



Local Review Body Appeal



APPLICATION – 22/01296/P

Extensions to house and alterations to domestic garage/workshop
to form ancillary residential accommodation.

7 Ballencrieff Mains Farm Cottages, Ballencrieff, Aberlady,
Longniddry, EH32 0PJ.

REVIEW STATEMENT

March 2023.

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We believe that this is exactly the type of high quality development, making use of an existing residential site, that East Lothian Council should be encouraging.

The original cottage was poorly constructed to provide cheap accommodation in the 1950's. The dwelling is now in a state of disrepair and requires considerable expenditure to upgrade - it is quite simply no longer fit-for-purpose.

The proposed extension and improvements will create an attractive, sustainable family home with ancillary accommodation created from the existing garage/workshop. The proposals are an appropriate and attractive addition to the rural location and making use of a previously developed site as so often encouraged by the planning system and specifically supported by the recently adopted and material NPF4.

Fear of precedent is used as the third reason for refusal yet East Lothian Council granted planning permission for an almost identical proposal less than 2 miles away at Nouster Cottage (20/01284/P) a proposal that involved a much greater scale of development. A very similar (but more complex) application was also approved at Pressmennan House (21/00879/P). If precedent is to be used to prevent development, then by default, it must also be used to support development in similar circumstances.

This proposal involves an existing home benefitting from an extensive plot, in a private setting. The proposed improved and extended home will occupy less than 5% of the application site. Development here benefits the property, the appellant, the appellant's extended family and HARMS NO ONE.

The Council should seek to support proposals where the outcome results in the creation of a far superior and attractive property with no unacceptable impacts.

By enabling the reworking of these traditional but almost uninhabitable rural homes, the cumulative end result will be less pressure on more sensitive sites as appropriate and attractive homes are created through the enhancement and extension of existing rural homes and residential locations.

Executive Summary

- a. The Local Review Panel has the advantage of looking at an application with a fresh perspective. It is neither bound by the original decision nor by a strict interpretation of planning policy which provides a framework for decision making not an absolute.
- b. In taking all aspects of the proposal into consideration it is clear that the proposed development at **Ballencrieff** will create an **attractive family home and an entirely appropriate refurbishment and expansion of the existing home that is no longer fit-for-purpose.**
- c. **It is exactly the type of development, making use of an already developed and established site, that East Lothian Council should be encouraging.**
- d. **7 Ballencrieff Mains Farm Cottages** is a compromised and inefficient home. These proposals represent an opportunity to ensure a cohesive next stage in the evolution of the property and deliver a significant enhancement, whilst meeting the owners' aspiration to create a family home of exceptional quality.
- e. The proposed alterations to the garage/workshop building to create ancillary accommodation are specifically to enable the appellants to accommodate ageing parents, increasingly in need of care. This solution enables a continued element of independent living whilst having family close by as their needs increase. Mr & Mrs Fraser were thrilled to find a property to enable this outcome.
- f. Planning policy does not exist to restrict development, nor can any policy (in this case, Policies DC1, DC4 and DP5) possibly apply equally in all cases. We have to look at the site specific circumstances of each case and apply policies appropriately and fairly. After-all one of the fundamentals of the planning system is that **each application will be determined on its own merits.** In this case, it is a significant improvement of an existing house.
- g. **We strongly refute the conclusion that this is effectively a new house in the countryside, it very clearly is not,** and as highlighted throughout this report, the specific characteristics of the site (overall plot size, negligible visibility, consolidation of existing buildings etc.) will **ensure that there are no negative impacts and the officer report acknowledges this.**
- h. The third reason for refusal also states that there is a fear of creating a precedent. First, this should never be a reason for refusing an application. It goes against the fundamental aspect of the planning system, that every application is judged on its own merits. Second, in granting planning permission for proposals at **Nouster Cottage and Pressmennan House (20/01284/P and 21/00879/P respectively)** the Council has already created its own precedent in support of significant changes and improvements to existing rural properties.

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- i. The roof height will be not change from that of the existing building. Great care has been taken to ensure a balanced design that sits appropriately within the plot appropriately and is in keeping with local architecture.
- j. The property benefits from being located within an extensive plot. Both the existing and proposed properties cover a mere 3% of the application site area.
- k. **The Officer Report responds positively to many aspects of this proposed extension** and in response to key Development Plan policies. The Officer report states that the proposed extended home will;
- *not harmfully impact the privacy or amenity of any of the neighbouring properties;*
 - *not be readily visible in public views.*
 - *not be harmfully intrusive, incompatible or exposed in its setting; and*
 - *not detract from the character and appearance of the landscape of the area.*
- l. It is the ideal site;
- *The site accommodates an existing residential property;*
 - *There is plenty of room within the plot to accommodate the reworked home;*
 - *The officer report confirms that the proposals will not lead to any negative impacts on neighbours or the wider landscape setting;*
 - *It is a high-quality design solution;*
 - *It will employ modern sustainable construction methods in providing a fit-for-purpose home.*
 - *The reworking of the house will involve local tradesmen and signifies a considerable investment in the site for the applicants own occupation.*
 - *It is consistent with decisions already taken with regards to the refurbishment and extension of other rural properties in East Lothian.*
- m. It is difficult to imagine that a more appropriate site exists where proposed changes such as these can be accommodated with no harmful impacts on the surroundings.



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INTRODUCTION

1. **apt planning & development** has prepared this Review Statement on behalf of **Mr and Mrs Scott and Louise Fraser** with regards to application **22/01296/P** seeking planning permission for the refurbishment and extension to the existing residential property at **7 Ballencrieff Mains Farm Cottages, Ballencrieff, EH32 0PJ**.
2. The Fraser family have a longstanding history with East Lothian and specifically the immediate Ballencrieff area having lived nearby for a number of years. This proposal will see the upgrading of an existing house, no longer fit-for-purpose for modern living with flexibility for the Frasers and their extended family to continue to live in the area for many years to come.
3. The immediate area comprises open farmland with the small cluster of homes at Ballencrieff Mains further to the west. There are no neighbouring properties. There were no letters of objection to the proposed development.

SITE CHARACTERISTICS, BACKGROUND AND PLANNING HISTORY

4. The site contains a detached three bedroom dwelling which has been semi-inhabitable over the years and is now in a state of disrepair. It also accommodates a garage workshop which has previously been used for storage which is also showing signs of considerable physical deterioration.
5. The dwelling is a simple, uninsulated 1950's style bungalow which is no longer fit for purpose. There is a considerable amount of land surrounding the property - the plot is almost 6,000sq m in size and the building (including the alterations) would occupy around 3% of the plot.
6. There is no planning history associated with this property.

APPLICATION 22/01296/P

8. **Application 22/01296P** was validated on 5th December, 2022 and was refused on the 31st January, 2023. The Officer Report prepared in determining this application acknowledges the following:
 - a. The property is not listed as being of special architectural or historic interest and is not located within a conservation area or any area of special character;
 - b. The property is bounded by mature woodland to the west, north and east and agricultural land to the south;
 - c. It is accessed via a private access road;
 - d. The existing height of the house would remain unchanged;

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- e. The proposed new pitched roof would not give rise to a harmful loss of sunlight or daylight received by any neighbouring properties;
 - f. The proposed extensions, roof alterations and entrance porch would not give rise to a harmful loss of sunlight or daylight received by any neighbouring properties
 - g. There is no public objection to the application;
9. In addition to what is specifically outlined in the report, we would add that:
- a. The Council's **Roads Services** and **Environmental Health** raise no objection to the planning application;
 - b. **The Character and Appearance of the Landscape of the Area:** the proposed development would not be readily visible from public views other than long-range views from the south and therefore the house would not be harmfully intrusive, incompatible or exposed in its setting or detract from the character and appearance of the landscape of the area.
 - c. **Privacy and Amenity of Neighbouring Properties:** There are no neighbouring properties and the report predictably concludes that the house would not give rise to any harmful impacts on the privacy and amenity of any neighbouring residential properties in terms of overlooking or overshadowing. With regards to these aspects, the proposed development is consistent with policy DP5 of the adopted East Lothian Development Plan 2018.
10. **The application was refused via delegated powers on 31st January 2023.** Three reasons for this refusal were given and we address each one in turn below.

Reason 1

The proposed extension would, by its greater size, massing and floor area, be a dominant and incompatible addition to the built form of the existing house. They would not appear as an integral part of the original house but instead would significantly overwhelm it. Therefore due to their form, size, scale, massing and proportions the proposed extensions and roof alterations would not be of a size, form, proportion and scale appropriate to the existing house, would not be subservient to it and therefore would not be either in keeping or complementary to it contrary to Policy DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Development Plan 2018.

11. **Policy DP5** states that all alterations and extensions to existing buildings must be well integrated into their surroundings, and must be in keeping with the original building or complementary to its character and appearance.
- The property is not harmfully intrusive, incompatible or exposed in its setting nor does it detract from the character and appearance of the landscape of the area.
 - The application would provide a proportionally more suitable dwelling in relation to the plot of land surrounding the property;
 - The extended house will be no more visible than its predecessor in relation to height.
 - The design solution proposed offers a **unique opportunity to extend and rework a family home that retains the original height and incorporates most of the original walls but provides it with a coherent identity that embraces the locality and adopts an environmentally sustainable design.**
12. **Policy DP5** goes on to state that such development must satisfy all of the following criteria:
- a) It must not result in a loss of amenity with neighbouring uses or be harmful to existing residential amenity through loss of privacy from overlooking, or from loss of sunlight or daylight;
 - *The Case Officer report acknowledges that there is no loss of amenity.*
 - b) For an extension or alteration to a house, it must be of a size, form, proportion and scale appropriate to the existing house, and must be subservient to and either in keeping with or complementary to the existing house:
 - *The completed home as proposed sits comfortably within the 1.27 acre site, occupying around 3% of the total site;*
 - *The new extension would be compatible and subservient in that it maintains the primary residential use and takes references from the characteristic and design of local architecture – design compromises were made to ensure that certain key aspects of the original cottage were retained (namely the front bay);*

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- *The proposed development promotes a high quality and attractive property that is entirely suited to the plot, area and modern day living.*
- c) For an extension or alteration to all other buildings, it must be of a size, form, proportion and scale appropriate to its surroundings and, where the existing building has architectural merit be in keeping with or complement that existing building;
- *The development is not only sympathetic and complementary to the existing building, but will also provide the family home with a distinctive sense of place;*
 - *It will provide comfortable accommodation fit for modern family living with no detrimental impact on the surroundings;*
 - *A meticulous approach has been taken to ensure that the external finishes are consistent, high quality and appropriate;*
 - *The proposal maintains a unobtrusive design which matches where possible the finishes of the existing property;*
 - *Wherever possible the design has absorbed the footprint of the original building.*
- d) **Policy DP5** concludes that development that does not comply with any of the above criteria will only be permitted where other positive planning and design benefits can be demonstrated.
- *There can be no doubt that the reworking and extension of the existing building will bring about a significant design benefit. It represents a considered approach to the creation of an attractive and appropriate family home that comfortably sits within the plot and is has only limited and distant views to it from the south.*
 - *In utilising an established residential site, the proposals represent a positive outcome in terms of overall planning and design. On this basis the application complies with Policy DP5. The application be outlines an improved, more attractive property family home breathes life and vitality into a dilapidated property.*
 - *Whilst Scottish Planning Policy guidance promotes consistency in the application of policy across Scotland it also allows for sufficient flexibility to reflect local circumstances. Policy is a framework to work within and not an absolute tick box exercise. We strongly believe that this application - the quality of the proposal and the site specific characteristics - provide ample justification in the issuing of planning permission.*
 - ***Surely the most credible approach to the determination of this appeal is to look at the end result.*** *The existing building is not listed, nor is it located in a Conservation Area. The Officer has concluded that the proposals will have no detrimental impact on any neighbouring properties.*

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- *Policy DP5 should not be interpreted in such a way to prevent high quality, appropriate and attractive development especially when the result would be a far superior building.*
- *The scale and appearance of the existing property should not be a key determining factor. It is merely the start point from where the **obvious conclusion is that the proposed home will be more attractive, more sustainable and entirely appropriate to its location and setting.***
- *Great care has been taken to ensure that proposals have been designed to align with the aspirations of East Lothians Councils “**Climate Change Strategy 2020-2025**”, which has a core aim and vision for a carbon neutral East Lothian.*

Reason 2

The effect of the proposed extension is tantamount to the creation of a new house in the countryside. No Case has been made for this to meet an agriculture, horticulture or forestry need. No other operational need has been advanced to justify the transformation of the existing house by the addition to it of the proposed extension. Changing the existing building in the manner and to the degree proposed would radically alter its appearance and visual impact such as to make the resultant built form more prominent and intrusive in the rural landscape and give greater emphasis to it being isolated, sporadic development in the countryside. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed extension is tantamount to the creation of a new house in the countryside, contrary to Policy DC1 (Rural Diversification) and DC4 (New Build Housing in the Countryside) of the adopted east Lothian Development Plan 2018 and Government policy guidance regarding the control of new housing development in the countryside expounded in Scottish Planning Policy: June 2014

13. Under no circumstances are these proposals tantamount to the creation of a new home in the countryside (which would require it to be tested against Policy DC3 or DC4). It is already a well-established home in Ballencrieff. The policy can not apply in this instance.



14. This is an inexplicable and arbitrary policy stance. Whilst we (applicant, architect and planning consultant) are fully supportive of planning policy that exists to protect inappropriate development in the countryside, its reference in this instance is misplaced.
15. This proposal seeks to **extend** the existing cottage, retaining much of its floorplate and external walls and design characteristics (that of a modest cottage in its countryside setting). The proposals will provide a more spacious and comfortable living accommodation as a family home. **Nobody has doubted that this is an existing residential property** which the applicants are hoping to extend and improve.

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16. The use of the garage (deemed acceptable in the officer report) merely increases the flexibility of the finished home and in the short-term will enable elderly parents with a range of limiting conditions to move to the ancillary accommodation where they can be cared for without losing all their independence. This accommodation will revert to being very useful ancillary accommodation for the Fraser's children and their families when visiting Scotland. This can be achieved through the scheme of enhancement and modest expansion.
17. We would once again reiterate that extended house will be no more visible than its predecessor. The house is visible in the distance from the east coast rail line (as you pass at speed !) whilst also offering distant views from the B1377 Longniddry-Drem road and limited views from the A6137 to Aberlady. The views will barely change. The existing view is of a modest white cottage set in amongst its secluded wooded surroundings which will be replaced by a view of a modest white cottage in the exact same setting.



18. **Policy DC1: Rural Diversification Development in the Countryside**, relates to *changes of use or conversions of existing buildings*. This is not a change of use nor is it a conversion of an existing building (you cannot convert a house into a house).
19. The proposed **extension** (as it is repeatedly referenced throughout the Officer Report) has been designed in a size, form, proportion and scale which takes several design references from the existing house, its character and its setting.

Reason 3

If approved the proposed development would set an undesirable precedent for the development of new houses in the countryside, the cumulative effect of which would result in a detrimental impact on the rural character of the open countryside of East Lothian.

20. One of the cornerstones of the planning system is that **each** planning application must be considered on its **individual merits**, that every application has specific characteristics that are to be taken into consideration and decisions are reached based on a full and thorough review. Indeed this underlying message is reiterated and reinforced on a regular basis by planning authorities making a variety of planning decisions.
21. We do not accept that by granting planning permission in this instance it will set an *'undesirable precedent for the development of new homes in the countryside'* ;
- Quite clearly this is not a new home in the countryside. It already exists.
 - This is the refurbishment, enhancement and extension of an existing residential property to create a more appropriate and attractive family home for the appellant. The proposed works would set an appropriate and positive precedent on how ageing, unsuitable buildings can be brought back to life with high quality extensions and improvements.
 - The detail of the proposals are specific to this site and the unique opportunity that this property and this property alone provides.
 - Each existing house that can be refurbished and brought back to use, especially one that has been empty and neglected for a number of years, is one less new home that has to be built. The reuse of previously developed sites is a central theme of the planning system.
 - The proposals are a high quality response to the site and existing buildings. It is not only sensitive to the characteristics of the local area but enhances the immediate setting in creating an attractive home, fit-for-purpose and occupied.
 - If precedent is a possibility then these proposals raise the standard of design in such rural areas where there are numerous examples of poorly maintained, inappropriate cottages in need of refurbishment, improvement extension to ensure their relevance for the next period of their existence.
22. Perhaps of more relevance in responding to this reason for refusal is the granting of planning permission **20/01284/P at Nouster Cottage** (a mere two miles away towards Haddington) and **21/00089/P at Pressmennan House** near Stenton both of which illustrate clear support for significant improvements and extensions to existing homes in rural locations.



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23. The latter is also a listed building. East Lothian Council has already demonstrated its support for exactly this type of proposal yet has still chosen to refuse this application.

24. 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 East Lothian.

National Planning Framework 4 (NPF4)

25. In the interim period following the determination of this application, the National Planning Framework 4 has been adopted and now forms the most up to date element of the Development Plan suite of documents. It must be considered in considering this appeal as the development plan landscape has materially changed. We do not agree that *'NPF4 raises no material considerations in relation to this application'*. The proposal at Ballencrieff comply with a number of key policies in NPF4:

NPF4; Policy 1 – Tackling The Climate Crisis	When considering all development proposals significant weight will be given to the global climate and nature crises.	The use of an existing residential site is the most efficient use of land. The site is well located for existing infrastructure as well as being a short distance from Drem and Longniddry stations, encouraging a range of transport options whilst also offering a number of off-road routes for walking and cycling, encouraging personal wellbeing and elements of transport by means other than by private car.
NPF4; Policy 9 – Brownfield, Vacant and Derelict Land and Empty Buildings	Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account	As above the reuse of an existing residential site is the most efficient use of land. The application is an appropriate use within the context of the site and its surroundings. The design takes reference from architecture in the local area and presents an entirely compatible design solution. There are a number of mature trees on the site and a tree survey has been completed to ensure that their future health is protected whilst there will be minimal disturbance to the existing trees (a small number of trees are to be removed having become dangerous due to the recent notably severe storms).
NPF4; Policy 14 – Design Quality and Place	<p>Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.</p> <p>Development proposals will be supported where they are consistent with the six qualities of successful places: Healthy: Pleasant: Connected: Distinctive: Sustainable & Adaptable.</p>	<p>The existing property in a state of disrepair; is not fit for purpose and detracts from the general attractiveness of the immediate context of the site. The proposal will be a significant improvement to the current situation. Repurposing the house for modern living is essential in utilising previously developed house. Cumulatively, the reuse, improvement and extension of existing homes will relieve pressure on greenfield land elsewhere.</p> <p>The proposals meet the six qualities of a successful place, easy access to local attractions and transport options whilst its rural location offers similar access to many countryside and coastal leisure activities encouraging a healthy lifestyle.</p> <p>The refurbishment and extension of the property will bring the site back to life and present a welcoming home, with flexible and adaptable living accommodation intended to accommodate ageing parents.</p>

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<p>NPF4; Policy 16 – Quality Homes</p>	<p>Householder development proposals will be supported where they:</p> <ul style="list-style-type: none"> Do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and Do not have a detrimental impact on the neighbouring properties in terms of physical impact, overshadowing or overlooking <p>Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.</p>	<p>The officer report confirms that there are no detrimental impacts resulting from the proposals.</p> <p>The proposals will reinforce the character of the site – that of an existing rural home within an attractive secluded setting.</p> <p>The design (that of an attractive family home with ancillary accommodation), size (no higher than the existing cottage, still relatively modest and occupying just 3% of the plot) and materials (to match) are all appropriate for the site and setting.</p> <p>The ancillary accommodation is specifically required to accommodate the applicant ageing parents who are dealing with limiting conditions that will require increased care. The ancillary building enables them to retain their independence for as long as possible whilst being ‘on –site’ to make ongoing care as convenient and compatible as possible.</p>
<p>NPF4; Policy 17 Rural Housing</p>	<p>Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:</p> <p>Reuses brownfield land where a return to a natural state has not or will not happen without intervention;</p> <p>Reinstate a former dwelling or is a one-for-one replacement of an existing permanent house</p>	<p>These proposals represent a high quality and attractive design solution for the site at Ballencrieff. It is not a new home by any definition but will see the reinstatement and improvement of the existing home to enable modern living and ensure it remains occupied for the foreseeable future. The scale of development and key design themes respect the context of the site whilst still delivering an attractive and distinctive home for the applicant.</p>

SUMMARY

26. The appeal site at Ballencrieff is already occupied by an existing rural cottage (and outbuilding). Any comment that the proposals represent a new house in the countryside is patently inaccurate and misleading and renders two of the reasons for refusal as being irrelevant.
27. The proposals represent a high quality design solution to improve and extend the existing property to create a more modern family home fit-for-purpose for modern living on an existing residential site.
28. In granting planning permission at **Nouster Cottage (20/01284/P)** and **Pressmennan House (21/00089/P)** the Council has already set out its stall in supporting the refurbishment, improvement and extensions to rural homes no longer deemed fit-for-purpose for modern rural family living. It is therefore surprising that officers sought to refuse this application.
29. The appellant and architect worked together to ensure that elements of the existing house were retained or replicated, and compromises made. Much of the same floorplate is retained, the majority of the external wall, the ridge height of the roof is not broken and other key design themes are incorporated.
30. Planning policies provide a framework within which to determine applications for planning permission. **Planning policy does not try to offer a definitive position and policies cannot possibly apply to all circumstances.** In this instance there has been an inflexible and arbitrary approach to the interpretation of planning policy in determining this application. We should support proposals where the outcome is better than the current situation. That is undeniably the case in this instance.
31. By adopting a blanket implementation of certain planning policies, the determination of this application fails to take account of the individual merits of the application. This goes against the fundamental principles of planning. In looking at the individual characteristics of this site and the proposals and taking a balanced in the context of all the influencing factors.
32. The officer report contains an assessment highlighting how the proposal complies with all key planning policies protecting neighbouring properties. **It is the ideal site for these proposals.**
33. This appeal statement challenges the three reasons for refusal in that they significantly overstate concerns regarding the proposed development;
 - a) The design is appropriate for the site and setting. The quality of the proposed finished house should be the focus, not the strict application of an arbitrary policy in protecting an existing property – in this instance, the end clearly justifies the means;

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- b) Policies DC1 and DC4 do not apply to this application and reference to it is misplaced – as above, to state that this is the equivalent of developing a new home in the countryside is both misleading and incorrect;
 - c) A development that is both attractive and appropriate cannot set an unacceptable or undesirable precedent.
34. The quality of the design coupled with the site specific characteristics provides ample justification for the application to be granted permission.

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**EAST LoTHIAN COUNCIL
DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013**

**Mr And Mrs Scott And Louise Fraser
c/o FGH Architectural & Buidling Design Services
Per Graham Humpage
1 Fentonbarns Farm Cottages
North Berwick
EH39 5AN**

APPLICANT: Mr And Mrs Scott And Louise Fraser

With reference to your application registered on 5th December 2022 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

Extensions to house and alterations to domestic garage/workshop to form ancillary residential accommodation

**at
7 Ballencrieff Mains Farm Cottages
Ballencrieff
Aberlady
Longniddry**

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 The proposed extensions and roof alterations would, by their greater size, massing and floor area, be dominant and incompatible additions to the built form of the existing house. They would not appear as an integral part of the original house but instead would be an addition to it that would significantly overwhelm it. Therefore due to their form, size, scale, massing and proportions, the proposed extensions and roof alterations would not be of a size, form,

proportion and scale appropriate to the existing house, would not be subservient to it and therefore would not be either in keeping with or complementary to it contrary to Policy DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018.

- 2 The effect of the proposed extension is tantamount to the creation of a new house in the countryside. No case has been made for this to meet an agriculture, horticulture or forestry need. No other operational need has been advanced to justify the transformation of the existing house by the addition to it of the proposed extension. Changing the existing building in the manner and to the degree proposed would radically alter its appearance and visual impact such as to make the resultant built form more prominent and intrusive in the rural landscape and give greater emphasis to it being isolated, sporadic development in the countryside. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed works are tantamount to the creation of a new house in the countryside, therefore the proposal is contrary to Policies DC1 (Rural Diversification) and DC4 (New Build Housing in the Countryside) of the adopted East Lothian Local Development Plan 2018 and Government policy guidance regarding the control of new housing development in the countryside expounded in Scottish Planning Policy: June 2014.
- 3 If approved the proposal would set an undesirable precedent for the development of new houses in the countryside, the cumulative effect of which would result in a detrimental impact on the rural character of the open countryside in East Lothian.

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>
DWG 01	-	22.11.2022
DWG 10	A	22.11.2022
DWG 11	A	22.11.2022
DWG 2	H	22.11.2022
DWG 3	H	22.11.2022
DWG 4	H	22.11.2022

DWG 5	H	22.11.2022
DWG 6	H	22.11.2022
DWG 7	H	22.11.2022
DWG 8	H	22.11.2022
DEM/1	-	22.11.2022
LOCBLOK	1	22.11.2022
LOCBLOK	1	22.11.2022
DWG 1	J	05.12.2022
DWG 12	-	16.12.2022

31st January 2023



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

31st January 2023

App No. **22/01296/P**

Application registered on **5th December 2022**

Target Date **4th February 2023**

Proposal	Extensions to house and alterations to domestic garage/workshop to form ancillary residential accommodation	SDELL	N
Location	7 Ballencrieff Mains Farm Cottages Ballencrieff Aberlady Longniddry EH32 0PJ	CDEL Bad Neighbour Development	N

APPLICANT: Mr And Mrs Scott And Louise Fraser

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

**c/o FGH Architectural & Building Design Services
Per Graham Humpage
1 Fentonbarns Farm Cottages
North Berwick
EH39 5AN**

DECISION TYPE:

Application Refused

PLANNING ASSESSMENT

This application relates to a detached single storey house and its garden located in the countryside as defined by Policy DC1 of the adopted East Lothian Local Development Plan 2018 to the south east of the village of Aberlady. The site comprises a roughly L-shaped south-facing pitched roof bungalow to the southeast, a single storey garage/workshop building to the northwest and areas of garden ground and vehicle parking. The property is not listed as being of special architectural or historic interest and is not located within a conservation area or any area of special character.

The property is bounded to the west by an area of mature woodland and a private access road taken from the A6137 public road. The site is bounded by further areas of mature woodland to the north and east with agricultural land beyond and by agricultural land to the south.

The elevation walls of the existing house are finished in render. Its pitched roof is finished in slate. At present main access to the house is taken from a mono-pitched entrance porch on the south elevation. The existing living accommodation consists of a main lounge, three bedrooms, a bathroom and a kitchen. The existing garage/workshop building features a pitched roof clad in tiles and elevation walls finished in render. Its current use is as storage.

Planning permission is sought for:

- i) addition of a one and a half storey pitched roof gable extension onto parts of the north and east elevation walls of the house;
- ii) addition of a one and a half storey pitched roof gable extension onto the west elevation of the house;
- iii) alterations to the roof of the house to form living accommodation within its roof space involving the formation of three pitched roof dormer windows within its north roof slope and a pitched roof dormer window within its south roof slope;
- iv) the addition of an entrance porch onto the north elevation of the house; and
- v) conversion of a garage/workshop building to form ancillary residential accommodation.

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

No alterations are proposed to existing access and parking arrangements.

A Design Statement and a Tree Survey Report have been submitted in support of the application.

This is a substitute application submitted in favour of planning application (Ref: 22/00693/P) that has been withdrawn. This substitute application is similar to that of the previous scheme but now proposes a smaller extension of the footprint of the existing house and a reduced area of existing elevation walls to be demolished. This application proposes that an existing bay window on the south elevation of the house is retained and no longer proposes its replacement with glazed doors and an attached canopy.

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

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018.

There are no policies of the approved South East Scotland Strategic Development Plan (SESplan) relevant to the determination of this application.

Policies DC1 (Rural Diversification) DC4 (New Build Housing in the Countryside) and DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018 (ELLDP) are relevant to the determination of the application.

The Scottish Government is preparing National Planning Framework 4 (NPF4). A revised draft of NPF4 has been laid in Parliament and represents the settled view of the Scottish Ministers. NPF4 is a material consideration in the determination of this application at this time. Having considered the relevant policies in NPF4, there are none that would conflict with the policies of the Development Plan which apply to this proposal. NPF4 raises no additional material considerations in relation to this application.

Also relevant to the determination of the application is Scottish Planning Policy: June 2014.

There is no public objection to this application.

As is proposed, the existing house would be re-oriented to face north. The proposed pitched roof timber porch erected onto the north elevation of the house would provide a new main entrance. Sections of the existing north and east elevation walls of the house would be demolished and the one and a half storey extension proposed for parts of those elevation walls would tie in with existing pitched roof sections of the house to form a new pitched roof. The existing ridge height would remain unchanged. The proposed new roof would be clad in clay tiles featuring stone copings. The proposed new roof would feature three pitched roof dormer windows within its north roof slope and a pitched roof dormer within its south elevation roof slope. A new chimney would be formed on the new south roof slope and an extract flue installed within its north slope. Ground floor window and door openings would be formed within the north and east elevations of the proposed extension. New ground floor window and door openings would also be formed within the original north and south elevation walls of the house.

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

The one and a half storey pitched roof extension proposed for the west elevation of the house would project some 4 meters to the west. It would measure some 9.8 meters north to south and would extend along a part of the west elevation of the house for some 8.8 meters and would project some 1 meter beyond its north elevation building line. It would have a ridge height of some 7 meters and would feature a first floor balcony accessed from glazed doors and enclosed by a glazed balustrade and ground floor glazed patio doors providing access to a covered patio area, all on its south elevation. It would further feature ground floor windows within its north elevation, ground and first floor windows within its west gable elevation and a pitched roof dormer window within its north elevation roof slope.

All of the proposed window and door openings would be double glazed and constructed of timber. All rainwater goods would be finished in black cast iron.

Owing to their sizes, forms, orientations and positions, the proposed extensions, roof alterations and entrance porch would not give rise to a harmful loss of sunlight or daylight received by any neighbouring residential properties.

The existing garage/workshop building to the northwest of the house would be altered to create ancillary residential accommodation consisting of two bedrooms, a lounge, kitchen, bathroom and garage. Main access to the ancillary accommodation would be taken from a door opening on the south elevation. The existing elevation walls would be stripped back and re-rendered to

match those proposed for the main house. It is proposed that existing roof trusses are replaced and the pitched roof of the building re-clad in tiles to match those proposed for the main house. An extract flue would be installed within its south elevation roof slope.

None of these proposed alterations to the existing building would harm the privacy or amenity of a neighbouring residential property.

The proposed conversion of the existing garage/workshop building would form residential accommodation comprising of two bedrooms, a lounge, kitchen, bathroom and a garage. If used as living accommodation ancillary to the use of and not separate from the existing house the proposed use would continue to be part of the one residential use of the property and as such would be an acceptable ancillary residential use. The conversion of the garage/workshop building to ancillary accommodation would not therefore result in an adverse impact on the privacy and amenity of neighbouring residential properties. Were planning permission to be granted for the proposed development, then a condition could be reasonably imposed restricting the use of the proposed ancillary residential accommodation to a use incidental to the use and enjoyment of the house and not to be used as a separate dwelling or for any business, trade or other commercial use.

The Councils Senior Environmental Health Officer has been consulted on the application and has responded no comment.

The Councils Roads Service raise no objection to the proposals.

On these considerations the proposals are consistent with Policy DP5 of the ELLDP.

Notwithstanding the above, the principle components of the scheme of development the subject of this planning application relate to the applied for one and a half storey extensions to be added onto parts of the north and east elevations of the house and onto its west elevation and the proposed roof alterations.

In respect of an extension to a house, Policy DP5 of the ELLDP states extensions and alterations must be well integrated into their surroundings and must be in keeping with the original building or complementary to its character and appearance. For an extension or alteration to a house, it must be of a size, form, proportion and scale appropriate to the existing house, and must be subservient to and either in keeping with or complementary to the existing house. Policy DP5 does not differentiate between whether or not the extension would be seen from a public place or not.

The elevation walls of the existing single storey pitched roof house are finished in white render. The elevation walls of the proposed extensions would be finished in a mix of natural stone and render. The remaining elevation walls of the existing house would be stripped back and re-clad in natural stone and render to match.

The existing house measures some 14.5 meters in length and some 7.6 meters in width providing a floor area of approximately 110 square metres. It has a height of some 7.8 meters to the ridge of its pitched roof. It contains single-storey accommodation consisting of three bedrooms, a lounge, kitchen and bathroom.

The house as it is to be altered and extended would measure some 20 meters in length at its longest point and some 9.8 meters at its widest point. The ridge height of the proposed new pitched roof of the house would be some 7.8 meters. The ridge height of the extension proposed for the west elevation of the house would be some 7 meters. Thus there would be no increase in the overall height of the house. The floor area of the house as it is to be altered and extended would consist of approximately 180 square meters of ground floor accommodation consisting of an entrance hall, two bedrooms, a lounge, kitchen, bathroom and study and some 44 square meters of roof space living accommodation providing an en-suite master bedroom and dressing room.

In this instance the character of the existing house is derived from its distinctly small size and scale. The proposed changes to be made to the existing house, including its re-orientation to face north and by the other new additions, would result in the shape and size of its footprint and its appearance being significantly altered. The proposed extensions and alterations to the existing house would be essentially new build with a new roof, new windows and door openings, new dormers, new external wall finishes and a new entrance feature. They would not appear as an integral part of the original cottage but instead would be additions to it that would significantly overwhelm it. Consequently due to their form, size, scale, massing and proportions, the proposals would not be of a size, form, proportion and scale appropriate to the existing house, would not be subservient to it and therefore would not be either in keeping with or complementary to it. As such the proposals would be contrary to Policy DP5 (Extensions and Alterations to Existing Buildings) of the ELLDP.

The effect of the proposed extensions and alterations to the original house would be tantamount to the creation of a new house in the countryside. No case has been made for this to meet an agriculture, horticulture or forestry need or any other use supported by Policy DC1. No other operational need has been advanced to justify the transformation of the existing house to such an extent. Changing the existing building in the manner and to the degree proposed would radically alter its character and appearance giving greater emphasis to it being isolated, sporadic development in the countryside. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposals are tantamount to the creation of a new house in the countryside, the proposal is contrary to Policies DC1 (Rural Diversification) and DC4 (New Build Housing in the Countryside) of the adopted ELLDP 2018 and Government policy guidance regarding the control of new housing development in the countryside expounded in Scottish Planning Policy: June 2014.

Furthermore, if approved the proposal would set an undesirable precedent for the development of new houses in the countryside, the cumulative effect of which would result in a detrimental impact on the rural character of the open countryside in East Lothian.

There are no material planning considerations that outweigh the fact that the proposed development is contrary to Policies DC1, DC4 and DP5 of the ELLDP, and Scottish Government policy guidance regarding the control of new housing development in the countryside given in Scottish Planning Policy: June 2014. NFP4 raises no additional material considerations in relation to this application.

REASONS FOR REFUSAL:

- 1 The proposed extensions and roof alterations would, by their greater size, massing and floor area, be dominant and incompatible additions to the built form of the existing house. They would not appear as an integral part of the original house but instead would be an addition to it that would significantly overwhelm it. Therefore due to their form, size, scale, massing and proportions, the proposed extensions and roof alterations would not be of a size, form, proportion and scale appropriate to the existing house, would not be subservient to it and therefore would not be either in keeping with or complementary to it contrary to Policy DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018.
- 2 The effect of the proposed extension is tantamount to the creation of a new house in the countryside. No case has been made for this to meet an agriculture, horticulture or forestry need. No other operational need has been advanced to justify the transformation of the existing house by the addition to it of the proposed extension. Changing the existing building in the manner and to the degree proposed would radically alter its appearance and visual impact such as to make the resultant built form more prominent and intrusive in the rural landscape and give greater emphasis to it being isolated, sporadic development in the countryside. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed works are tantamount to the creation of a new house in the countryside, therefore the proposal is contrary to Policies DC1 (Rural Diversification) and DC4 (New Build Housing in the Countryside) of the adopted East Lothian Local Development Plan 2018 and Government policy guidance regarding the control of new housing development in the countryside expounded in Scottish Planning Policy: June 2014.
- 3 If approved the proposal would set an undesirable precedent for the development of new houses in the countryside, the cumulative effect of which would result in a detrimental impact on the rural character of the open countryside in East Lothian.

LETTERS FROM

31st January 2023

Project Description

To extend the existing detached three bedroomed dwelling and create an enlarged living social space with proportionate kitchen and increased bathroom and utility facilities. Upgrading of the existing detached ancillary adjacent store to provide a refurbished garage and workshop, complete with a two bedroomed habitable dwelling with kitchen and bathrooms for the sole use of the owners.

The Applicant

Mr. and Mrs Fraser are the sole owners of the property at The Bungalow. 7 Ballencrief Mains Cottage Longniddry. EH32 0PJ

Background

The site contains a garage workshop which had been used for storage and as a semi-habitable property over the years, but in real terms this ancillary facility is showing physical deterioration, and as with the main dwelling, requires robust consideration and upgrading to prevent further unreversible decline. The main dwelling house is an ingenuous uninsulated and customary 1930's single storey bungalow with a higher centrally pitched roof, comprising of three bedrooms, a bathroom, kitchen and one public room, presently suffering from a lack of planned maintenance, requiring considerable expenditure to upgrade the property to an acceptable standard. The original form, developed in the 1930's, was initiated under the Housing (Rural Workers) Act of 1926/1929 that drew attention to the poor state of the housing available to farm workers at that time, resultant in inexpensive housing and oversized plots of land for self-sufficient food production. The purposefulness of the application is, therefore, to demolish the present basic main dwelling structure and provide a practical and beneficial, appropriately characteristic, and balanced building that will both enhance and contribute to the rural background of this convenient and yet suitably private location, whilst increasing the capacity of the desired habitable space by conversion of the existing ancillary storage and garage unit.

Site Description

The site comprises of a higher single storey brick rendered dwelling with a higher-pitched roof space fronted by a further north facing single storey lower pitched roof. To the south façade a bay window extension looks over to the agricultural land stretching down to the Aberlady roundabout and the Old Smithy. A contemporary mono-pitched open entrance porch with square rendered brick columns has been added at some later date (Circa 1950) to this south facing elevation. There is adequate parking space for 7/8 vehicles within the perimeter of the site. The present site is bounded by a tree line some average depth of 15M to the North, West, and East boundaries that fully encompasses the buildings, driveway and parking area, leaving the landscaped garden openly looking to the south boundary, where a wire and post fence separates the lawned garden from the adjacent agricultural land surrounding the site. A full tree survey has been provided

Description of Proposal

The application is for the extension to the existing main dwelling house that would provide a proportionally more suitable and more comparable dwelling in relation to the large area of land surrounding the property, this whilst retaining 80% of the existing external walls and undertaking only minor extensions to the fabric of the building. The present dilapidated ancillary store will be converted to provide habitable accommodation suitable for ancillary usage to the main dwelling house. All dwellings will be cleared of asbestos, stripped back to the enveloping brickwork and rerendered, completely reroofed and where shown dressed in local stone wall cladding and natural stone coping. The drainage will be replaced, and a new sewage processing plant provided.

Exterior and Peripheral Design Purposes and Considerations

To present a quality residential dwelling space within the boundaries of the present site with marginal disruption to the surrounding areas and ancillary property, this whilst maintaining and realizing the characteristic design of the local architecture. Appreciating the scale and balance of the surrounding buildings in relation to the environment and style of the popular buildings within the locality, enhancing and improving the ocular façade of the site, whilst not increasing the ridge height, which is balanced by the surrounding foliage and tree line. To provide and maintain

appropriate parking for the improvement of the dwelling with no increased detrimental impact on the enclosed immediate driveway or main drive leading into the site from the public road. The new construction has been set located on the direct westmost corner of the present building and with the same directional lines being shadowed. The main extension to the footprint of the present dwelling is to the south-west gable and likewise the north-east gable. This positions the new structure centrally within the garden area and likewise has minimum effect on the proportional distance from the house to the edge of the surrounding tree line. The extended house appearing no more visible than its precursor in ratio or height. The design methodology is purposely centred on allowing maximum access to the full extent of the external space and achieving easy 'all around' access to the front (side) and rear of the building

The windows of the ground floor provide views to all directions with the main lounge and kitchen/dining room allowing a major rural panoramic feature that will be enhanced by the upper triangular pitched dormer extension that will provide determined natural daylight to the main living space throughout most of the day. Access to the first-floor master bedroom will be gained from a new oak staircase leading up from the open full height central hallway. A main dormer window extension from this room will provide additional height and views over the main driveway entrance (at the north) and lead on to the main dressing area and again through to a new bathroom with a second dormer window extension. To the south of the room a glazed partition with central double French doors will lead on to an open balcony area enclosed with a clear glass unframed balustrade providing views over the adjacent countryside.

In general, the north facing façade of the dwelling will feature an oak framed entrance porch with pitched roof and stone paving leading directly up to the main entrance door. As with the other neighbouring dormer extensions located on the upper section of this façade the pitched roofs will all have equivalent tiled roof finishes and black cast-iron lookalike uPVC rainwater goods. The natural stone highlight features of this new building, the lower band/skirting course, window/door surrounds and piers will provide a meaningful relevant connection to the frontages of the local cottage facades seen throughout the county. Complimentary stone paving to all surrounding perimeters of each building will match the colour and texture of the natural buff sandstone. A wide clear visual entrance path of matching pavers/slabs and low-level external flush lighting will lead from the newly graveled driveway and parking area to the main entrance doors, continuing around the property and extending out to the south of the main house, creating a new patio, protected under the open covered rear canopy. To the north and south, planted formal shrub beds will be positioned to enhance the open appeal of the overall front entrance and rear garden, whilst the existing birch and pine trees to the North, East and West will be maintained continuing to a sheltered safeguard from the strong winds coming across the clear fields. The existing store will be upgraded and improved both internally and externally (to completely match the theme of the main dwelling) and provide ancillary habitable accommodation strictly for the use of the owner.

Interior Scheme Purposes and Design

To deliver high-quality residential accommodation with relaxed access throughout the areas of the building, applicably designed to allow for the installation of an assisted stairlift, if so desired. Supporting natural daylight to all main habitable areas of the dwelling wherever feasibly possible, employing considerably sized windows with direct south facing casements to increase visibility and maximize light. Providing a suitably private stress-free existence within an up-to-the-minute environment that allows for the ease of contemporary living and contributing to high family contentment and satisfaction. High insulation factors to reduce the energy expenditure, voice-activated power, and lighting fitments and up to the minute sanitary and kitchen arrangements with an abundance of storage. A large laundry room located within the main ground-floor adjacent space to the kitchen area has direct access to the east drying area.

Accessibility

Balanced level pedestrian and wheelchair access are provided to the building from the main front entrance doors and rear patio. A foldaway mechanical stairlift may be fitted and stored away to the underside of the staircase in the central stair lobby (if and as required).

The parking of vehicles to the front of the property has been orderly set out to provide 4no.car parking spaces off the entrance drive/ hard standing, to the west of the garage. The parking arrangements and maneuverability are no more detrimental than those previously existing.

Environmental

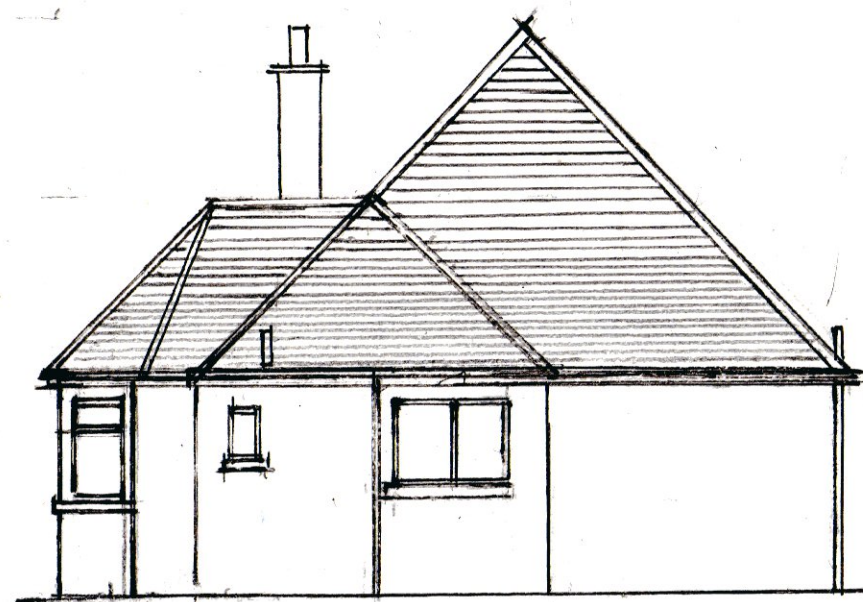
The roof area of the new structure is more than that of the existing building roof surface area, therefore the load on the drainage system, in respect of rainfall, will be greater. The existing soak away points will be replaced with new ones of a more suitable size to correctly accommodate this required increased capacity. The augmented sanitary facilities envisaged will require the existing drainage system to be replaced with a new underground drainage network of uPVC pipes, replacing old manholes and inspection chambers as required (changing those that have deteriorated and or been poorly repaired over the years). The existing septic tank will remain; however, a new correctly sized sewage plant will be installed adjacent to the present tank (and positioned as shown on Drawing Locblock) thus providing a cleaner and healthier final discharge in to the old existing (and cleaned) septic tank. New uPVC drainage will be installed from the testing manhole to the outlet points of the new building and ancillary building sanitary facilities.

Summary

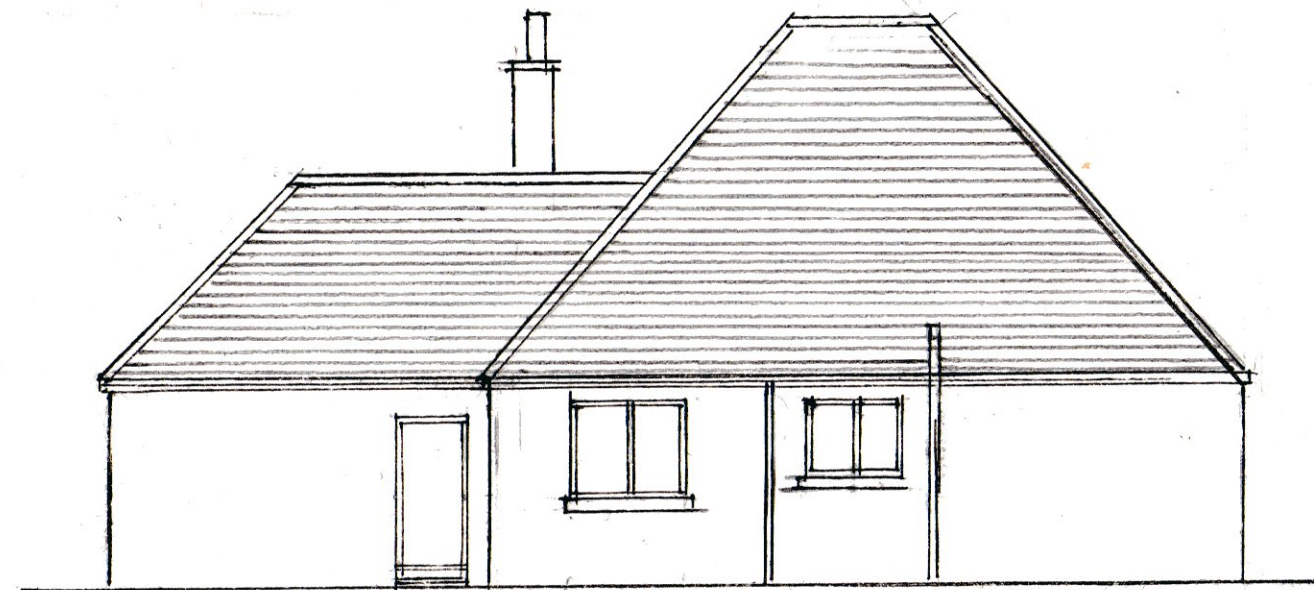
The proposals venture to maintain a significantly unobtrusive design matching in similarity the finishes of the existing property whilst suitably providing an enhanced property offering high-quality individual living accommodation for a building and home situated in an established residential rural setting, all including the improved long and much needed enhancements to the existing hard standing driveway, parking areas, garden areas and surrounding trees. Wherever possible consideration has been shown in absorbing the footprint of the existing building and therefore this studied modification will use the majority of the external walls, to both the main house dwelling (and the adjacent store as part of the present scheme for both buildings and historically once again extending the original property, as carried out in the 1950's, with tasteful broadening to the suitably improve the actuality today's more modern resident.

Graham Humpage

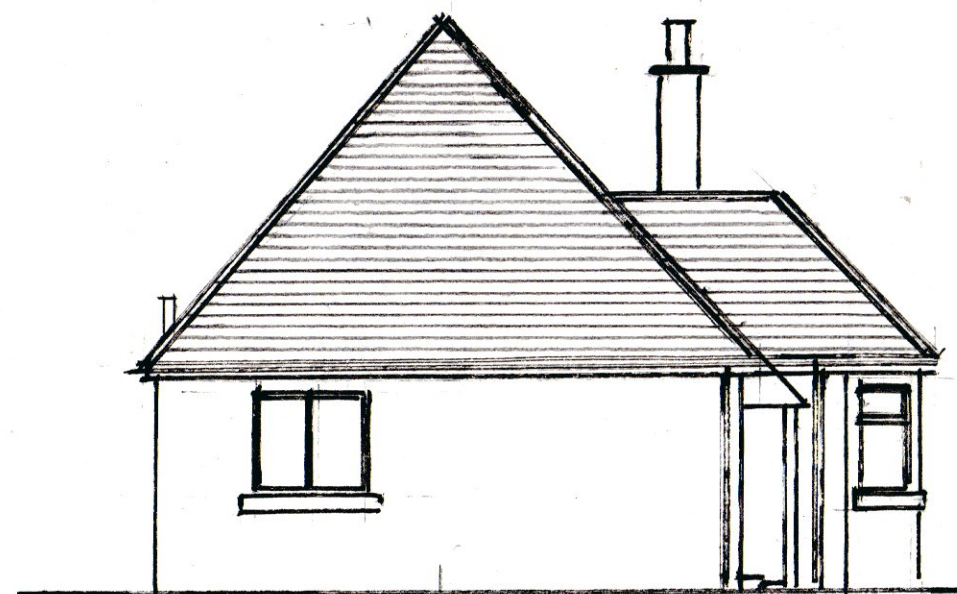
20 November 2022



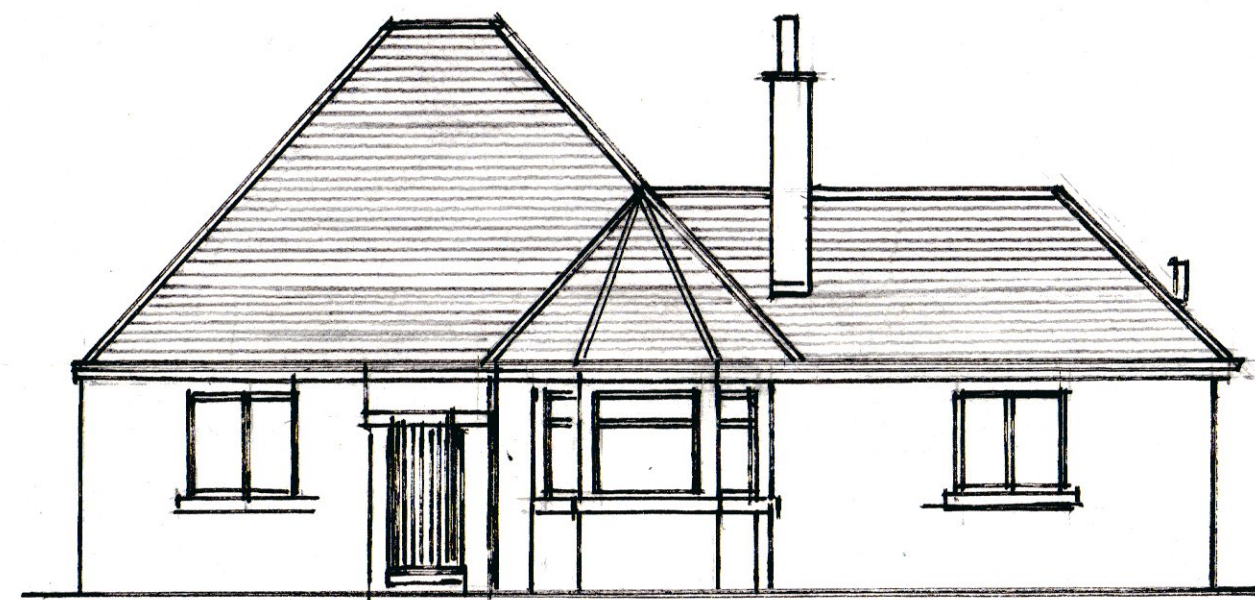
ELEVATION FACING EAST



ELEVATION FACING NORTH



ELEVATION FACING WEST



ELEVATION FACING SOUTH.

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Mr. Scott & Mrs. Louise Fraser
The Bungalow
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Longniddry
East Lothian
EH32 0PJ

FGH

Architectural & Building Design
1 Fentonbarns Farm Cottages
North Berwick
East Lothian
EH39 5AN
Tel.: 07749491795

EXISTING ELEVATIONS

Date: DECEMBER 2022.

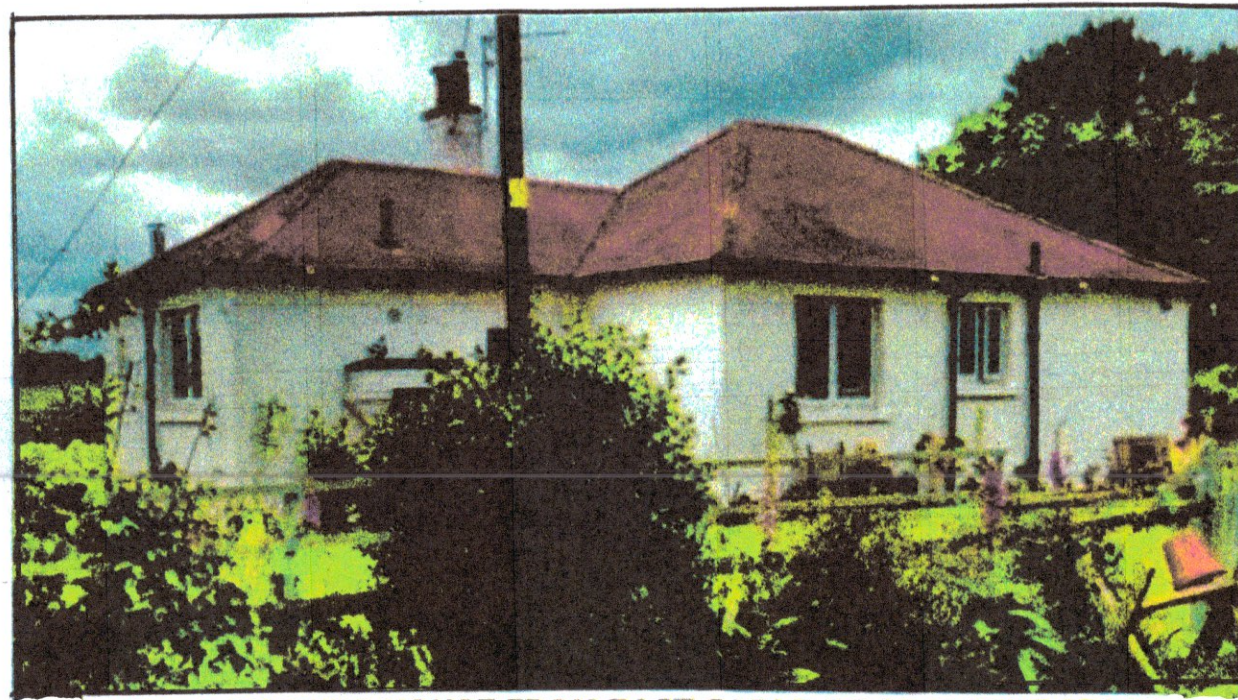
Read in Conjunction with Specification

Scale: 1:100

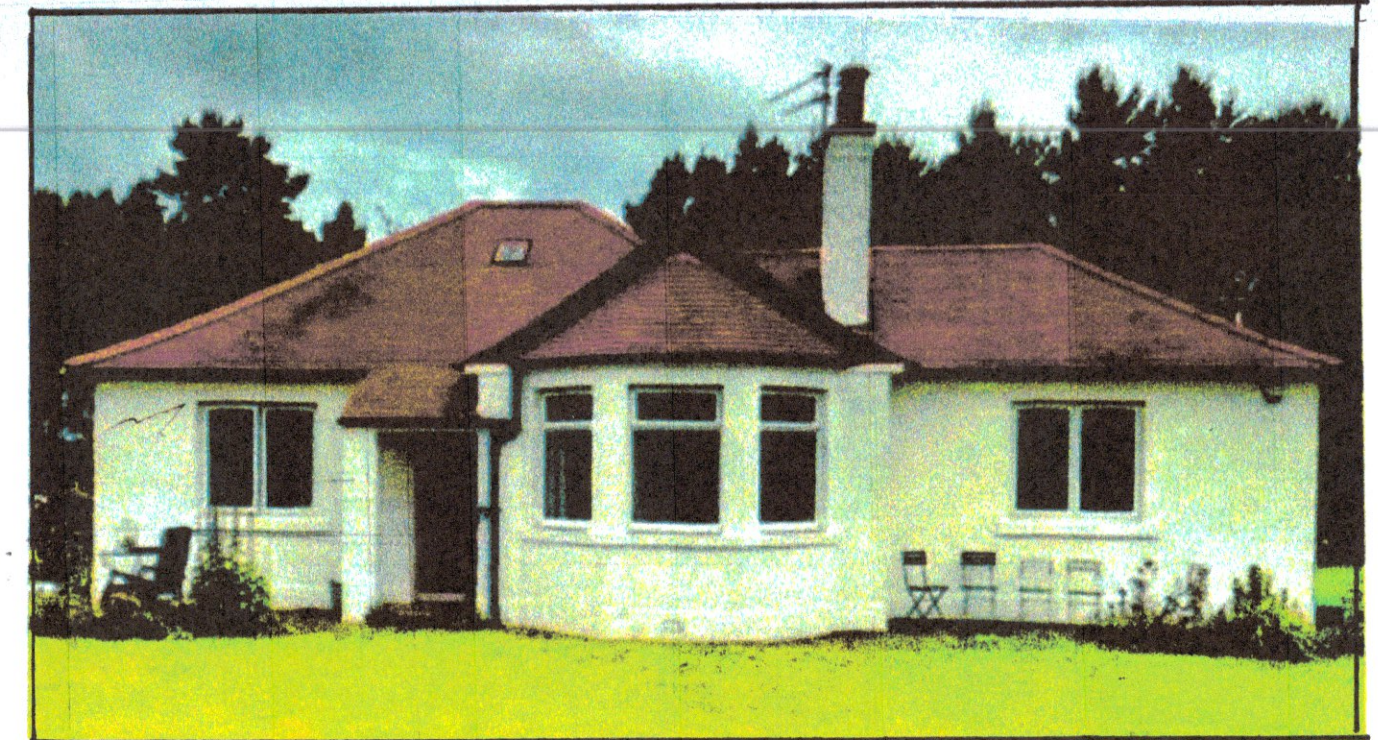
Drawing No: 12

SCALE 1:100 WHEN VIEWED IN A2 FORMAT

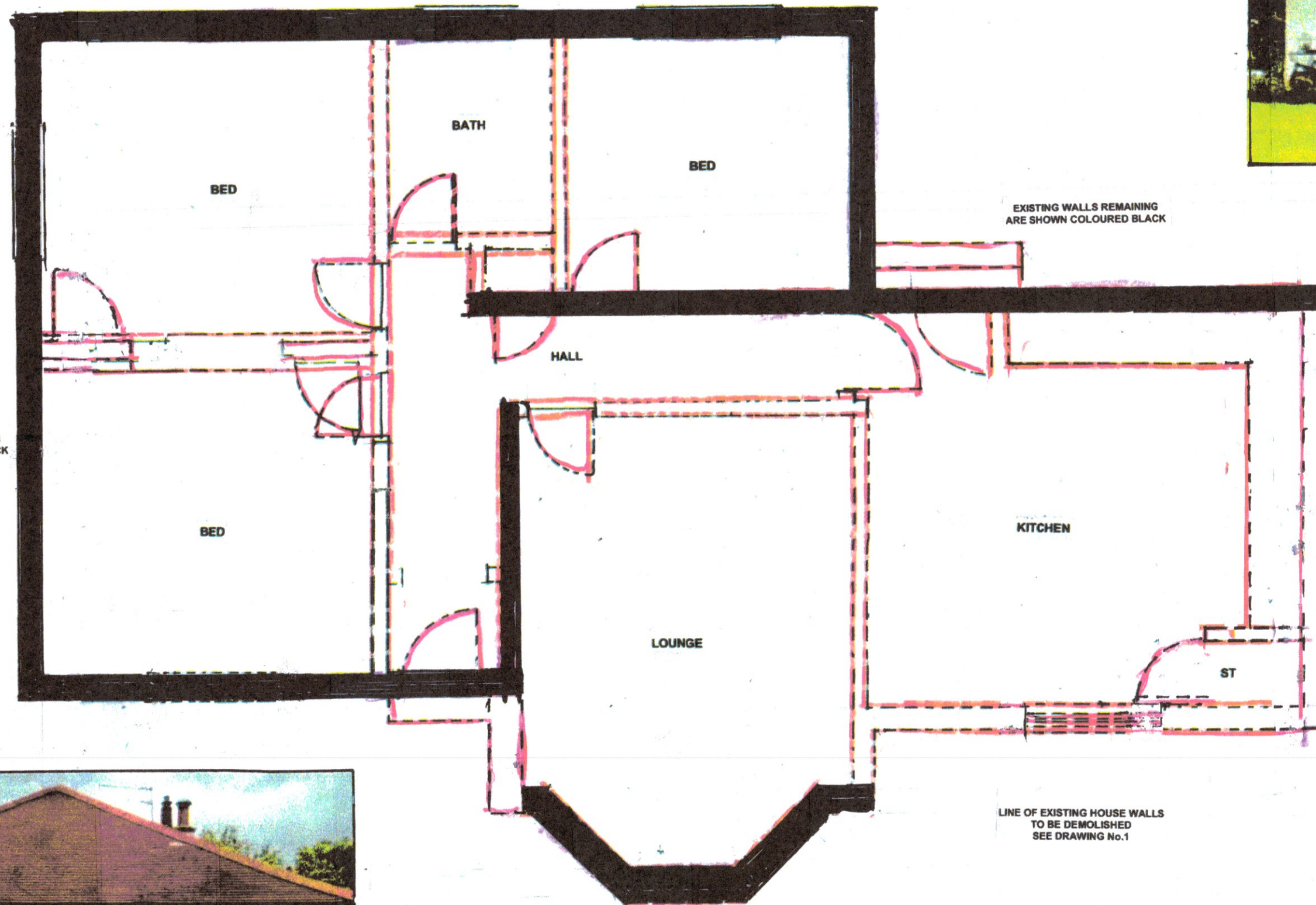




VIEW OF EXISTING HOUSE FROM EAST GABLE OF ADJACENT STORE



ELEVATION FACING SOUTH.



GENERAL NOTES – EXISTING 1930 STYLE EXTENDED BUILDING

Existing Building Overall Footprint. 110m²
 Ground level to Ridge height of roof. 7.80m
 Distance to existing adjacent Outhouse/Store 11.00m

Traditional Construction.
 Brickwork walls with external render
 Redland tile roof
 UPVC windows
 Cast iron gutters and downpipes

NOTE:
 A TOTAL OF 76.50% OF THE EXISTING EXTERNAL WALLS ARE REMAINING.
 100% OF THE FRONT NORTH AND WEST EXTERNAL WALLS ARE REMAINING

Rev.2, NOV 2022. Existing walls REMAINING to present house indicated and coloured BLACK for ease of identification.

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FLOOR PLAN LAYOUT OF EXISTING HOUSE – SHOWING RETAINED WALLS AND THOSE TAKEN DOWN

Date: NOVEMBER 2022.

Read in Conjunction with Specification

Scale: 1:50

Drawing No: DEM/1



ELEVATION FACING EAST



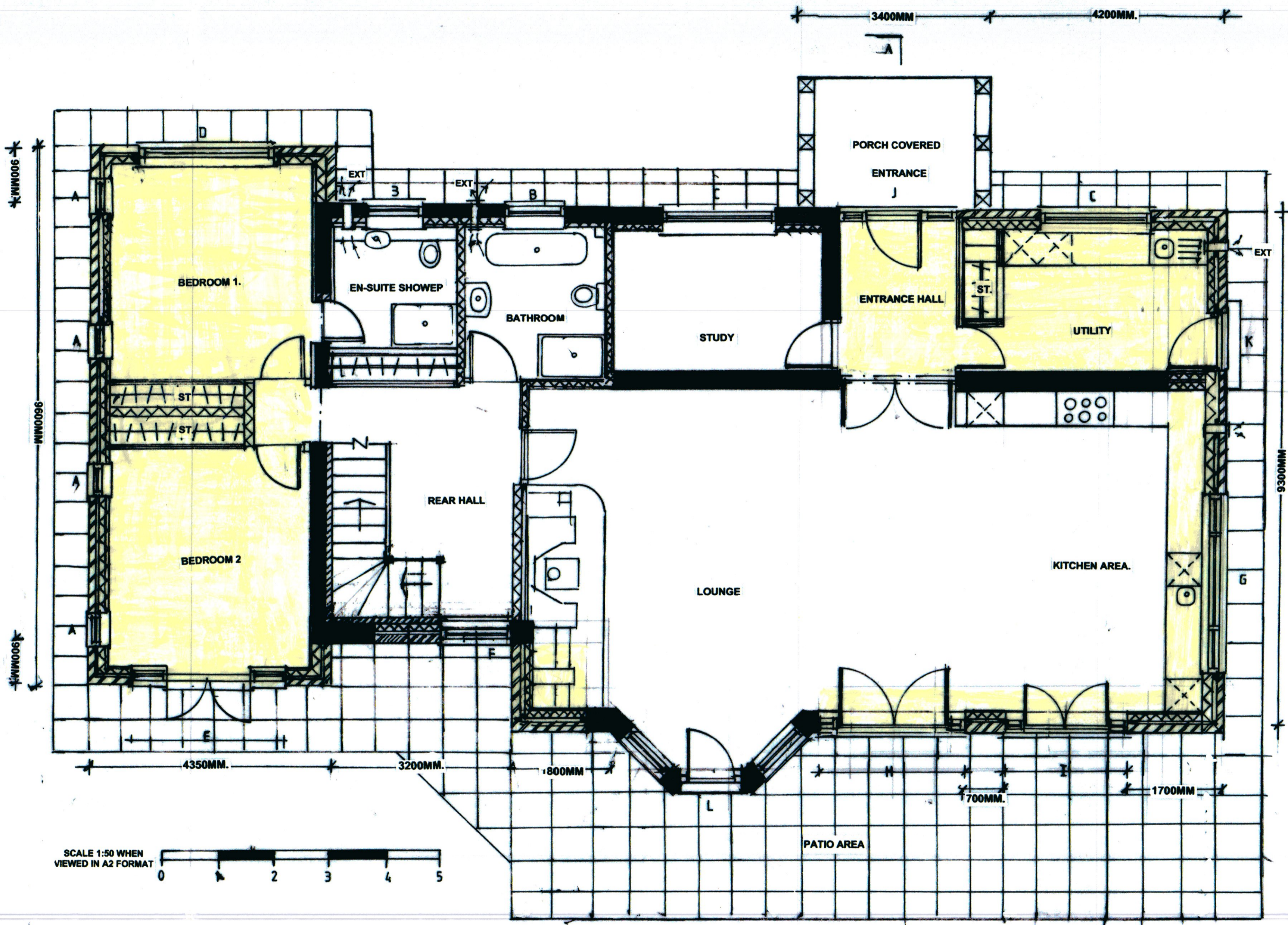
ELEVATION FACING WEST



ELEVATION FACING NORTH

SCALE 1:50 WHEN VIEWED IN A2 FORMAT





OPENING WIDTH SIZES (DOORS AND WINDOWS)

- A. 600MM
- B. 1000MM
- C. 2000MM
- D. 2400MM
- E. 2700MM
- F. 1200MM
- G. 3200MM
- H. 2600MM
- I.O. 2200MM
- J. 2100MM
- K. 900MM

Rev J DEC 2022. Dotted line and small square marks removed from the drawing.
 Rev H Nov 2022. retained increased and coloured. BLACK for ease of identification.
 STUDY AND UTILITY ROOM REDUCE IN AREA
 REAR LOUNGE WALL ALTERED
 BAY WINDOW RETAINED

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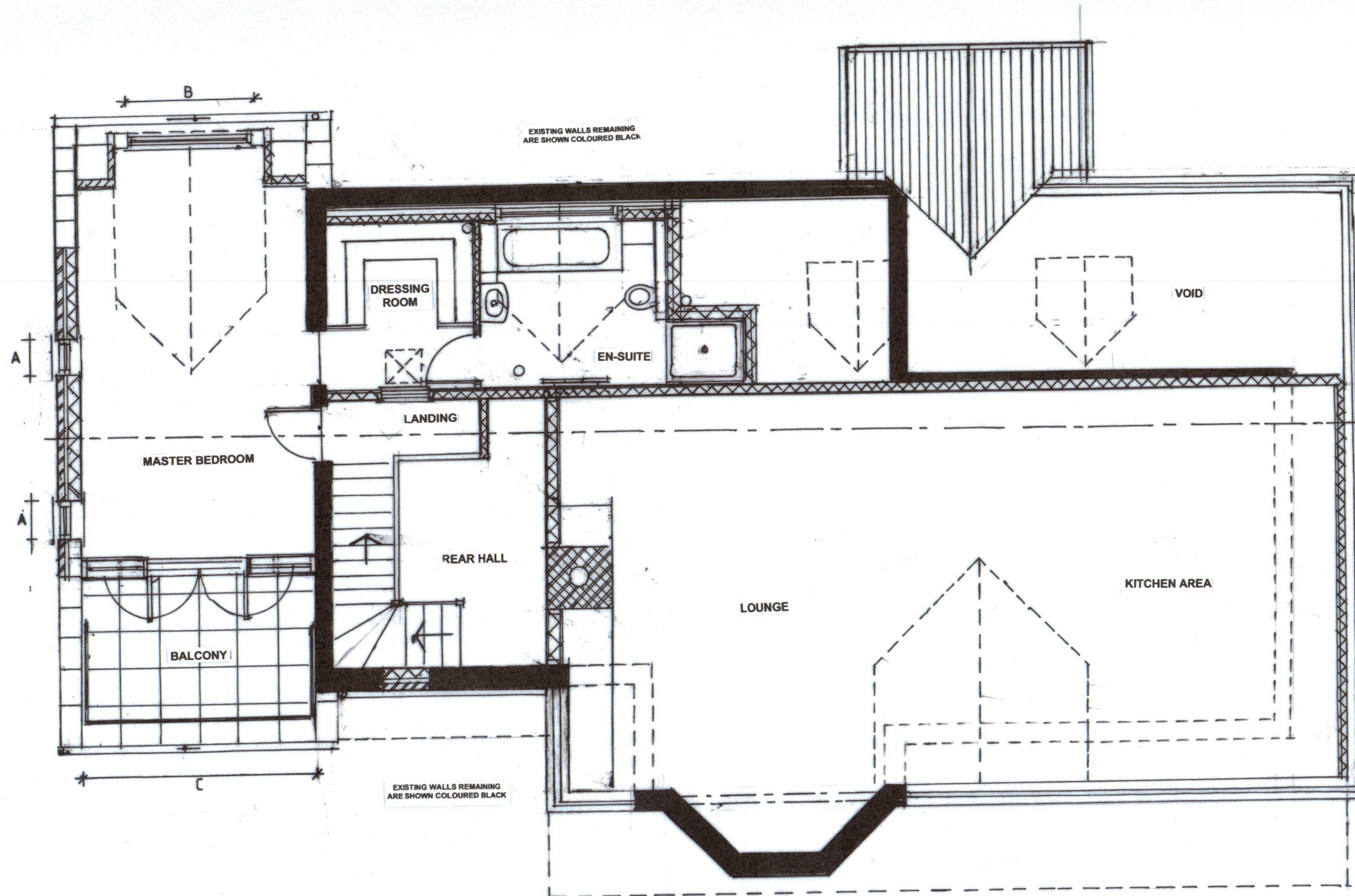
Architectural & Building Design
 1 Fentonbarns Farm Cottages
 North Berwick
 East Lothian
 EH39 5AN
 Tel.: 07749491795

PROPOSED
 FLOOR PLAN LAYOUT
 Date: DECEMBER 2022.

Read in Conjunction with Specification
 Scale: 1:50

Drawing No: 1REV J





OPENING WIDTH SIZES (DOORS AND WINDOWS)

- A. 600MM
- B. 2000MM
- C. 3600MM

Rev H Nov 2022. Existing walls retained increased and coloured. BLACK for ease of identification. DRESSING /BATHROOM REDUCED IN AREA REAR LOUNGE WALL ALTERED BAY WINDOW RETAINED

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FGH

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 North Berwick
 East Lothian
 EH39 5AN
 Tel.: 07749491795

1st Floor Layout
 (Scheme REV. H)

Date: NOVEMBER 2022.

Read In Conjunction with Specification

Scale: 1:50

Drawing No: 2REV H

