

LOCAL REVIEW BODY

17th June 2021

Application No: 20/01252/P

51 St Baldred's Road, North Berwick

Applicant's Supporting Documentation



Local Review Body Appeal



APPLICATION – 20/01252/P

Erection of house and associated works on ground at

51 St Baldred's Road,

North Berwick.

REVIEW STATEMENT

March 2021

apt planning &
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- Residential backland development continues to play an important role in the evolution of existing settlements;
- The proposed development at 51 St Baldred's Road will create an attractive family home in an existing residential area;
- Care has been taken to ensure that there is no loss of amenity for existing and proposed residents;
- As our scaled illustration demonstrates, the proposed new home would not be prominent or obtrusive and have a negligible impact on the St Baldred's Road streetscape;
- The presence of the Scout Hall to the west differentiates this plot from all of its neighbours in enabling appropriate backland development;
- This plot is perfectly able to accommodate development – it is larger than neighbouring plots and many others that have already secured planning permissions; and
- The proposed scheme is committed to delivering an energy efficient building in line with East Lothian Council's aspirations having declared a climate emergency in August 2019.

Executive Summary

- a. This appeal to the East Lothian Council Local Review Body is lodged following the refusal of application **20/01252/P** on **13th January, 2021**.
- b. **The Local Review Panel has the advantage of looking at the application afresh and is neither bound by the original decision nor a strict interpretation of planning policy.. Planning policy provides a framework for decision making not an absolute**
- c. We contend that the proposed development at 51 St Baldred’s Road has been sensitively designed by a well-known local architect with extensive experience in securing permissions for backland/infill developments. **Ford Design** has been involved in several projects close to the application site which display similar characteristics.
- d. We are proposing a bespoke two storey house, responding to the site-specific characteristics and in-keeping with the size, character and type of house found in the immediate vicinity.



- e. **The Officer Report prepared in determining this application responds positively to many aspects of the application and in response to Development Plan policies;**
 - **The proposed development is consistent with Policies DP2 and DP7 of the adopted East Lothian Local Development Plan 2018;**
 - **Infill Housing Development** - the proposed development would be part of an existing area of garden ground and accords with the criteria set out in Policy DP7 of the adopted East Lothian Local Development Plan 2018;
 - **Architectural form, Design and External finishes** - the design would complement and add variety to the architecture in the locality and the external finishes will also be sufficiently similar to complement those in the surrounding area;
 - **Distance between a new house and existing properties** - the proposal meets Council guidelines/standards;

- **Impact on daylight and sunlight on the neighbouring properties** - the proposed development would not cause harmful loss of daylight to the neighbouring properties and would also benefit from adequate daylight and sunlight;
 - **Overlooking neighbouring properties** - the proposed property would not result in harmful overlooking or loss of privacy to neighbouring residential properties or their gardens. The occupants of the proposed house would have enough privacy and amenity.
 - **Distance between new house and existing properties** - the proposed property meets Council guidelines;
 - **Trees** - the proposed development would have no detrimental impact on trees in the area and is compliant with Policy NH8;
 - **Vehicular Access** - the proposed arrangements for vehicular access to the plot are of an acceptable standard and compliant with Policies T1 and T2 of the adopted Local Development Plan; and
 - **Alterations to the existing house** - the proposed alterations to the existing house would not be harmful to the character and appearance of the house or streetscape.
- f. There are a number of properties on St Baldred's Road that have already secured planning permission and had their gardens subdivided with new infill homes developed. These include numbers 40, 42 and 52.
- g. The application site (and specifically the garden ground area) is larger than those than those that have already been developed in the vicinity, specifically 42 St Baldred's Road, 7-9 Nungate Road and it is over **60% larger** than the site to the rear of 52 St Baldred's Road.
- h. The property at 51 St Baldred's Road is bounded by residential properties to the south and east. **However the Scout Hall immediately to the west provides a crucial ingredient** to the assessment of these proposals. It has enabled a solution to be found that creates an attractive family home, in an existing residential area which ensures the amenity of existing neighbouring residents is protected.
- i. 51 St Baldred's Road has a larger garden plot size than its neighbours, making it unlikely (given other sites' characteristics and sizes) that neighbouring properties would, or could, seek permission for further infill development.
- j. The proposed development is consistent with infill development seen elsewhere and throughout North Berwick.

- k. The applicant is committed to seeking to minimise the carbon footprint of development and by utilising an established residential site, comfortably within the settlement boundary and close to all local services and facilities, helping to reduce reliance on the private car and aligned with helping East Lothian Council following the declaration of a Climate Emergency.
- l. The proposed new home will be constructed as far as reasonably possible to be carbon neutral utilising an air source heat pump with underfloor heating and in line heat exchanger to minimize heat loss from ventilation. Insulation will be installed in excess of industry and building regulation standards and triple glazed thermally insulated doors and windows will minimise heat loss.
- m. It is better located than all the major new residential development sites across North Berwick and in its own small way, will relieve future pressure for development at potentially more sensitive sites.
- n. **East Lothian Council seeks to promote innovative, appropriate and sustainable design in new development. As the officer report clearly states, this application clearly meets all pertinent policy tests (distances/overlooking/daylight etc.) whilst providing an attractive, bespoke new home designed to give due regard to the specific site characteristics. This new home is for the applicant and his family to move into, freeing up a desirable family sized property in North Berwick.**

INTRODUCTION

1. **apt planning & development** has prepared this Review Statement on behalf of **Mr Steve Lyons** with regards to application **20/01252/P** seeking planning permission for the erection of a new detached house and associated works on garden ground at 51 St Baldred's Road, North Berwick. **The application was refused via delegated powers on 13th January.**
2. The application was accompanied by a suite of supporting documents. This appeal statement will not repeat what has been written before, but will concentrate on the reasons used to justify the refusal of the application in January.

SITE CHARACTERISTICS, BACKGROUND AND PLANNING HISTORY

3. 51 St Baldred's Road is a detached single-storey house, located within its own generous garden and located on the south side of St. Baldred's Road.
4. The application site is in a predominantly residential area. To the south are the residential properties of Dundas Avenue, to the east the residential property of 49 St. Baldreds Road, to the north, the classified public road of St. Baldred's Road. On the north side of St Baldred's Road is the Edington Community Hospital and North Berwick Health Centre. To the east of the Community Hospital and Health Centre are further residential properties. **Critically, lying to the west is the North Berwick Scout Hall at 53 St Baldred's Road and its associated land providing a different context to other properties completely surrounded by residential properties.**

PLANNING HISTORY

5. The property has a limited planning history. A previous application (20/00484/P) also for the development of a house to the rear of the existing property was withdrawn following officer feedback. The current proposals, which have sought to address the concerns raised during the consideration of that first application, were deemed material enough to warrant a fresh application.
6. St Baldred's Road has a varied planning history with numerous planning permissions in place for substantial extensions to the rear of existing properties. Notably, infill developments have been completed at Nos. 40, 42 and 52 St Baldred's Road. **Each of these developments has been completed on plots smaller than No. 51.**

APPLICATION 20/01252/P

7. **Application 20/01252/P** was validated on 27th November, 2020. It responded to earlier comments from the case officer, making significant changes to the earlier withdrawn application and to address some key concerns around overlooking, daylight, sunlight etc.
8. All these issues have been dealt with to the satisfaction of the planning department. Regardless, the application was refused on the 13th January, 2021. Three reasons for this refusal were given and we address each one in turn below:

Reason 1

By its contained backland position and the higher density that would result from its additional built form, a house erected on the site would be a substantial intrusion into its setting and a crammed form of infill housing development not appropriate to its place and harmfully at odds with the characteristic pattern and density of the layout of the houses and gardens of St Baldreds Road. Consequently the proposed development is contrary to policies DP1, DP2 and DP7 of the adopted East Lothian Development Plan 2018 and the advice on designing for place given in Planning Advice Note 67: Housing Quality.

9. **Policy DP1** refers to new development being well integrated into its surroundings. The proposed development is residential in nature and situated within a residential area which is comprised of a combination of single storey, one and a half storey and two storey properties.
10. The architect has carefully considered the characteristics of the site and the surrounding area and **as the Officer Report states the design would add further variety to and complement the architecture in the locality** and the external finishes would also be sufficiently similar to complement those in the surrounding area.
11. The proposed detached house is in keeping with the buildings in the immediate vicinity, those in the wider locality and maintains the standard and quality of properties in this part of North Berwick.
12. Furthermore, the new home would not be readily visible from public spaces. It would be glimpsed as you walk/drive/cycle from west to east along St Baldred's Road and as you pass the Scout Hall. The existing built form and established trees and other features ensure that the new building would not dominate or intrude on any views. The new property would be considerably set back from all viewpoints, being seen in the background and against a backdrop of other varied residential properties. As the views below illustrate, the property would not be seen in the general streetscape of St Baldred's Road. It is a backland/infill development with no impact on its wider setting.



View towards No. 51 St Baldred's Road – the proposed new home would be almost entirely hidden from view.

13. **Policy DP1** also states that all new development must *'Include appropriate landscaping and multifunctional green infrastructure and open spaces that enhance, provides structure to and unifies the development and assists its integration with the surroundings and extends the wider green network where appropriate'*.
14. The planning officer states in their Officer Report that the landscaping, **advice from the Council's Policy and Strategy team is that the proposed landscaping scheme is acceptable.**
15. **Policy DP2** outlines that the design of all new development must *'be appropriate to its location in terms of its positioning, size, form, massing, proportion and scale and use of a limited palate of materials and colours that complement its surroundings'*.
16. The **Officer Report outlines 'on these matters of architectural form and design and external finishes, the proposed house would not be harmful to the character of the area'**.
17. The proposed property adds interest but also complements the local identity and the materials used will provide a unifying effect. The architect has made a conscious effort to design a home that looks like it has been planned as part of the local area.

18. **Policy DP2** outlines that all new development *'by its siting, density and design create a coherent structure of streets, public spaces and buildings that respect and complement the site's context, and create a sense of identity within the development'*.
19. There is a mix of residential dwellings in this area of North Berwick and the proposed house would fit in comfortably with the varied heights and architectural styles of the buildings in the surrounding area.
20. As stated above and as the images illustrate, the proposed development, in its backland location would not be a prominent feature of the streetscape and would be barely visible from St Baldred's Road. In these partially glimpsed views the house would be entirely in keeping with the predominantly residential backdrop. It would quickly settle into its immediate environs.
21. As has been demonstrated, the proposed development has little visual impact on the streetscape.
22. **Policy DP2** also states that all new development building should be positioned and orientated *'to articulate, overlook, properly enclose and provide active frontages to public spaces or, where this is not possible, have an appropriate high quality architectural or landscape treatment to create a sense of welcome, safety and security'...and 'ensure privacy and amenity, with particular regard to levels of sunlight, daylight and overlooking, including for the occupants of neighbouring properties'*.
23. **The officer report confirms that there are no concerns over overlooking, loss of privacy or overshadowing. The new property would afford its residents and neighbours a sufficient level of amenity and is therefore compliant with Policies DP2 and DP7 of the adopted East Lothian Local Development Plan 2018.**
24. **Policy DP2** outlines that the new development must *'be able to be suitably serviced and accessed with no significant traffic or other environmental impacts'*.
25. There is adequate vehicular and pedestrian access to the property without any adverse effect on the amenity of existing and proposed residents.
26. **Policy DP7** provides guidance specifically relating to **'Infill Development'**. **Scottish Planning Policy: June 2014** sets out national guidance on housing and recognises that infill sites can make a useful contribution to the supply of housing land. **As has previously been outlined, the planning officer raised no issues regarding:**
 - Architectural form, design and external finishes;
 - Distance between a new house and existing properties;
 - The impact on daylight and sunlight on the neighbouring properties;
 - Overlooking neighbouring properties;

- Distance between new house and existing properties;
- Vehicular Access;
- Alterations to the existing house at 51 St Baldred’s Road.

27. **Policy DP7** also states that the ‘*scale, design and density of the proposed development is sympathetic to surroundings*’, that ‘*overdevelopment of the site will be unacceptable*’ and ‘*landscape and boundary features important to the character of the area must be retained where possible*’:

- The design of the proposed development strikes the right balance and is in harmony with the prevailing architectural style and character of the locality;
- The scale and density of the proposed building is appropriate in the context of the existing property at 51 St Baldred’s Road and the adjacent properties on St Baldred’s Road and Dundas Avenue;
- The site is large enough to accommodate all of the development including parking, functional garden ground and landscaping (as stated, it is bigger than other plots along St Baldred’s Road that already have homes built as rear garden infill development);
- The proposed infill development ratio (the optimum proportion of garden to building) is in line with the other infill developments in the immediate locality (St Baldred’s Road). Indeed, as outlined below, the proposed site is larger than those that have already been developed, namely 42 St Baldred’s Road, 7-9 Nungate Road and it is over **60% larger** than the site to the rear of 52 St Baldred’s Road.

Address	Site Area
42 St Baldred’s Road	516m ²
52 St Baldred’s Road	319m ²
7-9 Nungate Road	284m ²
Proposed site at 51 St Baldred’s Road	521m²

28. **Planning Advice Note 67 – Housing Quality and Designing Places – A Policy Statement for Scotland** states that design should be informed by buildings in the immediate vicinity of the site and by the townscape of the wider locality and should serve to reinforce local distinctiveness.

29. The Case Officers report outlines that PAN 67 states that the planning process has an essential role to play in ensuring that:

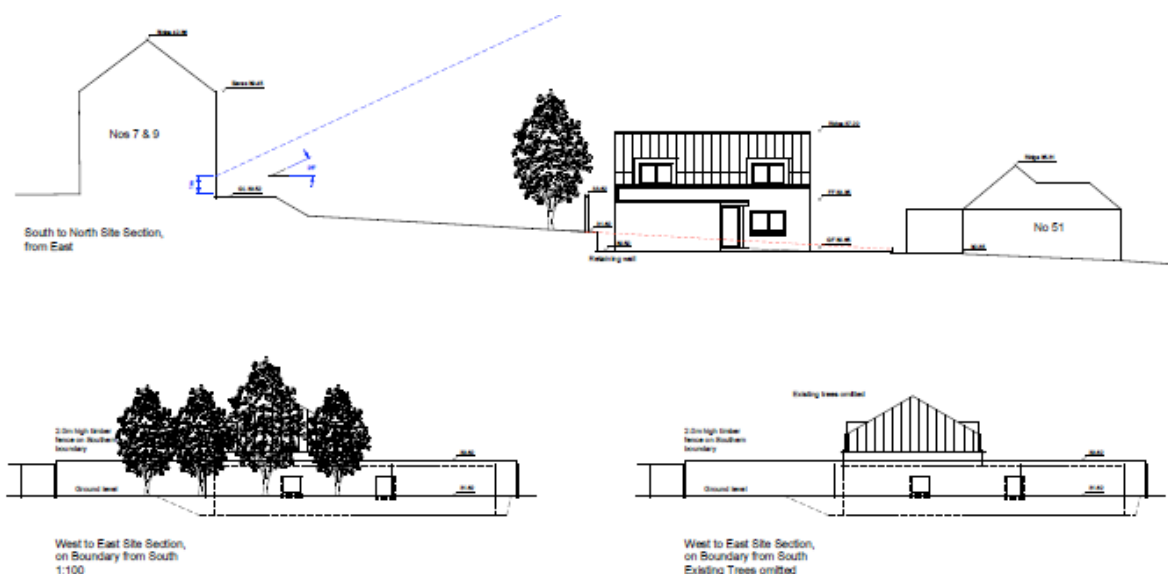
- a) The design of new housing reflects a full understanding of its context - in terms of both its physical location and market conditions,
 - **As reflected in the officer report, the design of the house is accepted**
- b) The design of new housing reinforces local and Scottish identity, and
 - **The design of the house is appropriate to its North Berwick/St Baldred’s Road context.**

- c) New housing is integrated into the movement and settlement patterns of the wider area.
- **This is an established residential area and the proposed new home will be integrated into the existing pattern of roads, paths, open space etc.**
- d) The creation of good places requires careful attention to detailed aspects of layout and movement.
- **This application represents the second application for the site. The fresh proposal was a result of feedback received from the case officer in ensuring the proposed new home was appropriately sited and designed.**
- e) Developers should think about the qualities and the characteristics of places and not consider sites in isolation.
- **The application site is located within a suburban residential area with a variety of house types and sizes. It will not be an isolated development and will sit comfortably in its immediate and wider context;**
- f) New housing should take account of the wider context and be integrated into its wider neighbourhood.
- **This is an established residential area – development to the rear of No.51 St. Baldred’s Road would be in keeping with the wider residential context.**
- g) The quality of development can be spoilt by poor attention to detail.
- **In responding to earlier concerns over a previous design, the proposed house will be attractive, appropriate and innovatively designed to respond to the site’s opportunities and constraints – this is reflected in the officer report.**
- h) The development of a quality place requires careful consideration, not only to its setting and layout, but also to detailed design, including finishes and materials.
- **The officer report acknowledges the appropriateness of the design and materials;**
- i) The development should reflect its setting, reflecting local forms of building and materials.
- **The officer report acknowledges the appropriateness of the design and materials;**
- j) The aim should be to have houses looking different without detracting from any sense of unity and coherence for the development or the wider neighbourhood.
- **Ford Design has created a design solution that responds to the site characteristics, does not dominate its immediate neighbouring properties and will not be prominent from public spaces, whilst creating an interesting and attractive family home.**
- k) We would again reiterate that the proposed design is clearly compatible with its established residential surroundings and has taken the above points into consideration. This has been emphasised in the officer report that acknowledges the appropriateness of the design.

Reason 2

The proposed development would have an overbearing effect on the garden of the house of 7 Dundas Avenue, and in this the proposed development would have an unacceptable impact on the amenity of the residents at 7 Dundas Avenue, contrary to policies DP2 and DP7 of the adopted East Lothian Development Plan 2018.

30. Great care has been placed on the design of the new home (and again responding to earlier criticisms), in particular the proportions and scale of the proposed new development. We contend that the proposed house would sit comfortably and appropriately in its position within the site and in relation to the neighbouring houses (and especially those on Dundas Avenue).
31. Drawing number 1333-06 (extract below) illustrates the relationship between the proposed house and the neighbouring properties. The houses of Dundas Avenue have long gardens rising from north to south. The new house would be set well-below with only the upper part of the house visible from the garden area of 7 Dundas Avenue (see also west to east site section). As can be seen by comparing the 2 east west elevations no 7 would be screened from the new property due to the existing mature trees in its garden.



32. The definition of overbearing refers to **dominance, overpowering or prominence**. As the sections above clearly illustrate, great care has been taken, including incorporating feedback to the withdrawn application, to ensure that this is not the case with this proposal.
33. **The proposed new home would not have an overbearing effect on any of the neighbouring properties nor would it have an unacceptable impact on the amenity of any of the residents (the latter is accepted in the officer report).**

Reason 3

If approved the proposed development would set an undesirable precedent for similar types of development in backlands positions on the south side of St Baldreds Road, which would be harmful to the characteristic pattern and density of development of this part of North Berwick. The cumulative effect of such development would neither preserve nor enhance but would be harmful to the character and appearance of the area.

34. One of the cornerstones of the planning system is that **each** planning application must be considered on its **individual merits**. Every application has specific circumstances that are taken into consideration and decisions are reached based on a full and thorough review. This underlying message is reiterated and reinforced on a regular basis by planning authorities making a variety of planning decisions.
35. We do not accept that by granting planning permission in this instance it will set an *'undesirable precedent'* for how future applications are decided.
36. It is our assertion that:
- *The site can accommodate the proposed new home (including satisfactory access);*
 - *Care has been taken that there is no loss of amenity for existing and proposed residents;*
 - *The new home is of an appropriate scale and density and architecturally would fit in comfortably with the buildings in the surrounding area;*
 - *In its backlands position it would not be prominent or obtrusive;*
 - *This plot is noticeably larger than almost all of its neighbours, rendering it more capable of accommodating development;*
 - ***The lack of sensitive residential use to the west provides crucial context to this appeal. It has enabled Ford Design to create a genuinely bespoke attractive design solution that makes use of this more flexible aspect to the west (also benefitting from the afternoon and evening sun-path).***
37. We have outlined the merits of the application and believe that that the application is not only acceptable in the context of relevant planning policy, but would be a high quality **addition** to this part of North Berwick.
38. There are a number of positive examples (in the immediate vicinity) of what can be achieved by developing garden ground in North Berwick. These include new homes in the grounds of 40, 42 and 52 St Baldreds Road as well as a development at Nungate.
39. **Backland/infill/garden ground development is, by its very definition, contrived to fit into existing areas of garden ground.**

**Application 20/01252/P – Garden ground at 51 St Baldreds Road, North Berwick.
Local Review Body Support Statement – March 2021.**

40. The examples at 40, 42 and 52 St Baldred’s Road illustrate how acceptable and appropriate development can be achieved and we believe that this application follows a similar pattern in designing a bespoke new home to specifically fit the characteristics of the proposed site and neighbourhood context. The existing examples do not set precedent, but they do illustrate what can be achieved.



41. The fact that the application site is located on the south side of St Baldreds Road does not preclude back-garden infill development and, as has been reiterated throughout this document, the proposal meets all technical design tests, whilst the Scout Hall to the west provides an important distinguishing factor that enables a satisfactory design solution to be achieved.

SUMMARY

39. This LRB Appeal follows the refusal of **application 20/01252/P** for the erection of a house on garden ground to the rear of 51 St Baldred's Road, North Berwick.
40. We challenge the three reasons for refusal in that they significantly overstate concerns regarding the development of the site and this appeal statement has addressed each of the reasons for refusal in turn.
41. The officer report responds positively towards the key aspects of the proposed development confirming that there are no concerns with regards to overlooking, loss of privacy, daylight/sunlight and the general amenity of existing and proposed residents.
42. The presence of the Scout Hall to the west of the site provides a unique context which differentiates this plot to others in the vicinity. It has enabled an attractive, bespoke design solution to be proposed which ensures the protection of both existing and the proposed residents' amenity.
43. The proposed new home will not have an overbearing impact on neighbouring properties. As the site sections clearly illustrate, and looking at the definition of what overbearing actually means, the new home will not be prominent, dominant or overpowering in its setting and context. As the photographs demonstrate, the house would not be visible from any wider viewpoint, only when you were looking directly at it, in its residential context.



44. The proposals have been presented by a well-known local architectural practice with significant experience of securing permissions for backland/infill developments in North Berwick. Ford Design has been involved in several projects close to the application site that display similar characteristics.
45. It is our opinion that the proposed development is a well thought out, attractive addition to the character of the surrounding area. The layout, scale and form are compatible with the predominant residential character of the immediate (and wider) vicinity.

46. East Lothian Council declared a climate emergency in August 2019. In responding to this, the proposed new home will be constructed as far as reasonably possible to be carbon neutral utilising an air source heat pump with underfloor heating and an in-line heat exchanger to minimize heat loss from ventilation. Insulation will be installed in excess of industry and building regulation standards and triple glazed thermally insulated doors and windows will minimise heat loss.
47. North Berwick comprises of a rich mix of house types. The proposed new home would maintain the standard and quality of new housing in the area and the site is not dissimilar to those that have previously been granted planning permission on St Baldred's Road.
48. As can be seen below, the property will sit comfortably in its surroundings, with glimpsed views amongst existing properties and North Berwick Law rising to the south adding further interest. Existing and proposed boundary treatments provide additional context leading to the inevitable conclusion that the proposals would not lead to any detrimental impacts on neighbouring properties or the wider context of St Baldred's Road.





Application 20/01252/P – Garden ground at 51 St Baldreds Road, North Berwick.
Local Review Body Support Statement – March 2021.

ARTIST'S IMPRESSION (TO SCALE)



App No. 20/01252/P

**EAST LoTHIAN COUNCIL
DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008**

**Mr Steve Lyons
c/o Ford Design Ltd
Per Sandy Ford
5 Grange Court
North Berwick
EH39 4LN**

APPLICANT: Mr Steve Lyons

With reference to your application registered on 27th November 2020 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

**Erection of 1 house and associated works
at
Garden Ground Of 51 St Baldreds Road
North Berwick
East Lothian**

East Lothian Council as the Planning Authority in exercise of their powers under the above-mentioned Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for the said development.

The reasons for the Council's refusal of planning permission are:-

- 1 By its contained backland position and the higher density that would result from its additional built form, a house erected on the site would be a substantial intrusion into its setting and a crammed form of infill housing development not appropriate to its place and harmfully at odds with the characteristic pattern and density of the layout of the houses and gardens of St. Baldreds Road. Consequently the proposed development is contrary to Policies DP1, DP2 and DP7 of the adopted East Lothian Local Development Plan 2018 and the advice on designing for place given in Planning Advice Note 67: Housing Quality.

- 2 The proposed development would have an overbearing effect on the garden of the house of 7 Dundas Avenue, and in this the proposed development would have an unacceptable impact on the amenity of the residents at 7 Dundas Avenue, contrary to Policies DP2 and DP7 of the adopted East Lothian Local Development Plan 2018.

- 3 If approved the proposal would set an undesirable precedent for similar types of development in backland positions on the south side of St. Baldreds Road, which would be harmful to the characteristic pattern and density of development of this part of North Berwick. The cumulative effect of such development would neither preserve nor enhance but would be harmful to the character and appearance of the area.

The report on this application is attached to this Decision Notice and its terms shall be deemed to be incorporated in full in this Decision Notice.

Details of the following are given in the application report:

- the terms on which the Planning Authority based this decision;

- details of any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997.

The plans to which this decision relate are as follows:

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date Received</u>
1333 06	-	23.11.2020
1333 07	-	23.11.2020
1333 08	-	23.11.2020
1333 01	B	27.11.2020
1333 02	E	27.11.2020
1333 09	-	27.11.2020
1333 05	B	01.12.2020
1333 10	-	08.12.2020

22nd January 2021



Keith Dingwall
Service Manager - Planning

NOTES

If the applicant is aggrieved by the decision to refuse permission for the proposed development, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to the Clerk to the Local Review Body, Committee Team, Communications and Democratic Services, John Muir House, Haddington, East Lothian EH41 3HA.

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

OFFICER REPORT

13th January 2021

App No. **20/01252/P**

Application registered on **27th November 2020**

Target Date **26th January 2021**

Proposal	Erection of 1 house and associated works	SDELL	Y
		CDEL	N
Location	Garden Ground Of 51 St Baldreds Road North Berwick East Lothian	Bad Neighbour Development	N

APPLICANT: **Mr Steve Lyons**

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

**c/o Ford Design Ltd
Per Sandy Ford
5 Grange Court
North Berwick
EH39 4LN**

DECISION TYPE: **Application Refused**

REPORT OF HANDLING

PROPOSALS

The property to which this application relates is a detached single storey house that is located within its own generous garden. The property is located on the south side of St. Baldreds Road. The external walls of the house have a painted rendered finish and its' pitched and piended roof is clad with natural slates.

The application site is in a predominantly residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018. It is outwith North Berwick Conservation Area.

The site is bounded to the south by the residential properties of Dundas Avenue, to the east by the residential property of 49 St. Baldreds Road, to the west by the Scout Hall at 53 St. Baldreds Road and its associated land, and to the north by the classified public road of St. Baldreds Road on the opposite side of which is the Edington Community Hospital and North Berwick Health Centre. To the east of the Community Hospital and Health Centre on the north side of St. Baldreds Road are further residential properties. Further to the north, beyond the

properties on the north side of St. Baldreds Road, are the Lodge Grounds, which are within the North Berwick Conservation Area.

With the exception of pedestrian and vehicular accesses, the north (roadside) boundary of the site is enclosed by a low rendered wall with railings on top of it. Black painted decorative metal gates are fitted at the pedestrian and vehicular accesses. The west boundary of the site is enclosed by low timber post and wire fencing with a 1.6 metres high hedge. That hedging reduces to 1.4 metres in height where it is forward of the front (north) elevation of the existing house. The south boundary of the site is enclosed by 2 metres high vertical board timber fencing and the east boundary is enclosed by a combination of 1 metre high timber and wire chespaie fencing and a variety of shrubs and small trees, which are within the garden of the neighbouring property of 49 St. Baldreds Road. There are further trees within some of the rear gardens of the houses of Dundas Avenue that bound the site to the south.

In May 2020, the applicant, Mr Steve Lyons, submitted planning application 20/00484/P for the erection of 1 house on part of the south (rear) garden of the house of 51 St. Baldreds Road, for the formation of hardstanding areas and fencing associated with that new house, and for the formation of hardstanding areas to form on-site parking associated with the existing house of 51 St. Baldreds Road. The Planning Officer raised concerns regarding the principle of the development of a house on the site and also regarding the access and parking arrangements, the architectural form, height and design of the proposed house and the impact on the amenity of the existing house of 51 St. Baldreds Road through loss of daylight and on the amenity of the house of 7 Dundas Avenue from the overbearing affect of the proposed house. For these aforementioned reasons, the applicant's agent was advised that planning application 20/00484/P was likely to be refused. Subsequently, application 20/00484/P was withdrawn by the applicant's agent.

Planning permission is now sought for a different scheme of development for the erection of 1 house on part of the south garden of the house of 51 St. Baldreds Road, for the formation of hardstanding areas and the erection of fencing in association with that proposed new house, and for the formation of hardstanding areas to form on-site parking associated with the existing house of 51 St. Baldreds Road, and for alterations to the existing house of 51 St. Baldreds Road. The application site is the same as that for planning application 20/00484/P.

To facilitate development of the proposed new house, the existing detached garage that is positioned on the east side of the rear (south) area of garden ground of the house of 51 St. Baldreds Road would be demolished and cleared from the site. The demolition of the existing garage is not development for which planning permission is required.

The proposed new house plot would be roughly rectangular in shape and would comprise of almost all of the rear (south) garden of the existing house of 51 St. Baldreds Road. There is a paved patio area at the rear of the existing house, to the east of the existing single storey flat roofed extension, which would be retained along with the area of grass to the west of that existing extension. The remainder of the rear (south) garden slopes upwards gradually in a southerly direction away from the existing patio. The proposed house would be positioned predominantly on the eastern part of the southern half of the proposed house plot and would be set down slightly into its plot and as such the ground level on which it would be built would be a maximum of some 1.12 metres lower than the ground level of the gardens of the existing houses of Dundas Avenue to the south of the site and some 0.15 of a metre higher than the

existing patio of the existing house of 51 St. Baldreds Road to the north of the proposed house plot.

The proposed detached house would be two storeys in height with a roof ridge height of some 6.7 metres above the ground level on which it would be built. Its roof ridge would be aligned perpendicular to the roof ridges of the main components of the existing houses of the south side of St. Baldreds Road. The proposed house would be a contemporary interpretation of traditional architectural form (i.e. of a modern style). Its main two storey form would have a rectangular shaped footprint with a dual pitched roof, and flat roofed wall-head dormers to both its east and west elevations. Attached to its east side would be a single storey component that would have a flat roof, and would incorporate a single garage as well as living accommodation. The dual pitched roof of the proposed house and the upper half of its first floor external walls would be finished with zinc standing seam, profile metal cladding and its' ground floor walls and the lower half of its first floor external walls would be finished with a buff coloured, squared coursed rubble stone. The flat roof of its single storey component would have a sedum roof covering. There would be large areas of glazing to its west elevation. Its principle area of garden ground would be to the west and part north of its position. A driveway and parking areas would be formed to the east and part north of the proposed house. The proposed house would be positioned only some 1.0 metre away from the east boundary of the site and some 1.5 metres away from the south boundary of the site. New hardstanding areas would be formed to the north and east sides of the proposed house to provide parking and turning areas, and a bin storage area. Further hardstanding in the form of a footpath would be formed to the east, south and part west sides of the proposed house.

New 1.8 metre high horizontal board 'hit-and-miss' timber fencing would be erected along the north boundary of the proposed house plot and for a length of some 11.5 metres along the west side of the existing driveway to a point some 1.5 metres to the south of the principal north elevation of the existing house. With the exception of the proposed new hardstanding (parking spaces), new hedge planting would enclose the remaining west side of the existing front garden of the existing house with the existing driveway. New hedging would also enclose the south and west sides of the proposed new hardstanding area (parking spaces) to be formed to the north side of the existing house. A new pedestrian gate would be installed alongside the proposed new parking area to the north side of the existing house. Otherwise the existing boundary enclosures of the north, south, east and west boundaries of the site would be retained.

Access to the proposed house plot would be taken from St. Baldreds Road via the existing vehicular access and driveway that presently serve the existing house. The existing vehicular access from St. Baldreds Road and the existing driveway would become a shared access and driveway for use by the occupiers of both the proposed new house and the existing house. A new hardstanding area would be formed to the front (north) of the existing house, on the west side of the existing driveway, to provide parking for two cars for use in association with the existing house.

Since the application was registered, an additional drawing has been submitted by the applicant's agent to show proposed alterations to the existing house to relocate a window of the south elevation of the existing single storey flat roofed rear extension to its west elevation.

DEVELOPMENT PLAN

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 Southeast Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018.

There are no policies of the approved Edinburgh and Southeast Scotland Strategic Development Plan (SESplan) relevant to the determination of the application.

Policies RCA1 (Residential Character and Amenity), DP1 (Landscape Character), DP2 (Design), DP7 (Infill, Backland and Garden Ground Development), NH8 (Trees and Development), T1 (Development Location and Accessibility) and T2 (General Transport Impact) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of the application.

Material to the determination of the application is the Scottish Government's guidance on designing new housing given in Planning Advice Note 67: Housing Quality.

Planning Advice Note 67: Housing Quality explains how Designing Places should be applied to new housing. In PAN 67 it is stated that the planning process has an essential role to play in ensuring that: (i) the design of new housing reflects a full understanding of its context - in terms of both its physical location and market conditions, (ii) the design of new housing reinforces local and Scottish identity, and (iii) new housing is integrated into the movement and settlement patterns of the wider area. The creation of good places requires careful attention to detailed aspects of layout and movement. Developers should think about the qualities and the characteristics of places and not consider sites in isolation. New housing should take account of the wider context and be integrated into its wider neighbourhood. The quality of development can be spoilt by poor attention to detail. The development of a quality place requires careful consideration, not only to setting and layout and its setting, but also to detailed design, including finishes and materials. The development should reflect its setting, reflecting local forms of building and materials. The aim should be to have houses looking different without detracting from any sense of unity and coherence for the development or the wider neighbourhood.

REPRESENTATIONS

A total of six representations to the application have been received. Two of the representations are from the same neighbouring property. Five of those six representations raise objection to the proposed development, and the main grounds of objection as summarised are:

- 1) drainage in the area is inadequate, resulting in overflowing drains and backflow of sewerage in properties in the area at times of heavy rain, and the proposed development would exacerbate this problem;
- 2) the proposed house would have a negative impact on the amenity of neighbouring properties caused by noise, overbearing, overlooking and overshadowing;
- 3) the proposed house would appear overly dominant due to its two storey height;

4) the applicant has already felled mature trees and a hedgerow from the southern part of their garden, which would have helped to block the views of this proposed development and maintain privacy between properties;

5) the proposed development would set a precedent for further infill housing on the gardens of houses on the south side of St. Baldreds Road, creating a new street where there is only supposed to be gardens, which would be detrimental to the character of the area;

6) the proposed house would be an overdevelopment of the site and the existing and proposed houses would appear to be shoehorned/squashed into the space with little garden ground, and this increased density of housing is not appropriate to this locality;

7) the proposed house would not be in scale with the size of the garden space and the other houses of the area, and would be an unacceptable overdevelopment of the site which would not be sympathetic to its surroundings;

8) the proposed development would result in traffic disruption to St. Baldreds Road, which is an extremely busy road with a lot of parked cars on both sides of it and which is part of the main route through North Berwick;

9) this part of St. Baldreds Road is already busy with traffic movements and pedestrians associated with the Edington Hospital, Health Centre and Scout Hall as well as being a route to school and additional vehicle movements associated with the proposed development would be likely to exacerbate this;

10) concerns about pedestrian safety due to proximity of site to bus stop, hospital, health centre and Scout Hall;

11) the now proposed house is actually proposed to have a greater floor area and a greater ground floor footprint than that previously proposed through withdrawn application 20/00484/P;

12) the proposed new house would appear overbearing when viewed from the neighbouring houses and gardens to the rear (south) of the site;

13) the use of zinc cladding for the roof and part of the walls, and stone for the remaining part of the walls would be out of character and not in keeping with the external finishes of the buildings of the area;

15) the proposed new house would be overlooked by existing properties;

16) the proposed house would not be in keeping with the architectural design, character and external finishes of the houses in the locality, which are predominantly of a traditional character, appearance and finishes; and

17) the proposed new house, in terms of its style, character and visual impact, would be unattractive, would be out of keeping with the surrounding buildings, would appear obtrusive within the street and its setting, and would have a poor relationship with its surroundings, harmful to the character of the area.

One of these five representations raising objection to the proposed development also comments that the application drawings inaccurately depict four large trees in the gardens of the neighbouring houses to the south, which would obscure views of the proposed house from those neighbouring houses and gardens.

The one remaining representation highlights the problem with the drainage in the area but does not raise objection to the proposed development.

On the matter of the drainage capacity in the locality, Scottish Water has been consulted on the application. They advise that whilst Scottish Water do not raise objection to the proposed development this does not confirm capacity to accommodate the development proposals. Rather separate consent is required from Scottish Water to connect to their network.

COMMUNITY COUNCIL

North Berwick Community Council, as a consultee to the application, raise objection to the proposed development and as summarised their grounds of objection are:

i) the proposed house would have 3 or 4 bedrooms and would be a clear overdevelopment of the site. Where infill development has been approved on the north side of St. Baldreds Road the new properties have been substantially smaller;

ii) the proposals would set a dangerous precedent for substantial infill development on the south side of St. Baldreds Road, leaving both the existing house and the proposed house with hardly any garden to speak of and requiring both new and existing houses to share the same vehicular access and driveway;

iii) the use of zinc cladding would not be appropriate for St. Baldreds Road; and

iv) the proposed house would be substantially higher overall and would be clearly visible, and would be totally incongruous from any perspective.

PLANNING ASSESSMENT

Scottish Water raises no objection to the proposed development. However, they advise that the applicant should be aware that this does not confirm that the proposed development can be currently serviced, and the applicant should be aware that separate consent is required from Scottish Water to connect to their assets. A copy of Scottish Water's comments has been forwarded to the applicant's agent for information.

On the matter of drainage overflow/back-flow, Scottish Water advise that whilst they do not raise objection to the proposed development at this stage this does not confirm capacity to accommodate the development proposals, and a full technical assessment of their network capacity relative to the proposed development would be carried out when consent to connect to their network is sought in order to ensure that there is no detrimental effect to new or existing customers.

On the matter of surface water flooding, the Council's Structures, Flooding and Street Lighting Team Manager, Road Services and Environmental Protection Service advise that they have not been made aware of any problems with the Council's road drainage network in the area.

At its meeting on Tuesday 27th August 2019 the Council approved a motion declaring a Climate Emergency. Thereafter, at its meeting on Tuesday 3rd September 2019 the Council's Planning Committee decided that a condition requiring a developer to submit for the approval of the Planning Authority a report on the actions to be taken to reduce the carbon emissions from the building and from the completed development should be imposed on relevant applications for planning permission. Such a condition should be imposed for this proposed development.

Some of the trees that are within the rear gardens of the houses of 5, 7 and 9 Dundas Avenue are visible above and between the houses on the south side of St. Baldreds Road. None of the trees are individually significant within the streetscape.

The application drawings depict four trees outwith the application site to the south on the gardens of properties of Dundas Avenue. The drawings do not clearly identify those trees in the neighbouring houses to the south, which gardens they are located in or their accurate positions and heights.

The Landscape Officer (Policy and Strategy) advises that the trees in the gardens to the south of the site are generally Apple, Cypress, Holly and Laurel. The Landscape Officer advises that he has checked their root protection areas in accordance with British Standard 5837: 2012 'Trees in relation to design, demolition and construction', and advises that the proposed development would be outwith the trees' root protection areas (construction exclusion zones). Thus, the proposed development would not have a detrimental impact on the trees that are outwith the site to the south.

The Landscape Officer does however note that the Cypress tree appears to have the capacity for many years of further growth, and thus, if planning permission were to be granted for the proposed development and if the site were not developed within 3 to 5 years then there may be concerns regarding the impact of the proposed development on that tree at such a later time.

Accordingly, at this time, the proposed development would not have a detrimental impact on the trees that are outwith the site to the south and thus would not be contrary to Policy NH8 of the adopted East Lothian Local Development Plan 2018.

It is proposed that vehicular access to the proposed new house plot would be taken via the existing vehicular access and driveway from St. Baldreds Road that serves the property of 51 St. Baldreds Road. The existing vehicular access from St. Baldreds Road and the existing driveway would become a shared access and driveway for use by the occupiers of both the proposed new house and the existing house. A new hardstanding area would be formed to the front (north) of the existing house, on the west side of the existing driveway, to provide on-site parking for two cars for use in association with the existing house, and a further hardstanding area providing on-site parking for a further two cars and a turning area for use in association with the proposed house would be formed to the southern end of the driveway (to the north and east sides of the proposed house).

The Council's Road Services advise that they raise no objection to the proposed development being satisfied that the proposed house and the existing house would each be provided with a satisfactory standard of off-street parking and adequate turning space to enable vehicles to enter and leave the public road in a forward gear, and that the existing vehicular access is an

appropriate standard to accommodate the additional vehicle movements associated with its use in association with both the existing and proposed houses without detrimental impact on road or pedestrian safety.

Road Services further advise that, given that the existing driveway is narrow and may prove difficult for large construction vehicles to manoeuvre into, it would be prudent to require a construction method statement for the proposed development. This requirement could be secured through a planning condition.

Accordingly, subject to the aforementioned planning control, on these transportation considerations, the proposed development is consistent with Policies T1 and T2 of the adopted East Lothian Local Development Plan 2018.

Local Development Plan policies DP2 and DP7 require, amongst other considerations, that new development should not result in any significant loss of daylight, sunlight or privacy to adjoining properties as a result of overshadowing or overlooking, and that the occupiers of the proposed development should also enjoy sufficient privacy and amenity.

On the matter of the impact of the proposed house on daylight and sunlight on neighbouring properties, guidance is taken from "Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice" by P.J. Littlefair.

By virtue of its height, its positioning, orientation and distance away from the neighbouring properties, the proposed house would not, in accordance with the guidance given in "Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice" by P.J. Littlefair, cause harmful loss of sunlight to the neighbouring residential properties of 5, 7 and 9 Dundas Avenue, and 49 St. Baldreds Road or to the Scout Hall at 53 St. Baldreds Road.

On the matter of sunlight the proposed detached house, by virtue of its position, height and orientation would result in some overshadowing of what would remain of the rear garden of 51 St. Baldreds Road to the north of the proposed house plot. However, in accordance with the guidance, that overshadowing would not be such that it would result in a harmful loss of sunlight to that existing neighbouring property.

In its position and due to its height and orientation the proposed detached house would not have a harmful impact on the daylight received by the houses of 5, 7, and 9 Dundas Avenue or 49 St. Baldreds Road, or by the Scout Hall at 53 St. Baldreds Road, all respectively to the south, east and west.

The proposed detached house would be positioned directly to the south of the existing house of 51 St. Baldreds Road and its north elevation gable wall would be only some 5.5 metres away from the south elevation wall of the existing single storey rear extension of that existing house. In such position, the proposed house would impact on some of the daylight to the ground floor window of the south elevation of that existing single storey rear extension of the existing house. The existing window of the south elevation of the extension of the existing house serves the kitchen of the house. Kitchen windows are defined by the Guide as being light sensitive. The drawings submitted with the application show that there is one further small window in the east elevation wall of the kitchen. That window would provide additional daylight to the kitchen of the existing house. Thus, the loss of daylight to the kitchen window of the existing house would not result in harm to the amenity of the occupiers of the house of 51 St. Baldreds

Road. Furthermore, the application drawings also propose that the kitchen window of the south elevation of the existing single storey rear extension of the existing house would be blocked up and a new window opening of similar size would be formed in the west elevation of the existing single storey rear extension of the existing house thus negating the impact of the proposed house on the existing south facing window. Daylight to the proposed new window on the west elevation of the existing house would not be impacted by the proposed new house.

In conclusion, by virtue of its height, positioning, orientation and distance away from the neighbouring properties, the proposed house would not, in accordance with the guidance given in "Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice" by P.J. Littlefair, cause harmful loss of daylight or sunlight to the neighbouring properties and therefore would not have a harmful affect on the amenity of those properties. The proposed detached house should also receive a sufficient amount of daylight (skylight) and its garden a sufficient amount of sunlight.

In assessing whether or not a proposed new development would result in harmful overlooking and therefore loss of privacy to existing neighbouring residential properties it is the practice of the Council, as Planning Authority to apply the general rule of a 9 metres separation distance between the windows of a proposed new building and the garden boundaries of neighbouring residential properties and an 18 metres separation distance between directly facing windows of the proposed new building and the windows of existing neighbouring residential properties.

The north elevation of the main two storey component of the proposed house would be some 4.8 metres away from the north boundary of the proposed house plot with what would remain of the garden of the existing house of 51 St. Baldreds Road. There are existing windows in the south elevations of the existing house, including its rear extension. There would be no windows in the north elevation of the main two storey component of the proposed house.

At its closest, the north elevation of the single storey component of the proposed house would be some 8.2 metres away from the north boundary of the proposed house plot with what would remain of the garden of the existing house of 51 St. Baldreds Road. There would be an entrance door with flanking window in that closest part of the north elevation of the single storey component of the proposed house and a ground floor window in the remaining part of the north elevation. Due to the gaps between its horizontal boarding, the new 1.8 metres high horizontal board 'hit-and-miss' timber fencing would not be of sufficient solidity to prevent harmful overlooking of what would remain of the southern area of garden ground of the house of 51 St. Baldreds Road. However, the entrance door and flanking window of the single storey component of the proposed house would not serve a habitable room but rather would serve a small entrance vestibule only and thus would not allow for harmful overlooking of that neighbouring area of garden ground. The remaining window of the north elevation of the single storey component of the proposed house would serve a bathroom. Subject to that window being obscurely glazed, a detail that could be secured by a planning condition, it would not allow for harmful overlooking of what would remain of the southern area of garden ground of the house of 51 St. Baldreds Road. There are no windows on the part of the south elevation of the neighbouring house of 51 St. Baldreds Road that would be within 18 metres of the windows and doors of the north elevation of the single storey component of the proposed house.

Thus, subject to the aforementioned planning control, the proposed house would not allow for harmful overlooking of the existing house of 51 St. Baldreds Road and its garden to the north.

The east elevation of the main two storey component of the proposed house would be 9 metres away from the east boundary of the proposed house plot with the garden of the neighbouring house of 49 St. Baldreds Road. Thus the ground and first floor windows of that elevation would not allow for harmful overlooking of the neighbouring garden ground to the east. There would be no windows in the east elevation of the single storey component of the proposed house. There would be a window in the east elevation of the entrance vestibule of the single storey component of the proposed house, which would be only some 6.5 metres away from the east boundary of the proposed house plot. However, that window would not serve a habitable room but rather would serve a small entrance vestibule only and thus would not allow for harmful overlooking of that neighbouring area of garden ground. The windows of the east elevation of the proposed house would not be within 18 metres of any directly facing windows of a neighbouring house to the east. Accordingly, the proposed house would not allow for harmful overlooking of the neighbouring house of 49 St. Baldreds Road and its garden to the east.

The south elevation of the proposed house would be some 1.5 metres away from the south boundary of the proposed house plot with the gardens of the houses of 5, 7 and 9 Dundas Avenue to the south. There would be two ground floor windows on the south elevation of the proposed house. The south boundary of the proposed house plot is enclosed by an existing 2 metres high close boarded timber fence. In addition, the proposed house would be set down into the land of the site by some 1.1 metres, thus resulting in the top edge of the fencing being some 3.1 metres above the ground level of the proposed house plot. Accordingly, the existing fencing that encloses the south boundary of the proposed house plot would be sufficient to mitigate for overlooking of the neighbouring garden ground from the two ground floor windows of the proposed house. The existing fencing would also be of a sufficient height and solidity to prevent harmful overlooking between directly facing windows of those neighbouring properties and the proposed house where such windows would be less than 18 metres away.

Accordingly, the proposed house would not allow for harmful overlooking of the neighbouring houses of 5, 7 and 9 Dundas Avenue and their gardens to the south.

The west elevation of the proposed house would be between 8.23 metres and 9.25 metres away from the west boundary of the site with the Scout Hall at 53 St. Baldreds Road and in part with the garden of the property of 5 Dundas Avenue. At the point of the boundary interface with the garden of the property of 5 Dundas Avenue the west elevation of the proposed house would be some 9.25 metres away from that boundary and due to its position on the proposed house plot, none of the windows of the west elevation of the proposed house would directly overlook the garden of 5 Dundas Avenue. Where the west elevation of the proposed house would be less than 9 metres away from the west boundary of the proposed house plot it would face towards the land of the Scout Hall, which is generally visible from the public footpath of St. Baldreds Road. In its use in association with the Scout Hall, the land that would be overlooked does not have the same privacy requirements as would a residential private garden. None of the windows of the west elevation of the proposed house would be within 18 metres of any directly facing windows of a neighbouring house. They would however be less than 18 metres away from the windows of the east elevation of the Scout Hall building. However, in its use as a Scout Hall, a use within Class 10 (Non-Residential Institutions) of the Town and Country Planning (Use Classes) (Scotland) Order 1997, the Scout Hall building does not have the same privacy requirements as would a residential property and thus the proposed house would not result in

any harmful impact on the amenity of the use of that neighbouring building. Accordingly, the proposed house would not allow for harmful overlooking of the neighbouring house of 5 Dundas Avenue and its gardens or the Scout Hall building to the west.

The new window to be formed in the west elevation of the single storey rear extension of the existing house would be less than 9 metres away from the west boundary of the site with the land of the Scout Hall and would not be within 18 metres of any directly facing windows of the Scout Hall. The land of the Scout Hall does not have the same privacy requirements as would a residential private garden and thus the new window would not allow for harmful overlooking of that neighbouring land.

Notwithstanding all of the above, once built and occupied the proposed house would benefit from permitted development rights to alter the existing window openings or to form additional windows or other glazed openings without the need for planning permission. The provision of additional first floor or attic level windows on the south elevation or any windows on the north elevation of the proposed house would allow for harmful overlooking of the gardens and houses of 5, 7 and 9 Dundas Avenue to the south and the existing house of 51 St. Baldreds Road to the north. Therefore, in order to prevent any harmful overlooking of these neighbouring properties to the south and north, permitted development rights should be removed for the provision of additional first floor or attic level windows on the south elevation or any windows on the north elevation of the proposed house. This matter could be controlled by a planning condition.

Subject to the aforementioned planning controls, the proposed house would not have a detrimental impact on the privacy and amenity of any neighbouring residential properties as a consequence of overlooking or loss of privacy. The occupiers of the proposed house would also have sufficient privacy and residential amenity. On this count, the proposed house is consistent with Policies DP7 and DP2 of the adopted East Lothian Local Development Plan 2018.

The Council's Senior Environmental Health Officer raises no objection to the proposed development.

The proposed house plot is within a predominantly residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018. Policy RCA1 does not actively promote the development of land for new build residential development. The application site is not allocated for residential development in the adopted East Lothian Local Development Plan 2018. Although the principal purpose of Policy RCA1 is to ensure that the predominantly residential character and amenity of existing housing areas is safeguarded from the adverse impacts of uses other than housing it does state that proposals for new development will be assessed against appropriate local plan policies, which in the case of infill, backland and garden ground development is Policy DP7 of the adopted East Lothian Local Development Plan 2018.

The proposal includes the development of part of the garden of an existing house for the erection of an additional dwelling house as infill housing development within the urban area of North Berwick. The proposed house plot is part of the garden of an existing house. It is within a predominantly residential area and there are residential properties to the east and south of it, as well as to the northeast and further away to the west. The erection of a new house on the proposed house plot would amount to infill housing development within a predominantly

residential area, the principle of which is supported by Policy DP7 of the adopted East Lothian Local Development Plan 2018.

Thereafter the considerations in this case are whether, having regard to national, strategic and local planning policies, guidance and other material considerations, the design, positioning and layout of the proposed development and the works associated with this are acceptable, with due regard to their potential impact on the character and residential amenity of the area, including their visual impact on the character of the area.

The houses in this part of North Berwick are characterised by a mix of varying heights and architectural styles. The existing house of 51 St. Baldreds Road is single storey in height, as are many of the other houses on the southern side of St. Baldreds Road, although many have accommodation in their roof spaces. The Edington Hospital and Health Centre is single storey in height. The houses on the opposite side of St. Baldreds Road to the northeast of the application site are two storey in height. The houses of Dundas Avenue to the south are single storey or two storey in height. Those directly to the south of the application site are two storey in height. Many of the houses in the area have traditional architectural features such as wall-head dormers, bay windows and stone skewers to their roofs. The predominant building materials are painted render and natural stone for their walls and plain clay tiles and natural slates for their roofs.

The proposed house would be a contemporary interpretation of traditional architectural form (i.e. of a modern style) and would be of a contrasting style with the architectural styles of the buildings in the surrounding area. However, there would be sufficient in the design of it, with its primarily dual pitched roofed form and wall-head dormers that such contrasting contemporary style would add further variety to the architecture of the locality but in a complimentary rather than competing fashion.

The use of natural buff coloured, squared coursed rubble stone for the majority of the finish of its external walls would be in keeping with the external finishes of some of the houses of St. Baldreds Road. Although the zinc standing seam cladding proposed for the upper part of its external walls and its roof is not an external finish that is generally found in the locality, zinc is a traditional material and the proposed cladding would be of a grey colour not dissimilar to the grey slate roofs seen on some of the surrounding houses and buildings. In this, although different, the palette of external finishes of the proposed house would be sufficiently similar or complementary to the colours and finishes of the external materials of the houses and buildings in the locality and subject to the stone to be used being a natural stone and the specific sample being approved by the Planning Authority, a detail that could be controlled by a condition, the palette of external finishes of the proposed house would be sufficiently in keeping with and complementary to the palette of external finishes of the surrounding houses and buildings.

Accordingly on these matters of architectural form and design and external finishes, the proposed house would not be harmful to the character of the area.

The proposed hardstanding areas would be in the form of parking and turning areas and footpaths. These hardstanding areas, in their relationship with the proposed house, would not be untypical features for the garden of the existing and proposed houses. Other than from the point of private access from St. Baldreds Road they would not be seen. Subject to samples of the surface finishes to be used being approved by the Planning Authority, a detail that could be

controlled by a condition, the proposed hardstanding areas would not be harmful to the character of the area.

New 1.8 metres high horizontal board timber fencing is proposed to be erected along part of the west side of the existing driveway and, with the exception of the driveway, along the north boundary of the proposed house plot with what would remain of the garden of the existing house of 51 St. Baldreds Road. New 1.8 metres high horizontal board timber gates are proposed to be erected across the shared driveway at its juncture with the north boundary of the proposed house plot and a new 1.0 metre high black metal pedestrian gate is proposed to be erected adjacent to the new on-site parking spaces proposed to be formed to the north side of the existing house.

The boundary enclosures in the area are varied in height and appearance, including stone and brick walls, railings, timber fencing and hedging. In addition, many gardens have large shrubs and small trees along their roadside and dividing boundaries. The 1.8 metres high timber fencing to be erected would be in keeping with the boundary enclosures of the rear gardens of the surrounding residential properties. The new 1.8 metres high timber gates would be set some 20 metres back from the public road. Due to the position on the application site of the proposed 1.8 metres high fencing and gates, they would be set well back from the public road and in part would not be readily visible. Where they would be readily visible they would be seen in the context of the built form of the existing house and the proposed house and would be similar to other boundary enclosures of the area. The proposed 1.0 metres high black metal gate would be readily visible in its position between the existing house and the public road. However it would be in keeping with the height, form and colour of the existing gates along the roadside boundary of the site and other similar gates on other nearby properties. None of the new fencing and gates would have a harmful impact on the character and appearance of the area.

It is proposed to block up a window of the south elevation wall of the single storey extension of the existing house and to form a new window opening on the west elevation of that part of the existing house to address the impact on the daylight received by the kitchen of the existing house as a result of the erection of the proposed house. These alterations to the existing house would not be readily visible in public views and subject to the finishes of the infilled window opening of the south elevation of the existing house matching the rendered finish of the external walls of the existing house, they would not be harmful to the character and appearance of the existing house or the streetscape.

All of this development would not, in its place, and in association with the proposed house and the existing house be harmful to the character and appearance of the area.

Notwithstanding the above considerations, it is now necessary to consider the impact of the proposed house on the character and density of the built form of the area, including its visual impact within the streetscape.

Policy DP7 supports infill and garden ground development in settlements provided that a number of criteria are met. Any infill development must be of a scale, design and density that is sympathetic to its surroundings. Policy DP7 states that overdevelopment of a site will be unacceptable and landscape and boundary features important to the character of the area must be retained where possible.

The houses in the locality are generally of a larger modest size with generous sized gardens. Those on the south side of St. Baldreds Road have direct frontages with the public road. The density of the properties of St. Baldreds Road is generally lower than that of Dundas Avenue to the south, where the density increases where houses and gardens are more modest in size. Ratios of built form to garden ground for properties of St. Baldreds Road generally vary between 16% to 21% of plot sizes. Some houses have larger footprints but continue to retain their generous gardens.

There has been some infill development on the rear gardens of some of the houses of St. Baldreds Road, however there are only limited instances of this and it has only been on the north side of the road. Those infill development are located to the northeast of the application site between the Edington Hospital and Health Centre and the footpath access to the Lodge Grounds some 180 metres to the east, specifically at Nos. 40, 42 and 52 St. Baldreds Road. In the case of No.40 the infill development occurred some 25 years ago in the 1990s. The infill development at Nos. 40 and 42 St. Baldreds Road is more recent, within the last 10 years. These three instances of infill development have resulted in a higher density of built form at these specific locations, with the density increasing to 30-40% of plot size. In all of these cases of infill development, the new houses are not positioned between two rows of houses but rather they are bounded to the north by The Lodge Grounds, including the large trees that bound the southern edge of The Lodge Grounds, and moreover the rear gardens of the properties on the north side of St. Baldreds Road are at a slightly lower level than the existing houses that front directly onto the public road. Thus, resulting in the infill development having a more contained and less dominant appearance within the streetscape. Furthermore, in such limited number, these infill properties do not define the character of the area, which remains that of larger modest size houses with generous sized gardens.

In this case, in its position, the proposed house would be located to the rear of the existing house of 51 St. Baldreds Road, and in such position would not have a direct frontage with the public road of St. Baldreds Road, which is a characteristic of all of the houses on the south side of St. Baldreds Road. Rather, the proposed house would be sandwiched between the existing house of 51 St. Baldreds Road and the houses of 5, 7 and 9 Dundas Avenue. In such position the proposed house would not be in keeping with the pattern of built form of the area and would appear as an incongruous and discordant feature within the streetscape, harmful to the character and appearance of the streetscape and of the area. Moreover, due to such location sandwiched as it would be between the residential properties of St. Baldreds Road and of Dundas Avenue, although the proposed development would meet the Council's guidelines for distances between a new house and existing properties, this has nonetheless resulted in the proposed house having been designed with a contrived appearance, with its windows primarily on its west elevation facing towards the land and building of the Scout Hall at 53 St. Baldreds Road in order to avoid harmful overlooking of neighbouring residential properties.

Although designed to incorporate wall-head dormers and thus with a slight coombe to the accommodation of its first floor, the proposed house would effectively be a two storey house. At some 6.75 metres above the ground level of the site on which it would be built, such a two storey height would not be out of keeping with the heights of other houses and buildings of St. Baldreds Road and of Dundas Avenue to the south of the site. Notwithstanding this, although the proposed house would be positioned on the rear garden of the existing house of 51 St. Baldreds Road, that part of the rear garden of the existing house rises upwards slightly in a southerly direction and although the proposed house would be set down into the site by some 1.1 metres, its' upper parts would nonetheless be readily visible in public views from St.

Baldreds Road behind that existing house and more substantial parts of it would be visible in views between the existing houses and buildings. By virtue of its height, in such views the proposed house would appear as an overly dominant and incongruous feature between the houses of St. Baldreds Road and those of Dundas Avenue and as an unsympathetic or discordant component within the streetscape the proposed house would be harmful to the character and appearance of the streetscape and of the area.

Moreover, the south elevation of the proposed house would be only some 1.5 metres away from the south boundary of the site, and at such close proximity, with a roof ridge height of some 6.75 metres and eaves height of some 4.5 metres, even though it would be set down into the site by some 1.1 metres (maximum) at its southern side, and although it would not be of a large scale, due to its form, height and proximity to the south boundary of the site, the two storey height of the proposed house would result in its south gable having a harmfully dominant and overbearing affect on neighbouring gardens to the south, most specifically the garden of 7 Dundas Avenue, alongside which the two storey component of the proposed house would be directly positioned. It would create a hemmed in feel to the rear garden of that neighbouring property that would be harmful to the amenity of that residential property.

Furthermore, the proposed infill house would result in a ratio of built form to garden ground of some 30%, for both the existing and proposed houses. Such density would be higher than the variable range of existing plot densities of St. Baldreds Road and would be a marked increase in plot density not consistent with the existing lower plot densities of the area. In addition, the proposed development would result in boundary fencing to subdivide the existing property being positioned only some 1 to 1.3 metres away from the south and east elevations of the existing house, leaving that house with only a small area of private garden ground to its south side. All other areas of garden being readily visible in public views.

Although such density of development would not be dissimilar to that created by the infill houses on the north side of St. Baldreds Road (that existing infill development is afforded a different characteristic due to it backing onto The Lodge Grounds rather than being positioned between two residential streets and due to lower ground levels and the two storey height of the existing houses fronting St. Baldreds Road and the backdrop of the trees of the southern edge of The Lodge Grounds, those existing infill properties benefit from a greater degree of containment and thus a less dominant appearance within the streetscape. Moreover, those three existing infill properties do not define the character of the area, which remains that of larger modest size houses with generous sized gardens.

Furthermore, in such backland position, the proposed house would set a precedent for other such form of backland development on the rear gardens of other houses on the south side of St. Baldreds Road in a manner that would result in an unsympathetic and discordant row of backland houses that would discernibly alter the pattern of built form and density of development of the area to the detriment of the character of the area.

On all of these considerations, the proposed house, by virtue of its height and its position would be an inharmonious and overly dominant form of infill development that would appear overbearing to neighbouring residential property, would appear as an unsympathetic and discordant form of infill development within the streetscape, and would be an overdevelopment of the site that would be out of keeping with and harmful to the density and pattern of development of the built form of the surrounding area, and would set an undesirable precedent for other such forms of harmful backland development. By its contained backland

position and the higher density that would result from its additional built form, a house erected on the site would be a substantial intrusion into its setting and a cramped form of infill housing development not appropriate to its place and harmfully at odds with the characteristic pattern and density of the layout of the houses and gardens of St. Baldreds Road and the surrounding area. Accordingly, the principle of the development of any house on the proposed house plot would not be appropriate to its place and would be harmfully at odds with the characteristic pattern and density of the layout of the houses and gardens of St. Baldreds Road and the surrounding area.

Consequently the proposed development would be contrary to Policies DP1, DP2 and DP7 of the adopted East Lothian Local Development Plan 2018 and the advice on designing for place given in Planning Advice Note 67: Housing Quality.

Therefore, and notwithstanding that on matters of the architectural form and design and the palette of external finishes, its vehicular access and parking provision, and its impact on nearby trees, the proposed development would not conflict with Local Development Plan Policies, and that, subject to planning controls, the proposed house would not have a detrimental impact on sunlight, daylight or privacy of neighbouring properties, these considerations are not sufficient to outweigh the material consideration that, by virtue of its height, its position and its overly dominant and overbearing affect, the proposed house would be an inharmonious and overly dominant form of infill development that would appear overbearing to neighbouring residential property, would appear as an unsympathetic and discordant form of infill development within the streetscape, and would be an overdevelopment of the site that would be out of keeping with and harmful to the density and pattern of development of the built form of the area, and would set an undesirable precedent for other such forms of harmful backland development. On these counts the proposed house, or in fact the principle of any house, would not enhance the streetscape of St. Baldreds Road and would not be appropriate to its place. As an unsympathetic and incongruous addition to the streetscape and to the pattern and density of built form of the area, the proposed house would be contrary to Policies DP1, DP2 and DP7 of the adopted East Lothian Local Development Plan 2018 and Planning Advice Note 67: Housing Quality.

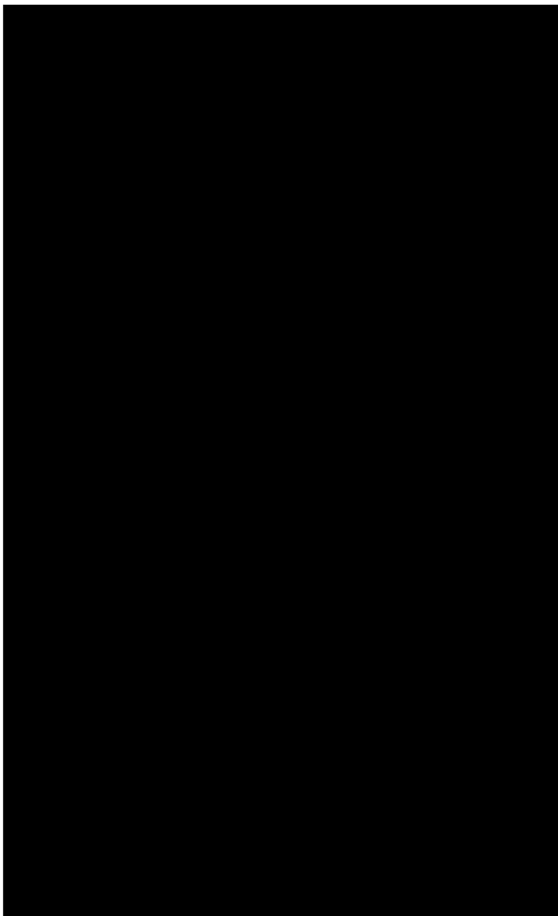
REASONS FOR REFUSAL:

- 1 By its contained backland position and the higher density that would result from its additional built form, a house erected on the site would be a substantial intrusion into its setting and a cramped form of infill housing development not appropriate to its place and harmfully at odds with the characteristic pattern and density of the layout of the houses and gardens of St. Baldreds Road. Consequently the proposed development is contrary to Policies DP1, DP2 and DP7 of the adopted East Lothian Local Development Plan 2018 and the advice on designing for place given in Planning Advice Note 67: Housing Quality.

- 2 The proposed development would have an overbearing effect on the garden of the house of 7 Dundas Avenue, and in this the proposed development would have an unacceptable impact on the amenity of the residents at 7 Dundas Avenue, contrary to Policies DP2 and DP7 of the adopted East Lothian Local Development Plan 2018.

- 3 If approved the proposal would set an undesirable precedent for similar types of development in backland positions on the south side of St. Baldreds Road, which would be harmful to the characteristic pattern and density of development of this part of North Berwick. The cumulative effect of such development would neither preserve nor enhance but would be harmful to the character and appearance of the area.

LETTERS FROM



13th January 2021



North Elevation



West Elevation



East Elevation

Finishes

Zinc standing seam roof and wall cladding to upper floor. Colour Grey. Pitch 45°

Sedum finish to flat roof with single ply PVC membrane.

Stone walls to be squared, coursed rubble walling. Colour: Craigleith Buff

Windows to be Velfac Side Hung Casement, or equal, aluminium clad timber frames with Anthracite Grey (RAL 7016) powder coat paint finish with 24mm double-glazed units.

Patio doors to be Velfac Sliding Patio Doors, or equal, aluminium clad timber with Anthracite Grey (RAL 7016) powder coat paint finish, with 24mm double-glazed units, to 'Secured by Design' standards.

Front Door to be Allan Brothers Scotdoor type, timber with Anthracite Grey (RAL 7016) paint finish, to 'Secured by Design' standards.

Garage door to be style 902 from Hormann (UK) 2000 up-and-over steel range, colour Anthracite Grey (RAL 7016) powder coat paint finish.

Revisions
P3 26/08/20 Planning

Planning

Ford Design Ltd

Architecture Planning Supervision
5 Grange Court
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Tel 01620 894174
www.fordesign.co.uk

Client
Mr S Lyons
51 St Baldred's Road
NORTH BERWICK
EH39 4PU

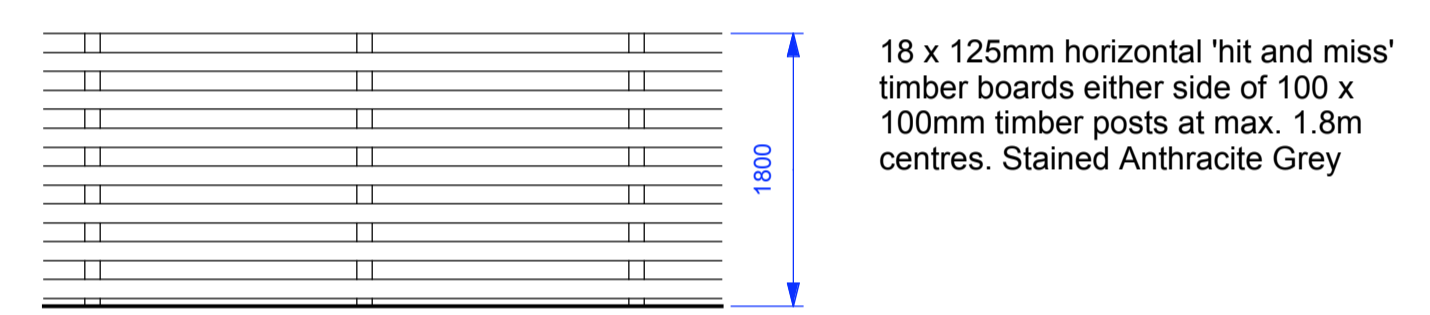
Project
Proposed House to rear of
51 St Baldred's Road
NORTH BERWICK
EH39 4PU

Drawing Title
ELEVATIONS AS PROPOSED

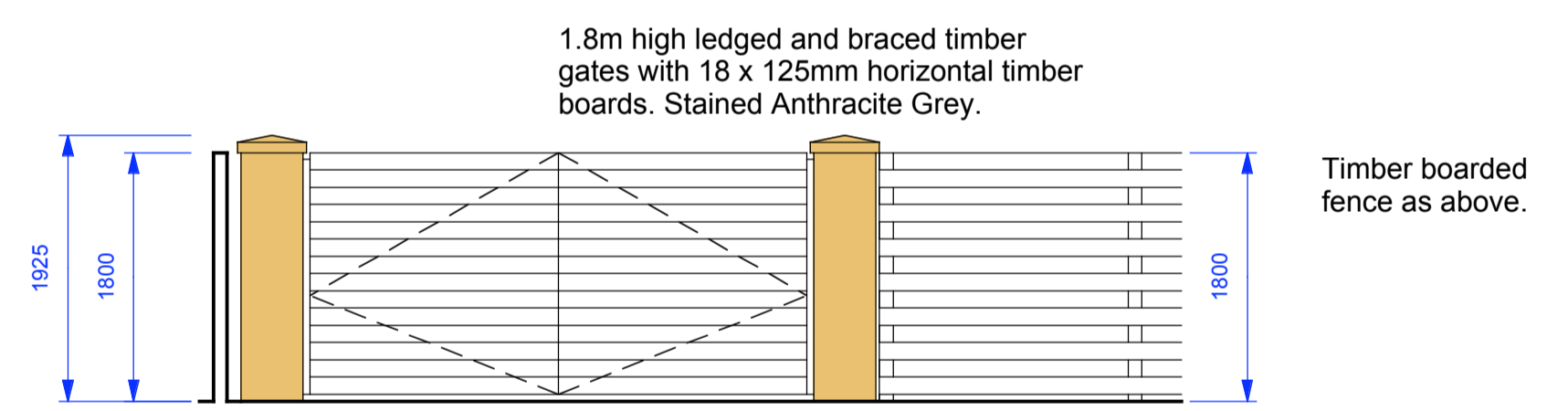
Date 26 Aug 2020
Scale 1:50 @ A1

Drawn EAO
Checked

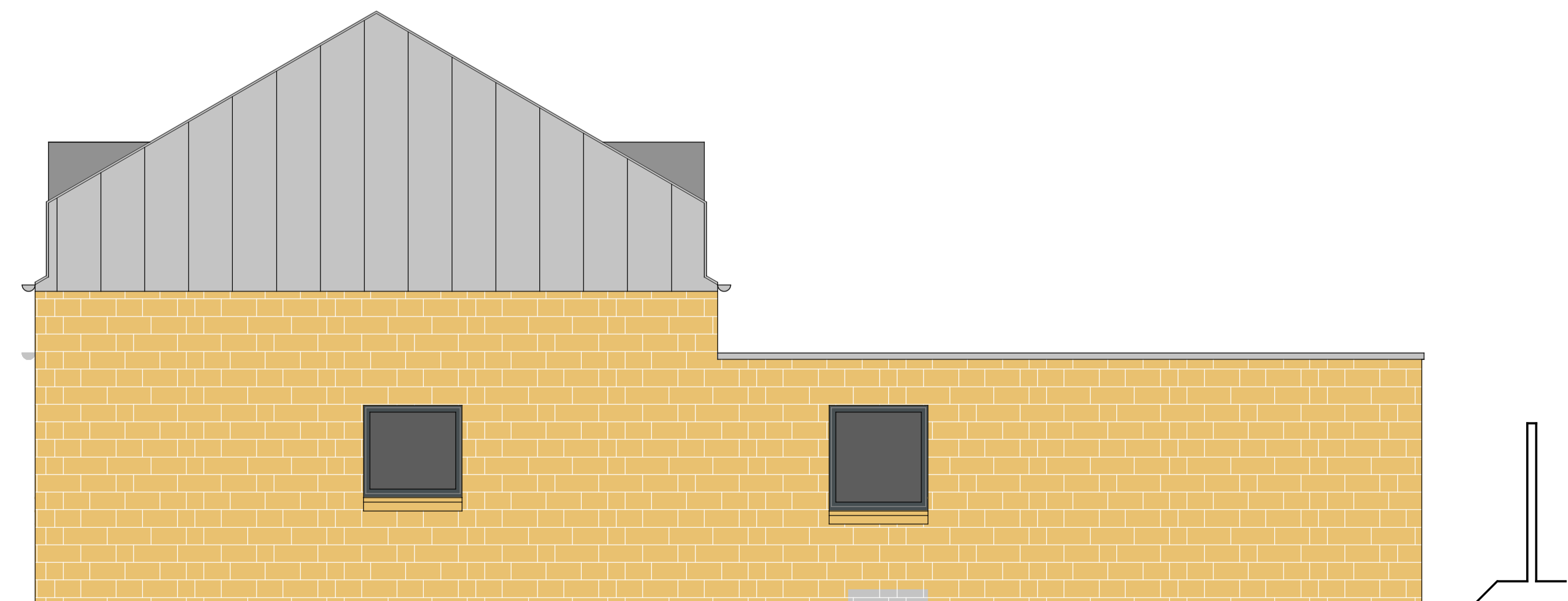
Project No. Drawing No. Revision
1333 08 .



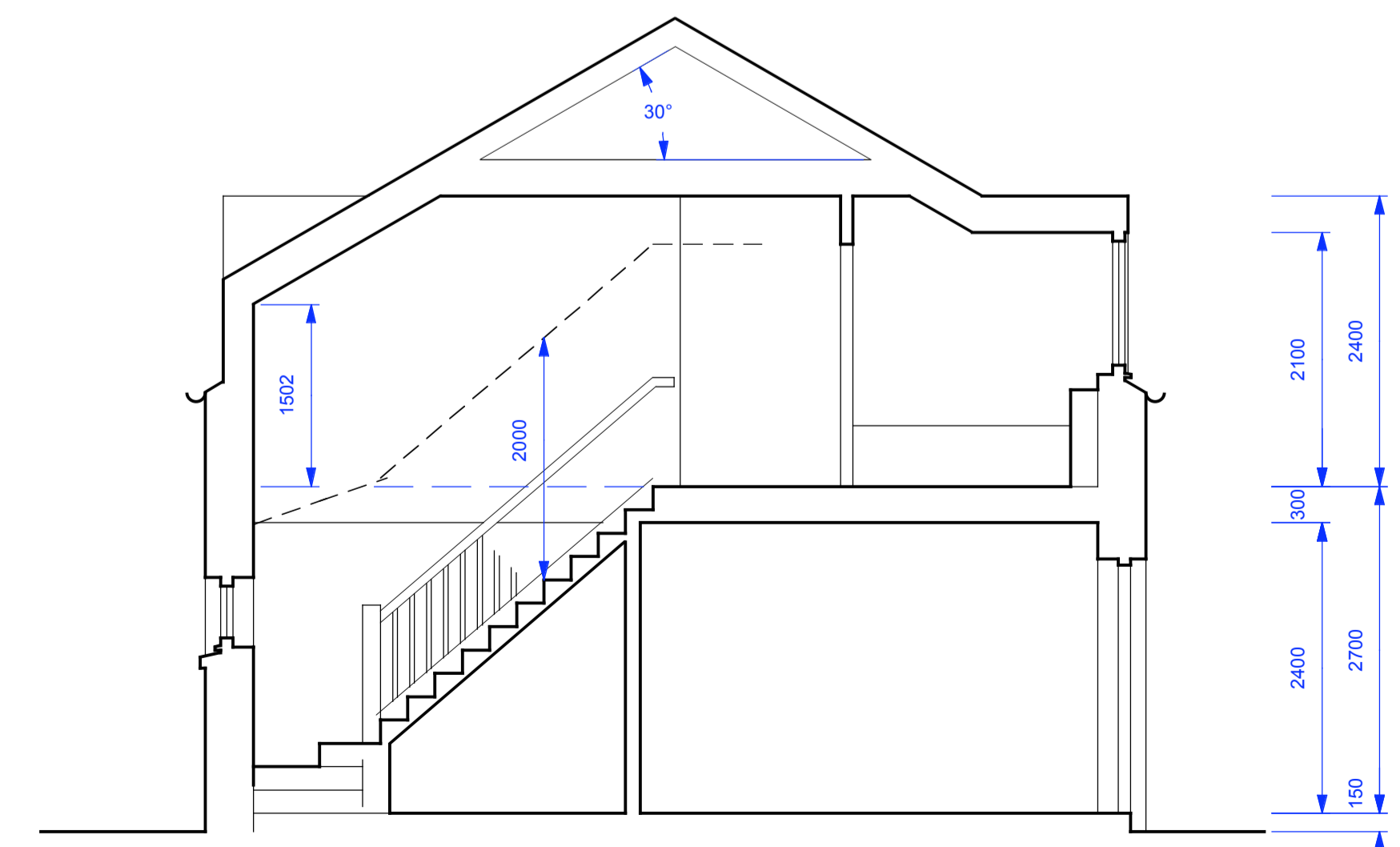
Elevation of Proposed Timber Fence



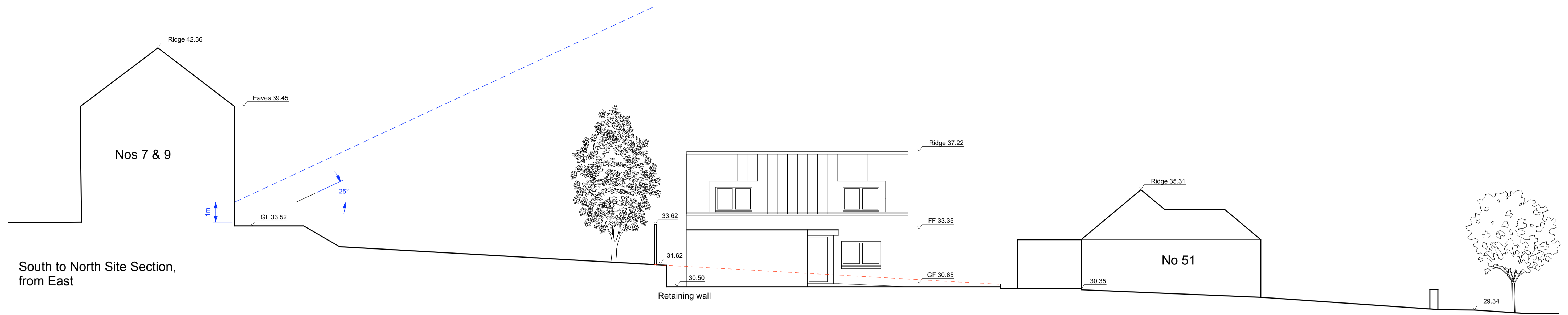
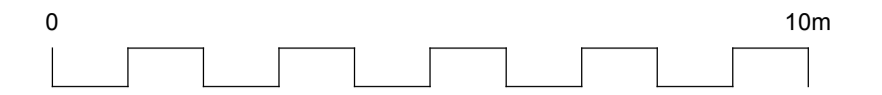
Elevation of Proposed Timber Gates
1.92m high 440 x 440mm natural square snecked rubble stone gate piers, with dressed ashlar stone capping.



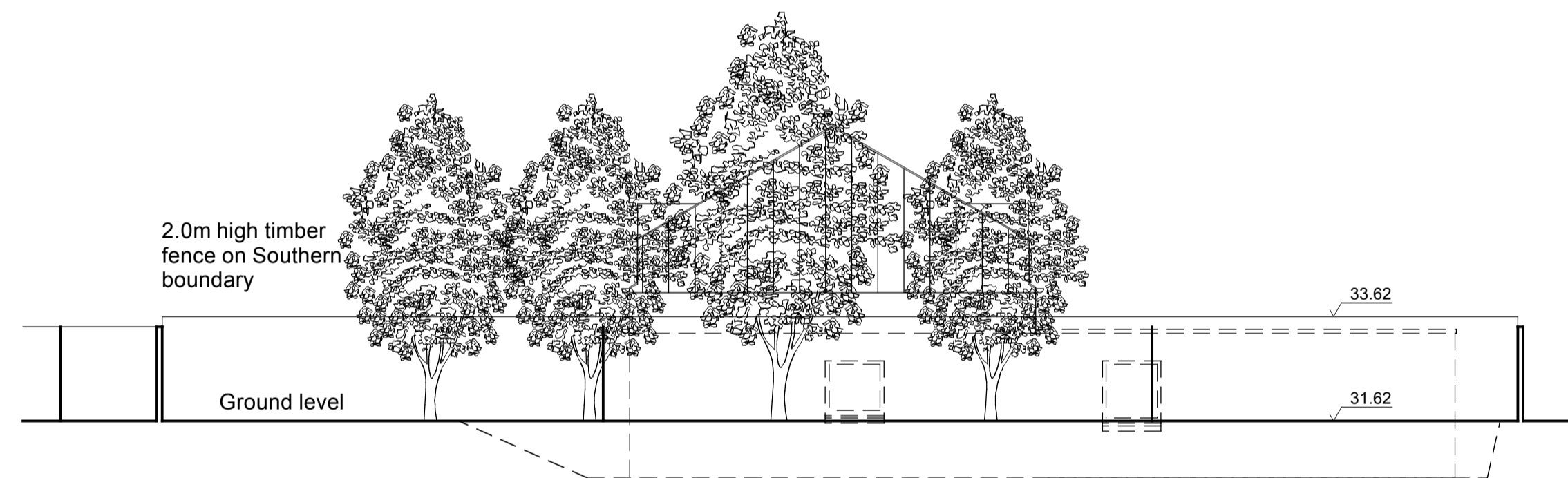
South Elevation



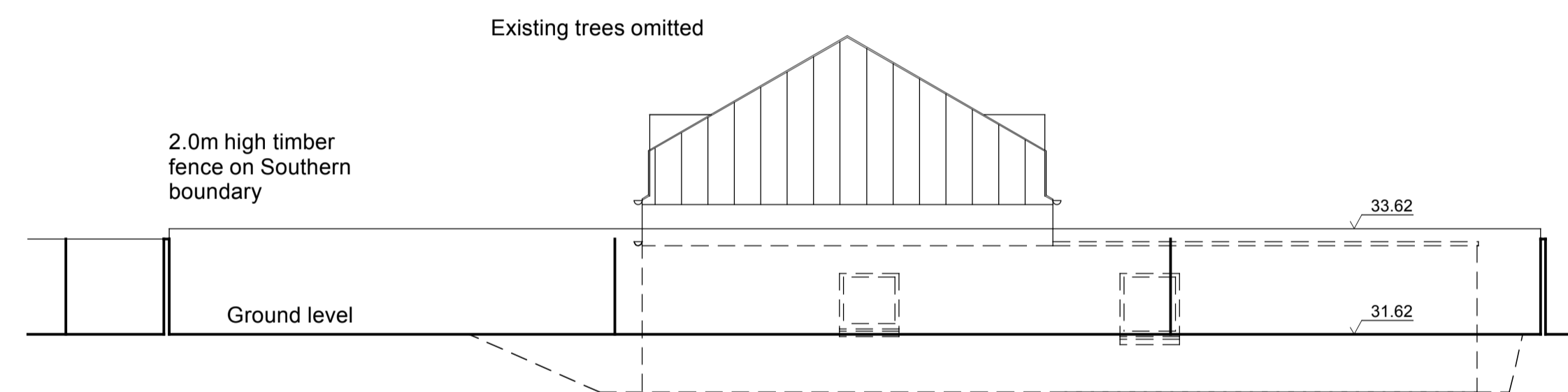
Cross Section



South to North Site Section,
from East



West to East Site Section,
on Boundary from South
1:100



West to East Site Section,
on Boundary from South
Existing Trees omitted

Revisions
P4 31/08/20 Planning

Planning

Ford Design Ltd

Architecture Planning Supervision

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Client
Mr S Lyons
51 St Baldred's Road
NORTH BERWICK
EH39 4PU

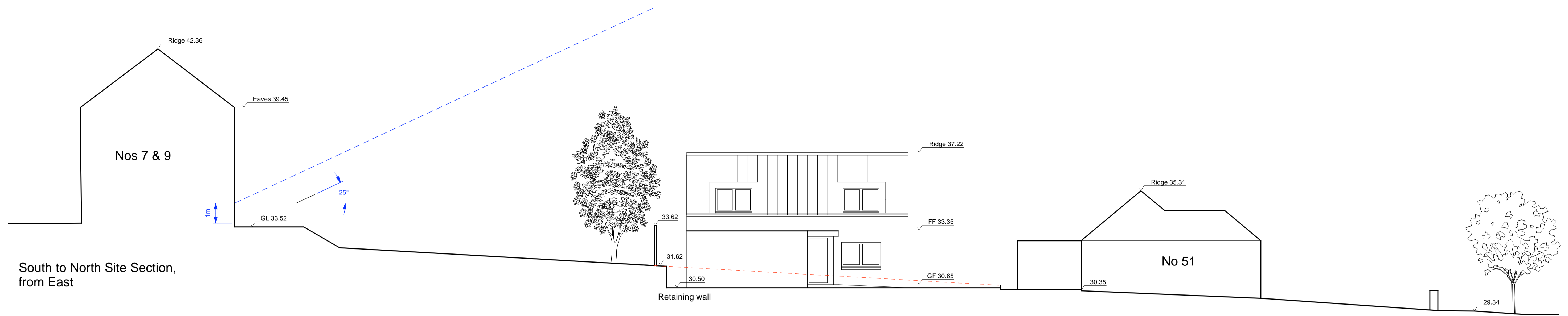
Project
Proposed House to rear of
51 St Baldred's Road
NORTH BERWICK
EH39 4PU

Drawing Title
SITE SECTIONS

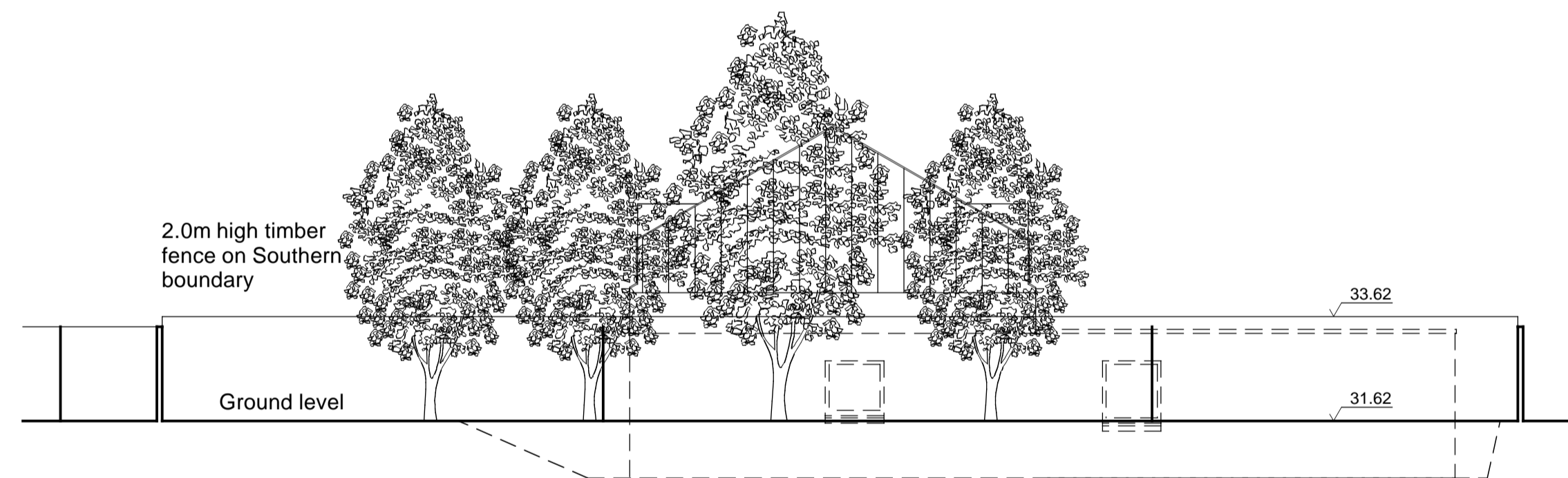
Date 31 Aug 2020 Scale 1:100 @ A1

Drawn EAO Checked

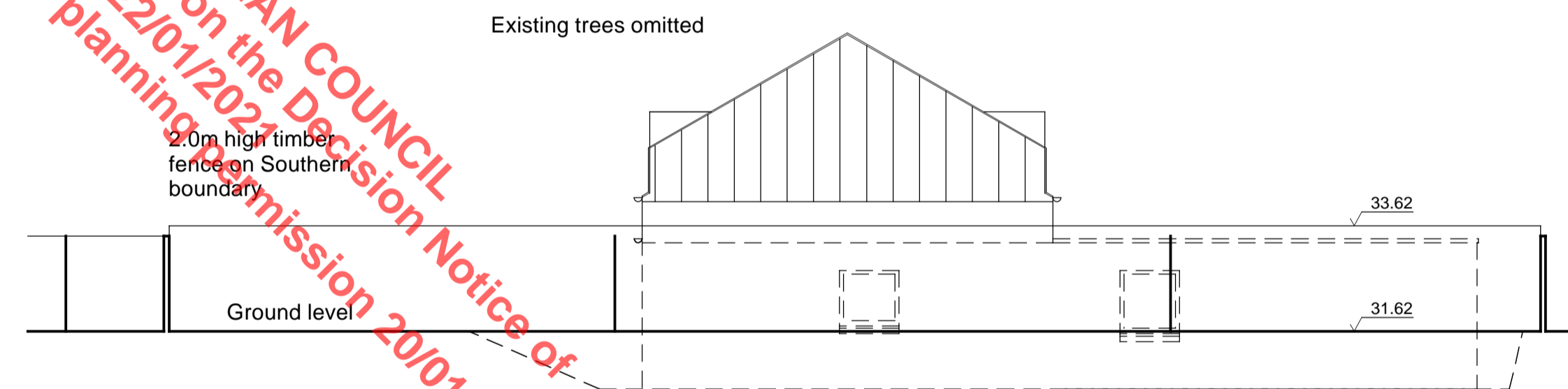
Project No. Drawing No. Revision
1333 06 .



South to North Site Section,
from East



West to East Site Section,
on Boundary from South
1:100



West to East Site Section,
on Boundary from South
Existing Trees omitted

EAST Lothian Council
 refusing a grant of planning permission 20/01252/JR
 Plan/Drawing listed on the Decision Notice of 22/01/2022

Revisions
P4 31/08/20 Planning

Planning

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Architecture Planning Supervision

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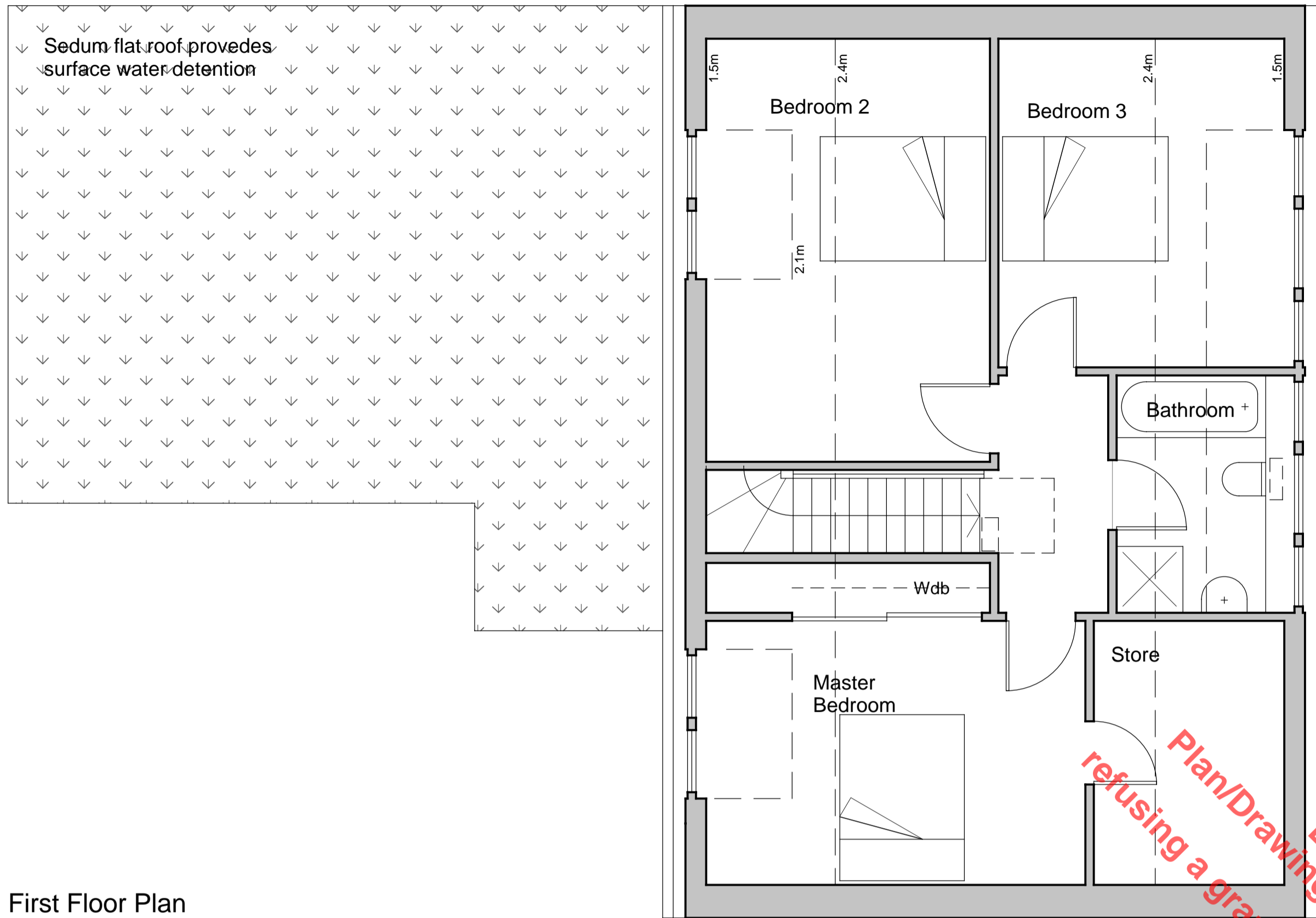
Project
Proposed House to rear of
51 St Baldred's Road
NORTH BERWICK
EH39 4PU

Drawing Title
SITE SECTIONS

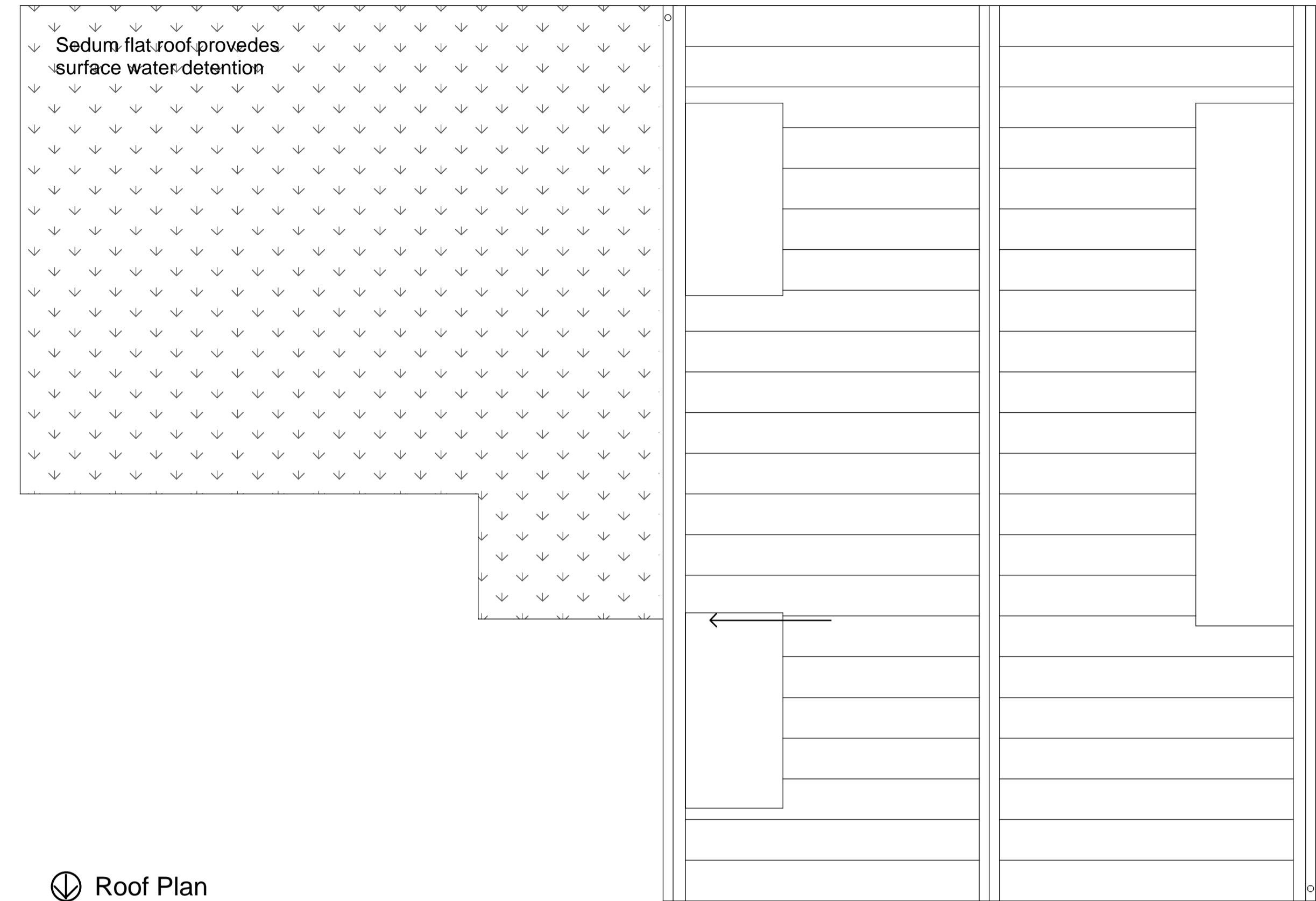
Date 31 Aug 2020 Scale 1:100 @ A1

Drawn EAO Checked

Project No. Drawing No. Revision
1333 06 .

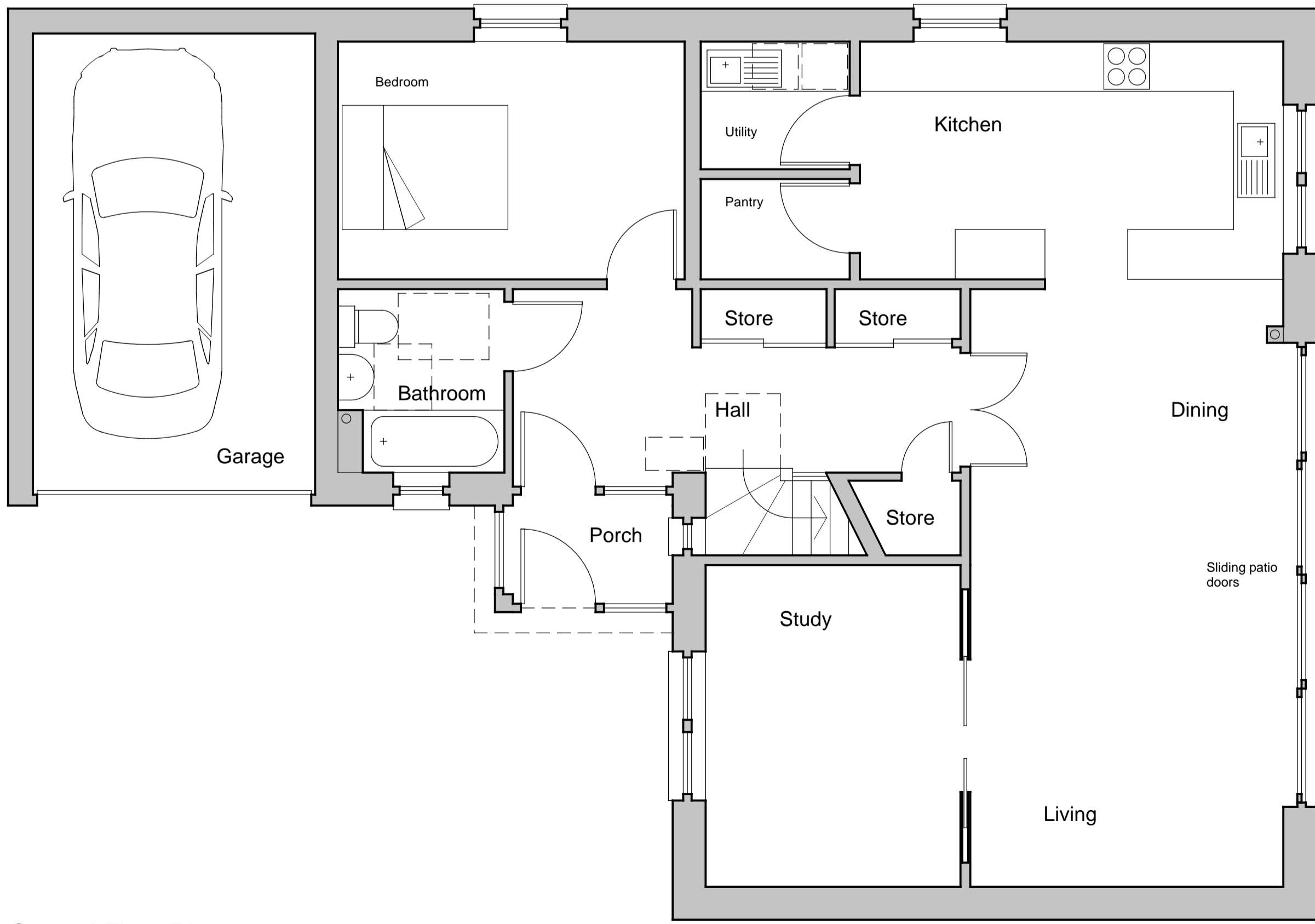


⬇ First Floor Plan



⬇ Roof Plan

EAST LoTHIAN COUNCIL
 refusing a grant of planning permission 20/01252/P
 Plan/Drawing listed on the Decision Notice of 22/01/2021



⬇ Ground Floor Plan

Floor Area

Ground Floor	94.2m2
First Floor	70.1m2
Garage	19.0m2
TOTAL	183.3m2

Revisions
 P2 26/08/20 Planning

Planning

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Client
 Mr S Lyons
 51 St Baldred's Road
 NORTH BERWICK
 EH39 4PU

Project
 Proposed House to rear of
 51 St Baldred's Road
 NORTH BERWICK
 EH39 4PU

Drawing Title
 PLANS AS PROPOSED

Date 26 Aug 2020 Scale 1:50 @ A1

Drawn EAO Checked

Project No. Drawing No. Revision
1333 07 .



North Elevation



West Elevation

Finishes

Zinc standing seam roof and wall cladding to upper floor. Colour Grey. Pitch 45°
 Sedum finish to flat roof with single ply PVC membrane.
 Stone walls to be squared, coursed rubble walling. Colour: Craigleith Buff
 Windows to be Velfac Side Hung Casement, or equal, aluminium clad timber frames with Anthracite Grey (RAL 7016) powder coat paint finish with 24mm double-glazed units.
 Patio doors to be Velfac Sliding Patio Doors, or equal, aluminium clad timber with Anthracite Grey (RAL 7016) powder coat paint finish, with 24mm double-glazed units, to 'Secured by Design' standards.
 Front Door to be Allan Brothers Scotdoor type, timber with Anthracite Grey (RAL 7016) paint finish, to 'Secured by Design' standards.
 Garage door to be style 902 from Hormann (UK) 2000 up-and-over steel range, colour Anthracite Grey (RAL 7016) powder coat paint finish.

Revisions
 P3 26/08/20 Planning

Planning

Ford Design Ltd

Architecture Planning Supervision

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Client
 Mr S Lyons
 51 St Baldred's Road
 NORTH BERWICK
 EH39 4PU

Project
 Proposed House to rear of
 51 St Baldred's Road
 NORTH BERWICK
 EH39 4PU

Drawing Title
 ELEVATIONS AS PROPOSED

Date 26 Aug 2020 Scale 1:50 @ A1

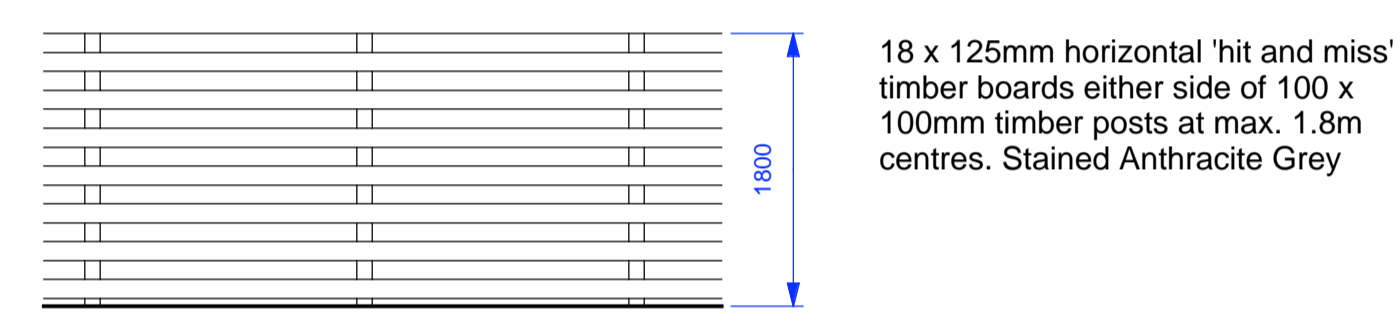
Drawn EAO Checked

Project No. 1333 Drawing No. 08 Revision .

EAST Lothian Council
 22/01/2021
 refusing a grant of planning permission 20/01252/P

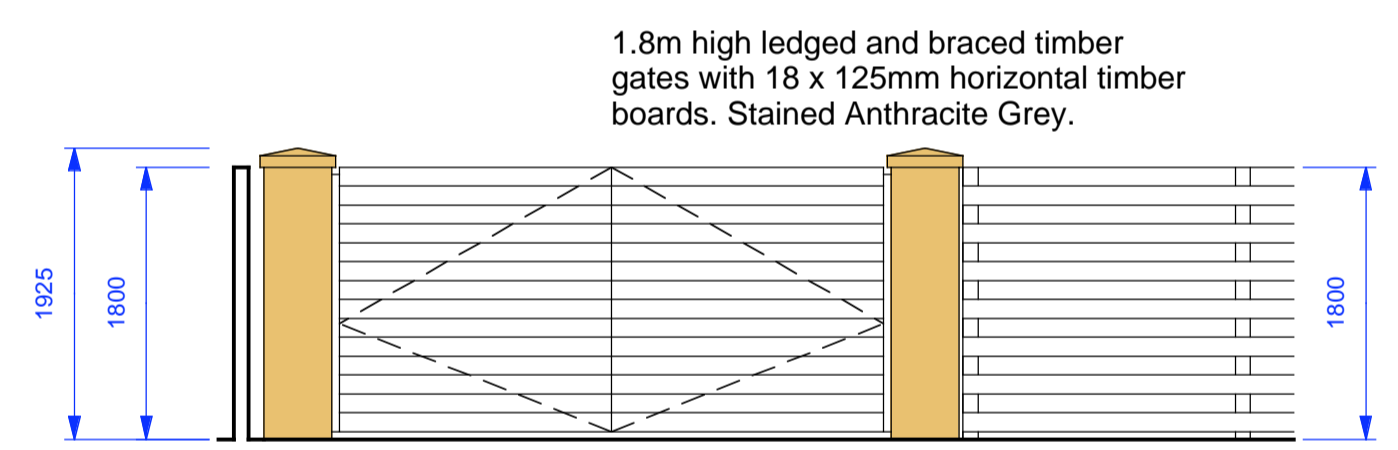


East Elevation



18 x 125mm horizontal 'hit and miss' timber boards either side of 100 x 100mm timber posts at max. 1.8m centres. Stained Anthracite Grey

Elevation of Proposed Timber Fence

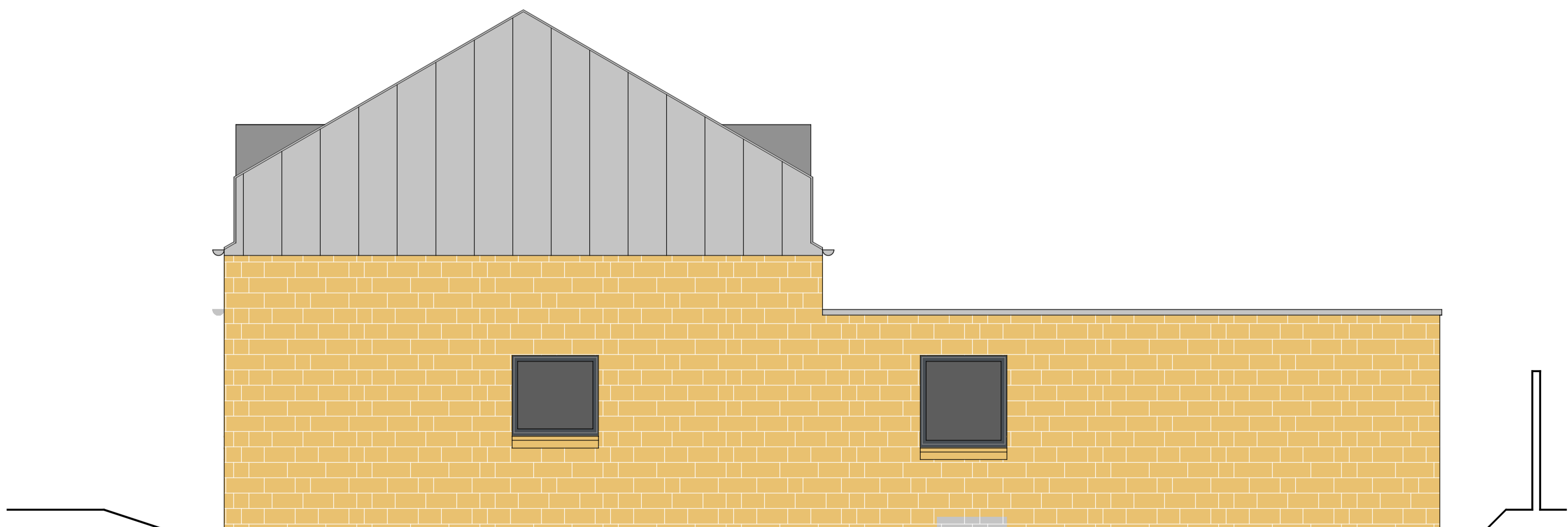


1.8m high ledged and braced timber gates with 18 x 125mm horizontal timber boards. Stained Anthracite Grey.

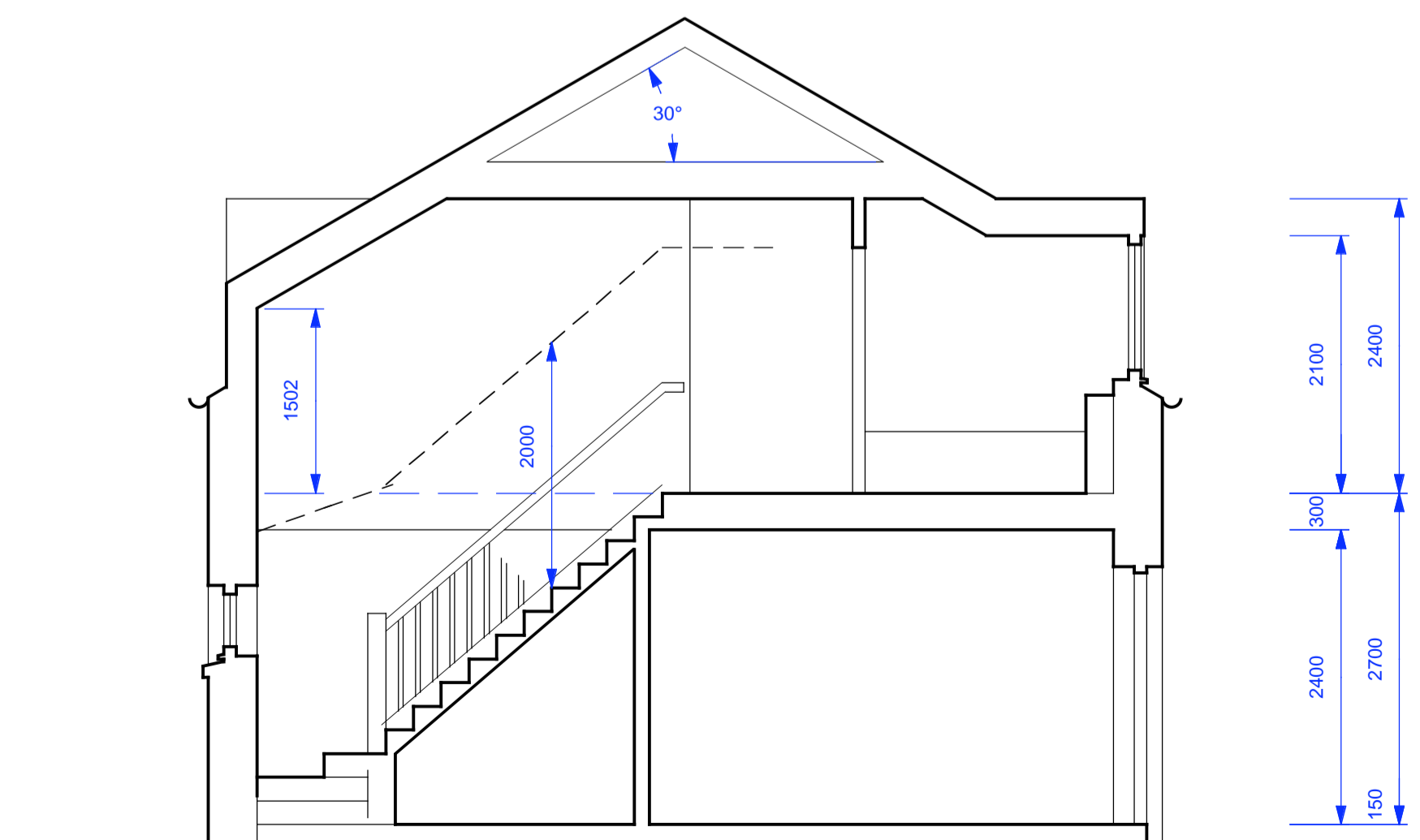
Timber boarded fence as above.

Elevation of Proposed Timber Gates

1.92m high 440 x 440mm natural square snecked rubble stone gate piers, with dressed ashlar stone capping.



South Elevation



Cross Section



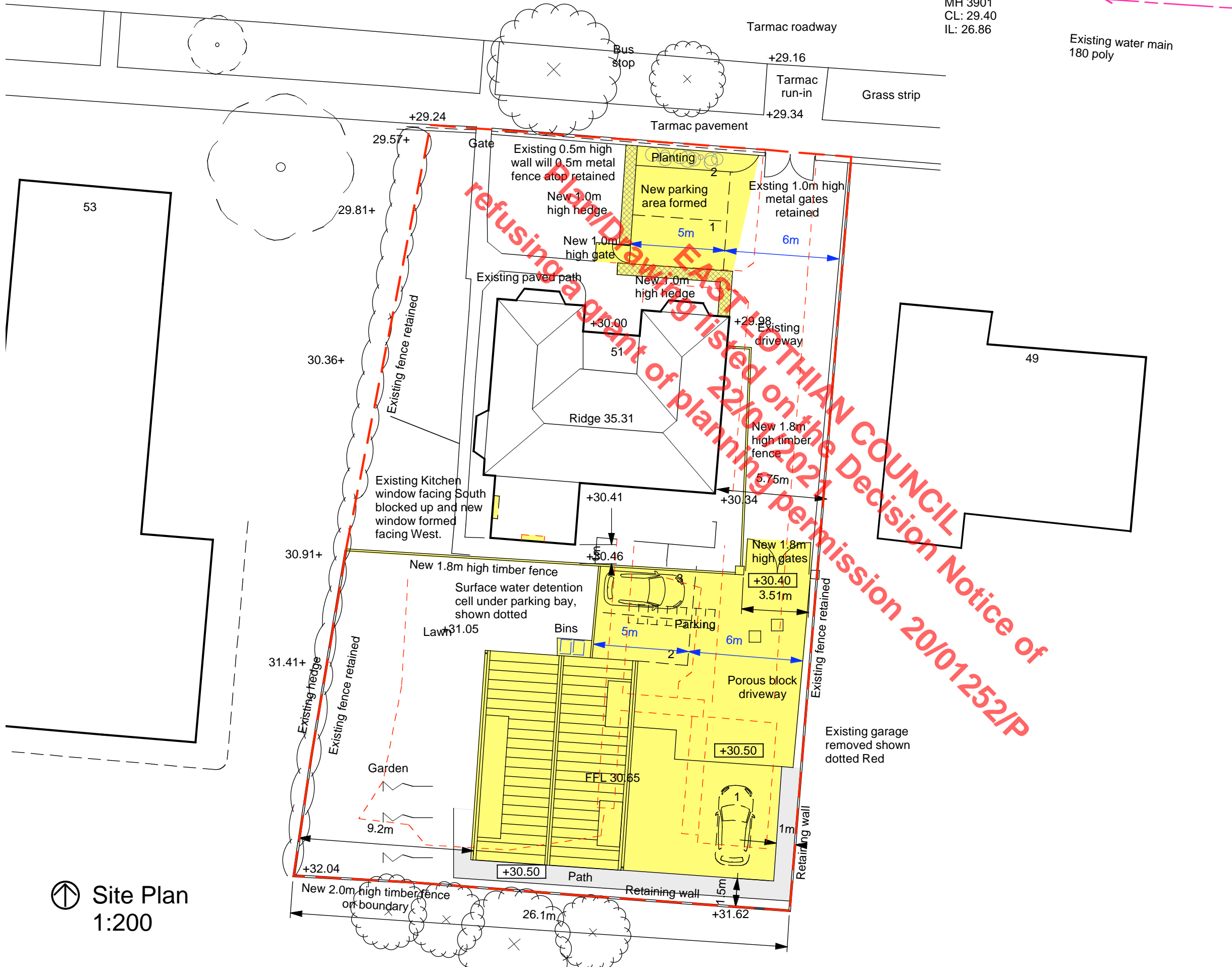
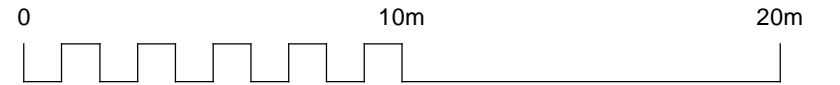
Location Plan
1:1250



51 St Baldred's Road, North Berwick EH39 4PU

1333-01 B

OSBM on the wall at 11 Law Road 32.626m (at grid ref: NT5529,8489).



MH 3901
CL: 29.40
IL: 26.86

+30.00 Existing levels
+31.00 Proposed levels

Revisions
E 25/11/20 Redline altered to include work to existing house. Existing kitchen window to be relocated.

Planning

Ford Design Ltd

Architecture Planning Supervision

5 Grange Court
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Client

Mr S Lyons
51 St Baldred's Road
NORTH BERWICK
EH39 4PU

Project

Proposed House to rear of
51 St Baldred's Road
NORTH BERWICK
EH39 4PU

Drawing Title

SITE / BLOCK PLAN
AS PROPOSED

Date

Scale

26 Nov 2020

1:200 @ A3

Drawn

Checked

EAO

Project No.

Drawing No.

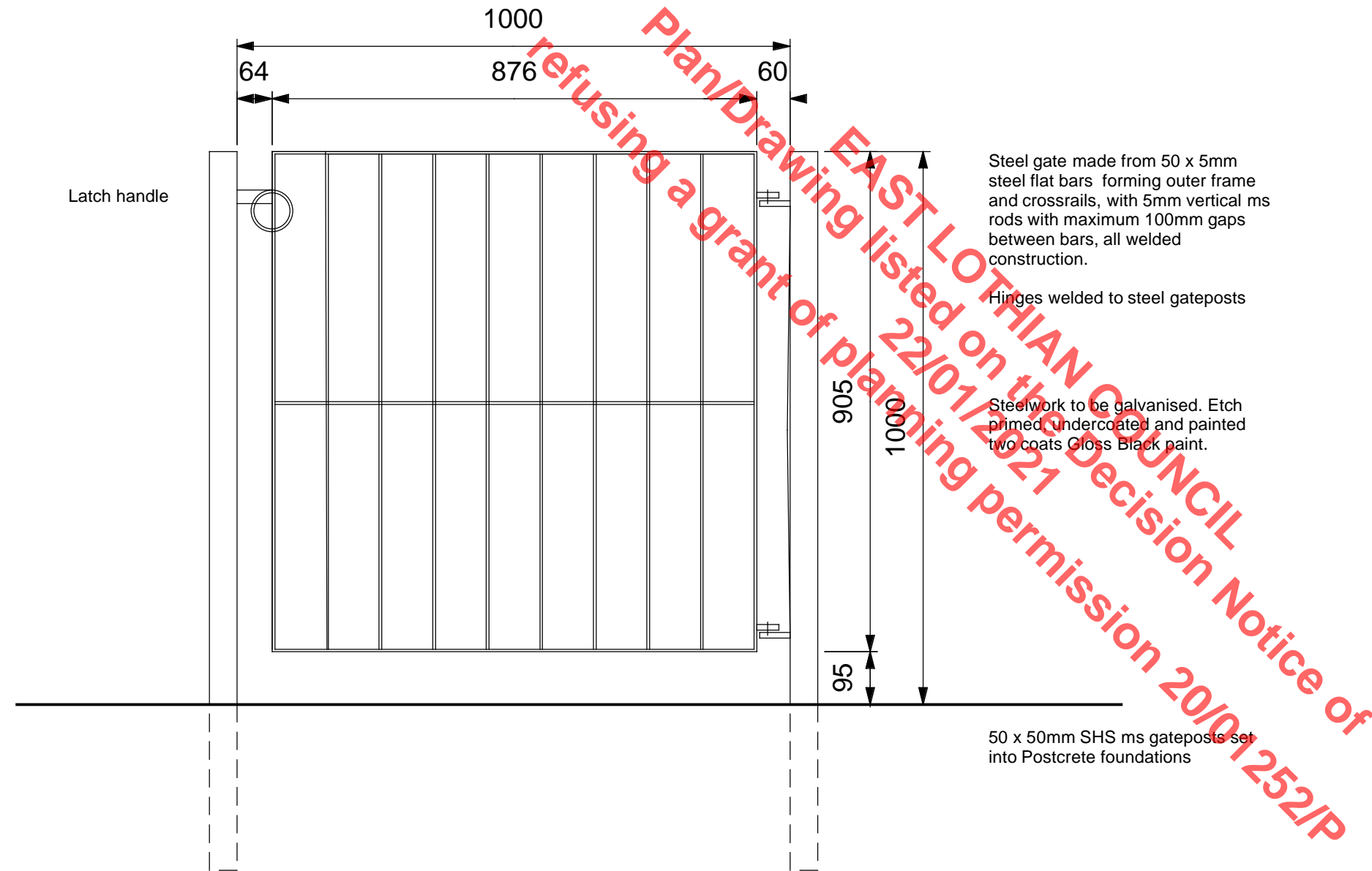
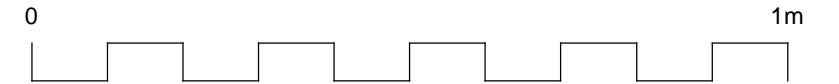
Revision

1333

02

E

Site Plan
1:200



Elevation of Proposed Garden Gate
1:10

Revisions
P0 26/11/20 Planning

Planning

Ford Design Ltd

Architecture Planning Supervision

5 Grange Court
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Client

Mr S Lyons
51 St Baldred's Road
NORTH BERWICK
EH39 4PU

Project

Proposed House to rear of
51 St Baldred's Road
NORTH BERWICK
EH39 4PU

Drawing Title

GARDEN GATE DETAILS

Date

26 Nov 2020

Scale

1:10 @ A3

Drawn

EAO

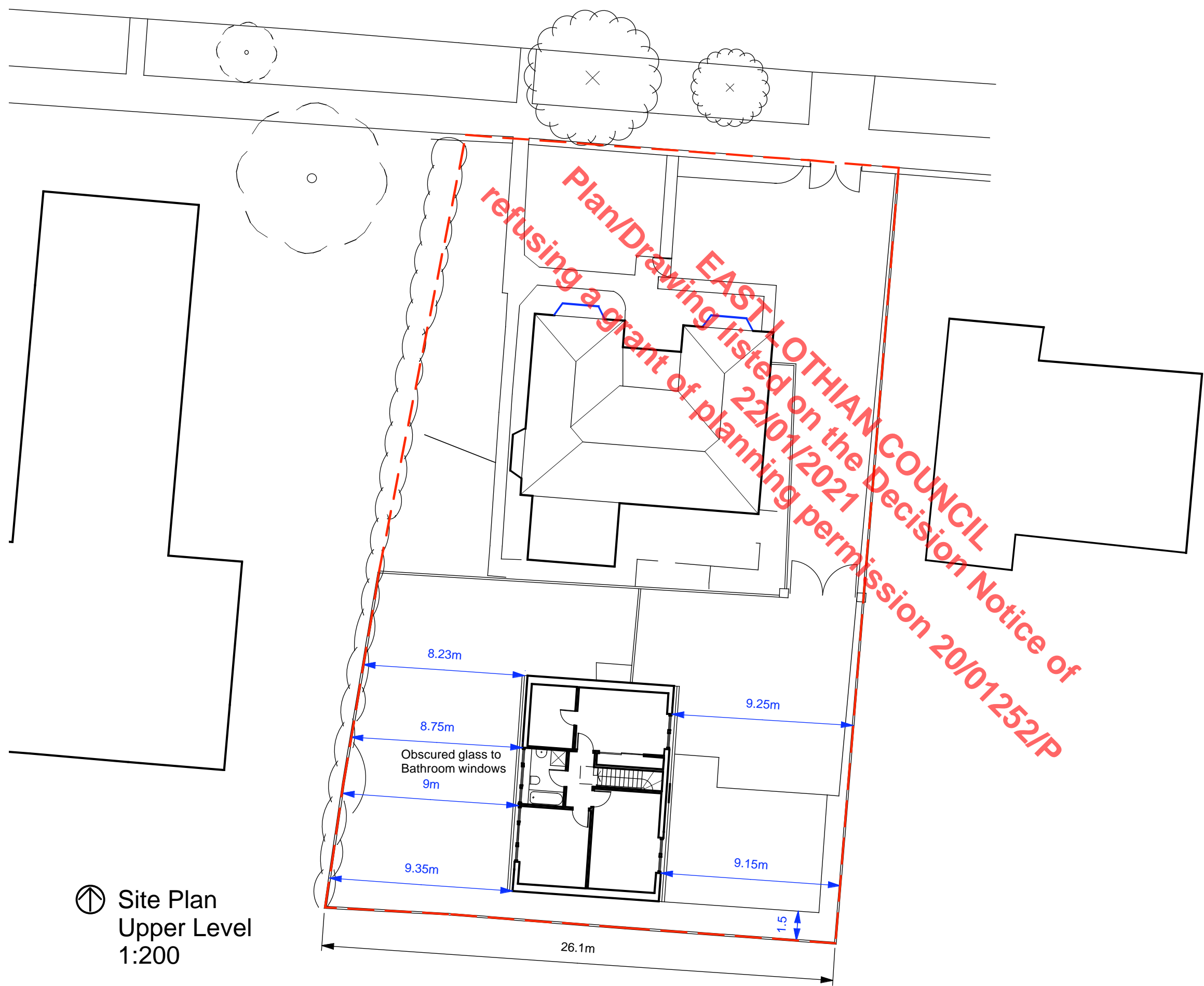
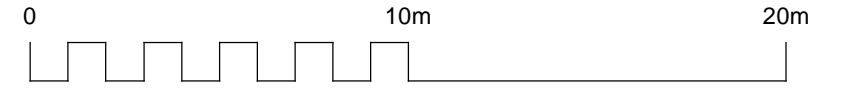
Checked

Project No. Drawing No. Revision

1333

09

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EAST LoTHIAN COUNCIL
 refusing a grant of planning permission 20/01252/P
 Plan/Drawing listed on the Decision Notice of 22/01/2021

Site Plan
 Upper Level
 1:200

Revisions

A	24/08/20	House layout replanned. Planning
B	01/12/20	Redline boundary extended for Planning

Planning

Ford Design Ltd

Architecture Planning Supervision

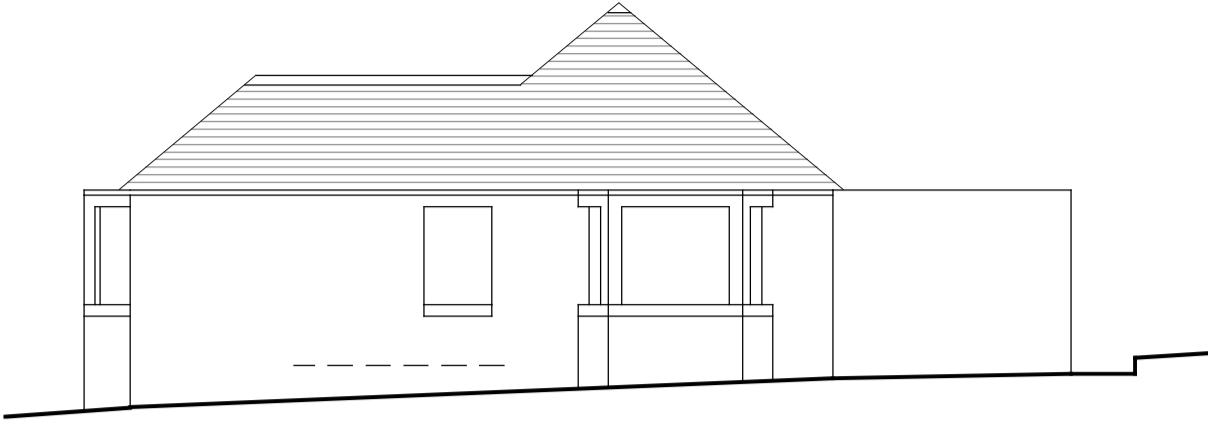
5 Grange Court
 North Berwick EH39 4LN
 Tel 01620 894174
 www.fordesign.co.uk

Client
 Mr S Lyons
 51 St Baldred's Road
 NORTH BERWICK
 EH39 4PU

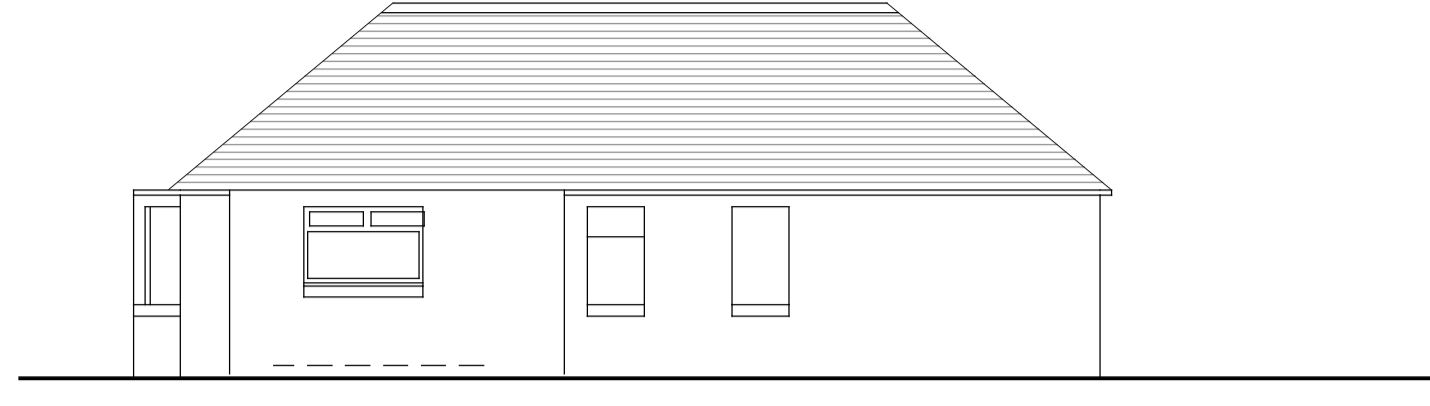
Project
 Proposed House to rear of
 51 St Baldred's Road
 NORTH BERWICK
 EH39 4PU

Drawing Title
 UPPER LEVEL SITE PLAN
 AS PROPOSED

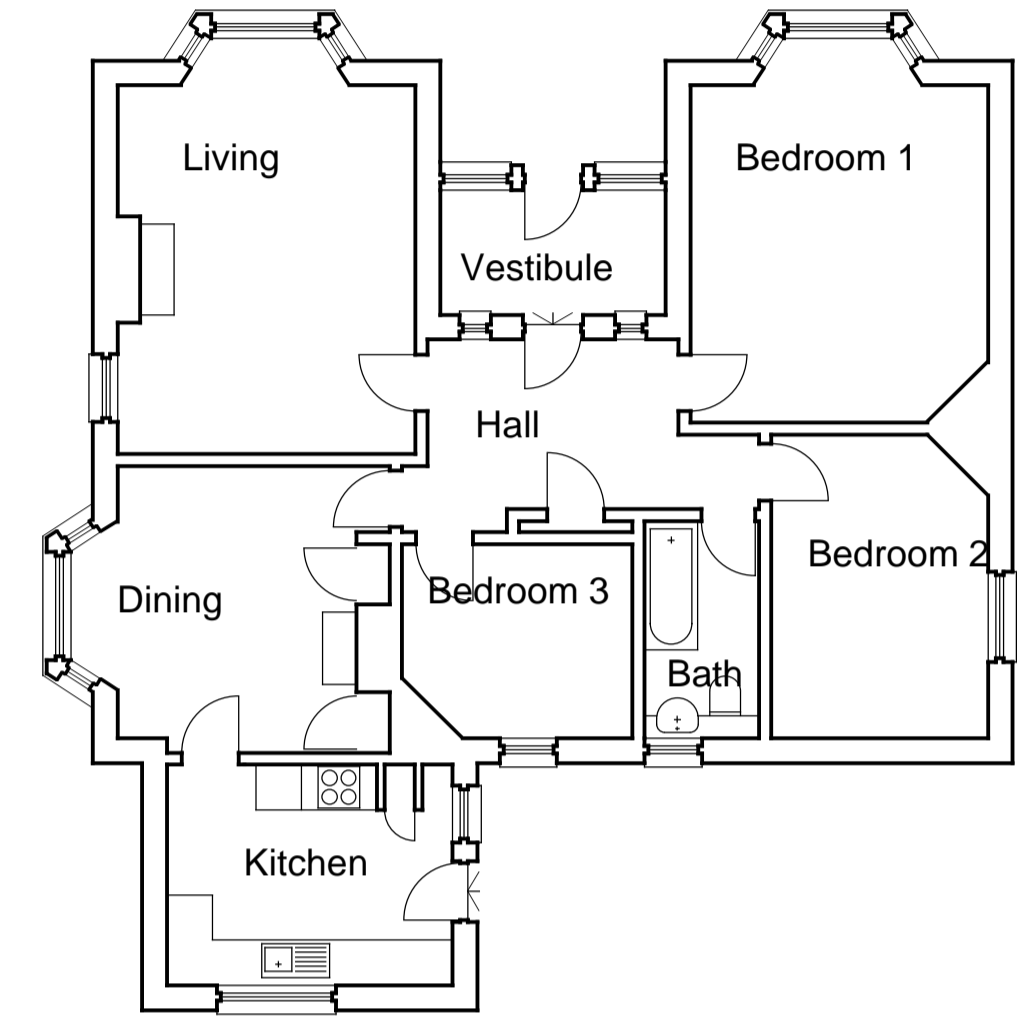
Date	Scale	
1 Dec 2020	1:200 @ A3	
Drawn	Checked	
EAO		
Project No.	Drawing No.	Revision
1333	05	B



West Elevation
as Existing



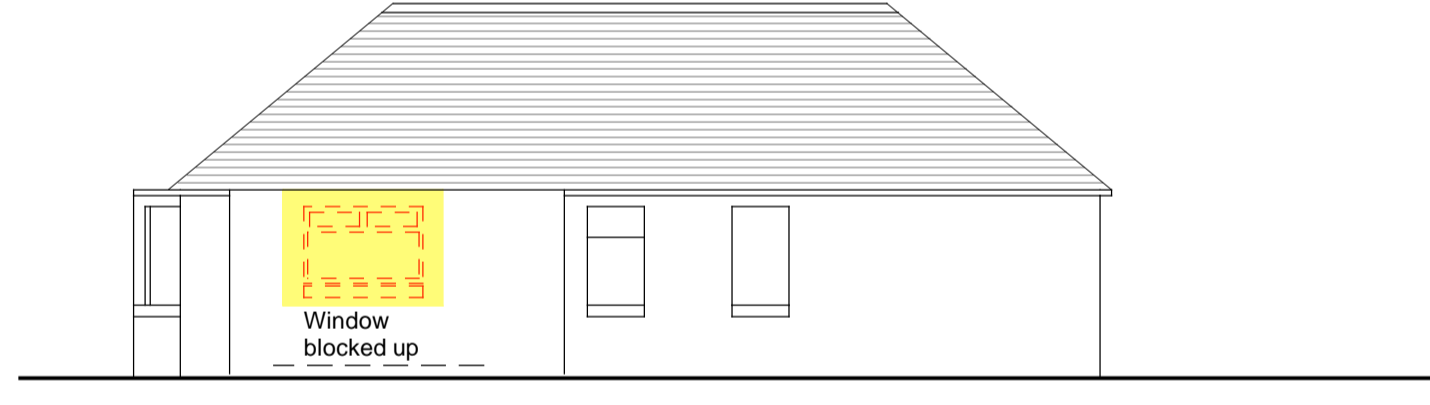
South Elevation
as Existing



Existing Floor Plan
1:100

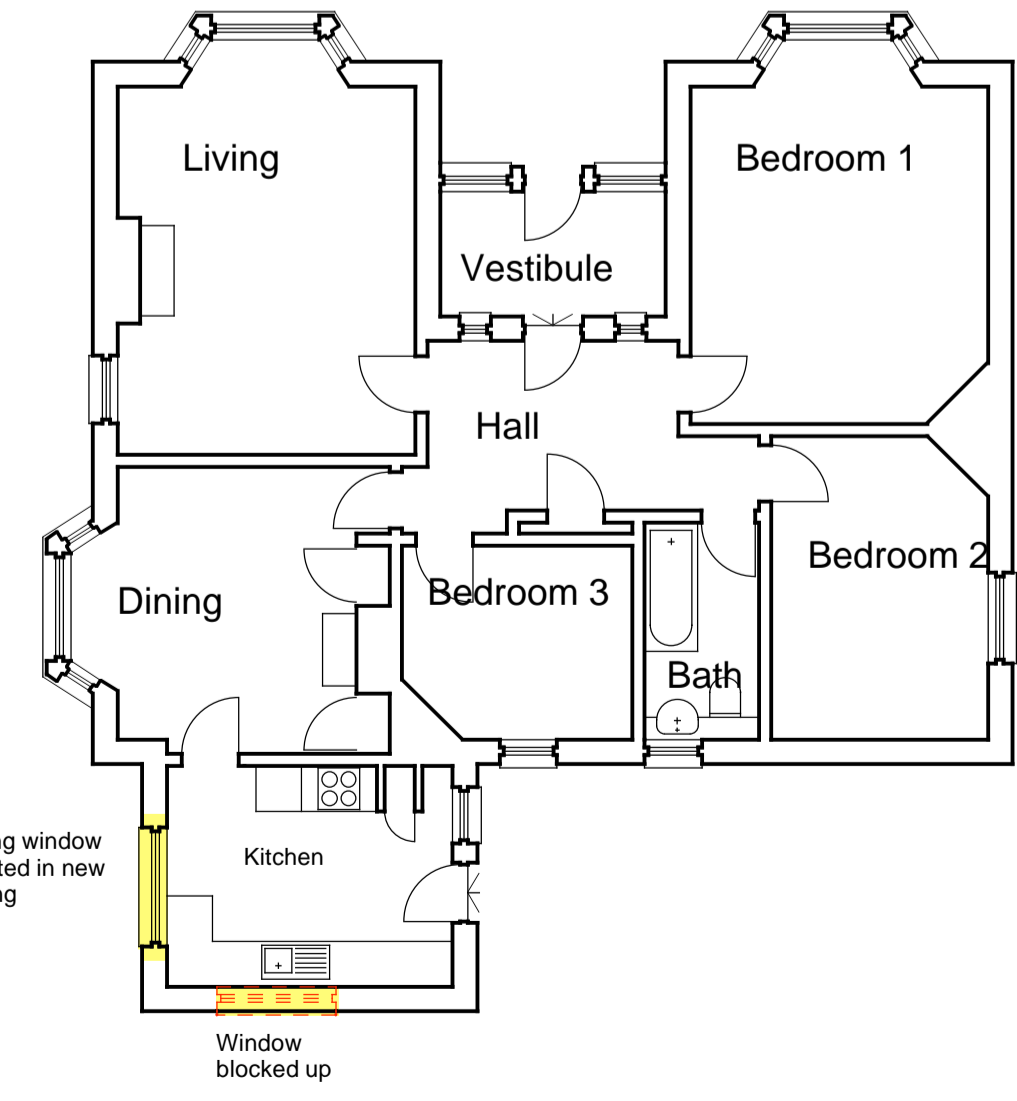


West Elevation
as Proposed



South Elevation
as Proposed

EAST LOTHIAN COUNCIL
 Plan/Drawing listed on the Decision Notice of
 refusing a grant of planning permission 20/01252/P
 22/01/2021



Proposed Floor Plan
1:100

Revisions
P1 07/12/20 Planning

Planning

Ford Design Ltd

Architecture Planning Supervision	
5 Grange Court North Berwick EH39 4LN Tel 01620 894174 www.forddesign.co.uk	
Client	Mr S Lyons 51 St Baldred's Road NORTH BERWICK EH39 4PU
Project	Proposed House to rear of 51 St Baldred's Road NORTH BERWICK EH39 4PU
Drawing Title	PLANS & ELEVATIONS OF EXISTING HOUSE
Date	Scale
7 Dec 2020	1:100 @ A1
Drawn	Checked
EAO	
Project No.	Drawing No. Revision
1333	10 .