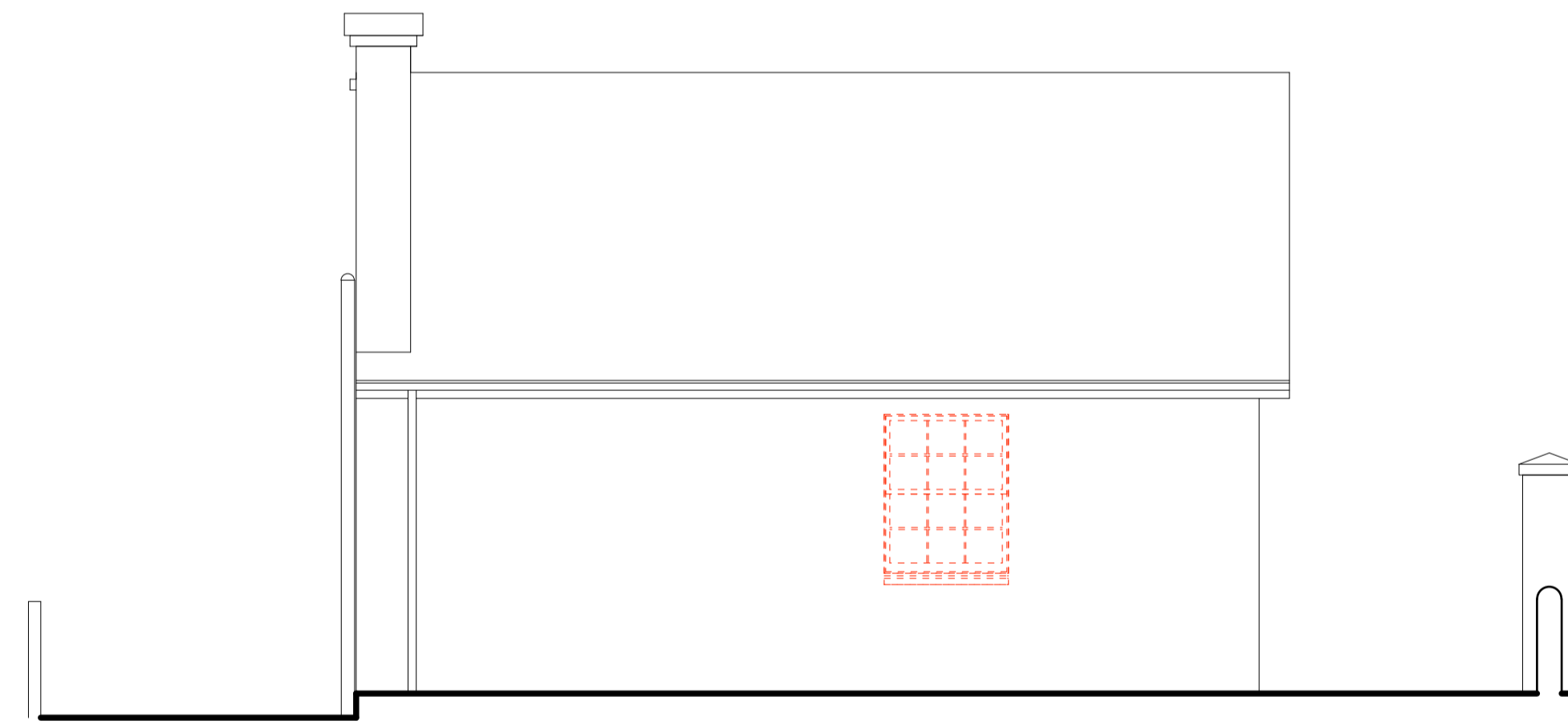
All dimensions are indicative only and are based on preliminary survey information to be checked on site.



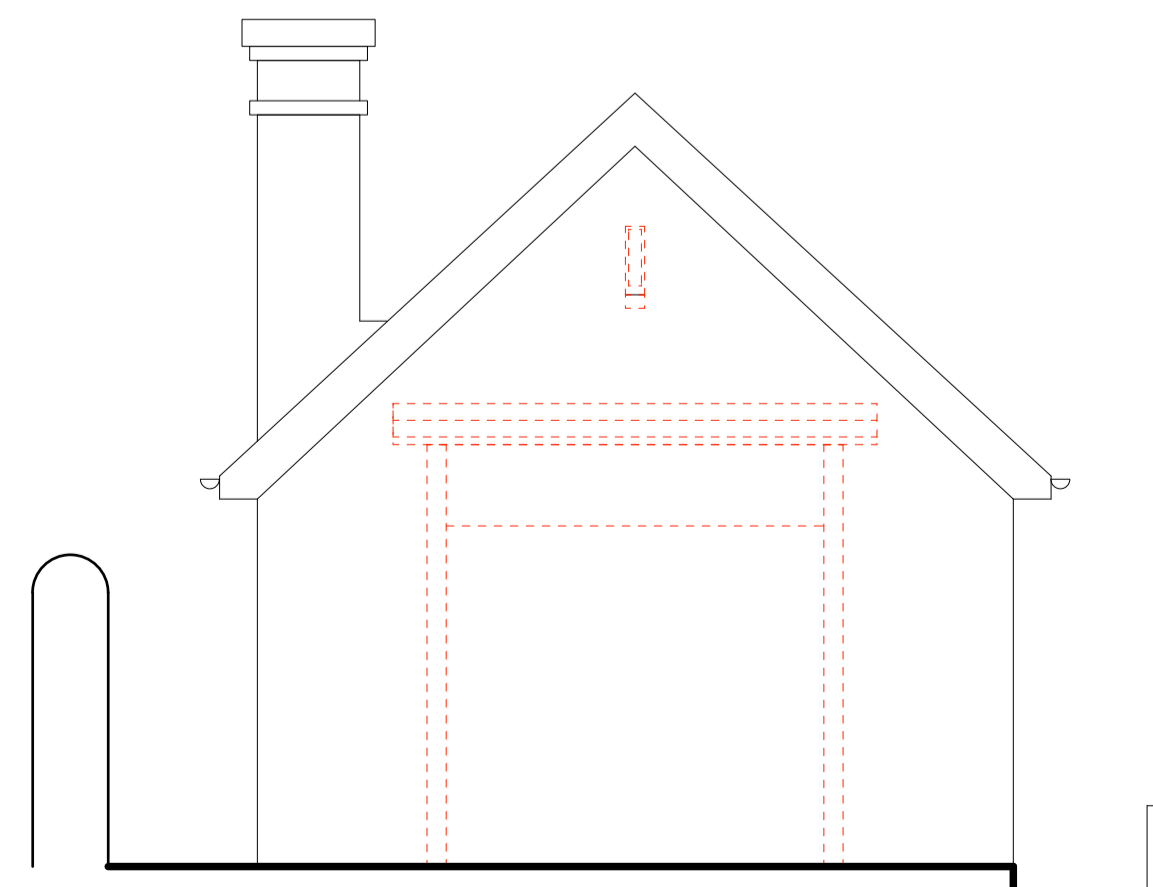
Existing Section
 Scale 1:50



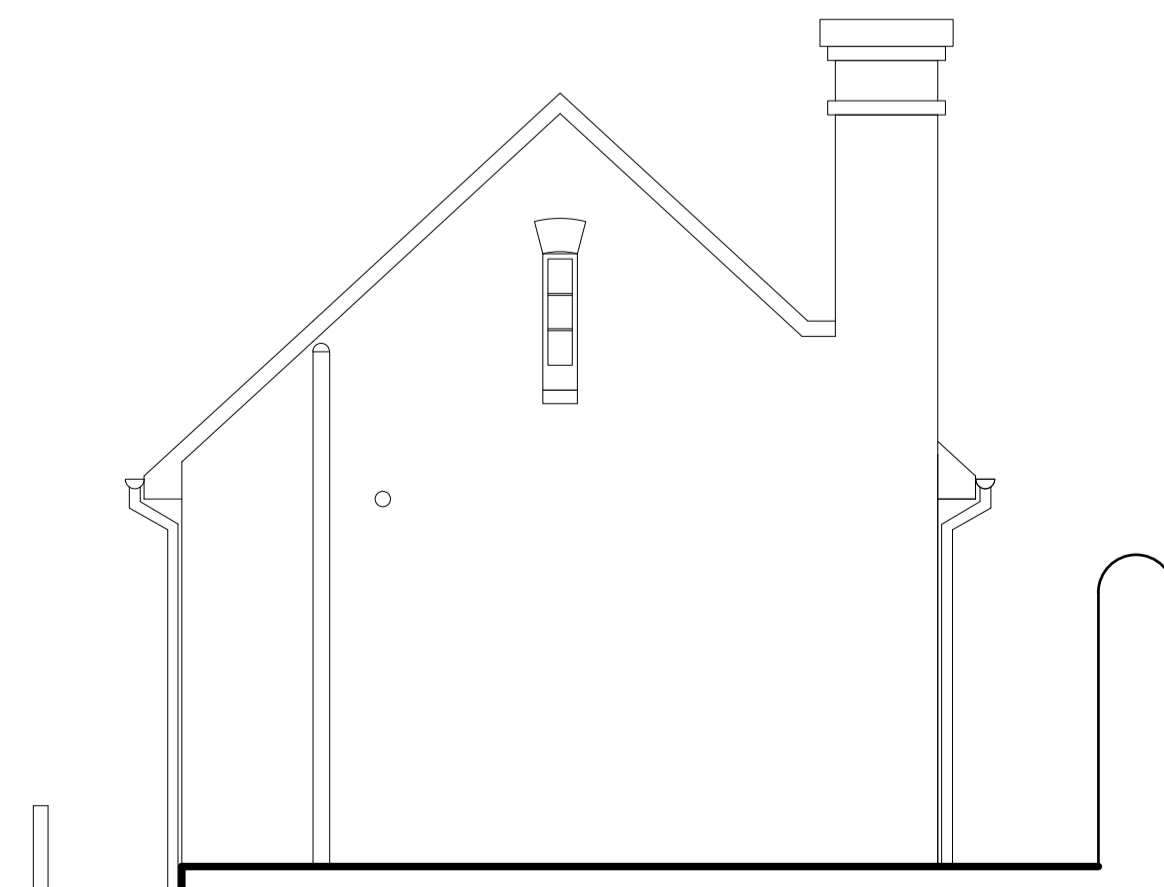
Existing Ground Floor Plan
 Scale 1:50



Existing SE Elevation
 Scale 1:50



Existing NE Elevation
 Scale 1:50



Existing SW Elevation
 Scale 1:50



Existing NW Elevation
 Scale 1:50

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Job Title
Former Coast Guard Station, Dunbar

Drawing Title
Existing Plan, Section & Elevations

Drawing Status
PLANNING

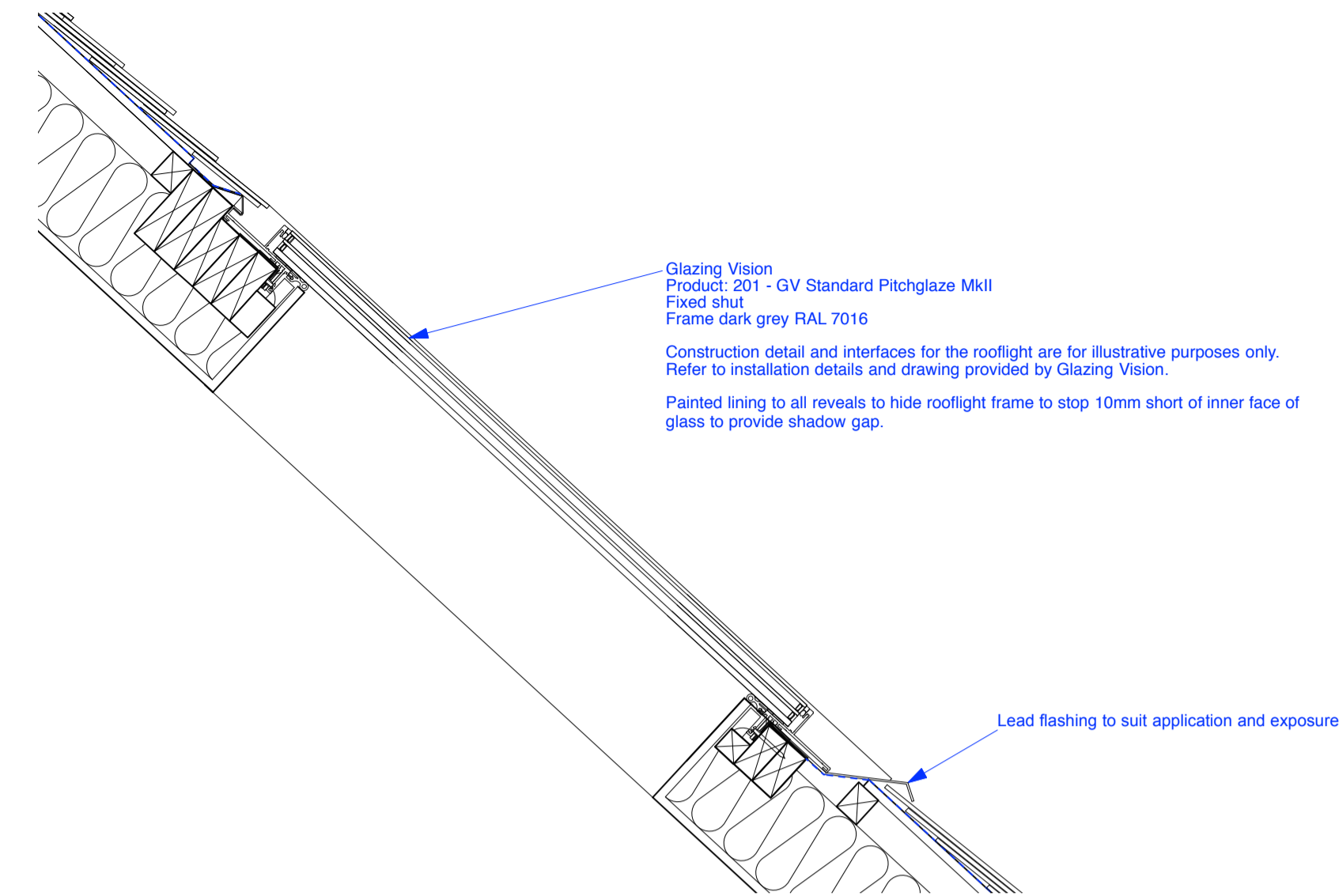
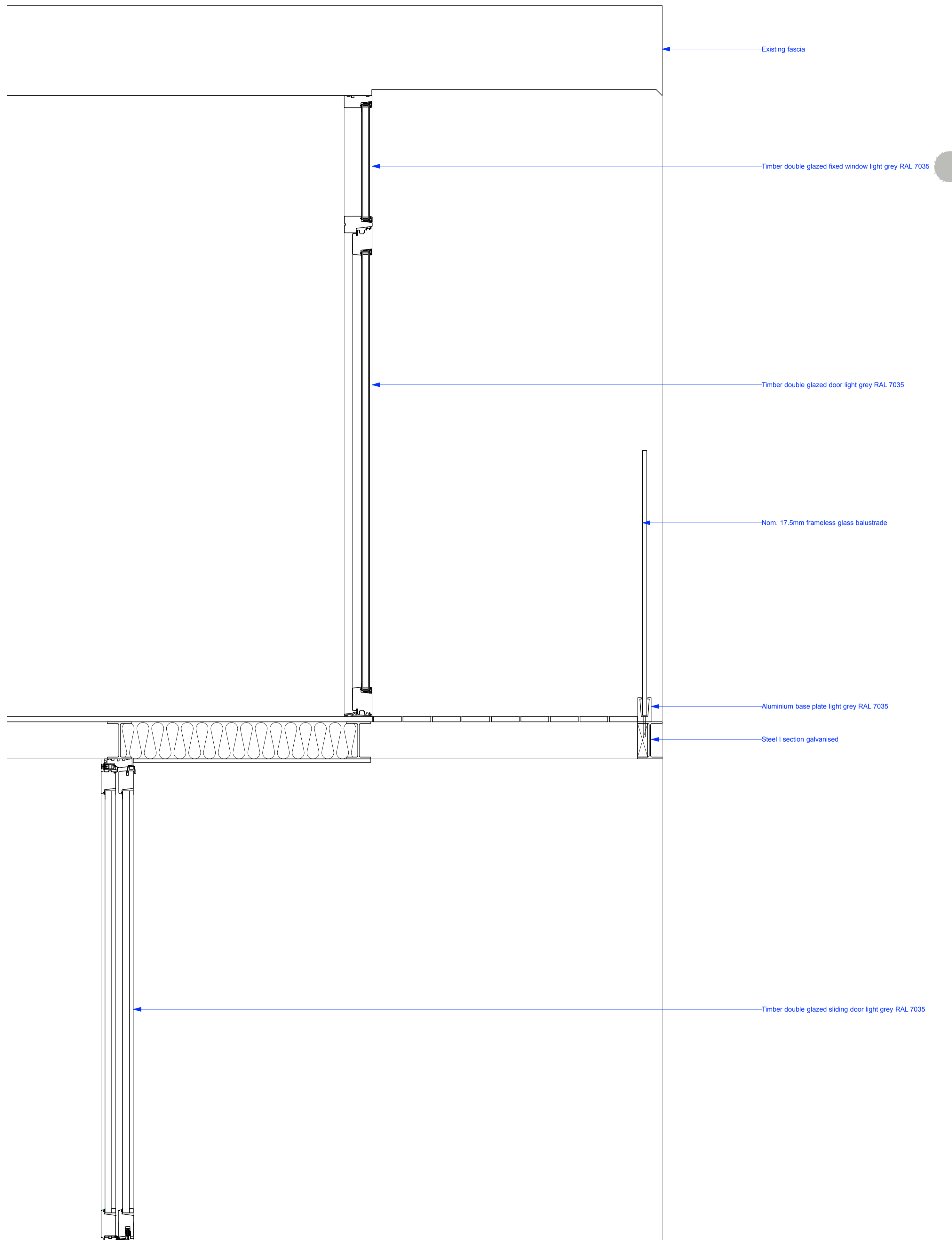
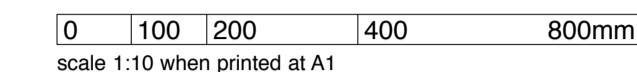
Drawing Number
1957 (00) 001

| Scale | Date | Drawn | Checked | Revision |
|---------|--------|-------|---------|----------|
| 1:50@A1 | Feb 20 | MR | | - |

Notes

This drawing has been prepared for the sole purpose of applying for Planning permission. No liability will be accepted for any omission should the information contained herein be used for any other purpose.

Scale



DETAIL SECTION THROUGH ROOFLIGHT
Scale 1:10



EXTRACT FAN TERMINAL
NTS



BOILER FLUE TERMINAL
NTS

DETAIL SECTION THROUGH FACADE/BALCONY
Scale 1:10

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Former Coast Guard Station, Dunbar

Drawing Title
Material Details

Drawing Status
PLANNING

Drawing Number
1957 (P) 002

| | | | |
|----------|--------|-------|---------|
| Scale | Date | Drawn | Checked |
| AS | Feb 20 | MR | - |
| NOTED@A1 | | | |

Revision
-