

**REFERENCE:** 22/O1261/P

**LOCATION:** Site Adjacent To West Cottage, Fenton New Mains Road, Fenton Barns, East Lothian

**PROPOSAL:** Application to erect a single dwelling

## ARCHITECTS STATEMENT FOR PLANNING APPEAL

### INTRODUCTION

Sonia Browse Architects is a design-led, award-winning architects practice. Recent awards include a RIAS (Royal Institute of Architects Scotland) Award, a Saltire Housing Design Award, winner of the Large Project Award by EAA (Edinburgh Association of Architects) and winner of the Residential category at the Scottish Design Awards.

Our small and dedicated team at Sonia Browse Architects have gained a reputation for residential work due to our sensitive responses to context and successful adaptation of existing buildings.



We undertook careful analysis of the site and its context and employed best practice placemaking and residential housing design to develop proposals for a sustainable, contemporary family home on this abandoned corner plot in the rural settlement of Fenton Newmains immediately adjacent the old Drem Airfield in East Lothian. We believe this has led to a proposed submission which will both create a high-quality home and benefit its local context.

Our analysis, rationale and proposals were set out in our planning submission which comprised detailed and contextual drawings, sketches and a model as well as a thorough design and access statement which we ask the Board to refer to.

Set on the site of a long-abandoned building that was used as the female toilet block used by the WAF at the airfield during WWII, the disused corner plot is located at the end of a row of cottages with converted residential use steading buildings behind, and various light industry and agricultural uses clustered around.



Our proposals draw character and inspiration from the adjacent steadings, cottages and landscape in the settlement of Fenton Newmains. They have been designed to be sensitive to, and respectful of, the neighbouring context and improve the reading of the place through the careful development of this abandoned corner plot.

The proposals address and turn the corner with an elevated gable facing out over the long view over the fields to the south-east while the longer face of the building is proposed behind the canopy of mature trees which line the side of Calderside Road which are intended to be retained.

The massing and form of the new home has been designed to reflect and sit comfortably within the massing of the surrounding buildings and landscape. The upper floor of the home is held within a Corten steel folded pitched roof creating a contemporary reinterpretation of the distinctive terracotta roofs of the adjacent cottages and steading while the ground floor is set behind a painted steel colonnade inspired by the colonnades in the adjacent steading.

Crucially, while this is a new home in a rural area, the proposals are designed to complete the morphology of the existing settlement making future sporadic development less likely.

This approach is supported by the newly adopted National Planning Framework 4 (NPF4), Policy 17 which allows for 'suitably scaled, sited and designed new home in keeping with the character of the area' on brownfield land.



We would urge the board members to visit the site so they can see that the plot is not 'countryside where a return to a natural state will not happen without intervention' and to envisage our proposals.

After 14 letters of support, we were dismayed that the officer rejected the application, and we feel that the officer has not fully engaged with the submitted documents and the specifics of the site.

We trust that the appeal will allow for the full review of the submitted documents and so have tried to avoid replicating previously submitted information but have set out our response to the key points as identified in the delegated report as reasons for refusal as follows -



# 01. PRINCIPLE OF DEVELOPMENT

## 01.1 National Planning Framework 4 (NPF4), Policy 17 Rural Homes

National Planning Framework 4 (NPF4) was adopted by Scottish Ministers in February 2023.

Policy 17 of NPF4 titled 'Rural Homes' is intended to -

*'encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes in the right locations.'*

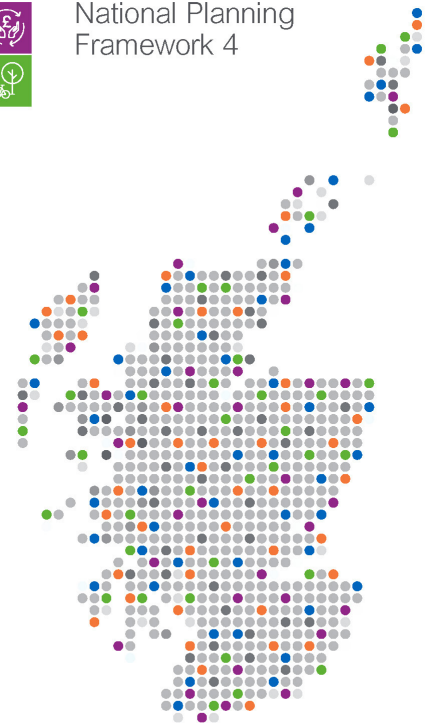
It states -

*a) 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:*

*ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;*



National Planning Framework 4



 Scottish Government  
Riaghaltas na h-Alba

The site reuses brownfield land and will not return to a natural state without intervention and therefore permission should be given.

The delegated report seeks to dispute this but as outlined below this is plainly true and we would urge the board to visit the site to ascertain this for themselves.



## Brownfield Land

The delegated report confirms that –

*'Brownfield land is by definition land that has been previously developed.'*

The site is brownfield as it contains a brick building that was used as the female toilet block used by the WAF at the airfield during WWII. This previous development remains evident on the site today.

The delegated report misrepresents the building with the misnomer that it is a *'brick shed'*.

As shown on the attached photographs and while in some considerable disrepair, the building is not a 'shed' but a brick-built building with two separate rooms with evidence of services running to it.



Dating back to WWII, the building has been on the site for some 80 years and so it can in no way be described as a temporary or non-permanent structure.

Furthermore, and despite Scottish Water's advising that, *'there is no wastewater infrastructure within the vicinity'*, there is clear evidence of the drains from the old toilet facilities within the building as shown in the photographs.

It is therefore unequivocal that the site is brownfield land and so we refer to the second part of the criteria that such brownfield land *'has not or will not return to a natural state without intervention.'*



## Land Where a Return to a Natural State Has Not or Will Not Happen Without Intervention

The delegated report states that the site is –

*‘an established allotment/vegetable growing area and lies within land that is categorised as Prime Agricultural Land’*

While the settlement is not designated for housing in East Lothian LDP, there can be no doubt that the site is not *‘prime agricultural land’* and nor would it *‘return to a natural state without intervention’*.

The delegated report appears to rely heavily on anecdotal evidence that the plot was used as an allotment by neighbouring residents as reason to consider that the land is not brownfield and that this somehow implies that it has returned to its *‘natural state’*.

The site was used as an allotment precisely because it was abandoned land within the residential settlement and not viable as agricultural land. While commendable that, while otherwise derelict, neighbours took it upon themselves to use the plot as an allotment, this does not suggest a *‘return to natural state without intervention’* and does not change the brownfield nature of the site.



Furthermore, it should be noted that our client has removed over 1 ton of plastic waste from the site since its purchase. This is a vacant and derelict plot not prime agricultural land.

In conclusion, the site *‘reuses brownfield land where a return to a natural state has not or will not happen without intervention’* and therefore satisfies the criteria for the principle of development on the plot under NPF4, Policy 17 (a) (ii).



## 01.2 Other Planning Policy

All council's local development plans should accord with national and governmental policy. As such where the Local Development Plan diverges from national and governmental policy, national and governmental policy should take precedence over the Local Development Plan.

Pertinent to this application is the newly adopted national policy – NPF4 under which we have demonstrated compliance above, and the governmental Planning Advice Note 72 (PAN 72) which relates to the development of housing in the countryside.

### Planning Advice Note 72: Housing in the Countryside

PAN 72 states that –

*'There will continue to be a need for new houses in the countryside and this demand will have to be accommodated. Although we are sensitive about our landscapes, they are evolutionary, not static. Most are able to accommodate some degree of change.'*



PAN 72 identified opportunities for 'Small-Scale Infill' within rural communities noting –

*'Small-scale infill in existing small communities can bring economic and social benefits by supporting existing services such as schools and shops. Planning authorities should generally seek to reinforce the building pattern of the existing settlement and ensure that new buildings respect and contribute to the area's architectural and cultural heritage.'*

Furthermore, it identifies opportunities for the development of 'Single Houses' stating –

*'There will continue to be a demand for single houses, often individually designed. But these have to be planned, with location carefully selected and design appropriate to locality.'*

As set out in Section O2 of this supporting statement, our proposals for a single small-scale infill home are in line with the best practice advise for the design of housing in the countryside.



## Local Development Plan

The Local Development Plan (LDP) appears to diverge from the adopted national policies.

At its core the delegated report makes it clear that the principle of development of a single home will not be supported because –

*'The proposed site is not allocated in the current LDP for development, rather it lies within the designated countryside area.'*



But as follows within the delegated report it is acknowledged –

*'Policy 16 \* (Quality Homes) (f) states 'Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where: (f) (iii) the proposal is consistent with policy on rural homes.'*

\*NPF4

As described above our proposals comply with NPF4 Policy 17, Rural Homes and therefore as clarified here within the delegated report should be supported.



## 01.3 Is this Sporadic Development in the Countryside?

Stepping back from Policy, when considering the principle of development on this site, we believe of that the key question the board shall need to consider is whether the proposals constitute sporadic development in the countryside. The delegated report states that it would. We contest this opinion.

While the site may be labelled 'Prime Agricultural Land' and 'designated countryside area' by the council we would implore the board to visit the site and take a view as to the nature of the site and the possible effect of its development. We feel that if the board do so, they will quickly conclude that the proposals do not constitute sporadic development in the countryside.

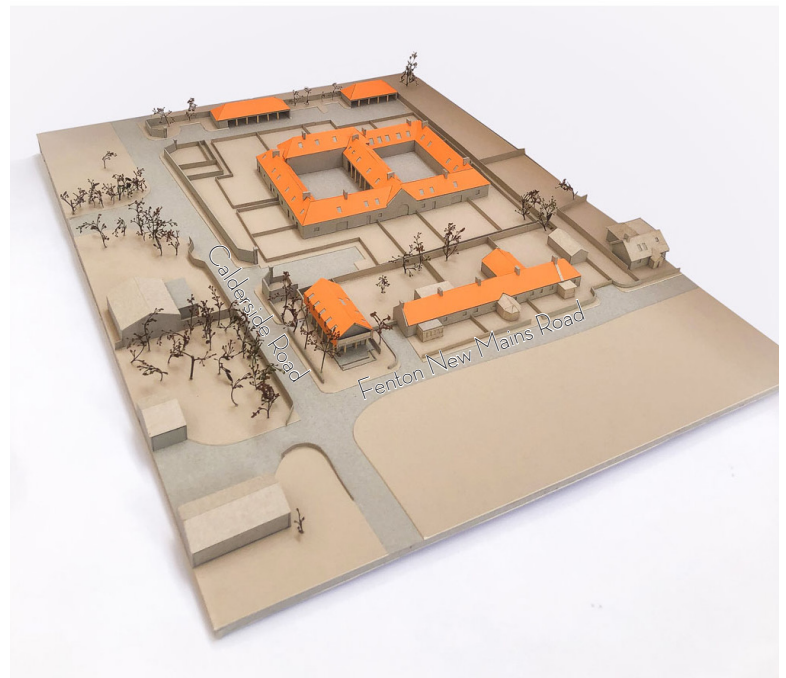
Indeed, it is interesting to note that the statements made by the Council's Contaminated Land Officer and the Council's Road Services as quoted within the delegated report, make clear that the site does not have the characteristics typically associated with sporadic development in the countryside.

The Council's Contaminated Land Officer summarises the application by stating that –

*'the proposed development incorporates the construction of a new dwelling on a vacant / derelict plot,'*

While the Council's Road Services note that –

*'while the speed limit is legally 60mph as the national speed limit, it is semi-rural and has some urban characteristics in terms of surrounding buildings etc so speeds are likely to be below the speed limit'*



When visiting the site and when reviewing our submitted documentation, it will become apparent that the site is a corner plot within the established rural settlement bound by Calderside Road and Fenton New Mains Road.

Our proposed placement of a new home addresses and turns the corner between residential properties within the settlement. By infilling this vacant plot between houses, we will establish a clearer edge to the settlement which, rather than opening up the possibility of future sporadic development, will use best practice placemaking to complete the settlement and protect it from future sporadic development beyond its bounds.

It is of interest to note that the general public appear to share our view. Not only did the application receive 14 letters of support (and one neutral comment) in contrast with only 5 objections but, after the refusal of the application, the case was highlighted in the East Lothian Courier, where it became the most commented article at the time and garners 17 comments from the public - all of which supported the development of the site.





## 02. Design Appropriate to its Setting

The delegated report gives the statement that –

*'The proposed house is of a design, scale, form materials and finish inappropriate to its setting and out of keeping with its surroundings'*

as a reason for the refusal of permission.

While we consider that this is likely a secondary consideration that the delegating officer has appended to add weight to their contesting the principle of development on the site, we refute this statement in the strongest possible terms.

As described in our Design and Access Statement which accompanied our application and in line with the recommendations of the Local Development Plan our proposals –

*'evolve from and respond to an analysis of the proposed development site and its wider context'*

and our designs, materials and finishes proposed

*'compliments those of existing buildings in the local area.'*

### Modern Contemporary Design

Firstly, in justification of the council's position, the delegated report states –

*'The proposed house is a modern contemporary design'*

This is true but a moot point. It is not possible to build an 'old' building and it is not appropriate to build a pastiche. Instead, as recommended as best practice for the design of new housing in the countryside in PAN 72 –

*'Traditional buildings can be an inspiration, but new or imaginative re-interpretation of traditional features should not be excluded. Where possible, the aim should be to develop high quality modern designs which maintain a sense of place and support local identity.'*

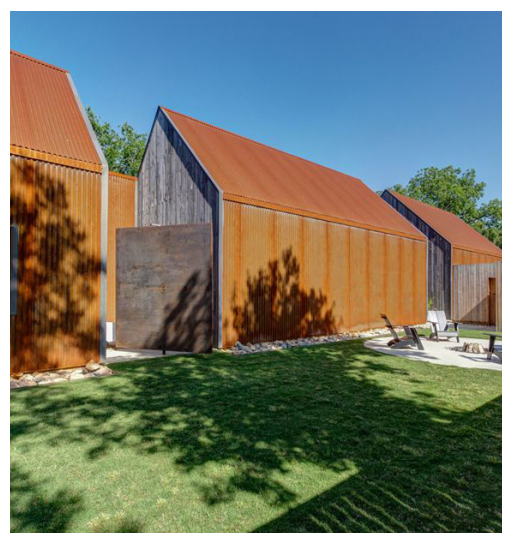
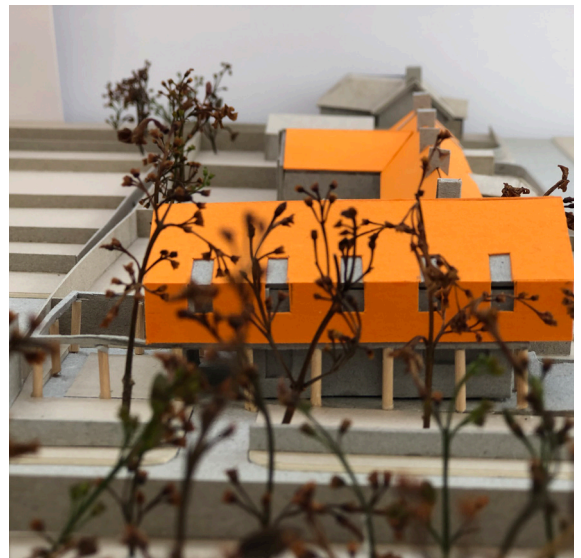
*'Every settlement should have its own distinctive identity. This is determined in part by the local characteristics of the area's architectural style of individual buildings and the relationship of these buildings to each other.'*



As described in our design statement, our proposals respond to the existing landscape, morphology, form, and materials of the buildings within the settlement.

For example, the proposals reinterpret the pitched forms and terracotta pan tiles with a contemporary designed pitched roof with Corten steel cladding.

Similarly, the proposals create a soft threshold by introducing a painted steel colonnade, referencing the colonnades of the adjacent steading, set behind and referencing the rhythm of the existing trees.

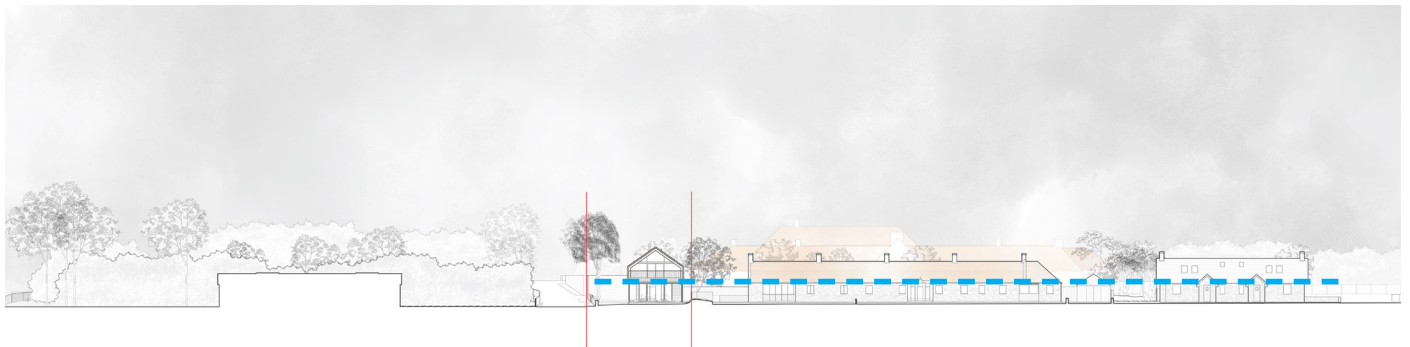


## Heights and Positioning

The delegated report contends that the proposals are not in-keeping with the buildings in the locality because the design does not continue the building line and height of the row of cottages on Fenton New Mains Road.

This view misinterprets the nature of this plot as a corner site within the settlement between the cottages on Fenton New Mains Road and the steading on Calderside Road.

As described in our Design and Access Statement, the form and massing of the buildings were analysed and accessed with a robust strategy employed for the new development to relate both in respect to scale and massing and transitioning between the steading and the cottages.



Fenton New Mains Road



Calderside Road

Good placemaking requires the differential treatment of a corner plot and so our proposals deliberately marks and 'turns' the corner. Continuing the row of cottages on Fenton New Mains Road would not end the terrace and would turn its back on the steading behind. Instead, our proposals end the terrace and complete the settlement knitting together the existing hamlet of residential dwellings. Again, the analysis and rationale for our approach is set out in more detail within our Design and Access Statement.



## Sustainability

The delegated report states that –

*'housing should be directed to existing settlements where facilities and services including public transport are available.'*

Notwithstanding that the proposed site is within an established (if not designated) residential settlement and surrounding by various light industry and agricultural uses, we would note that –

- the nearest shop and café is only half a mile (or ten minutes) walk away from the proposed site.
- Fenton Barns where there is a local bus service and shops is only 0.7 miles (15 minutes) walk away, and
- Drem Railway Station is only one and a half miles away (half an hour walk)

The proposal site is therefore in compliance with the recommendations of NPF4 Policy 15 with regard Local Living and 20 Minute Neighbourhoods where people are provided with the opportunity to meet the majority of their daily needs within a reasonable distance of their home by providing access to the majority of daily needs within a 20-minute walk, wheel or cycle.

We furthermore would draw the Boards attention to the other sustainable aspects which have underpinned our design as described in our supporting Design and Access Statement

In conclusion, we strongly reject the delegated report's summation that our design –

*'would not compliment those of the existing building in the area', and that it has been 'designed without reference to either its landscape setting or the neighbouring traditional buildings in residential use in the area.'*

While the design may be contemporary it is very much grounded in the analysis of, and with a contextual response which draws inspiration from the site and its surrounds. This is evidenced through our Design and Access Statement.





### 03. Trees

Our proposals have been designed to retain the existing trees on the site and these have been incorporated into and are a key part of our design and contextual approach.

The trees have always been intended to be kept as we believe this is the right thing to do.

Notwithstanding this when our client purchased the site there were no tree protection orders on the trees and he would have been well within his rights to remove the trees.

Nevertheless, when we originally submitted the application, the council advised that the trees on the site were subject to tree protection orders.

Upon investigation this turned out to be false information but shortly after the refusal of this planning application the council enacted tree preservation orders in relation to the trees on the site.

While this is immaterial to our approach, it is worth noting that the council's actions have frustrated the process, causing us to retract the original application while we reviewed the situation and led our client to question if we had been too naive in terms of trying to do the right thing and work with the trees.



Nevertheless, we still maintain that the trees are a positive asset to the site and integral to our design.

We therefore consulted with Hinshelwood Arboricultural Consultants who prepared a report which accompanied our application.



The delegated report notes concerns raised by the Council's Landscape Officer that –

*'it is unlikely that the proposed scheme of development could be undertaken without harm to the four mature trees within the site'*

We have discussed these concerns with Hinshelwood Arboricultural Consultants who have reassured us that an engineering solution would be possible to allow the proposals to be built and the trees protected – an example being a bespoke foundation design with individual piles and slab over with biodegradable formers.

Hinshelwood Arboricultural Consultants have suggested that if permission be granted a condition should be made to allow for a detailed design and associated Arboricultural Method Statement (AMS) for the works.

The AMS would describe and detail the procedures, working methods and protective measures to be used in relation to retain trees in order to ensure that they are protected during the construction process. Production of and adherence to an AMS could be conditioned as part of a planning approval.

Nevertheless, we note the Council's Landscape Officers closing remarks that –

*'if the site was considered to be granted planning permission for such a development he would suggest, due to all the above concerns, that the trees be removed and smaller more appropriate tree species be planted'*

We maintain that we would like to work with the council to maintain the existing trees but note that the landscape officer's final comments make clear that the retention of the trees are not of primary consideration when determining planning for the site and causes us to question whether the TPO has been recently enacted to protect the trees or as a means to prevent the application.

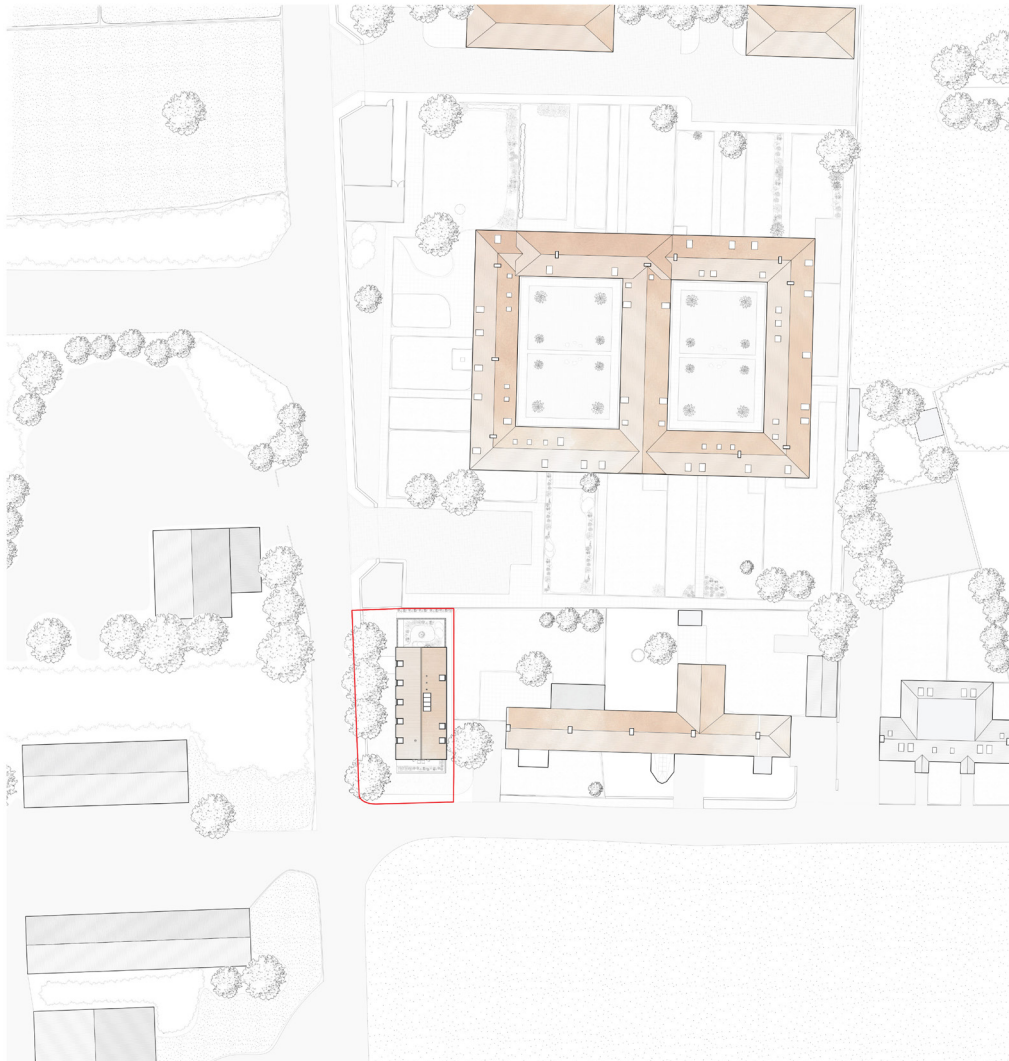
We therefore suggest this issue is conditioned within the approval of the application and that we work with the council to determine the best solution for the trees on the site.



## Conclusion

As described our proposals for the site not only comply with the relevant policy requirements but also represent an appropriate and sensitive approach to the site which will enhance rather than detract from its local surroundings.

We request the board carefully consider the original submitted documentation and visit the site and hope they too can see the benefits of this proposal.





# OFFICER REPORT

App No. **23/00209/P**

Application registered on **22nd March 2023**  
Target Date **21st May 2023**

Proposal	<b>Erection of 1 house and associated works</b>	SDELL CDEL	Y/ N
Location	<b>Site Adjacent To West Cottage Fenton New Mains Road Fenton Barns East Lothian</b>	Bad Neighbour Development	N

APPLICANT: **Mr Pat Cesari**

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

**c/o APT Planning & Development  
Per Tony Thomas  
1 West Road  
Whitekirk  
East Lothian  
EH42 1XA**

DECISION TYPE: **Application Refused**

## REPORT OF HANDLING

This application relates to a 380 square metre area of largely rectangular land last in use as an allotment/vegetable growing area. A small brick outbuilding is positioned within the northern part of the site. The site occupies a corner plot on the eastern side of Calderstone Road and on the north side of Fenton Newmains Road. It is bound to the east by the end terraced single storey residential property of West Cottage and to the north by the residential properties located within the converted Newmains Steading and car park area. The application site is located within the East Lothian Countryside. Four mature trees are positioned along the western boundary of the application site and a mature tree is positioned to the immediate east of the application site within the garden area of the neighbouring residential property of West Cottage. A number of commercial buildings are located to the west of Calderstone Road and to the east of the residential properties which are located to the immediate east of the application site. The application site is also located right on the edge of the WWI & II Drem airfield.

## PLANNING HISTORY

Through previous planning application 22/01261/P planning permission was sought for the erection of 1 house and associated works. Planning application 22/01261/P was reported on a

weekly Committee Delegated List circulated to Members with a recommendation for refusal however the application was withdrawn by the applicant's agent prior to the 7 day expiration of the List.

## PROPOSAL

Through this application planning permission is sought for the same scheme of development to that which was the subject of previous planning application 22/01261/P namely the erection of a detached house with living accommodation provided over two floors. The proposed house would be positioned some 1 metre off the eastern boundary of the site and would run in a north - south alignment with its gable elevations to the north and south. The proposed house would have a rectangular footprint with the ground floor measuring at most some 10.8 metres by some 6 metres, a covered carport would be positioned under the first floor of the proposed house at the northern end. The first floor of the proposed house has been designed to overhang the ground floor with steel support beams and would measure some 16.5 metres by 7.5 metres. It would have a ridge height of some 7.8 metres. The proposed house would provide at ground floor level an entrance hall, open plan dining kitchen, utility room, bedroom, w.c., covered and internal stair to the first floor. The first floor of the proposed house would provide three further bedrooms including a master-bedroom with dressing room and ensuite with the dressing room having an external door access onto an external stair, hall and lounge with snug area with access onto a first floor terrace on the south elevation. Access to the site would be provided through a new vehicular access off Calderstone Road which would be formed through the widening of an existing opening within the existing stone boundary wall which encloses the western boundary. Amenity space would be provided in the form of a private garden area within the northern part of the site, a patio within the southern part of the site and a first floor terrace on the south elevation.

The proposed house would have its roof finished externally in corrugated corten steel, with the walls of the building finished in natural treated timber feather edge weatherboarding, windows and doors would be aluminium framed. The existing boundary wall has an opening and path leading onto the site from the road. We intend to widen that opening to form a driveway into the site to a car port nestled under the building. To the north-west a more intimate private garden is formed distinct from the garden area under the trees and between the boundary wall and the building.

A design and access statement has been submitted with the application which informs that it is proposed to continue the building line of the cottages on Newmains but turn the building 90 degrees to mark the corner with an elevated gable facing out over the long view over the fields to the south-east. The massing and form of the new home has been designed to reflect and sit comfortably within the massing of the surrounding buildings and landscape. The proposal reflects, and is inspired, by the terracotta dual pitch and gable forms of the adjacent cottages and steading. The longer face of the building turns the corner to run parallel behind the canopy of the existing trees softening the building form from Calderside Road. The home would be accessed via a widened opening in the existing stone boundary wall leading to a car port tucked away between the colonnade underneath the building. The proposals provide a range of well defined outside amenity space for the residents to enjoy. The proposals have been designed to be sensitive to, and respectful of, the neighbouring context and improve the reading of the place through the careful development of this abandoned corner plot

The applicant's agent has also submitted a Supporting Statement with the application stating the proposed house will be very much in keeping with the surrounding homes immediately to the east and north. Importantly, the new home will present a much more attractive site to the public facing frontages along Calderside Road and New Mains Cottages. The plot is comfortably large enough to accommodate the proposed home including the proposed parking and garden ground. The development of the plot will not have any detrimental impacts on the existing residents to the east or north nor would the development have any impact on the wider countryside setting. The landscape character will not be compromised by the proposed development. The site is easily capable of accommodating the proposed home and the proposals have been sensitively designed to utilise the existing built form. The design pays particular attention to the landscape backdrop retaining a number of mature trees whilst enabling the improvement of the overall appearance of the site. The development of a sustainable, attractive and appropriate new home will enhance the view of the site, especially when viewed from the south. Concern is consistently raised about protecting East Lothian from isolated and sporadic development in the countryside. In its immediate and wider context, this site is neither. It is part of an established group of homes and commercial properties and is within easy reach of key services and infrastructure. We would assert that each application must be determined on its individual merits and whilst it does not meet all of the planning policy tests set out above this does not and should not, in itself preclude development on this site. Planning should concentrate on the outcome of a process. In this instance, the outcome will be the delivery of an attractive, appropriate new family home on a previously developed home, sitting comfortably within a wider built environment and addressing an existing gap site. Planning policy cannot relate to every application, to every circumstance, but provides a framework within which decisions are taken and a logical decision in this instance would be to permit the redevelopment of this previously developed site.

In support of the application a 'Survey of Trees' Report prepared by Hinshelwood Arboricultural Consultants has also been submitted.

## 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 National Planning Framework 4 (NPF4) and the adopted East Lothian Local Development Plan 2018.

Policies 1 (Tackling the climate and nature crises), 3 (Biodiversity), 5 (Soils) 6 (Forestry, woodland and trees), 13 (Sustainable transport), 14 (Design, quality and place), 16 (Quality Homes), 17 (Rural Homes) and 29 (Rural Development) of NPF4 are relevant to the determination of this application. Policies DC1 (Rural Diversification), DC4 (New Build Housing in the Countryside), DC5 (Housing as Enabling Development), DP2 (Design), NH7 (Protecting Soils), 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.

The application site is in a countryside location within East Lothian and is part of a much larger area that is characterised by a low density dispersed built form within an agricultural landscape. It is not identified in the adopted East Lothian Local Development Plan 2018 as being within a

settlement and the Local Development Plan does not allocate the land of the site for housing development.

Consequently, the principle of the erection of one house on the application site must be assessed against national, strategic and local planning policy relating to the control of new housing development in the countryside.

It is stated in Policy 17 of NPF4 that:

(a) 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: (i) is on a site allocated for housing within the Local Development Plan (LDP); (ii) reuses brownfield land where a return to a natural state has not or will not happen without intervention; (iii) reuses a redundant or unused building; (iv) is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets; (v) is demonstrated to be necessary to support the sustainable management of a viable rural business or craft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work; (vi) is for a single home for the retirement succession of a viable farm holding; (vii) is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or (viii) reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house;

(b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location;

(c) Development proposals for new homes in remote rural areas will be supported where the proposal: (i) supports and sustains existing fragile communities; (ii) supports identified local housing outcomes; and (iii) is suitable in terms of location, access, and environmental impact;

(d) Development proposals for new homes that support the resettlement of previously inhabited areas will be supported where the proposal: i. is in an area identified in the LDP as suitable for resettlement; ii. is designed to a high standard; iii. responds to its rural location; and iv. is designed to minimise greenhouse gas emissions as far as possible.

It is stated in paragraphs 5.1 and 5.2 of the adopted East Lothian Local Development Plan 2018 that while the LDP's spatial strategy guides the majority of new development to existing settlements in the interests of promoting sustainable travel patterns, it also seeks to support the diversification of the rural economy and the ongoing sustainability of the countryside and coast through support in principle for agriculture, horticulture, forestry and countryside recreation, as well as other forms of appropriate business, leisure and tourism developments. New rural development should be introduced sensitively to avoid harming the characteristics that attract people to live, work and visit East Lothian's countryside and coast.

Paragraph 5.10 of the adopted East Lothian Local Development Plan 2018 states that the LDP has a general presumption against new housing in the countryside but exceptionally a new house may be justified on the basis of an operational requirement of a rural business. In such circumstances, appropriate evidence clearly demonstrating the need for a new dwelling on the

particular site in association with the business will be required. Such evidence should include that no suitable existing dwelling has been recently made unavailable for that purpose and that there is no existing building that could be converted to a house.

Policy DC1 sets out specific criteria for new development in the countryside, stating that there will be support in principle for new development where it is for agriculture, horticulture, forestry or countryside recreation; or other businesses that have an operational requirement for a countryside location, including tourism and leisure uses.

Policy DC4 sets out specific criteria for the erection of new build housing in the countryside, and allows for new build housing development in the countryside where the Council is satisfied that a new house is a direct operational requirement of an agricultural, horticultural, forestry or other employment use. Policy DC4 also allows for other small scale housing proposals that form a logical addition to an existing small scale rural settlement where they are promoted for affordable housing and evidence of need is provided and the registered affordable housing provider will ensure that the dwelling(s) will remain affordable for the longer term.

Policy DC5 sets out specific criteria for the exceptional circumstances where the erection of housing as enabling development in the countryside may be supported. Any such new housing development in the countryside should: (a) enable a desirable primary use supported in principle by criterion by Policy DC1 and the benefits of the primary use outweighs the normal presumption against new build housing in the countryside; or (b) fund the restoration of a listed building or other buildings of recognised heritage value, or other significant designated feature of the built or natural environment, the retention of which is desirable, and should satisfy the terms of Policies CH1 and where relevant CH6, and can be clearly demonstrated to be the only means of preventing the loss of the asset and secure its long-term future; and (c) the proposal satisfies the terms of Policy NH1. In all cases, the benefits of the proposed development must outweigh the normal presumption against new build housing development in the countryside.

On the matter of Policy DC5, the principle of the erection of one house on the application site is not promoted to enable a desirable primary use supported in principle by criterion b of Policy DC1. Thus, there are no benefits of such a primary use that would outweigh the normal presumption against new build housing in the countryside. Nor is the principle of the erection of one house on the application site promoted to fund the restoration of a listed building.

## REPRESENTATIONS

A total of 20 representations have been received to the application. 14 letters are in support of the application. 5 letters object to the application while 1 letter makes comment on the proposal.

The main grounds of support are:

- i) Building will give a positive impact to a derelict site that currently has no use. Building design has been considered well with main windows looking out to open land;
- ii) I work in this area and believe a dwelling of this style in this location is nothing but a positive for the area;
- iii) I am familiar with the work and integrity of the Planning Applicant and therefore have no doubt that the property he plans will be constructed and finished to a high standard, drawing from his skills, workmanship and experience, as well as the talents of associated practitioners in the relevant trades;

- iv) I think this house will really fit in to the keeping of the community. And from viewing all the planning details this will not be an eye sore;
- v) I think this house will bring real character to the area & will be a really positive Enhancement;
- vi) I am in support of this planning application. I have been aware of the potential of this site for a number of years and feel the scheme proposed makes very good use of a brownfield site with a lovely design in keeping with the surroundings;
- vii) The proposed house looks fantastic, I think it will not give someone a beautiful home but both fit in and improve the surrounding area. Nice to see modern houses fitting it so well to the surrounding area;
- viii) I think it's a fantastic application, a lovely mix of tasteful modern design and traditional design. I think it is a positive contribution and works well with the surrounding houses. I love the design, I would be more than happy to live next to such a lovely property. In fact I would rather live in it, the architect has done an amazing job and it will make a stunning family home;
- ix) Great idea. I think it would finish that corner of perfectly;
- x) The proposal would bring a derelict site back into positive use which would benefit the area! The design is striking and would be a great addition to the area;
- xi) Looking forward to this build in East Lothian, great to see building innovation within the area. A real compliment to Fenton barns;
- xii) The proposed contemporary house will sit beautifully beneath the existing mature sycamore trees and will positively contribute to the existing, distinctive settlement of Fenton Newmains. Utilising corrugated Corten cladding on a dual pitch and gable form innovatively reflects the terracotta tiles and massing of the existing cottages. The new building will have a beneficial impact on the corner of Calderside Road and Fenton Newmains Cottages;
- xiii) This proposal seeks to occupy a natural gap site clearly within the defined parameters and building pattern of the existing settlement of Fenton Newmains, while offering a sympathetic and appropriately scaled addition. The relationship and clear material language complements those existing rural structures and will work to enhance the surrounding buildings. The retention of the mature trees along the west boundary is encouraging and will serve to protect and screen the proposed development. This has to be considered a positive addition to the existing pattern of rural buildings, with exemplary use of material and detailing - a fine contemporary design that is influenced heavily by the existing traditional architecture that surrounds it while offering a purposeful solution to the site for modern living;

The main grounds of objection are:

- i) The proposal is not a change of use or conversion of an existing building. It is not for agriculture, horticulture, forestry or countryside location. Therefore does not comply with LDP policy DC1;
- ii) Does not comply with LDP Policy DC2, as it is not proposing conversion of a rural building to housing. Also it is not small scale affordable housing;
- iii) Does not comply with LDP Policy DC3. There is only a small shed building currently on the site. The proposed building would be substantially bigger than the shed. The site is not brownfield and the house would not be of an appropriate scale or design;
- iv) Does not comply with LDP4. There is no direct operational requirement for viable agriculture, forestry, countryside recreation or leisure or tourism;
- v) It is not enabling development so is contrary to LDP Policy DC5;
- vi) Insufficient information has been submitted to show that the development complies with Policy NH8;

- vii) Does not comply with LDP Policies DP1 (landscape Character) or DP2 (Design) clearly overdevelopment of the site, it seems inappropriate to place a 1.5/2 storey house at the end of a single storey cottages;
- viii) The proposed site is not in a sustainable location. It is not in a 20 minute neighbourhood nor in an urban location. Access to public transport is also limited. Any future occupier would heavily rely on private car, not in accordance with the transport hierarchy. As such it has not been sited or designed to adapt to current or future risks from climate change contrary to Policies 1 and 2 of NPF4;
- ix) The removal and building over of a long established allotment and possible removal of well established trees will not contribute to the enhancement of biodiversity. No measures to conserve, restore and enhance biodiversity in accordance with national and local guidance has been provided. As such the proposal does not comply with NPF4 Policy 3;
- x) The application site is not brownfield land. It has been utilised as an allotment for a significant period of time and only has one small shed present within it, which only occupies a small proportion of the site. The rest of the site is just earth, which is in a natural state. The proposal does not comply with NPF4 Policy 9;
- xi) The site is not in a sustainable location and any future occupiers will be required to predominantly use a private car to get about. As such proposal does not comply with NPF4 Policy 13;
- xii) Regarding drainage, objector is confused by the application's assertion that service is available from existing connections on the site since objector alleges they are unaware that any such exists. If it refers to a connection to the sewage treatment works to the south of the site, these were determined to be unsuitable for another application in the nearby vicinity so presumably are unsuitable for any other application. Drainage is a significant issue in the local area and we're keen to understand how it will be resolved;
- xiii) Regarding parking and access, we are pleased to understand from the application that there is no intention that parking will be required in the car parks at Fenton Steading. This private parking is explicitly provided for residents and visitors of the Steading and is currently oversubscribed. We're also concerned about any possible parking on the road or the corner that would block access. Furthermore, while not directly an issue for us, we'd also note any parking on the road will likely cause considerable difficulties for the HGVs that pass along the road multiple times a day to access Andrew Black Limited; any blockages would likely have a serious impact on residents at Fenton Steading;
- xiv) Loss of light and overshadowing-sunlight and daylight to our property will be severely diminished especially in the winter months when the sun will hardly rise above the proposed new property;
- xv) Negative impact to visual amenity-the height and location of the proposed property will drastically reduce the overall enjoyment of the area;
- xvi) Overlooking/loss of privacy-our privacy will be compromised, due to the large window situated in the new property's master bedroom directly overlooking our only garden;
- xvii) Inadequacy of parking/loading/turning provision and highway safety concerns-there is a significant safety concern regarding the location of the access point for vehicles-visibility appears to be compromised and the road is in constant use by cars and lorries;
- xviii) The site lies within the designated countryside area and, as such, LDP policies DC1-5 apply. The proposed development does not comply with any of these policies. As well as this the site is not brownfield; it had been a long established allotment with a small brick shed present within it. The allotment, before purchase of the site, and surrounding trees contributed significantly to the character of the surrounding countryside. When not looked after, as further back in the past, this piece of land re-wilds quickly with no intervention;

xix) The site is not a gap site as indicated in the Planning Statement, particularly as it lies outside the building line formed by the cottages and the steading. Also on such a small site, the proposed house is in effect urban not rural;

xx) Objector alleges unacceptable behaviour by the applicant who has trashed this attractive corner site and left it in an untidy state for almost a year, presumably in order to make a case;

xxi) Height of the property - two storey property will affect sunlight to neighbouring properties;

xxii) Trees - there are four mature sycamore trees, as stated in the application. They are at risk of damage;

xxiii) In view of the fairly onerous planning conditions attached to the Fenton Steading development and others materials appear inappropriate;

xxiv) In the interests of accuracy objector states the site itself is not in their opinion 'an abandoned corner gap site', rather it was a productive allotment serviced by some current and some previous Steading owners over the last 10 years or so until the new/present owner recently withdrew their permission;

xxv) Visitor Car Parking - there does not seem to be any provision made for visitor car parking and therefore we would have some concern at any likely overspill to the already challenged Steading car parks;

xxvi) Proposed Roofing Material - is it reasonable to suggest that a rusted steel roof will adequately match to terracotta pantiles;

The Architectural Heritage Society of Scotland object to the application. Their main grounds of objection are;

Fenton New Mains is an exemplary steading conversion, widely praised at the time of its completion. It respects the Council's Supplementary Planning guidance on farm steading design (October 2018) and the advice in HES's Guide for Practitioners: Rural Buildings of the Lothians - Conservation and Conversion (1999). Although not statutory, both these pieces of guidance are a material planning consideration. The present application's failure to respect them is objectionable. In the opinion of the Society, it would furthermore undermine the Council's credibility if this overbearingly massed and inappropriately orientated building, with non-traditional materials and clumsy detailing, were to be approved.

The Society stands by its objections to the earlier almost identical proposals submitted by this applicant and subsequently withdrawn.

To recap, we consider this site suitable for a small house aligned with, and on the scale of, the single storey cottages to the west. But we see it as entirely unsuitable for the house proposed in the present application. The applicant's claim that the proposal is "small in scale" and "very much in keeping with the surrounding houses" is spurious.

The Society objects to this application on the following specific grounds:

1) LDP Policy DP2. Far from being "entirely appropriate to its location" as this policy requires and as the applicants claim, the house would be out of scale (2 storeys, thinly disguised, not one-and-a-half), wrongly aligned (being the only building in the steading/cottages group aligned north/south rather than east/west) and built in inappropriate materials, especially the proposed corrugated corten steel roof. The alignment of this roof with that of the steading to the rear is achievable only because of the fall in ground level. The new house would read as a more substantial building than the steading, let alone the cottages, with whose eaves it could in no way be said to "broadly align."

The eaves of the new house would be higher and on a ninety-degree angle to the cottage eaves

2) LDP Policy DP7, which provides that "the scale, design and density of the proposed development will be sympathetic to its surroundings" and that "overdevelopment of the site will be unacceptable." The applicants' claim that their proposal would be of a



"scale/design/density sympathetic to location" is inaccurate. See above. The opposite is the case. The idea that dressing the west and south elevations with out-of-scale pillars would somehow evoke the short cast iron pillars which are used unobtrusively in the steading is equally unconvincing.

The basic approach of this proposal as well as its detail are, in the Society's opinion, misconceived.

## COMMUNITY COUNCIL COMMENTS

None

## PLANNING ASSESSMENT

While the applicant has stated that the application site is a gap site, the site has been in use for some years, until recently purchased by the applicant, as an established allotment/vegetable growing area and lies within land that is categorised as Prime Agricultural Land. NPF4 sets out the intent to minimise disturbance to soils from development while the East Lothian Local Plan sets out the Council's aims to reduce adverse impacts on soils, avoid where possible development on prime agricultural land, and consider climate changes impacts of developing certain soil types. The proposal would result in the loss of a small area of Prime Agricultural Land to a residential land use which given its location is not part of a significant agricultural land area as such the proposal would not be inconsistent with Policy 5 of NPF4 or Policy NH7 of the adopted East Lothian Local Plan 2018.

The Council's Policy and Project Manager as a consultee on the application states that an application ref: 22/01261/P for the same proposal was not determined however it was assessed and a report of handling drawn up with the intent to refuse. The application was assessed based on the existing LDP and the current NPF4 was not adopted at that time. However NPF4 was a material consideration in the determination of application 22/01261/P. NPF4 is now adopted and as such together with the adopted East Lothian Local Development Plan 2018 forms the development plan.

The Council's Policy and Project Manager states that Policy 17 of NPF4 sets out the circumstances in which new homes in rural areas will be supported. Policy 17 (a) (i) echoes the LDP policy approach in that development will be allowed on a site that is allocated for housing within the LDP. The proposed site is not allocated in the current LDP for development, rather it lies within the designated countryside area. Policy 17 (a) (ii) relates to brownfield land which by definition is land that has been previously developed. The proposed site had been a long established allotment with a small brick shed present within it. The site had not previously been development and therefore does not constitute brownfield land. The site was a productive allotment serviced by some current and some previous Steading owners over the last 10 years or so until the new/present owner recently withdrew their permission. Continued use as an allotment would have provided a sense of place and community and a natural asset to the area in line with the policy outcomes. Policy 17 (a) (iv) and (v) also states that the development is necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker to live permanently at or near their place of work or a single home for the retirement succession of a viable farm holding. This is in line with Policies DC1 (Rural Diversification) and DC4 (New Build in the Countryside) of the LDP. Rural economic agility, innovation and diversification should be encouraged. The proposal for a single home does not meet the requirements of the relevant Policies in NPF4 or the LDP. Also Policy 16

(Quality Homes) (f) states 'Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where: (f) (iii) the proposal is consistent with policy on rural homes. In conclusion having assessed the application against NPF4, specifically Policy 17, and the existing LDP, The Council's Policy and Project Manager considers that the proposal is contrary to the Development Plan and is therefore not supported in policy terms.

The Council's Senior Environmental Health Officer has advised he has no comment to make regarding the application, being satisfied that the development would not have an adverse impact on any neighbouring land uses.

The Council's Contaminated Land Officer advises that the proposed development incorporates the construction of new dwelling on vacant/derelict plot. While there is no direct evidence of any historic activities on the site that could potentially have contributed to contamination issues, the site was part of the former RAF Drem airfield and as such it is possible that localised areas of made ground may exist; In addition various commercial/industrial activities are situated in close proximity to the site potentially resulting in associated contamination of the soil. Given the above and due to the nature of the proposed development (residential), further information will be required to determine the ground conditions and potential contamination issues impacting on the site (with the minimum of a Phase I Geo-environmental Assessment being carried out). As such the Council's Contaminated Land Officer recommends that a condition be attached to any grant of planning permission requiring a suitable Geo-Environmental Assessment to be carried out prior to any site development. This matter could be controlled through a condition of a grant of planning permission.

The Council's Road Services have been consulted on the application and advise that the proposals for a dwelling on this site include a new driveway onto the adopted road on the western side of the property via a widening of an existing gap in the low level stone wall which has previously been used as a pedestrian entrance. The proposed driveway is placed between two of the existing line of mature trees along the western boundary. Given that traffic on this road is relatively light and that the road does not have the function or status of a local distributor road then we would not require a domestic turning head within the property and could accept reversing in or out of the driveway (the expectation would be that residents would reverse in and then depart in forward gear). Whilst the speed limit of the road is legally 60mph as the national speed limit, it is semi-rural and has some urban characteristics in terms of surrounding buildings etc so speeds are likely to be below the speed limit. On this basis, the minimum visibility splay that we could accept for such a driveway access would be 2.0m by 20m in each direction with no obstructions above 1.05m in height, which could be achieved given the proposed arrangement submitted. A dropped kerb application will be required following any planning permission in order to formally create the driveway access - the vehicle crossover of the adopted gravel footway section should be of a bituminous construction. The use of resin bound aggregate on the driveway / path within the site boundary is acceptable.

A dwelling of this size would require a double driveway to meet with Road Services adopted parking standards and the dimensions of a double length driveway should be 3m by 11m - the proposed arrangement with a driveway leading to a car port is generally acceptable but the 3m width should be maintained into the car port area for accessibility reasons so a redesign in this area will be required.

Subject to the issue of the driveway dimensions into the car port area being addressed, Road Services advise they would not have any other objections to this proposal and as such the proposal would not be contrary to Policy T2 of the adopted East Lothian Local Development Plan 2018.

The Council's Landscape Officer has been consulted on the application and advises that the four trees within the application site are significant and on landscape grounds should be retained under LDP policy NH8, the fifth tree within West Cottage has been significantly reduced in height, and although not as attractive it still has a level of visual amenity. The Council's Landscape Officer advises that he has reviewed the 'Survey of Trees' by Hinshelwood Arboricultural Consultants of 22nd February 2023 submitted as part of the application and has the following comments:

- i) The tree root protection areas (RPAs) for all five trees that are discussed within the report has not considered section 4.6.2 & 4.6.3 of BS 5837: 2012 'Trees in relation to design, demolition and construction', in respect of the likely location of tree roots extending significantly into the area proposed for development due to the asymmetrical rooting systems ~ when applying this, there is very little, if any, area for development out with the RPA/construction exclusion zone;
- ii) Furthermore, if the development was approved, the proposed raft foundation within the trees' RPA is too deep, as the tree roots are within the top 500 to 600 mm, and not only would the necessary ground excavation remove the section of root plate, the proposed foundation would starve these roots of moisture and oxygen and likely crush any remaining tree roots below;
- iii) There should be sufficient temporary protective fencing on the extent of the RPA to prevent any construction activities entering the RPA; and to consider constructing a box around the main stem of a tree as the tree report suggests would not be acceptable;
- iv) When the trees are in leaf the garden area of the site will be constantly in shade and thus, regular crown thinning and reduction works will likely be required to the trees to alleviate such heavy shading and to prevent the trees from growing over/into the proposal, this creates an ongoing maintenance issue and is not good for the future health of the trees and will significantly reduce the trees' visual amenity to the wider area;

In all of the above the Council's Landscape Officer advises that it is unlikely that the proposed scheme of development could be undertaken without harm to the four mature trees within the site contrary to Policy 6 of NPF4 and Policy NH8 of the adopted East Lothian Local Development Plan 2018. The Council's Landscape Officer advises that if this site was considered to be granted planning permission for such a development he would suggest, due to all of the above concerns, that the trees be removed and smaller more appropriate tree species be planted to fit the small space that would be left after development was completed; however, this approach would not align with Policy 6 of NPF4 and Policy NH8 of the adopted East Lothian Local Development Plan 2018.

The Council's Archaeology/Heritage Officer has been consulted on the application however no response has been received. However The Council's Archaeology/Heritage Officer was consulted on previous application 22/01261/P for the same scheme of development on the same application site and advised at that time that 'although the proposals lie right on the edge of the WWI & II Drem airfield from the available mapping this area did not contain any infrastructure associated with it. Additionally the area is immediately adjacent to the Historic steading and it is likely that if any earlier remains were once present that the construction and

operation of the steading would have disturbed or removed them. An assessment has suggested that the potential for unknown remains is likely to be low.' Accordingly the Council's Archaeology/Heritage Officer advised he had no comment to make on previous application 22/01261/P. As the scheme of development and application site the subject of this current application is the same as that which was the subject of previous application 22/01261/P it is assumed that the previous comments of the Council's Archaeology/Heritage Officer apply to this current application and he has no comment to make on it.

Scottish Water whilst raising no objection to the application advise that unfortunately according to their records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore they would advise applicant to investigate private treatment options. Scottish Water also advise that for reasons of sustainability and to protect their customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into their combined sewer system.

Notwithstanding all of the above the application site is located in a countryside location within East Lothian that is characterised by a low density dispersed built form within an agricultural landscape. While there are both residential and commercial buildings within the vicinity of the application site it is not identified in the adopted East Lothian Local Plan 2018 as being within a settlement and the Local Plan does not allocate the land of the site for housing development.

Consequently, the principle of the erection of one house on the application site must be assessed against national, strategic and local planning policy relating to the control of new housing development in the countryside. Thereafter it must be established whether the proposed house would be of an architectural form, size, scale and positioning appropriate for its setting and whether the proposal would have an adverse impact on nearby mature trees.

Although the application site is adjacent to existing residential properties, these houses are not defined as a settlement in the adopted East Lothian Local Development Plan 2018. Rather they are defined as being located within the countryside. These existing houses and buildings which contain residential properties are not new build developments but are existing houses which are long established in their countryside location or in the case of the residential properties within Fenton Steadings are located within a long established steading building which has been converted to residential properties and which are part of the character and appearance of the area. Moreover, whilst the application site is situated to the south and west of the residential properties of Fenton Steading and West Cottage respectively the erection of a house on the site would not be an addition to a settlement or an addition adjoining the edge of a settlement. Rather, it would constitute sporadic development in the countryside.

The site is not allocated for housing development in the adopted East Lothian Local Development 2018, nor is it a brownfield, vacant or derelict site as it has been used, until recently purchased by the applicant, for a substantial number of years, as an established allotment/vegetable growing area. The proposed house does not reuse a redundant or unused building. The proposed house is not an appropriate use of a historic environment asset. There is no agricultural or other employment use presently in operation to justify the need for a new house on the application site. Neither has the applicant advanced any such case of justification of need for the principle of the proposed new house. No case has been put forward that the proposed house has an operational requirement for its countryside location or that it would be required to support a use which in principle requires a countryside location. In the absence of any such direct operational requirement or justified supporting case for the erection of a house

on the application site, the principle of such proposed development on the site is inconsistent with national, strategic and local planning policy and guidance concerning the control of development of new build houses in the countryside. Specifically, the proposal to erect a new build house on the application site is in principle contrary to Policy 17 of NPF4 and Policies DC1 and DC4 of the adopted East Lothian Local Development Plan 2018.

The adopted East Lothian Local Development Plan 2018 states that designs for new development must evolve from and respond to an analysis of the proposed development site and its wider context. Furthermore it states that the designs, materials and finishes proposed must complement those of existing buildings in the local area. The neighbouring residential properties to the east are a row of single storey traditional terraced cottages with pitched roofs clad in pantiles and original walls of natural stone with small modern extensions. The buildings comprising Fenton Steading located to the north of the application site were converted to residential properties through the grant of planning permission 04/00765/FUL for a sympathetic conversion which retained the scale form and historical and architectural appearance of the steading buildings with the buildings again being of a traditional construction with walls of natural stone and pitched roofs clad in pantiles, typical of rural residential properties and historical buildings which are well established features within the East Lothian countryside.

The submitted design and access statement states that the massing and form of the new home has been designed to reflect and sit comfortably within the massing of the surrounding buildings and landscape and the proposal reflects, and is inspired, by the terracotta dual pitch and gable forms of the adjacent cottages and steading. However the proposed house is not of a scale, form, massing or finish in-keeping with the residential properties within the locality. The proposed house is a modern contemporary design house providing living accommodation on two floors with the proposed house having a ridge height some 2 metres higher than that of the neighbouring properties of West Cottage and the neighbouring row of terraced cottages located to the immediate east. The positioning of the building is also not in keeping with the buildings within the locality with the row of terraced cottages to the immediate east of the site running in a west/east alignment fronting onto Fenton Newmains Road to the south. The proposed house would be positioned in a north/south alignment fronting onto Calderston Road to the west and presenting its gable elevations to the north and south. While the Fenton Steading buildings to the north are set back from Calderston Road, with the west elevations of the steading buildings being positioned in a similar building line to the west gable elevation of West Cottage. There are no residential properties or indeed buildings located on the east side of Calderston Road fronting directly onto the road in the immediate locality. Whilst there is a small brick storage building on the site this is small in scale and is not visually prominent. Consequently, the proposed house would disrupt the built form of development within the area. The positioning, design, scale, form, materials and finish of the proposed house would not complement those of existing buildings in the area. The overall appearance would be of a large modern house designed without reference to either its landscape setting or the neighbouring traditional buildings in residential use within the locality. As such the proposed house would be inappropriate to its setting and would be out of keeping with its surroundings contrary to Policies 14, 16 and 29 of NPF4 Policies DP1 and DP2 of the adopted East Lothian Local Development Plan 2018.

NPF4 seeks to give significant weight to the global climate crisis. In this regard housing should be directed towards existing settlements where facilities and services including public transport are available and on allocated housing sites; this is a sustainable approach to spatial planning

and is in line with the LDP and national planning policy. Housing in rural areas should only be supported in particular circumstances. The proposed scheme of development for a house on this rural site located within the East Lothian countryside does not meet these circumstances specified in Policy 17 of NPF4 or DC4 of the adopted East Lothian Local Development Plan 2018 and would effectively undermine the spatial strategy of the LDP and result in an increased number of non-public transport journeys at a time when the Scottish Government is requiring a reduction in private car use to help combat climate change and reduce carbon emissions. As such the proposal is contrary to Policies 1, 13, 14 and 16 of NPF4 and T1 of the adopted East Lothian Local Development Plan 2018.

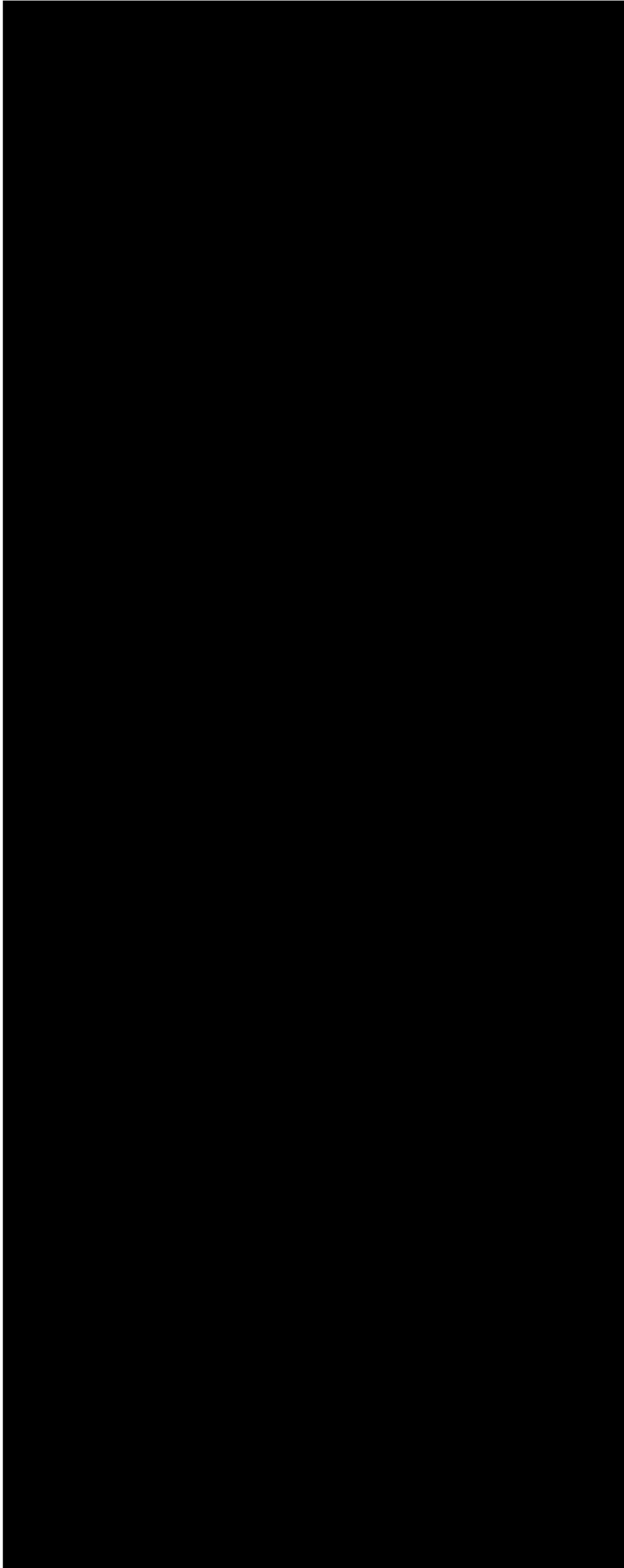
In conclusion the proposed scheme of development is not in accordance with the Development Plan and there are no material planning considerations that outweigh the fact that the proposed scheme of development is not in accordance with the Development Plan.

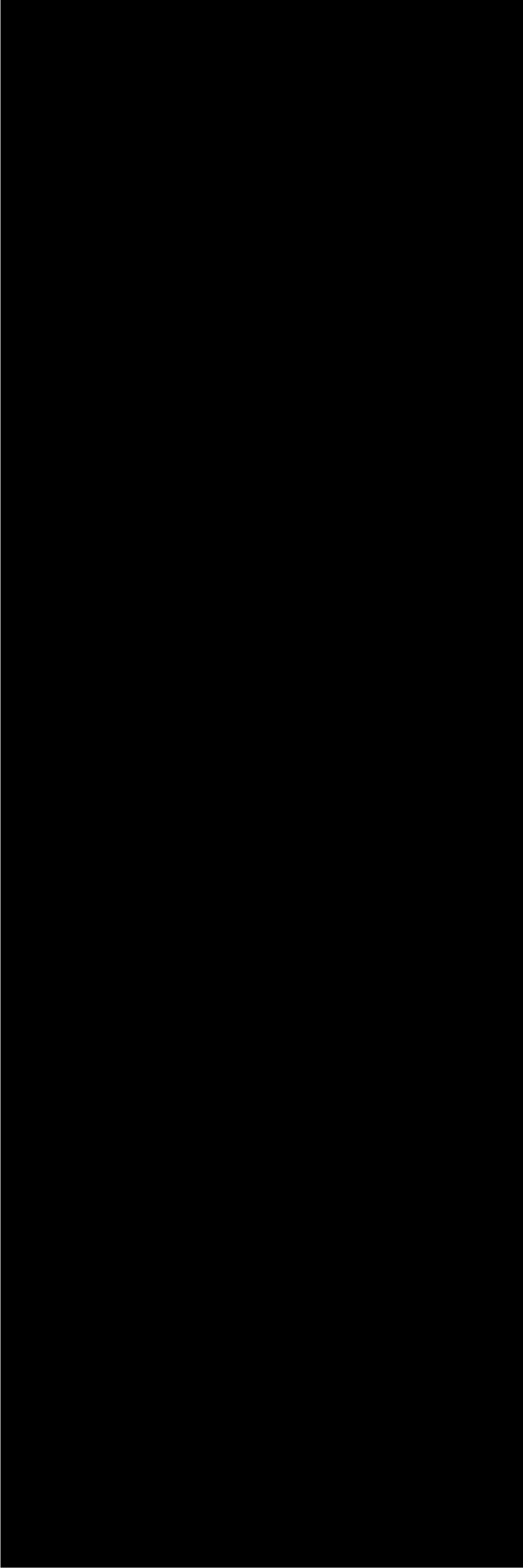
## REASONS FOR REFUSAL

- 1 The erection of a house on the application site would be new build housing development in the countryside of East Lothian on land which is not allocated for housing development, is not brownfield land where a return to a natural state will not happen without intervention, does not reuse a redundant or unused building, and for which a need to meet the requirements of the operation of an agricultural, horticultural, forestry, countryside recreation, or other business, leisure or tourism use has not been demonstrated, and which is not proposed as affordable housing development of an existing rural settlement. The proposal is therefore contrary to Policy 17 of NPF4 and Policies DC1 and DC4 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.
- 2 The erection of a house on the application site would be new build housing development in the countryside of East Lothian for which a desirable primary use supported in principle by criterion b of Policy DC1 and with benefits that outweigh the normal presumption against new build housing in the countryside has not been demonstrated; and which is not an appropriate use of a historic environment asset or promoted to fund the restoration of a listed building, building of recognised heritage value or significant designated feature of the built or natural environment, the retention of which is desirable. The proposal is therefore contrary to Policy 17 of NPF4 and Policy DC5 of the adopted East Lothian Local Development Plan 2018.
- 3 The proposed house is of a design, scale, form, materials and finish inappropriate to its setting and out of keeping with its surroundings contrary to Policies 14, 16 and 29 of NPF4 and Policies DP1 and DP2 of the adopted East Lothian Local Development Plan 2018.
- 4 It has not been demonstrated that the site could be developed for the erection of one house without harm to the trees within the site and the tree immediately adjacent to the eastern boundary or their removal. Thus, the principle of the erection of a house on the

site is contrary to Policy 6 of NPF4 and Policy NH8 of the adopted East Lothian Local Plan 2018.

LETTERS FROM









App No. 23/00209/P

**EAST LoTHIAN COUNCIL  
DECISION NOTICE**

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

**Mr Pat Cesari  
c/o APT Planning & Development  
Per Tony Thomas  
1 West Road  
Whitekirk  
East Lothian  
EH42 1XA**

**APPLICANT: Mr Pat Cesari**

With reference to your application registered on 22nd March 2023 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

**Erection of 1 house and associated works**

**at  
Site Adjacent To West Cottage  
Fenton New Mains Road  
Fenton Barns  
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 The erection of a house on the application site would be new build housing development in the countryside of East Lothian on land which is not allocated for housing development, is not brownfield land where a return to a natural state will not happen without intervention, does not reuse a redundant or unused building, and for which a need to meet the requirements of the operation of an agricultural, horticultural, forestry, countryside recreation, or other business, leisure or tourism use has not been demonstrated, and which is

not proposed as affordable housing development of an existing rural settlement. The proposal is therefore contrary to Policy 17 of NPF4 and Policies DC1 and DC4 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.

- 2 The erection of a house on the application site would be new build housing development in the countryside of East Lothian for which a desirable primary use supported in principle by criterion b of Policy DC1 and with benefits that outweigh the normal presumption against new build housing in the countryside has not been demonstrated; and which is not an appropriate use of a historic environment asset or promoted to fund the restoration of a listed building, building of recognised heritage value or significant designated feature of the built or natural environment, the retention of which is desirable. The proposal is therefore contrary to Policy 17 of NPF4 and Policy DC5 of the adopted East Lothian Local Development Plan 2018.
- 3 The proposed house is of a design, scale, form, materials and finish inappropriate to its setting and out of keeping with its surroundings contrary to Policies 14, 16 and 29 of NPF4 and Policies DP1 and DP2 of the adopted East Lothian Local Development Plan 2018.
- 4 It has not been demonstrated that the site could be developed for the erection of one house without harm to the trees within the site and the tree immediately adjacent to the eastern boundary or their removal. Thus, the principle of the erection of a house on the site is contrary to Policy 6 of NPF4 and Policy NH8 of the adopted East Lothian Local Plan 2018.

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>
AL_1F-01	04	02.03.2023
AL_EL_01	04	02.03.2023
AL_EL_03	04	02.03.2023
AL_EL_04	03	02.03.2023
AL_EX_1F_01	03	02.03.2023

AL_EX_EL_01	03	02.03.2023
AL_EX_EL_03	03	02.03.2023
AL_EX_GF_01	03	02.03.2023
AL_EX_RF_01	03	02.03.2023
AL_EX_SE_01	03	02.03.2023
AL_EX_SE_03	03	02.03.2023
AL_EX_SE_04	03	02.03.2023
AL_EXT_01	01	02.03.2023
AL_GF_01	04	02.03.2023
AL_RF_01	04	02.03.2023
AL_S_01	02	02.03.2023
AL_SE_01	04	02.03.2023
AL_SE_02	04	02.03.2023
AL_SE_03	04	02.03.2023
AL_SE_04	04	02.03.2023
S_1F_01	03	02.03.2023
S_EL_01	03	02.03.2023
S_EL_03	03	02.03.2023
S_EX_1F_01	03	02.03.2023
S_EX_EL_01	03	02.03.2023
S_EX_EL_03	03	02.03.2023
S_EX_GF_01	03	02.03.2023
S_EX_RF_01	03	02.03.2023
S_EX_SE_01	03	02.03.2023
S_EX_SE_03	03	02.03.2023

S_EX_SE_04	03	02.03.2023
S_GF_01	03	02.03.2023
S_RF_01	03	02.03.2023
S_SE_01	03	02.03.2023
S_SE_03	03	02.03.2023
S_SE_04	03	02.03.2023
SK 002	02	02.03.2023
SK 003	02	02.03.2023
SK 004	02	02.03.2023
SK 005	02	02.03.2023
SK 006	02	02.03.2023
SK 007	02	02.03.2023
SK 008	02	02.03.2023
SK 009	02	02.03.2023
AL_EL_04	03	20.03.2023
AL_EX_EL_02	02	20.03.2023
AL_EX_EL_04	02	20.03.2023
AL_EX_SE_05	02	20.03.2023
AL_SE_05	03	20.03.2023
S_EL_02	02	20.03.2023
S_EL_04	02	20.03.2023
S_EX_SE_05	02	20.03.2023
AL_EL_02	03	22.03.2023

**10th May 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.



# Application for Planning Permission



**MR P CESARI**

Application for Erection of New Home

Land at Calderside Road, New Mains, Fenton Barns, East Lothian

**PLANNING SUPPORT STATEMENT**

February 2023

apt planning &  
development

6 High Street  
East Linton  
EH40 3 AB

[www.apt-plandevlop.co.uk](http://www.apt-plandevlop.co.uk)



**The application site is a previously developed site, easily capable of accommodating the proposed new home, in keeping with its surroundings and adjacent to existing residential properties.**

The application meets key design and siting criteria and policy considerations. It would not constitute isolated or sporadic development in the countryside and would sit comfortably with the other properties at Fenton Barns delivering an attractive and appropriate solution.

The adoption of National Planning Framework 4 has added further policy context with **Policy 17** specifically dealing with *'Rural Homes'* – the proposals at Fenton Barns represent a *'suitably scaled, sited and designed new home in keeping with the character of the area'*.

In terms *of criteria (a) ii*, the development will see the *reuse of brownfield land* whilst the development of this single house will be appropriate in terms of its location, access and environmental impacts.

The new home is for the applicant to occupy and is designed to complement the site and sit comfortably with the existing properties in the area. Key design characteristics relate directly to neighbouring properties, whilst still creating a distinctive and high quality new home.

The aims and objectives of the relevant planning policies are written to avoid inappropriate and unsympathetic development in countryside locations. **The proposed development will not compromise any aspect of the East Lothian countryside.**

Planning must be about working together to deliver an appropriate outcome for an application site. **The proposed house would be a beautiful and sustainable addition to the area and importantly accords with the provisions of Policy 17 of NPF4.**

## Introduction

1. The proposed development site lies alongside Calderside Road at Fenton Barns. It is a corner site located within a group of existing residential properties. Fenton Steading lies immediately to the north with No1 and No.3 New Mains Cottages lying to the east. Whilst the site is well located for easy access to and from East Lothian, Edinburgh and beyond, it also benefits from a semi-rural location whilst not being far from key services and infrastructure.



2. Changes in national planning policy, including the recent adoption of National Planning Framework 4 (NPF4) encourage a more flexible and positive approach to new housing in the countryside. The proposed home would be part of an existing cluster of homes and relate well to a wider group of dwellings, whilst making use of a gap site that has been previously developed and is part of an identifiable group of houses. The proposed development will sit very comfortably within its surrounding uses.
3. **It is a logical and appropriate addition to this existing rural settlement.**
4. The key points of this application include:
  - This is a brownfield, previously developed site relating well to neighboring properties and uses with not detrimental impacts on any neighbouring properties. The proposed house has been designed with this very much in mind.
  - This is a high quality, small scale residential development that would make a positive contribution to the existing cluster of homes at New Mains. It is a gap site and comfortably part of the hamlet envelope;
  - The land is not in agricultural use and the proposal is entirely compatible with the use and amenity of neighbouring land and other residential properties;
  - A well designed, sympathetic development would be entirely appropriate to the location providing a suitable design solution to this corner site and without creating isolated or sporadic development in the countryside;

- The site has access to relevant infrastructure and services;
  - The client is proposing to demolish the existing building to create a modest home that is energy efficient utilising a number of renewable energy sources meeting many of the Council’s aspirations for new build homes to be as close to Carbon Neutral/Zero Carbon as possible. Rigorous standards of energy efficiency will be employed to reduce the building’s ecological footprint.
5. This is an ideal site to accommodate this small scale development. This is a high quality development that has the opportunity to enhance the existing cluster of houses, to make it more cohesive, whilst ensuring the area does not lose its key characteristics and charm. The proposals will not have any detrimental impacts on the amenity, appearance or character of the immediate area.

## Site Description

6. The site is located at the corner of Calderside Road and New Mains Cottages at Fenton Barns. It is a small, roughly rectangular shaped piece of land. It is relatively flat and overgrown, whilst the northern part of the site accommodates the existing building.
7. Despite not benefitting from a designation as a settlement, Fenton Barns and New Mains are a well-established group of residential and commercial properties on either side of the B1345 from Drem to North Berwick. The buildings are former farm buildings but also incorporate buildings that were previously part of RAF Drem.





8. As mentioned, and as the plan above illustrates, the wider area, and especially the immediate surrounding land is characterised by almost twenty residential properties of varying sizes and types. Fenton Steading lies to the north and the more linear, traditional farm cottages immediately to the east (1 -3 new Mains Cottages and Hopetoun View and Alderburn Cottage). A number of commercial properties of varying sizes and uses lie to the west of the site whilst the substantial commercial operation, Monaghan Mushrooms takes up a large site to the south and east of the application site.
9. Whilst displaying many of the characteristics of an attractive countryside location, Fenton Barns/New Mains could never be described as remote and there are many existing local residents and businesses.
10. **The addition of a further home, on a previously developed site will have no detrimental impact on the area nor will it compromise any planning policies seeking to protect sensitive countryside locations.**



## Planning History

11. There is no specific planning history for this site though a previous application (14/00733/PP) for the erection of a new house on garden ground to the east of the application site was refused in November 2014. That application was different in that it sought the development of a piece of existing garden ground, set back from the existing building line and cluster.
12. This application seeks development on land which sits comfortably within the surrounding cluster of homes. The refusal of 14/00733/PP was also under the previous Local Plan and not relating to the 2018 East Lothian Local Development Plan.

## Design Principles

13. Scottish Planning Policy supports sustainable development and encourages a design-led approach. We have no doubt that the proposed development will also meet the six qualities of successful place (though clearly on a small scale). The application is for this modest one and a half storey home on **this previously developed site**.

14. The house will be very much in keeping with the surrounding homes immediately to the east and north. Importantly, the new home will present a much more attractive site to the public facing frontages along Calderside Road and New Mains Cottages.



15. The plot is comfortably large enough to accommodate the proposed home including the proposed parking and garden ground. The development of the plot will not have any detrimental impacts on the existing residents to the east or north nor would the development have any impact on the wider countryside setting.

## Planning Policy

16. 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.
17. Scottish Planning Policy states that there should be a positive approach to new development within rural areas and development which provides employment and community benefits should be encouraged. There are two significant material considerations regarding this application:
- This proposal involves the use of a previously developed site; and
  - The site represents a natural gap site relating to the existing homes at New Mains - the site is effectively a backland/garden site at an infill location.



**Application for Planning Permission – Land at Calderside Road, New Mains, Fenton Barns**  
**Planning Support Statement – February 2023**

21. The development plan consists of the recently adopted NPF4, the approved South East Scotland Strategic Development Plan and the 2018 East Lothian Local Development Plan (LDP). Given the recency of NPF4 and the scale of the proposed development, we have concentrated on the new NPF policies alongside policies of the adopted LDP.

**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 reuse of a previously developed 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 North Berwick stations, encouraging a range of transport options whilst also offering a number of off-road routes for walking and cycling, encouraging personal wellbeing and transport by means other than by private car.

**NPF4; Policy 9 – Brownfield, Vacant and Derelict Land and Empty Buildings**

- a. 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

The reuse of a previously developed site is the most efficient use of land. The development of a new home on the application site is an appropriate and compatible use in the context of the site and its surroundings whilst the design takes reference from nearby properties and presents an innovative and distinctive 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.

**NPF4; Policy 14 – Design Quality and Place**

- a. Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b. Development proposals will be supported where they are consistent with the six qualities of successful places: Healthy: Pleasant: Connected: Distinctive: Sustainable & Adaptable:.

The existing site detracts from the general attractiveness of the immediate context of the site (existing homes to the east and north). The proposals will be a significant improvement to the current situation whilst also introducing a new structure of real quality and interest.

The proposals meet the six qualities of a successful place given the location within the Fenton Barns cluster, easy access to local attractions and transport options whilst its semi-rural location offers similar access to many countryside and coastal leisure activities encouraging a healthy lifestyle.

The new home will be distinctive, pleasant and welcoming in its design and whilst intended for the applicant to occupy is easily adaptable to differing needs.





Application for Planning Permission – Land at Calderside Road, New Mains, Fenton Barns  
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<b>NPF4; Policy 16 – Quality Homes</b>	<p>f. Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:</p> <ul style="list-style-type: none"><li>the proposal is consistent with policy on rural homes;</li></ul>	Please see below
<b>NPF4; Policy 17 Rural Housing</b>	<p>a. 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>a. reuses brownfield land where a return to a natural state has not or will not happen without intervention</p>	As this document, the Design and Access Statement and application drawings clearly illustrate and highlight, this application represents a high quality and attractive design solution for the site at Fenton Barns. The scale of development and key design themes respect the context of the site whilst still delivering an attractive and distinctive new home for the applicant.

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The policies of **National Planning Framework 4** are the first port of call when considering a proposal. We have demonstrated above that the proposals at Fenton Barns comply with a number of key policies in NPF4. The assessment below looks at the policies within the Adopted 2018 East Lothian Local Development Plan. As per the previous submission in support of a similar application in 2022, and despite some apparent policy conflict, we contend that the proposals at Fenton Barns should be judged to pass the key tests of the LDP (in this instance, appropriate design in the context of their surroundings).

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<b>DC1: Rural Diversification</b>	<p>This policy sets out specific criteria for new development in the countryside, stating that there will be support in principle where it is for agriculture, horticulture, forestry or countryside recreation; or other businesses that have an operational requirement for a countryside location, including tourism and leisure uses.</p>	<p>The proposed home is not being promoted to support an existing business or leisure use. However in being part of an established cluster of homes at New Mains/Fenton Barns, the site displays different characteristics from a typical countryside location and <u>development would not be inappropriate, isolated or sporadic and therefore there is not conflict with policy DC1.</u></p>
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<b>DC3: Replacement Dwellings in the Countryside.</b>	This policy outlines exemptions to the general presumption against new housing in the countryside and states that replacement dwellings would be supported in principle where it is a like for like replacement of a dwelling recently rendered uninhabitable or to replace an existing dwelling that is incapable of inhabitation.	The proposed development cannot accord with DC3 though the proposal does seek to utilise a previously developed site. Flexibility can be applied to enable limited development on this site - <u>a previously developed site that relates well to neighbouring uses</u> . The proposed home is of an appropriate scale to the locality and sits within an established and clearly defined cluster of homes (and amongst a much wider group of both residential and commercial buildings).
<b>DC4: New Build Housing in the Countryside.</b>	New build housing, where there is no existing house/existing building suitable for conversion to a house, will only be supported in the countryside if it is required to meet an operational business need, or if it is for affordable housing and satisfies the terms of NH1.	The proposed development seeks to utilise this previously developed site. Given the site specific characteristics and circumstances the creation of a home on the application site can be justified. The proposal is small scale (a single house) and <b><u>forms a logical addition to the existing cluster of buildings</u></b> .
<b>NH8: Trees and Development</b>	There is a strong presumption in favour of protecting East Lothian’s woodland resources.  Development affecting trees, groups of trees or areas of woodland will only be permitted where:  a. any tree, group of trees or woodland that makes a significant positive contribution to the setting, amenity of the area has been incorporated into the development through design and layout.	There are four mature trees on the western boundary of the site (and a fifth tree in the grounds of the neighbouring property to the east). A tree survey has been undertaken by Hinshelwood Arboricultural Consultants which has advised on the appropriate construction methods to protect the long-term health of the trees. All will be retained and provide an attractive setting for development.

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<p><b>DP1: Landscape Character</b></p>	<p>All new development must be well integrated into its surroundings and retain and where appropriate enhance existing natural and physical features, incorporating these into the design in a positive way. It must include appropriate landscaping/multifunctional green infrastructure/open spaces to unify and integrate it into its surroundings.</p>	<p>The landscape character will not be compromised by the proposed development. The site is easily capable of accommodating the proposed home and the proposals have been sensitively designed to utilise the existing built form. The design pays particular attention to the landscape backdrop retaining a number of mature trees whilst enabling the improvement of the overall appearance of the site. The development of a sustainable, attractive and appropriate new home will enhance the view of the site, especially when viewed from the south.</p>
<p><b>DP2: Design</b></p>	<p>The Council requires good design and the design of all new development proposals must meet a number of specific criteria. Those relevant to this application are listed below and the design of the proposed new build should take into account:</p> <ol style="list-style-type: none"> <li>1. Appropriateness to the location;</li> <li>2. Siting, density and design;</li> <li>3. Positioning and orientation of buildings;</li> <li>4. Distinguishing public space from private space;</li> <li>5. Ensuring privacy and amenity; and</li> <li>6. Retaining physical or natural features;</li> <li>7. Suitably serviced and accessed.</li> </ol>	<p>The proposed development is entirely appropriate to its location. As the application drawings and visualisations illustrate the proposal is for a simple, attractive new home. The frontage and choice of materials are appropriate for the location and a key aim for the home will be for it to be resource efficient. It will be well integrated into its surroundings (with no impact on the neighbouring properties in terms of privacy/ amenity), and does not require the removal of any trees. The site is suitably serviced and accessed and a home in this location will provide an appropriate conversion and use of the existing property.</p>
<p><b>DP7: Infill, Backland and Garden Ground Development.</b></p>	<p>This policy outlines specific criteria that need to be met before the principle of development can be supported within infill and backland locations.</p>	<p>We acknowledge that this site is in a countryside setting and outwith the scope of the policy, but believe that all of the criteria outlined in DP7 can apply to a gap site in the countryside and specifically this application. The proposed development meets ALL of the criteria outlined in this policy. The site can comfortably accommodate the entire development; it offers a good level of privacy and amenity to both the existing occupants of neighbouring properties and the occupants of the new home. The scale/design and density of the development is sympathetic to its surroundings – it is not overdevelopment and there is no material loss of green land, open space or physical or natural features.</p>

**The proposed development complies with Policy DP1: Landscape Character.**

**The proposed development complies with Policy DC2: Design.**



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<b>RCA1: Residential Character and Amenity.</b>	This policy ensures that the residential character and amenity of housing areas is safeguarded from the adverse impact of uses other than housing.	This policy is usually applied to predominantly residential urban areas, seeking to protect the amenity of existing and future residents. Despite its countryside location, the proposed house would be part of an immediate and wider group of existing homes. The proposed development is compatible with the residential character and amenity of the area. As has been highlighted previously - a home in this location will provide an appropriate design solution to the existing nature of the site. The proposed development complies in fully with policy RCA1.
<b>T1 : Development Location and Accessibility</b>	New developments shall be located on sites that are capable of being conveniently and safely accessed on foot, by cycle, by public transport and private vehicle (including adequate car parking).	This is a small scale development - one residential property. It can be safely accessed, will have adequate parking and will have no discernible impact on general transport in the area.  Whilst located in a wider rural setting, the surrounding roads and paths are well used by cyclists and walkers. It is a very pleasant environment.
<b>T2 : General Transport</b>	This policy ensures that there will be no adverse impact on road safety, walking or cycling in the surrounding area, public transport operations, the capacity of the surrounding road network and residential amenity as a consequence of increased traffic.	<b><u>The proposed development complies in full with policy T1 and T2.</u></b>

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## Conclusions

22. This site provides the opportunity to present an innovative and resource efficient addition to the residential properties at New Mains, an existing hamlet and wider cluster of residential and commercial properties at Fenton Barns. The proposals would see the delivery of a new sustainable and attractive new home on the western edge of an existing row of properties and relating well to Fenton Steading immediately to the north.
23. The proposed development will have no impact on the wider landscape setting and would relate well to the existing group of homes. In fact the development would be a significant improvement on the current state of the plot.
24. **The proposed home is an appropriate addition to an existing identifiable building group. It is an infill, gap site.**
25. The recently adopted **National Planning Policy 4** provides a positive context in the reuse of brownfield land for the development of rural homes. These proposals pass that particular test alongside other key tests in NPF4.
26. Concern is consistently raised about protecting East Lothian from isolated and sporadic development in the countryside. In its immediate and wider context, this site is neither. It is part of an established group of homes and commercial properties and is within easy reach of key services and infrastructure.
27. We would assert that each application must be determined on its individual merits and whilst it does not meet all of the LDP planning policy tests set out above this does not and should not, in itself preclude development on this site.
28. Planning should concentrate on the **outcome** of a process. In this instance, the **outcome** will be the delivery of an attractive, appropriate new family home on a previously developed home, sitting comfortably within a wider built environment and addressing an existing gap site.
29. Each planning policy cannot possibly relate to every application, to every circumstance, but provides a framework within which decisions are taken and a logical decision in this instance would be to permit the redevelopment of this previously developed site. The assessment of proposals against planning policy must be reasonable to the site specific nature of each application. One of the fundamental foundations of the planning system is that each application must be judged on its own merits.



**Application for Planning Permission – Land at Calderside Road, New Mains, Fenton Barns**  
**Planning Support Statement – February 2023**

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30. The applicant should be applauded for seeking limited development through the innovative and appropriate design proposed for the application site whilst the proposal as a whole will result in a more attractive site relating well to its surroundings.
  
31. We contend that residential development at this site would enhance the overall character and setting of New Mains in removing an untidy and vacant plot and enabling the development of an attractive, modest home for the applicant, appropriate to the character and appearance of its setting and surroundings and importantly accords with the key provisions of NPF4.



# FENTON NEWMAINS DESIGN AND ACCESS STATEMENT

November 2022

Sonia Browse Architects LLP





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We propose to build a sustainable contemporary family home on an abandoned corner plot in the rural settlement of Fenton Newmains.

As this brief report will explain, our proposals draw design inspiration from the local context and seek to create a new home which both responds to and enhances its surroundings.





Proposal Sketch

## Who we are

The site is owned by Pat Cesari and the proposals have been designed by Sonia Browse Architects LLP. We are supported in this application by APT Planning and Development

Sonia Browse Architects LLP is an award-winning architect's practice founded by Sonia Browse in 2016.

Sonia Browse Architects is a small design led architectural practice who have gained a reputation for delivering beautiful and innovative solutions to a wide range of design challenges.

Through our recent work, we have gained a reputation for our residential work, a thoughtful response to context, and the adaptation of existing buildings.

Our recently completed Havenfield Mews project for 3 new build houses in a new mews in Portobello has won a number of awards including; a RIAS Award 2022, a Saltire Housing Design Award 2021, winner of the Large Project Award in the EAA (Edinburgh Architectural Association) Awards 2020, winner of the Residential Category in the Scottish Design Awards 2020; as well as having being shortlisted for the Architects' Journal Architecture Awards in the housing under £10 million category.

Alongside this, our recently completed Bruntsfield extension and remodeling was awarded as the winner in the Interior Design Category for The Scottish Design Awards 2021 and a Finalist in their Low Cost Schemes under £200k.

Based in Edinburgh, Sonia Browse Architects LLP carry out work across Scotland and have recently completed a number of similar scale private residential projects in Newington, Bruntsfield, Merchiston, Greenside, Stockbridge, Tollcross and Fife and are currently working on several residential developments in sensitive locations in and around Edinburgh, Midlothian and East Lothian.

02.1 Fenton Barns



The hamlets of Fenton Barns, East Fenton, Fenton Newmains and West Fenton make up this rural community in East Lothian.

The rural settlements are located midway between Dirleton and Drem in East Lothian, approximately 20 miles (32 km) east of Edinburgh and close to nearby larger urban areas such as North Berwick, and Gullane.



Present Day Satellite Map of Fenton Barns and the Surrounding Area

Key

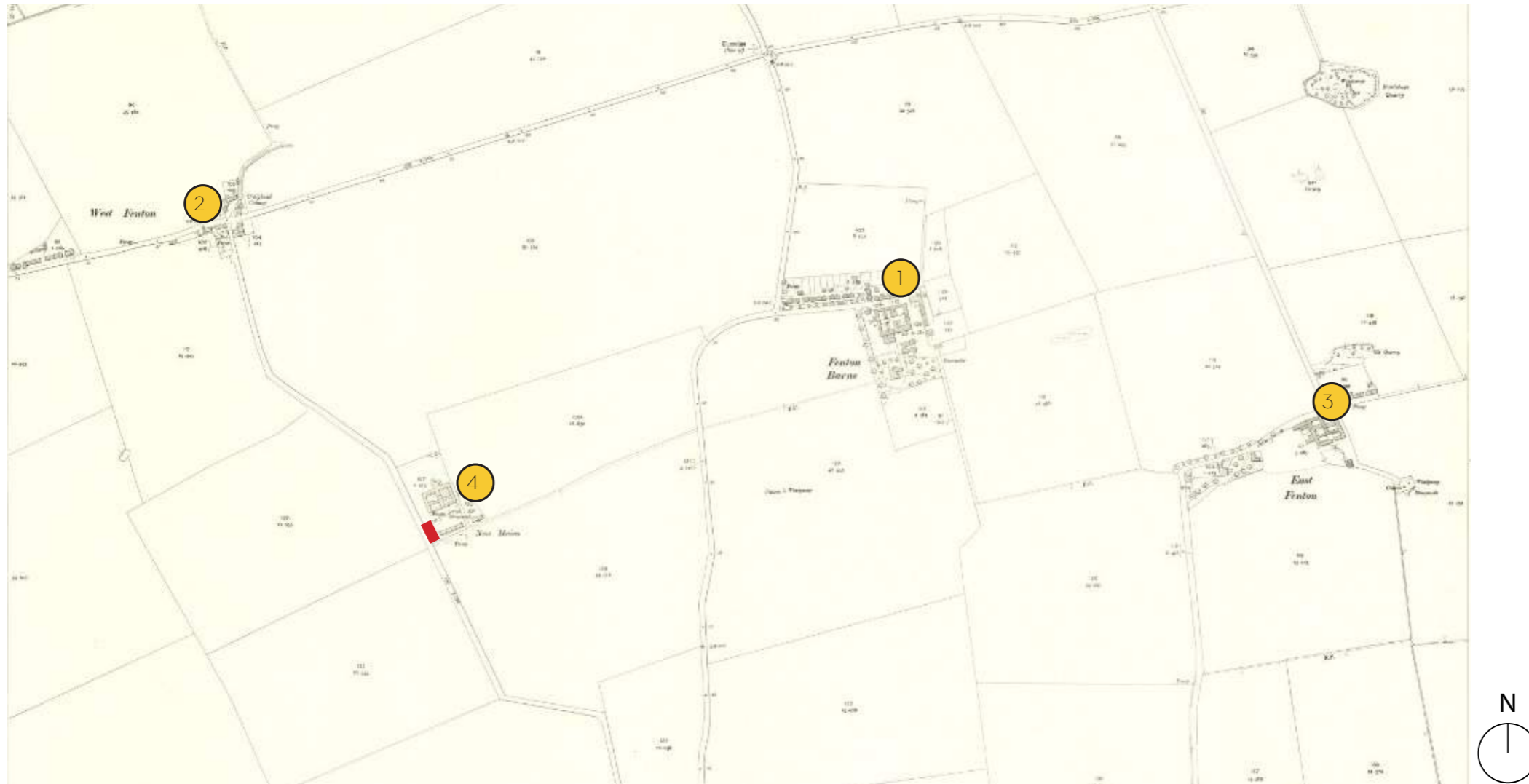
- |  |  |   |
|--|--|---|
|  Fenton Barns |  East Fenton Farm |  Edinburgh to North Berwick Train line |
|  West Fenton  |  Fenton Newmains  |  Site                                  |



Originally a grouping of small farming communities, the area still retains much of its agricultural uses along with, a poultry processing factory, commercial mushroom-growing complex and traditional housing all located within rolling countryside.

Fenton Barns has more recently grown into a retail, leisure, and industrial zone.

Golf and archery are now on offer and the Fenton Barns farm shop presents local gourmet produce while many local artisans have taken up studio space in the units at the former Drem Airfield.



Historical Map of Fenton Barns and the Surrounding Area



Fenton Barns Retail Village



Former Gymnasium, alongside Fenton Barns Retail Village



West Fenton Cottages



Newmains Cottages



02.2 Drem Airfield

RAF Drem was established during the First World War but came to prominence during World War II as fighter base, providing a defense against German bombers.

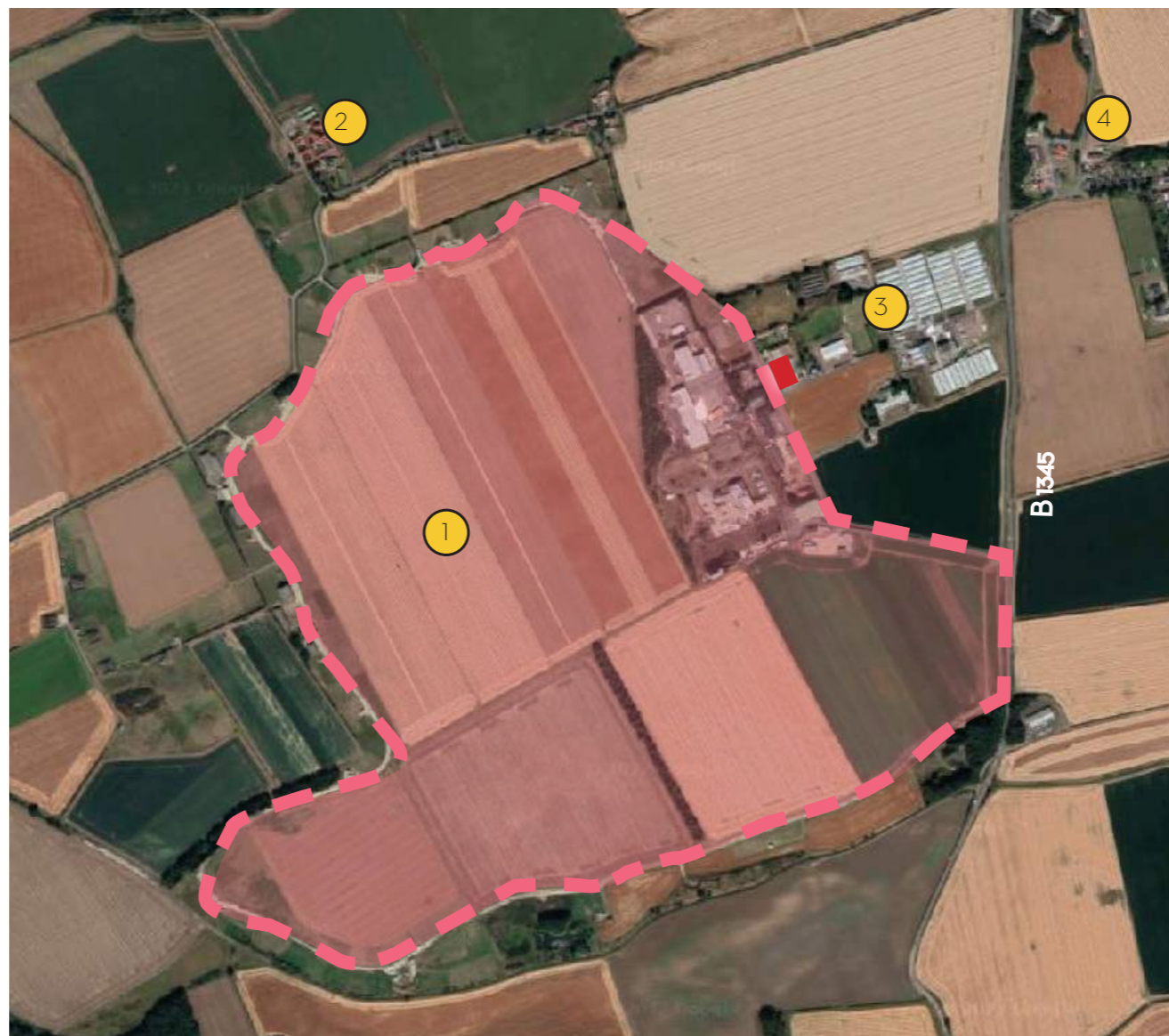
Drem Airfield was an essential part of the frontline of air defenses during the Second World War, ideally located to protect the general Edinburgh area and important dockyard at Rosyth.

In late 1939, Spitfires based at Drem, intercepted the first German bombers to attack the British mainland, which were targeting the Naval Dockyard at Rosyth. This shooting down was particularly notable as it was the first German aircraft to be brought down on British soil and was followed by a visit by King George VI early the following year.

Drem Airfield is also renowned for their creation of the Drem Lighting system which was developed to assist Spitfire and Hurricanes landing. The new form of airfield illumination addressed glare and visibility problems for aircraft flying at night and became a standard component of all RAF stations thereafter.

A few buildings from both the World Wars remain and have been re-purposed for retail leisure and light industry.

There remains no evidence of the three grass runways, although most of the paved perimeter track survives and is clearly visible on aerial maps.



Present Day Satellite Map of Drem Airfield



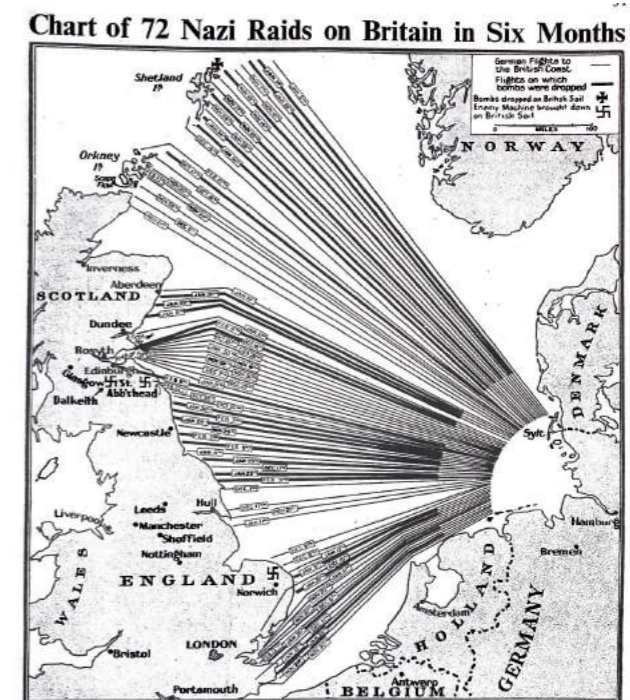
The Stand-by Set house, an auxiliary power station, still remains in good condition today



Part of the Accomodation site, used as small industrial and retail units today



Storage Area for fabricated steel work at Drem Airfield , 1962



Map showing Nazi air raids directed towards the British Isles from Sept 1939- Feb 1940. Diagram from the 'Evening Standard'



Spitfire VBs of NO. 453 Squadron at Drem. 1942



Spitfires MkI RAF 602Sqn at Drem. 1940



King George VI 'inspecting the troops at Drem, 1940

Key



RAF Drem



Fenton Newmains



Airfield Perimeter Track



Site



West Fenton



Fenton Barns



Airfield

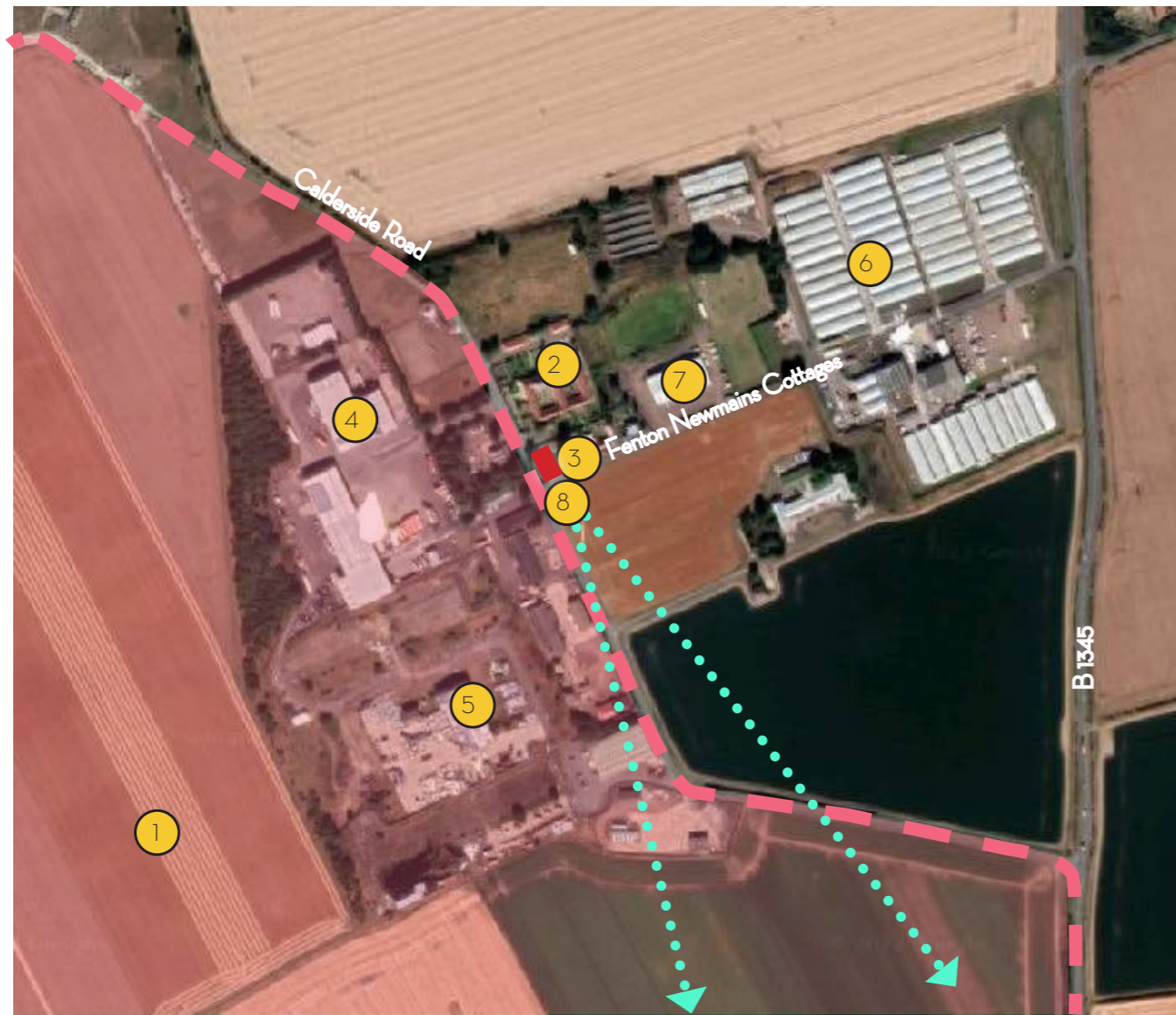


O2.3 Fenton Newmains

Our site is located in the rural settlement of Fenton Newmains immediately adjacent the old Drem Airfield.

The hamlet consists of a mixture of residential, agricultural, and light industrial uses.

Located on the brow of a rolling hill the hamlet benefits from open views across the old airfield and the agricultural landscape which surrounds it.



Present Day Satellite Map of Fenton Newmains



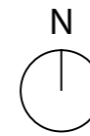
Fenton Newmains Cottages



Fenton Mains Steading



Open views from Fenton Newmains Cottages



Industrial units



Monaghan Mushrooms



Andrew Black Limited Haulage & Storage



Storage Unit Sheds

Key

- ① RAF Drem

② Fenton Mains Steadings

③ Fenton Newmains Cottages
- ④ Andrew Black Haulage & Storage Limited

⑤ Industrial units

⑥ Monaghan Mushrooms
- ⑦ Storage Unit Sheds

⑧ Open views from the brow of the hill

■ Site
- Airfield Perimeter Track

■ Airfield

••••• Open Views from Fenton Newmains Cottages (as shown in photograph)



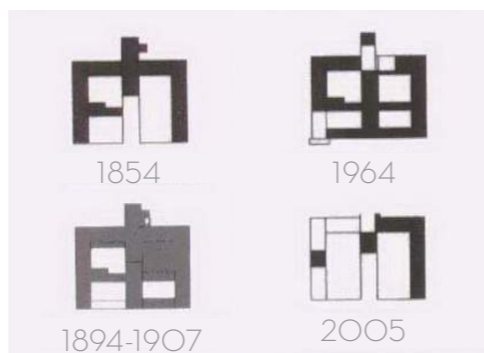
02.3.1 Fenton Mains Steading

Records suggest that Fenton Mains Steading was founded as a double courtyard with a steam engine, stack and barn in the mid-19th Century falling into disrepair at the end of the 20th Century.

The Steading was recently converted into 11 houses arranged around the central communal courtyard (1).

The successful development has conserved and reinstated the original Steading with terracotta pan-tiled roofs and distinctive colonnades in the central courtyard space and car sheds.

1. Planning Permission granted 1999 (ref: 96/00472/HIS) and renewed 2005 (ref: 04/00765/FUL) with further permission granted in 2007 (ref: 07/00048/FUL) for an additional car shed.



Historical OS Map Plans of Fenton Mains Steading



Historical Photographs of the Steadings



Completed Development



Satellite Photograph of Fenton Mains Steading

Key

- Area of Steading Site
- Proposed Site



02.3.2 Fenton Newmains Cottages

Fenton Newmains Cottages is a row of cottages comprising, West Cottage, Auchtarne Cottage and Alderburn Cottage located to the southeast of the Steading adjacent to our site.

Although presumed to originally be farmers cottages, the cottages were used by the RAF during WWII as officers' accommodation.

West Cottage and Auchtarne Cottage form a pretty row of stone-built cottages with terracotta pan-tiled roofs which look out over the expansive view over the agricultural land to the south-east. Auchtarne Cottage was recently subdivided into two cottages (1)

Just beyond to the east is Alderburn Cottage which has recently been converted from one cottage into a pair of semidetached cottages with works comprising new upper floor accommodation and an extension to the rear (2).

Alderburn Cottage differs in appearance being slightly taller with gable fronted entrance porches and a grey slate roof.

1. Planning Permission granted 2015 (ref:15/00575/P)
2. Planning Permission granted 2007 (ref: 07/01294/FUL) and renewed 2012 (ref: 12/00690/P)



Front (South East) Elevation of Alderburn Cottages (Recently Extended and Divided into 2 homes)



Front (South East) Elevation of Auchtarne Cottages (Recently Divided into 2 homes)



Row of Newmains Cottages looking at West Cottage on the left and Auchtarne Cottages to the right of the photograph



Satellite Photograph of Fenton Newmains Cottages

Key

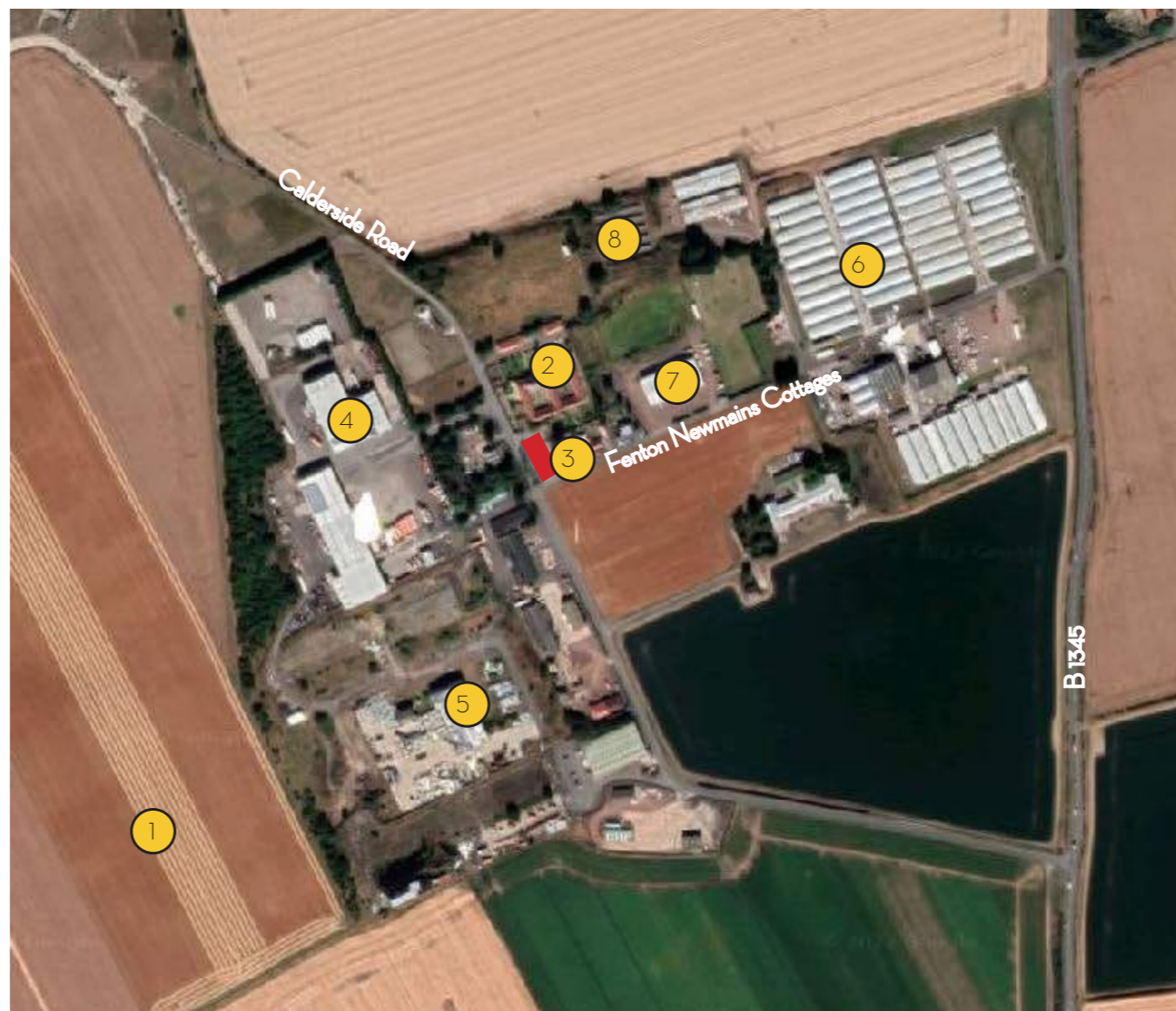
	Area of Steading Site
	Proposed Site














02.3.3 Surrounding Industry

As is evident in the adjacent ariel view, the original rural settlement has expanded with numerous light industrial uses – some purpose built, and some re purposing buildings and structures originally formed to serve the Airfield.



Present Day Satellite Map of Fenton Newmains and The Surrounding Industrial Units

Key

- |  |                        |   |                          |   |                          |   |  |
|--|------------------------|---|--------------------------|---|--------------------------|---|--|
|  1 | RAF Drem               |  3 | Fenton Newmains Cottages |  5 | Various Industrial Units |  7 | Existing Storage Shed related to application (ref: 22/00090/P) |
|  2 | Fenton Mains Steadings |  4 | Andrew Black Haulage     |  6 | Monaghan Mushroom Farm   |  8 | Solar Array  |
|    | Proposed Site          |   |                          |   |                          |   |  |





Aerial photograph of Andrew Black Haulage Limited Industrial Units and surrounding Industry



Andrew Black Haulage and Storage Limited



Monaghan Mushroom Farm Units



Monaghan Mushroom Farm



Industrial Units surrounding Fenton Newmains



Existing storage unit on site regarding planning application 22/00090/P



Approved Proposals for Storage Units (ref: 22/00090/P)



Approved Proposals for Storage Units (ref: 22/00090/P)

Notable light industry around Fenton Newmains includes Andrew Black Limited who are hauliers, Monaghan Mushrooms who are a commercial mushroom growing complex as well as a number of smaller workshops.

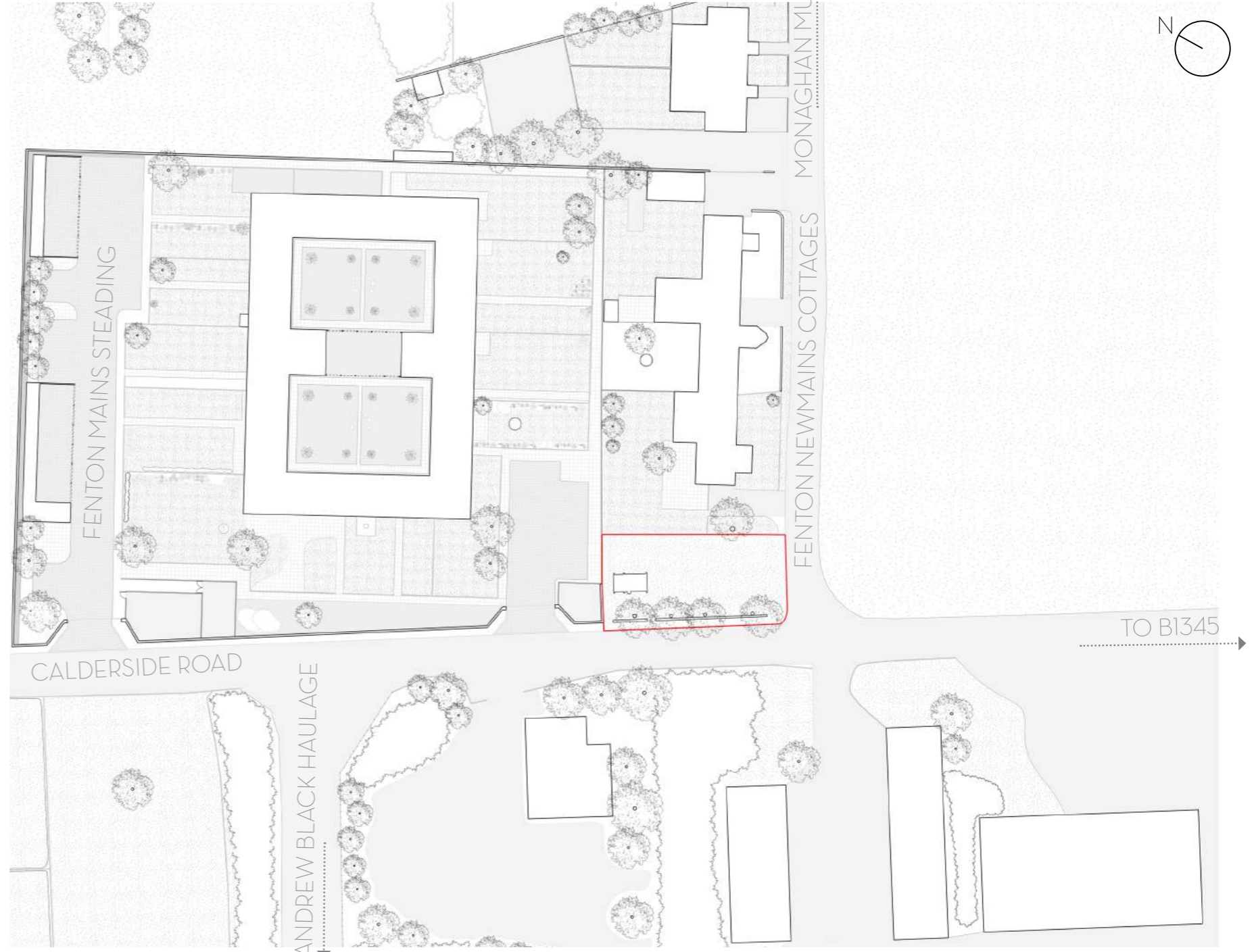
A large solar array has recently been installed in the field to the northeast of the Steading and a recent application has been approved for two large storage and distribution buildings directly to the south of the solar array. (1)

1. Planning Permission granted 2022 (ref: 22/00090/P)



03.0 Site

The site is located on a disused corner plot at the end of the row of cottages on Fenton Newmains Cottages with the Steading just behind to the northwest and Andrew Black hauliers on the opposite side of Calderside Road.



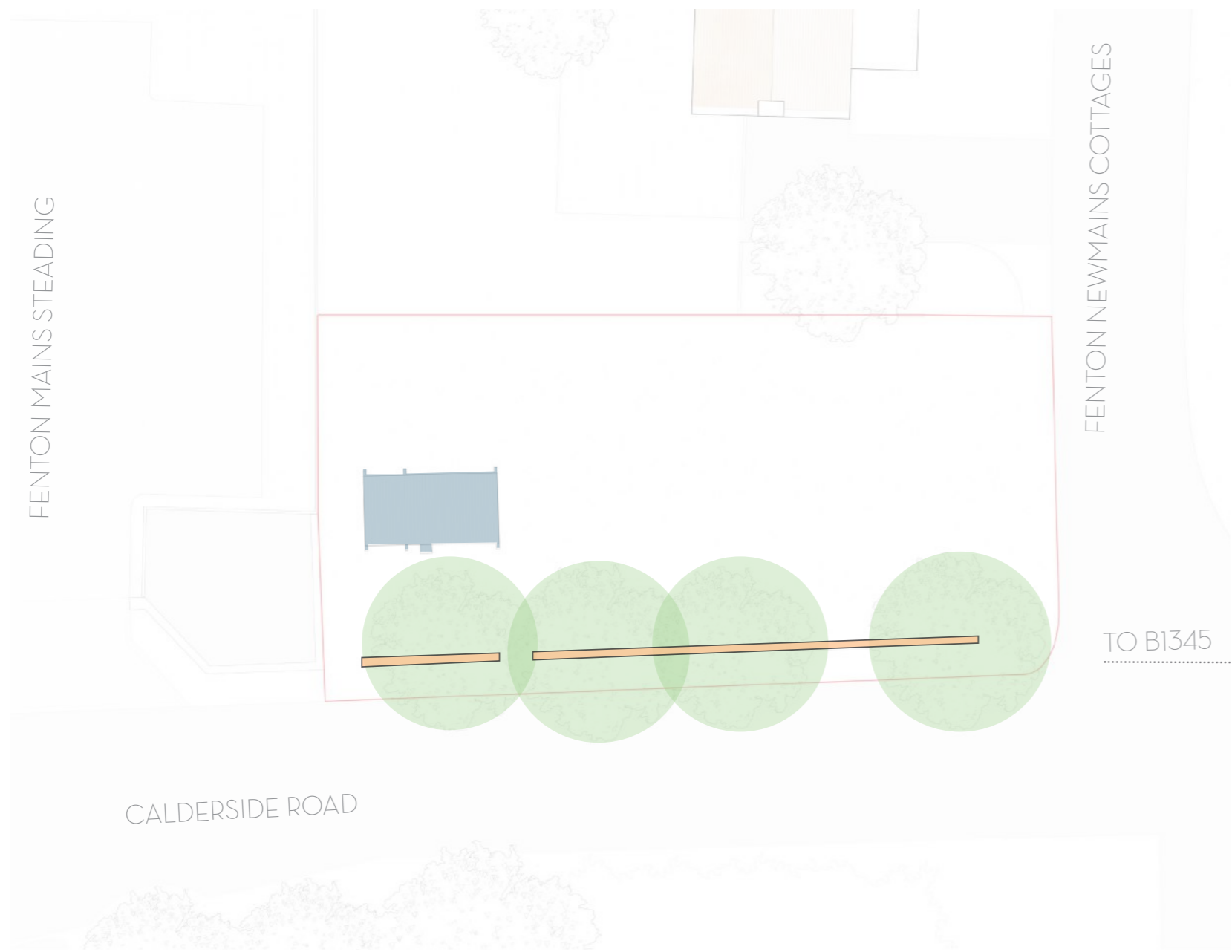
Existing Roof Site Plan



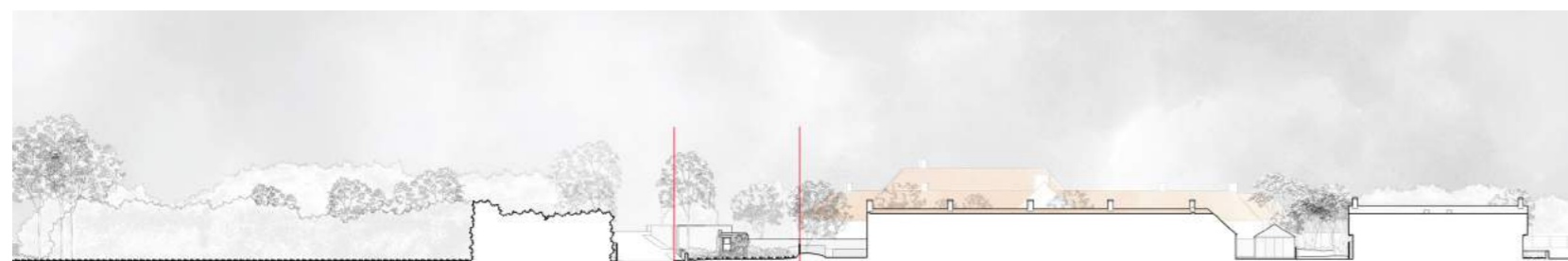
Existing South West Site Elevation looking from Calderside Road

Key

Site Boundary ———



Existing Roof Plan



Existing Site Section Through Fenton Newmains Cottages and Site



Existing Site Boundary Wall with Sycamore Trees



Existing Site Boundary Wall



Sycamore Trees viewed from Calderside Road, East of the Site



Existing Storage Building / Previously WAF's Toilet Block





The site has a low stone boundary wall to Calderside Road lined behind by 4 large Sycamore trees. The wall and the trees combine to provide a clear and formal edge to the site and residential block comprising the cottages and steading.

There is a small existing building on the site currently used as storage by our client.

Although the exact history of when this building was constructed is not known, we understand that this building was the female toilet block used by the WAF during WWII as they were not allowed to use the rest of the airfield accommodation and facilities reserved for the men and the building and site retains existing drainage and services to it.

While still in use the existing building is in poor repair and of little value to the site or its surrounds.

Key

-  Trees
-  Existing Building
-  Boundary Wall
-  Site Boundary





### 04.1 Site Approach

Our design intends to respond to, fit in with and enhance the existing distinctive context of Fenton Newmains.

The site is located on the corner of Calderside Road and Fenton Newmains Cottages.

The four mature sycamore trees and stone boundary wall which border the south-western edge of the site adjacent the road defines the edge of the historic settlement.

The current abandoned state of the site and building however detracts from this prominent corner condition.

We propose to continue the building line of the cottages on Newmains but turn the building 90 degrees to mark the corner with an elevated gable facing out over the long view over the fields to the south-east.

The longer face of the building turns the corner to run parallel behind the canopy of the existing trees softening the building form from Calderside Road.

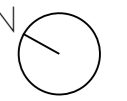
The existing boundary wall has an opening and path leading onto the site from the road. We intend to widen that opening to form a driveway into the site to a car port nestled under the building.

To the north-west a more intimate private garden is formed distinct from the garden area under the trees and between the boundary wall and the building.

Similar to and in-keeping with the conservatories which protrude to the front of Fenton Newmains Cottages, we propose a small patio to extend out from the home under the south-eastern gable providing a sheltered space to sit out and enjoy the views.

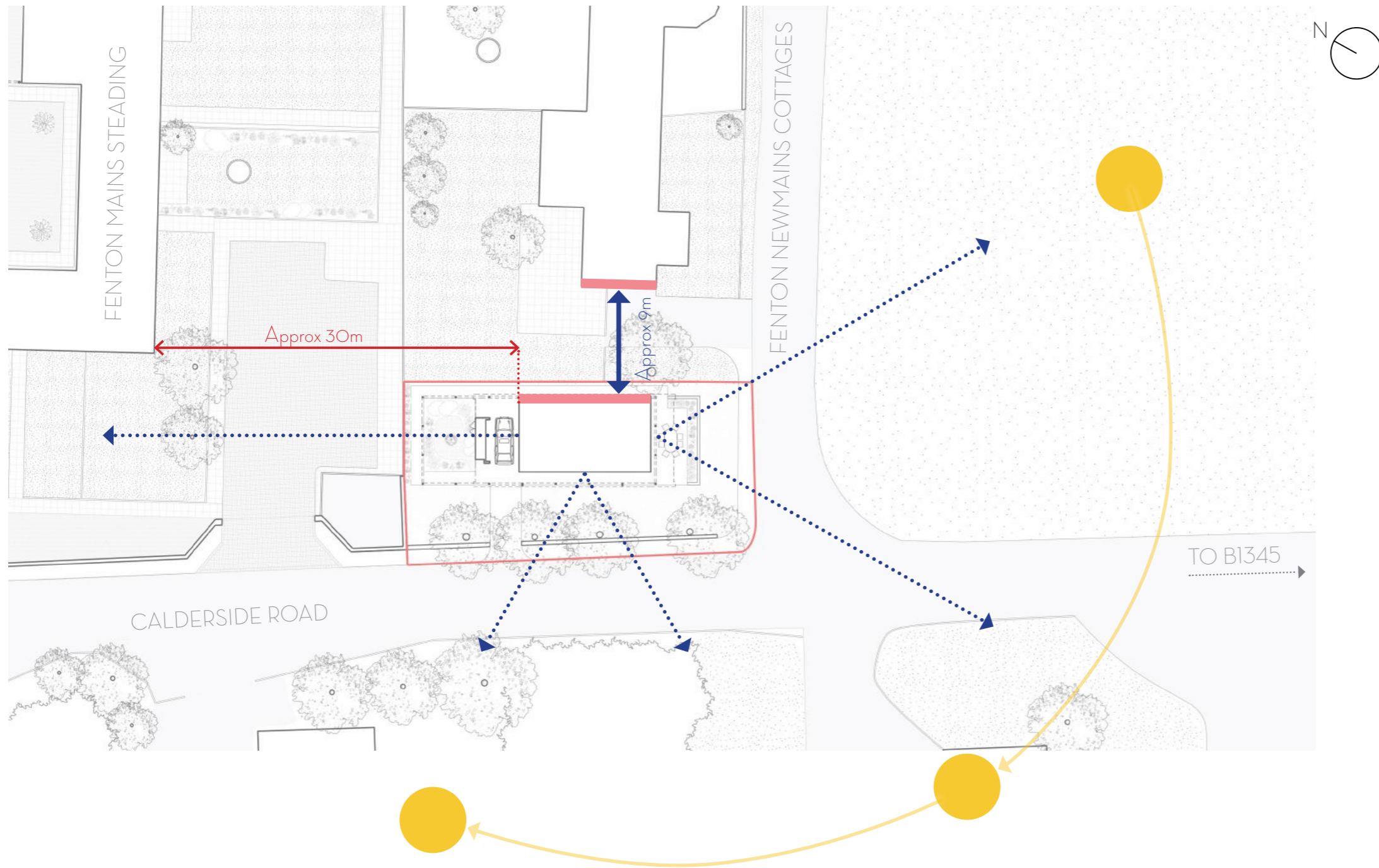


Ground Floor Site Strategy Diagram

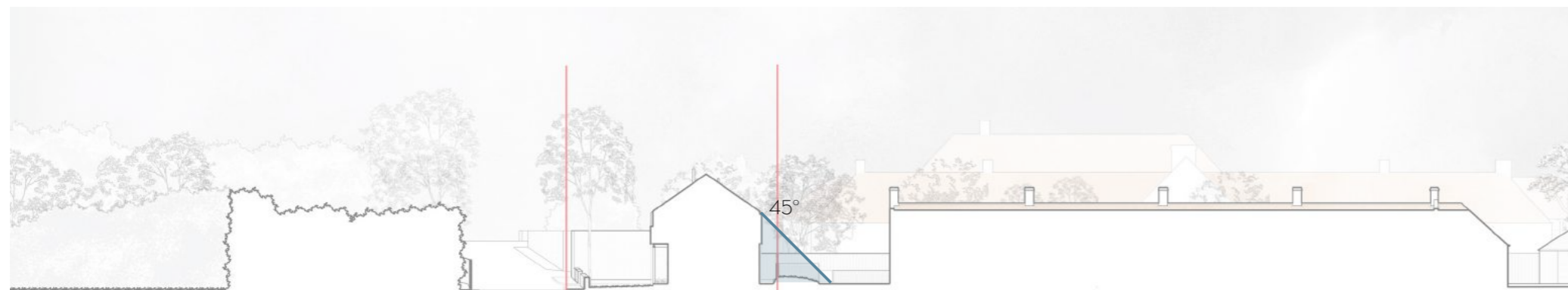


Key

- Conservatory Out shoots and Proposed Patio
- Proposed Car Port and Driveway
- Proposed Private Garden
- Site Boundary



Proposed Ground Floor Site Diagram illustrating that the proposed views are arranged to span across the surrounding landscape, the distances between building edges are generous and blocked views are arranged to provide privacy for the occupiers of the new proposal and the adjacent neighbours



Proposed Cross Section Diagram showing an angle of 45 degrees taken from the eaves line to demonstrate that the Proposal will not overshadow or overbear the neighbouring cottages and gardens

The proposed building placement ensures privacy is maintained to the surrounding properties whilst opening up the house to the long and scenic views and southerly aspect.






The house is designed with open long views to the south-east and south-west.

Notwithstanding that the proposed north-west gable is some 30 meters away from the Steading behind, the proposed new home is offset in relation, thus avoiding any back-to-back condition or direct views between the properties.

The house has been designed without windows on its north-eastern face to prevent any overlooking to the gardens of Fenton Newmains Cottages with the closed building edge of the proposals being some 9m away from the similarly closed gable end of the line of cottages.

Furthermore, and as shown in the adjacent diagram, the proposals will not unduly overshadow or overbear the adjacent cottages and gardens.

Key

-  Sun-path
-  Views
-  Blocked View
-  Closed Building Edge with no Openings
-  Site Boundary





Model Photograph viewing Proposal alongside Fenton Newmains Cottages



Model Photograph viewing The South West Elevation of Proposal, illustrating the Driveway, Car Port and Private Garden



Model Photograph viewing the Proposal from the West





Model Photograph viewing The Proposal within the wider Context of Fenton Newmains



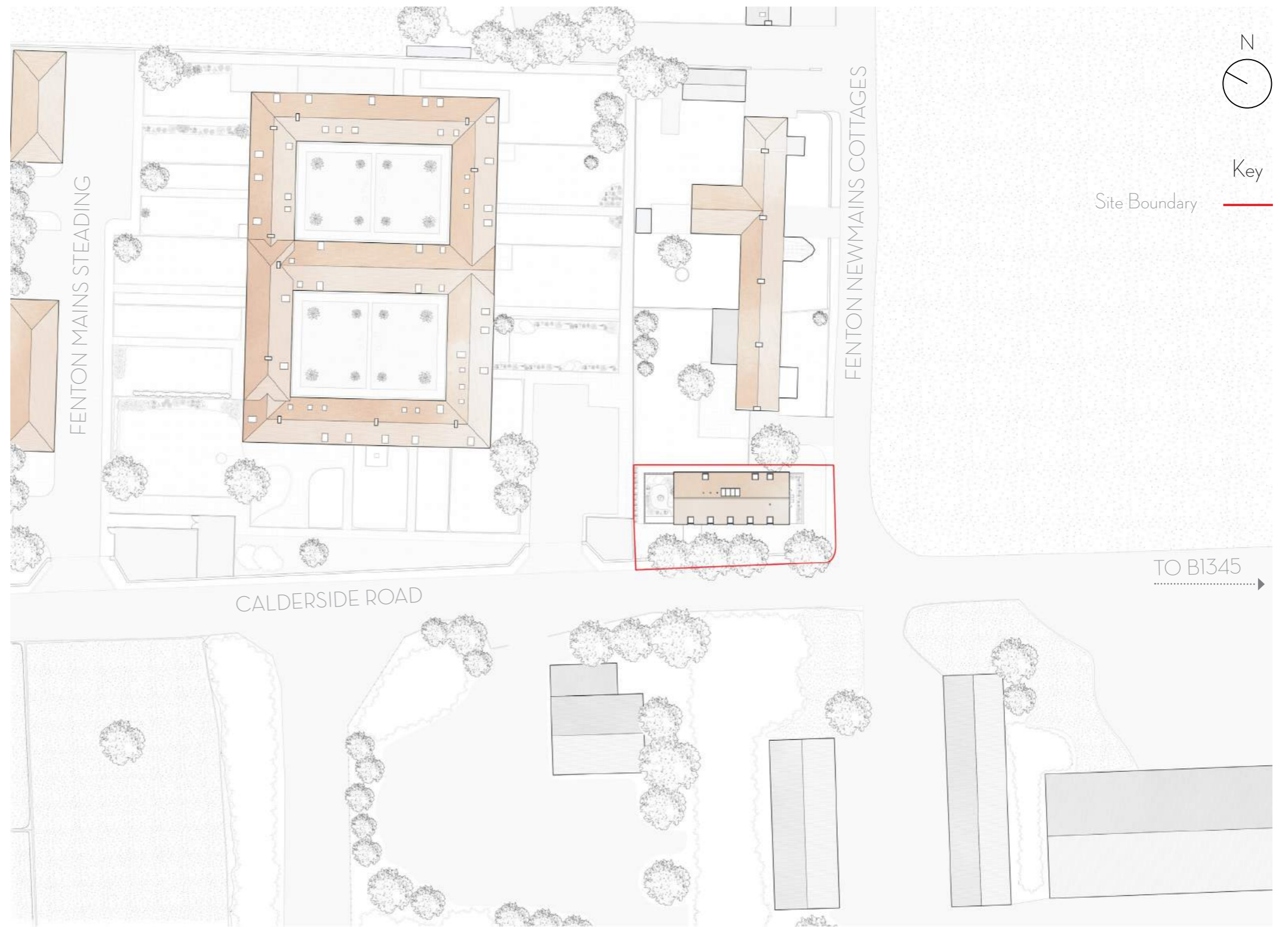


4.2 Massing, Form & Materials

4.2.1 Roof

The massing and form of the new home has been designed to reflect and sit comfortably within the massing of the surrounding buildings and landscape.

The proposal reflects, and is inspired, by the terracotta dual pitch and gable forms of the adjacent cottages and steading.

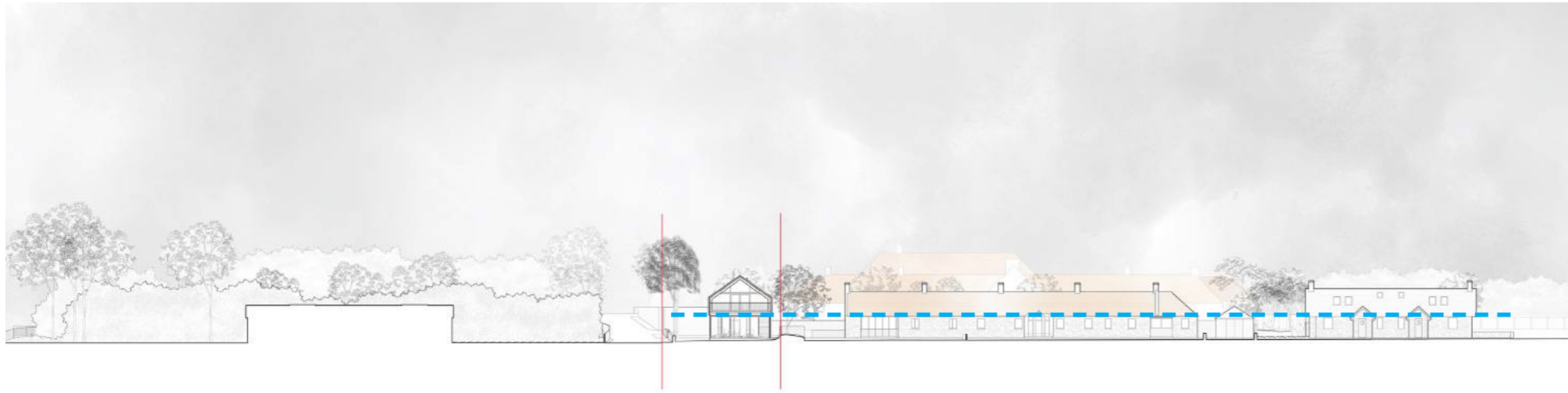


Proposed Roof Site Plan



Model Photographs of Proposal





South East Elevation diagram showing the proposed eaves level in relation the eaves level in the existing cottages



South West Site Elevation diagram showing the proposed ridge line in relation to the ridge line of the existing steading

Key

- - - Ridge and Eaves heights
- Site Boundary



Corten Steel Precedents



Combined velux type window & roof lights

As described in the adjacent contextual elevations the ridge line of the proposed house broadly aligns with the lower ridge of the steading behind, while the roof finish folds down over the eaves to broadly align with the eaves of the cottages (1).

The upper floor of the home is held within the folded pitched roof of the gable with concealed gutters creating a contemporary reinterpretation of the distinctive terracotta roofs that surround the home and in the broader area.

Combined velux type window & roof lights wrap over the eaves reinforcing the reading of the folded roof form. The combined arrangement of windows and roof lights also allow for the more efficient and comfortable occupation of the roof space for living accommodation with good natural light and views through the tree canopy.

We propose the roof to be formed from corrugated corten steel as the adjacent precedent images. Corten steel often referred to as 'weathering steel' has a protective natural 'rust' patina the natural qualities of which gives the steel resistance to further atmospheric corrosion.

The warm and natural earthy tones of the patina of the corrugated corten emulate the colour and texture of the terracotta tiles of the surrounding cottages and steading in a contemporary and fitting manner.

1. Please note that the surrounding buildings as described on the contextual drawings have been drawn based upon planning drawings taken from Midlothian Council's Planning Portal.



4.2.2 Ground Floor

The ground floor is set behind a painted steel colonnade inspired by the colonnades in the adjacent Steading.



Ground Floor Site Plan Diagram showing the proposed steel colonnade in relation to the colonnades in the adjacent Steading

Key

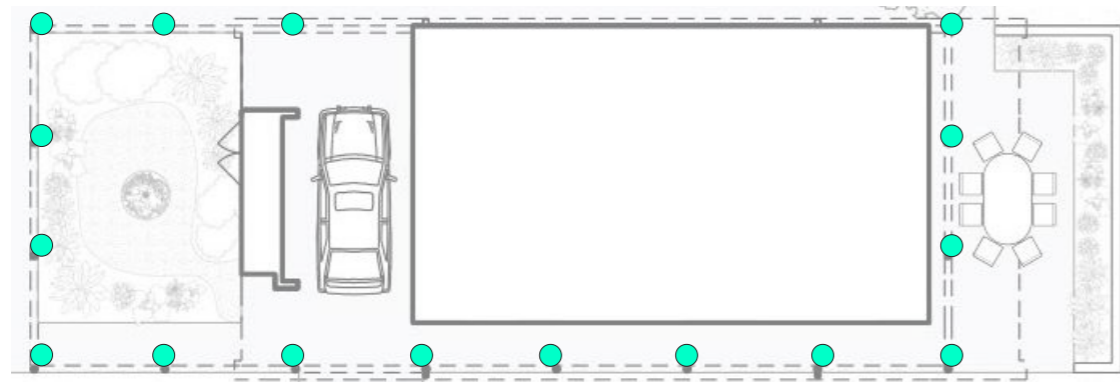
Site Boundary ———

Colonnade/ Tree Trunks within Site Boundary ●



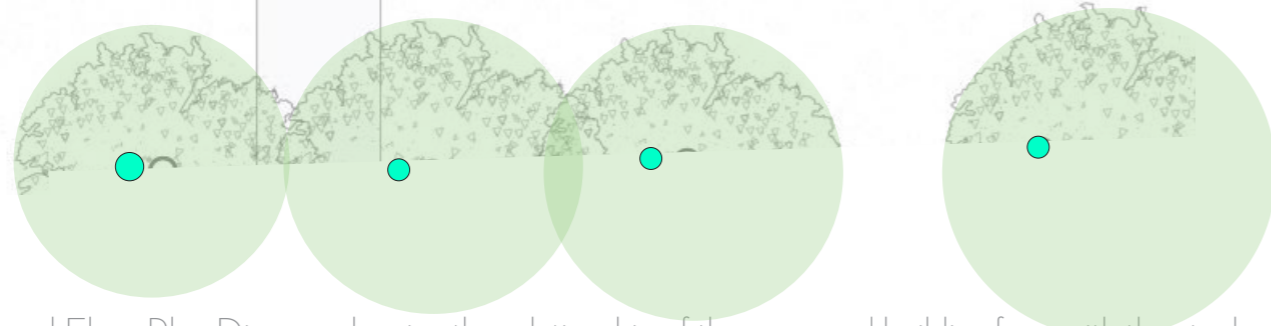
Photographs of Colonnades in Adjacent Steading



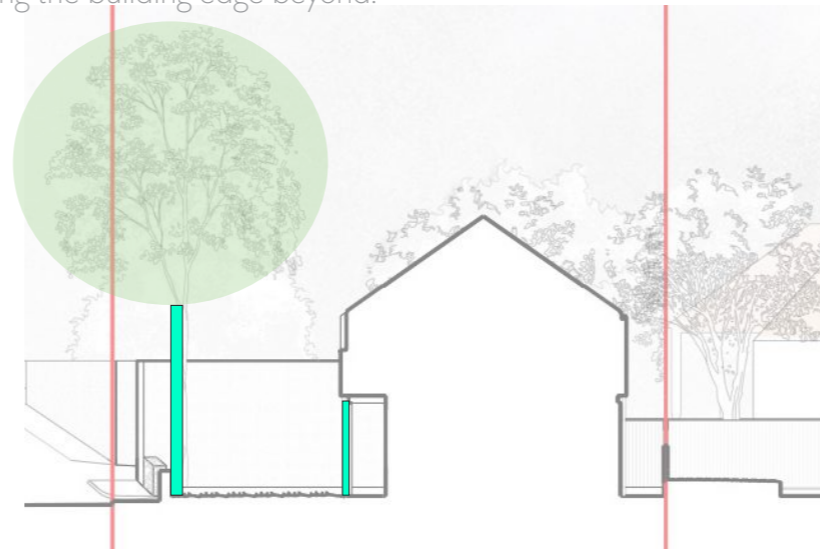


Key

- Tree Canopy
- Colonnade/ Tree Trunks within Site Boundary
- Colonnade/ Tree Trunks within Site Boundary in Elevation
- Site Boundary



Ground Floor Plan Diagram showing the relationship of the proposed building form with the steel colonnade, 'pergola' garden structure and the existing trees on the site. Softening and screening the building edge beyond.



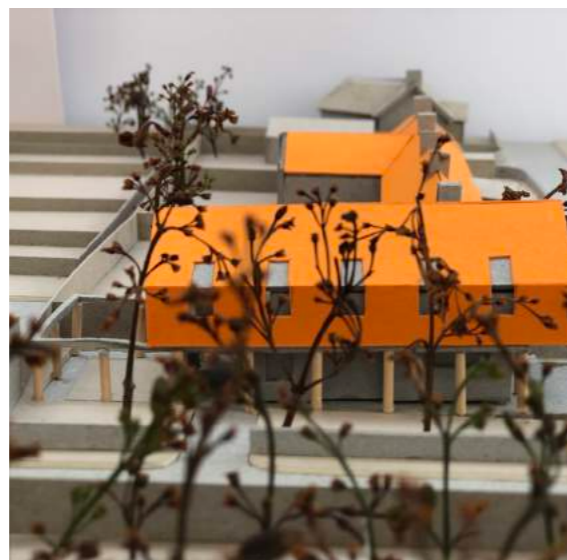
South West Elevation Diagram showing the proposed steel colonnade and trees Cross Section Diagram showing the proposed steel colonnade and trees

The building form on the ground floor is set back and softened by the colonnade which creates a covered walkway along the side of the building to the front door and extends to the rear to create an open colonnade 'pergola' type structure which defines the private garden area to the north-east.

The colonnade softens the building edge and replicates both the historical details of the steading and the trees which line the edge of the site, screening and softening the building beyond.

The colonnade steels will be painted 'agate' green to match the distinctive steelwork in the steading.

On the lower floor the building envelope behind will be finished in natural treated timber feather edge weatherboarding as a soft natural material which sits comfortably within the rural context.



Model Photographs illustrating the steel colonnade wrapping around and softening the building edge

Timber feather edge weatherboarding





Sketch of building from the South showing the folded corten roof form





Sketch of Building showing colonnade approach through the trees



4.3 Access and External Amenity

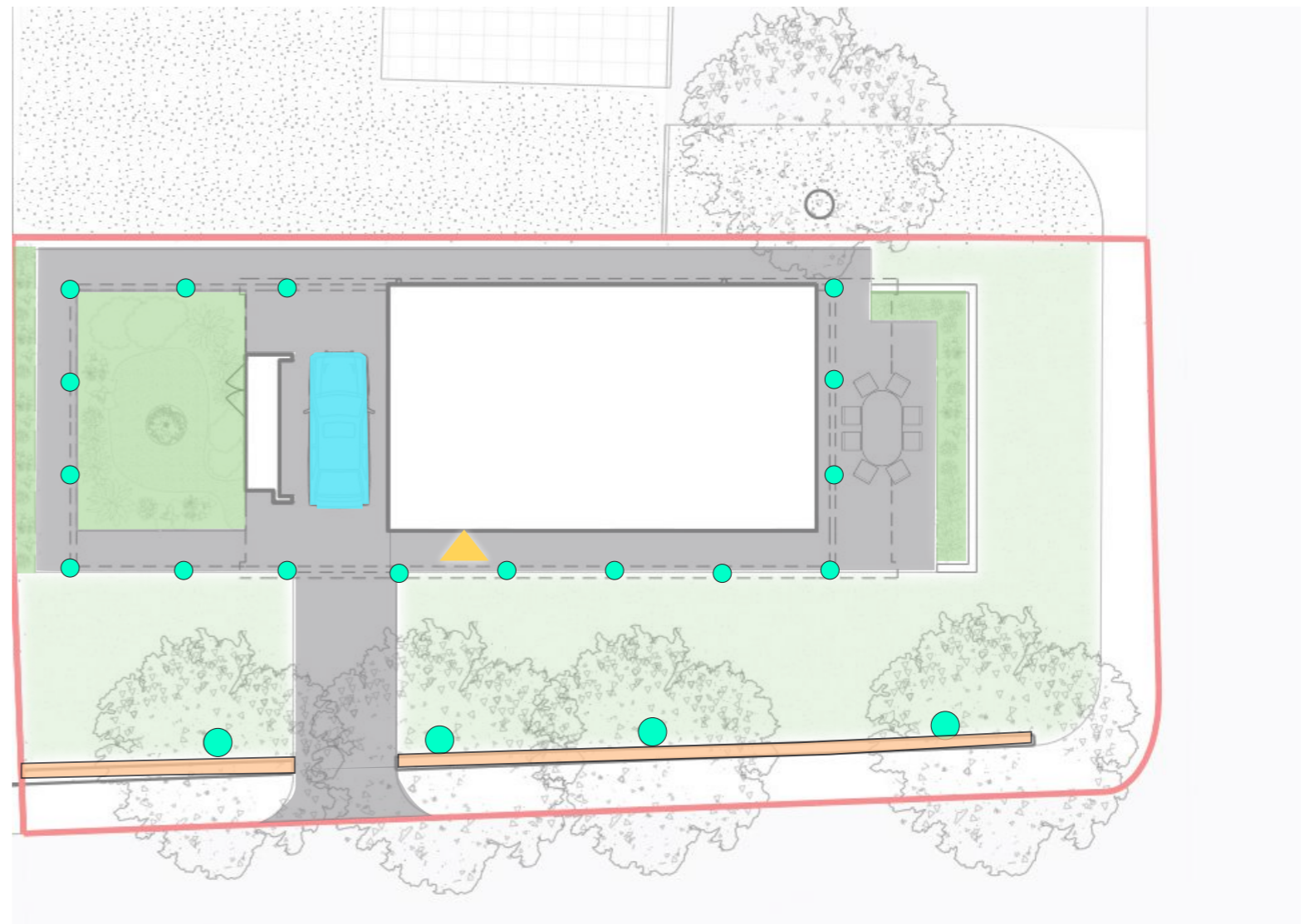
As described the home is accessed via a widened opening in the existing stone boundary wall leading to a car port tucked away between the colonnade underneath the building.

This will allow vehicles to be parked discreetly without dominating the garden or street scene.








Behind the colonnade under the cover of the upper floor, a path leads from the car port and leads to the front door, continuing beyond to the patio area to the south-east.

The path also extends from the carport to the northeast where it runs around the private garden area wrapping around the back of the building which is set 1m away from the boundary fence line.

The path continues to the patio in the south-east and creating a fully accessible circuit around the home.



Ground Floor Diagram Showing how the proposal is accessed externally via the driveway, car port and path that forms a circuit around the building

Key	
Lawn Area	
Planted Garden Area	
Colonnade/ Tree Trunks within Site Boundary	
Site Boundary	
Driveway/Car Port/Covered Pathway/Patio Area	
Access to front door via driveway and covered pathway	
Car	

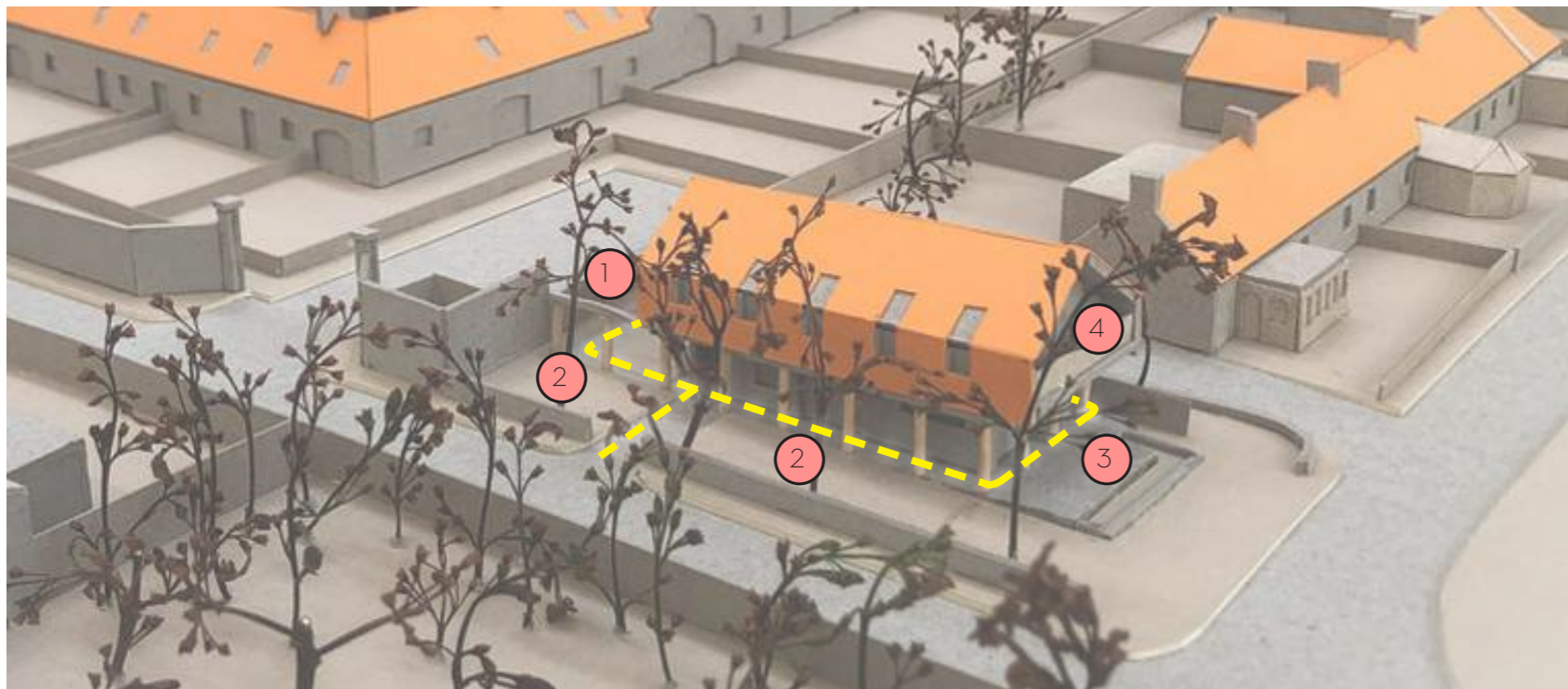


Side Elevation showing the relationship of the proposed Car Port, Colonnade, Patio and Rear Garden







Sketch illustrating the driveway, car port and private garden within the colonnade 'pergola' to the left and the path within the colonnade leading to the entrance on the right



Model illustrating the relationship of the covered walk way with the front patio, front garden and rear garden

Key

- |   |   |
|---|---|
|  Private Garden Area   |  Patio Area    |
|  Lawned 'Front' Garden |  Inset Terrace |
|   |  Path Loop     |

The proposals provide a range of well defined outside amenity space for the residents to enjoy.

To the northwest, the design of the path and colonnade separates and defines the private garden area from the lawned 'front' garden area under the trees between the boundary wall and the colonnade.

The patio area stretching out from the kitchen / dining area underneath the gable opening provides a third distinct amenity space to take in the sunshine and views to the south-east.

And finally we propose an inset terrace leading from the upper floor living room set within the gable over to make the most of the views from the elevated position.





4.4 House Design

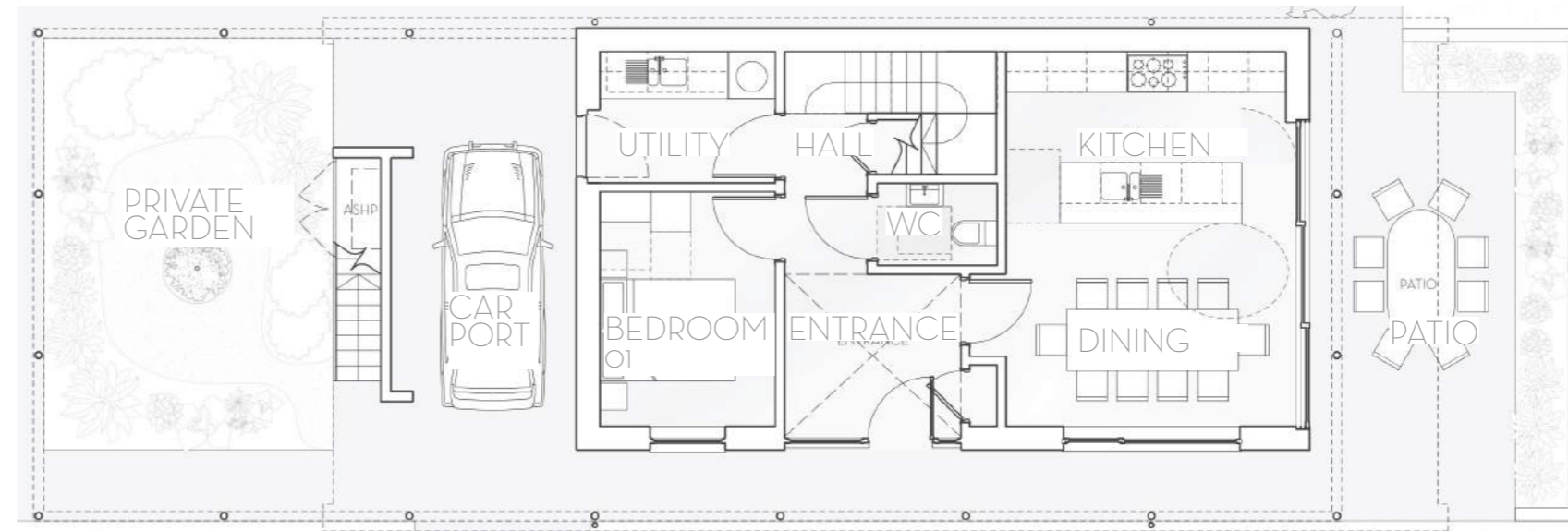
From the colonnade, the house is entered via a glazed screen into a double height space with a large roof light over drawing light down and over the exposed vaulted ceiling. This will create a striking entrance befitting of the high-quality and ambition of the proposals.

Immediately to the right is a large open plan kitchen / dining space with view out across the adjacent field through a glazed screen on the south-eastern elevation leading out to a small patio space semi-sheltered under the gable.

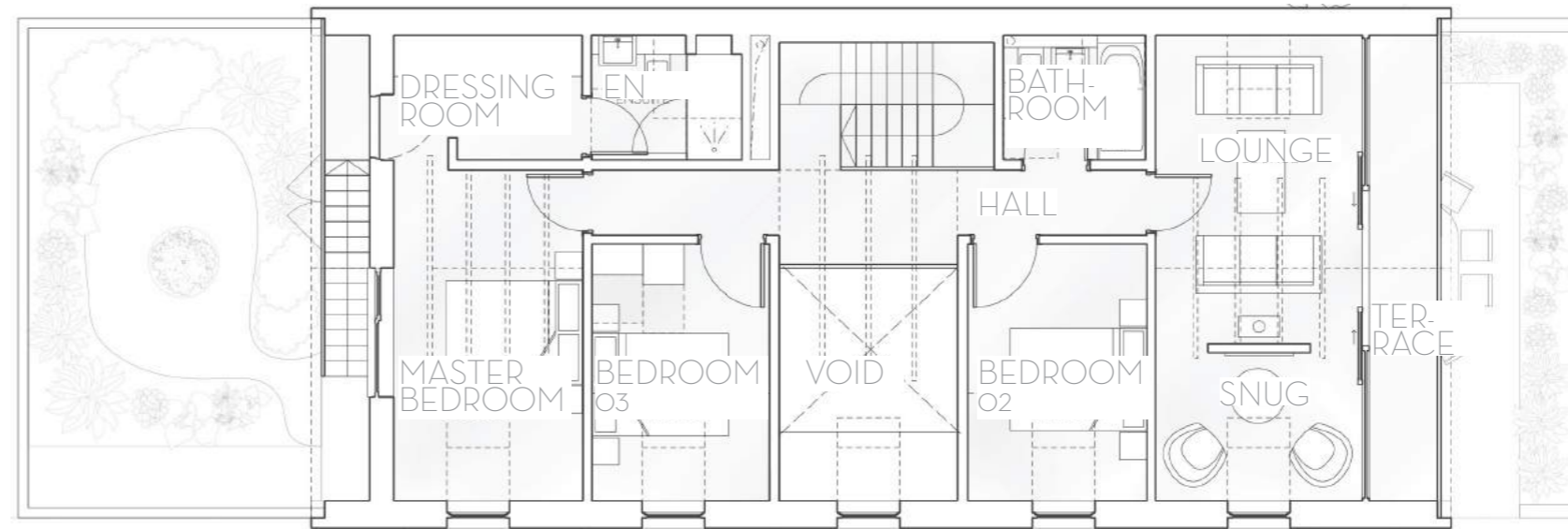
To the other side of the entrance hall is a flexible room which can be used as an office or spare bedroom.

Moving forward from the entrance, you pass under the balcony of the upper floor where an accessible WC is conveniently but discretely placed, as you move forward towards the stair.

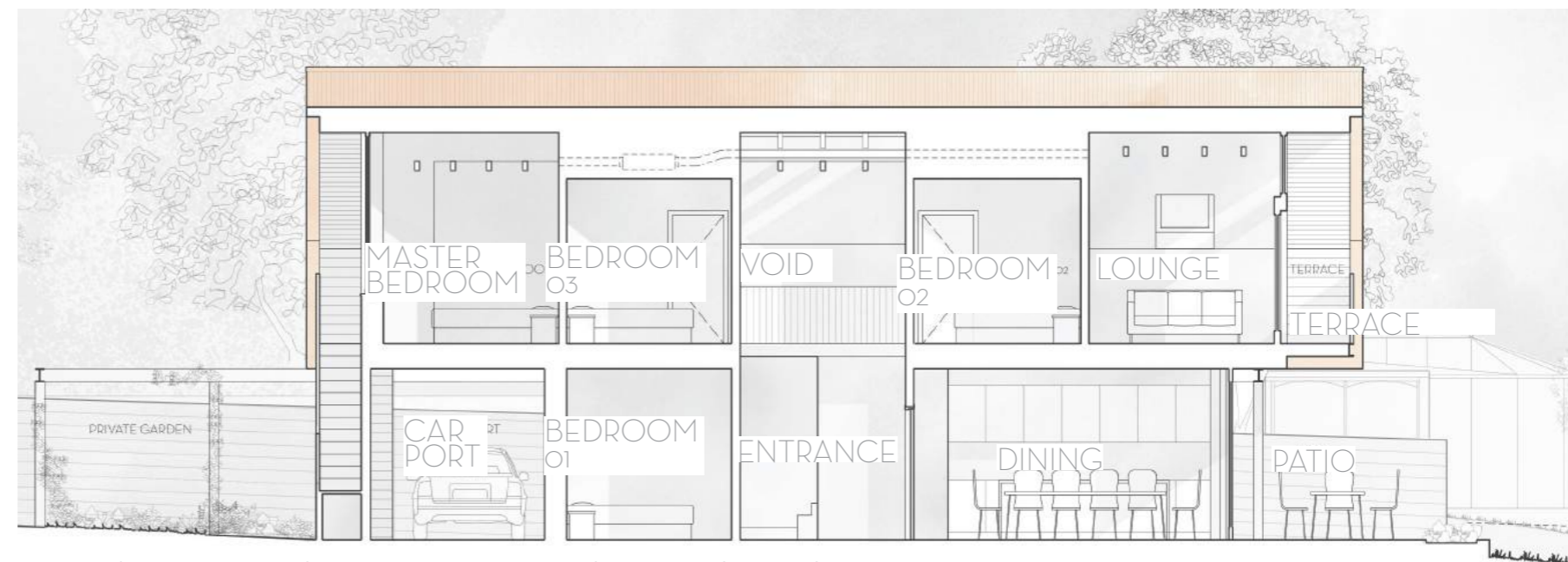
A utility room is also accessed from around the base of the stair and has its own direct access to the car port and private garden beyond.



Proposed Ground Floor Plan showing Room Layout and views from Kitchen/Dining Area



Proposed First Floor Plan showing Room Layout and views from Lounge/Snug Area



Proposed Long Section showing Room Layout and Views to the South





Proposed Section through entrance atrium



Proposed Section through lounge and snug space over kitchen and dining below



Proposed Typical Section through bedrooms, utility and en suite

Key

— Site Boundary

While tucked behind the WC the stairs are top light from the roof light over and lead you up onto a balcony overlooking the entrance hall below.

From here there are good size double bedrooms either side of the void. The to north-east the master bedroom suite is arranged with a dressing area and en suite. A private stair leads from the master bedroom down to the private garden area beyond.

To the south-east an upper floor living area has been designed to maximize the wonderful views with a glazed screen opening onto a further outside amenity space with a private terrace inset within the gable.

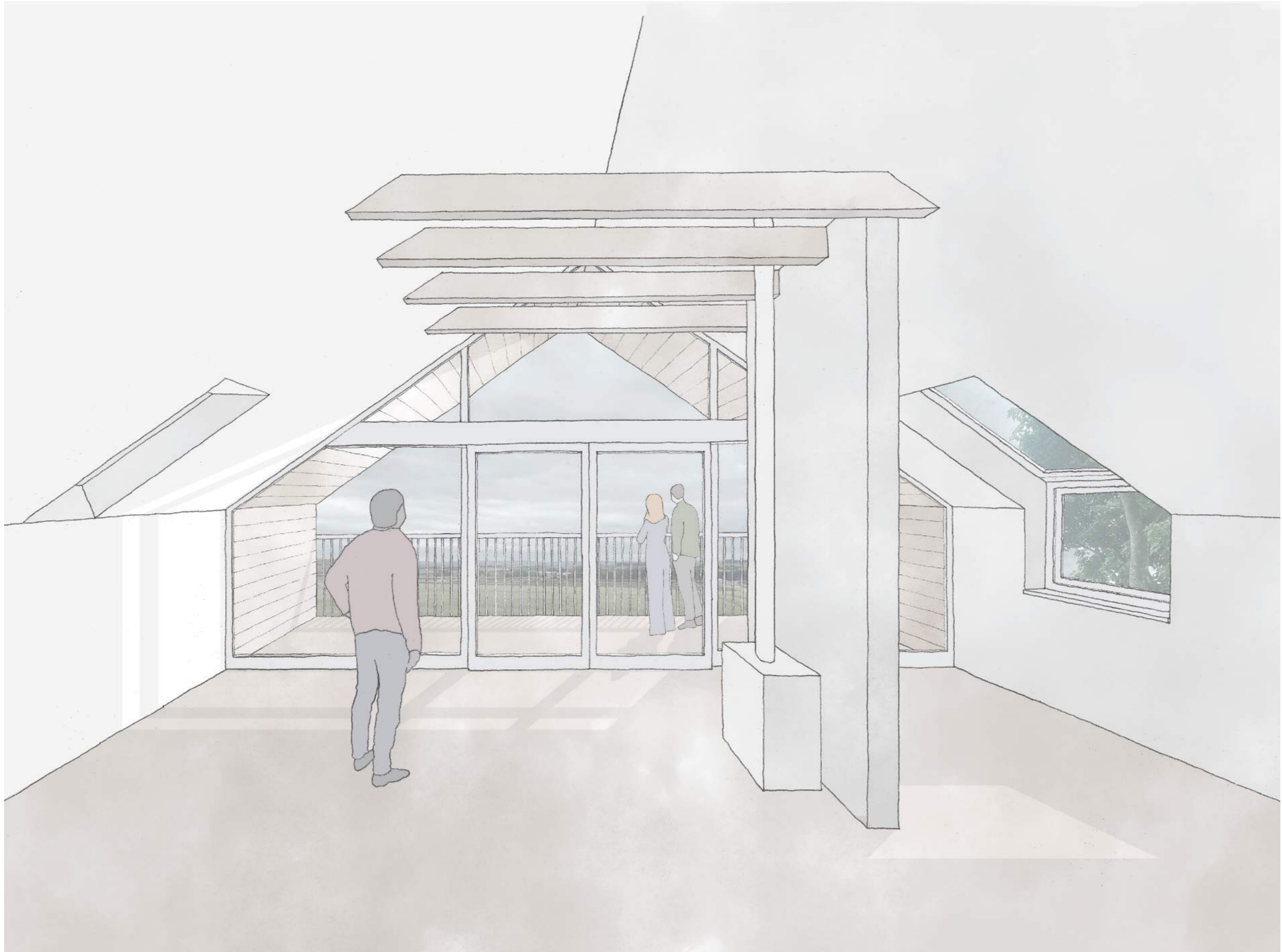
A good size family bathroom is also provided between the stair and the living space.





Proposed internal view of entrance, void and balcony over





Proposed internal view of the living and snug area looking over to the views to the south



4.5 Sustainability

The home has been designed to be a sustainable contemporary family home.

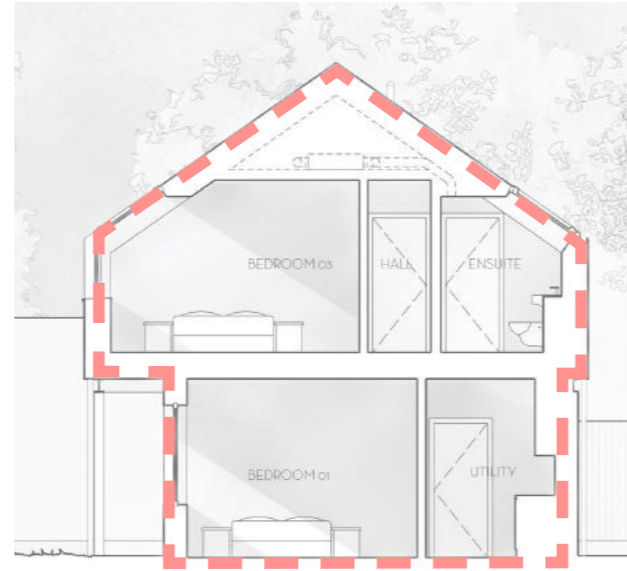
The home has been designed with a fabric first approach with an efficient layout and ratio of external walls to net areas. The thermal envelope will be designed with improved insulation levels, high performance aluminum framed windows and good airtightness so that the heat is retained within the houses and temperatures do not fluctuate quickly between day and night.

The airtight construction is complemented by a mechanical heat recovery ventilation system to ensure good air quality throughout the home.

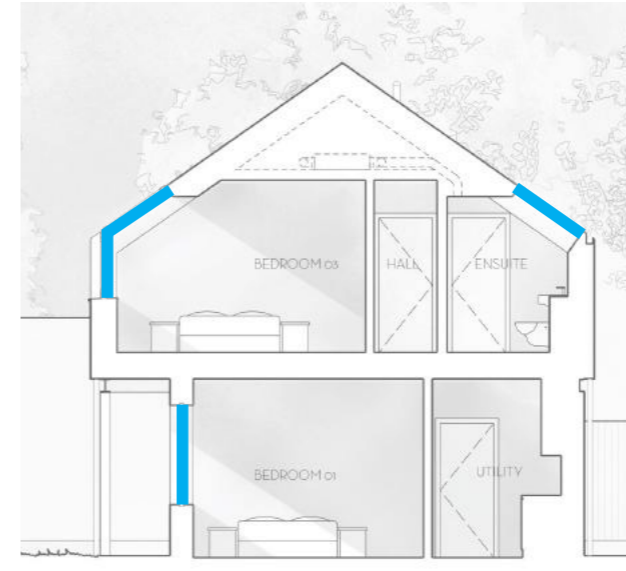
The house has been designed to maximize natural light, views, and passive heat gains to the south-east and south-west whilst the projecting gable and terrace creates an overhang to the south-east preventing overheating when the sun is at its highest in the summer but allowing the sun to penetrate deep into the plan in the winter.

A similar effect to is achieved by the trees to the southwestern face of the building where the trees in leaf will filter the sunlight in the summer but allow more rays into the rooms in the winter months when the leaves have fallen.

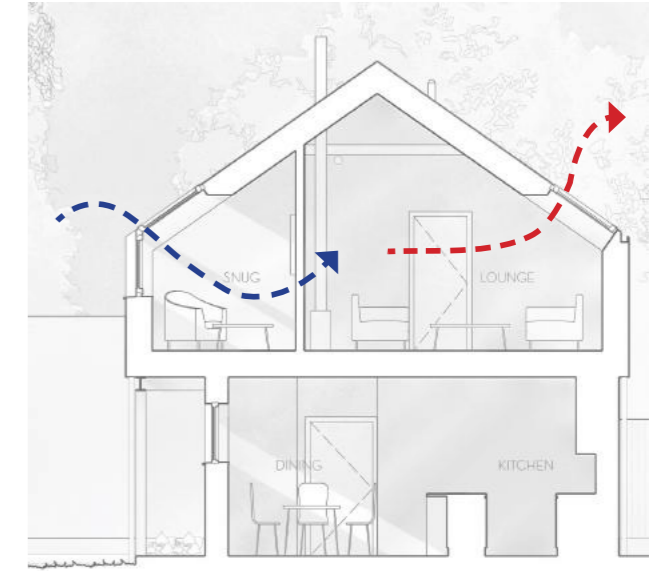
Furthermore, the home has been designed to have open-able windows on all 3 elevations (and with open-able roof lights to the sanitary accommodation on the fourth elevation) which will allow improved levels of natural cross ventilation through the home and prevent any potential overheating. Furthermore, the main spaces in the home (the living, kitchen / dining, and master bedroom all benefit from dual (and in the case of the living room) triple aspect open-able windows.



Typical Cross Section Diagram showing highly insulated and efficient building fabric



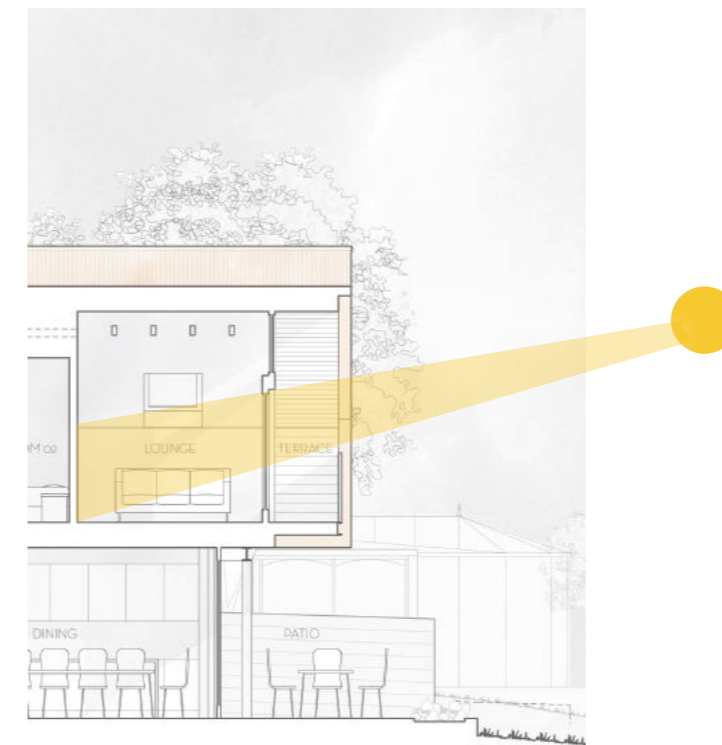
Typical Cross Section Diagram showing locations of high performance aluminum windows



Typical Cross Section Diagram showing cross ventilation strategy









Long Section Diagram showing the protective gable, preventing overheating when the sun is at its highest in the summer



Long Section Diagram showing how the lower winter sun can penetrate the plan in the winter

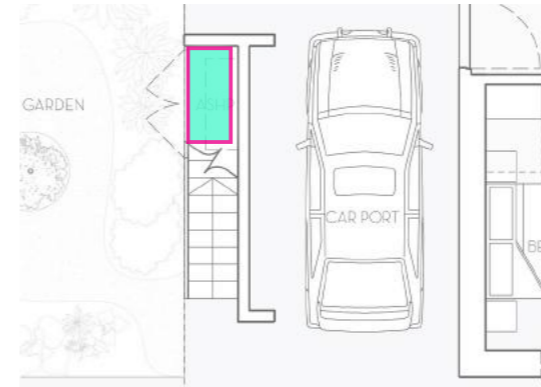
Key

-  Site Boundary
-  Sun
-  Direction of the warm air rising. Showing how the proposal is passively ventilated via the stack effect
-  Direction of the cool air
-  High performance aluminum windows
-  Highly insulated building fabric





Cross Section Diagram showing the filtering effect that the trees in leaf have on the direct summer light

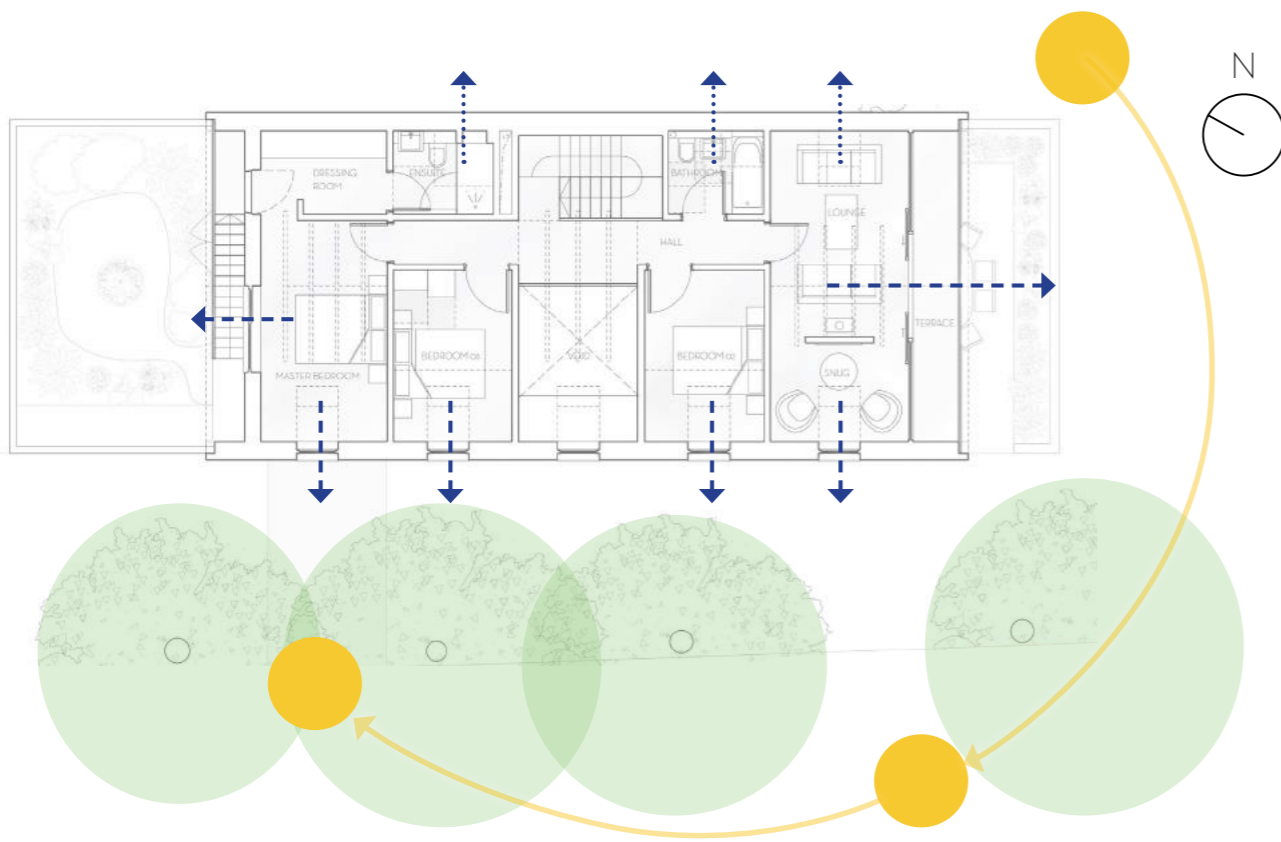


Proposed location of Air Source Heat Pump



Air Source Heat Pump & Underfloor Heating examples

- Key
- Site Boundary
  - Sun Path
  - ~> Dappled/Shaded Direct Sunlight in Summer
  - ⋯> Ventilation Route (via roof light)
  - -> Ventilation Route via opening window
  - Tree Canopy
  - Location of ASHP



First Floor Plan Diagram showing the natural shading effect of the trees in leaf in summer and the passive ventilation strategy with opening windows and roof lights on all 4 sides of the building

An air source heat pump is proposed to heat the home and is proposed to be discretely located under the external stair. This will provide a renewable heat source to be run in combination with an efficient wet underfloor heating system.

Whole life carbon implications of the proposed build have been considered and primarily the house will be formed from a simple timber frame or SIPs construction and natural wood weatherboarding making use of timber as a renewable low carbon material. Corten has a lifespan around 8 time longer than normal steel making it a durable long-life material. As a self-weathered material, it reduces the environmental impacts associated with emissions associated with paint coating and cleaning and it is a 100% recyclable.

The ecological impact of the new home is minimized as much as possible with the house having been carefully designed around the retention of the existing trees on the site and minimizing the footprint of the building on the site.

Finally, we consider that an important, and often overlooked, aspect of sustainability is whether the home is flexible and can adapt to suit the changing needs of the occupants over time. With this in mind, we have designed the home to be easily accessible with level access to and around the lower level of the home and with an adaptable layout such as the flexible downstairs bedroom and inbuilt potential to adapt the utility space to create a downstairs shower room.



## 5.0 Conclusion

As described we propose to create a sustainable, high quality, distinctive and contemporary family home which draws character and inspiration from the adjacent Steadings, Cottages and landscape in the settlement of Fenton Newmains.

The proposals have been designed to be sensitive to, and respectful of, the neighbouring context and improve the reading of the place through the careful development of this abandoned corner plot.



Proposed South East Elevation

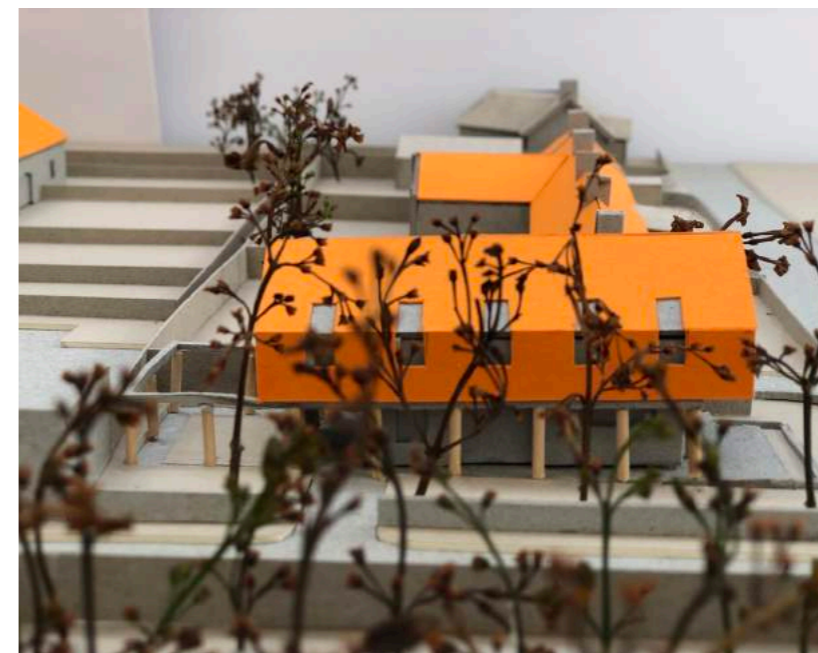


Proposed Front View



Proposed Side View





Model Photographs of The Proposal within the context of Fenton Newmains







Sonia Browse Architects LLP

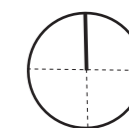
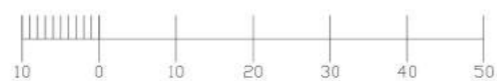
13 Bellfield Lane, Edinburgh, EH15 2BL  
Info@soniabrowsearchitects.com  
0131 258 4653

0129\_6.0-001  
FENTON BARNES - DRAWING ISSUE REGISTER

DRAWING REFERENCE	DRAWING NAME	SCALE							
			09.07.2022	25.07.2022	12.10.2022	21.10.2022	09.11.2022	24.11.2022	30.11.2022
<b>SITE</b>									
AL_S_01	Location Plan	1:500 @ A1 / 1:1000 @ A3					01	02	
AL_S_02	Proposed Site Plan & Ground Floor	1:50 @ A0 / 1:100 @ A2	01						
AL_S_03	Proposed Site Plan & First Floor	1:50 @ A0 / 1:100 @ A2	01						
S_EX_GF_01	Existing Ground Floor Site Plan	1:200 @ A0 / 1:400 @ A2			01	01	02	03	
S_EX_1F_01	Existing First Floor Site Plan	1:200 @ A0 / 1:400 @ A2			01	01		03	
S_EX_RF_01	Existing Roof Level Site Plan	1:200 @ A0 / 1:400 @ A2			01	01		03	
S_EX_EL_01	Existing South East Site Elevation	1:200 @ A0 / 1:400 @ A2			01	01	02	3	
S_EX_EL_02	Existing South West Site Elevation	1:200 @ A0 / 1:400 @ A2			01	01	02		
S_EX_EL_03	Existing North West Site Elevation	1:200 @ A0 / 1:400 @ A2			01	01	02	03	
S_EX_EL_04	Existing North East Site Elevation	1:200 @ A0 / 1:400 @ A2			01	01	02		
S_EX_SE_01	Existing Site Section A	1:200 @ A0 / 1:400 @ A2			01	01	02	03	
S_EX_SE_03	Existing Site Section C	1:200 @ A0 / 1:400 @ A2			01	01	02	03	
S_EX_SE_04	Existing Site Section D	1:200 @ A0 / 1:400 @ A2			01	01	02	03	
S_EX_SE_05	Existing Long Site Section E	1:200 @ A0 / 1:400 @ A2			01	01	02		
S_GF_01	Proposed Ground Floor Site Plan	1:200 @ A0 / 1:400 @ A2		01	01	01	02	03	
S_1F_01	Proposed First Floor Site Plan	1:200 @ A0 / 1:400 @ A2			01	01	02	03	
S_RF_01	Proposed Roof Site Plan	1:200 @ A0 / 1:400 @ A2			01	01	02	03	
S_EL_01	Proposed South East Site Elevation	1:200 @ A0 / 1:400 @ A2			01	01	02	03	
S_EL_02	Proposed South West Site Elevation	1:200 @ A0 / 1:400 @ A2		01	01	01	02		
S_EL_03	Proposed North West Site Elevation	1:200 @ A0 / 1:400 @ A2			01	01	02	03	
S_EL_04	Proposed North East Site Elevation	1:200 @ A0 / 1:400 @ A2			01	01	02		
S_SE_01	Proposed Site Section A	1:200 @ A0 / 1:400 @ A2		01	01	01	02	03	
S_SE_03	Proposed Site Section C	1:200 @ A0 / 1:400 @ A2			01	01	02	3	
S_SE_04	Proposed Site Section D	1:200 @ A0 / 1:400 @ A2			01	01	02	03	
S_SE_05	Proposed Long Site Section E	1:200 @ A0 / 1:400 @ A2			01	01	02		
<b>EXISTING ARCHITECTURAL LAYOUTS</b>									
AL_EX_GF_01	Existing Ground Floor Plan	1:50 @ A0 / 1:100 @ A2			01	01	02	03	
AL_EX_1F_01	Existing First Floor Plan	1:50 @ A0 / 1:100 @ A2			01	01	02	03	
AL_EX_RF_01	Existing Roof Plan	1:50 @ A0 / 1:100 @ A2			01	01	02	03	
AL_EX_EL_01	Existing South East Elevation	1:50 @ A0 / 1:100 @ A2			01	01	02	03	
AL_EX_EL_02	Existing South West Elevation	1:50 @ A0 / 1:100 @ A2			01	01	02		
AL_EX_EL_03	Existing North West Elevation	1:50 @ A0 / 1:100 @ A2			01	01	02	03	
AL_EX_EL_04	Existing North East Elevation	1:50 @ A0 / 1:100 @ A2			01	01	02		
AL_EX_SE_01	Existing Short Section A	1:50 @ A0 / 1:100 @ A2			01	01	02	03	
AL_EX_SE_03	Existing Short Section C	1:50 @ A0 / 1:100 @ A2			01	01	02	03	
AL_EX_SE_04	Existing Short Section D	1:50 @ A0 / 1:100 @ A2			01	01	02	03	
AL_EX_SE_05	Existing Long Section E	1:50 @ A0 / 1:100 @ A2			01	01	02		

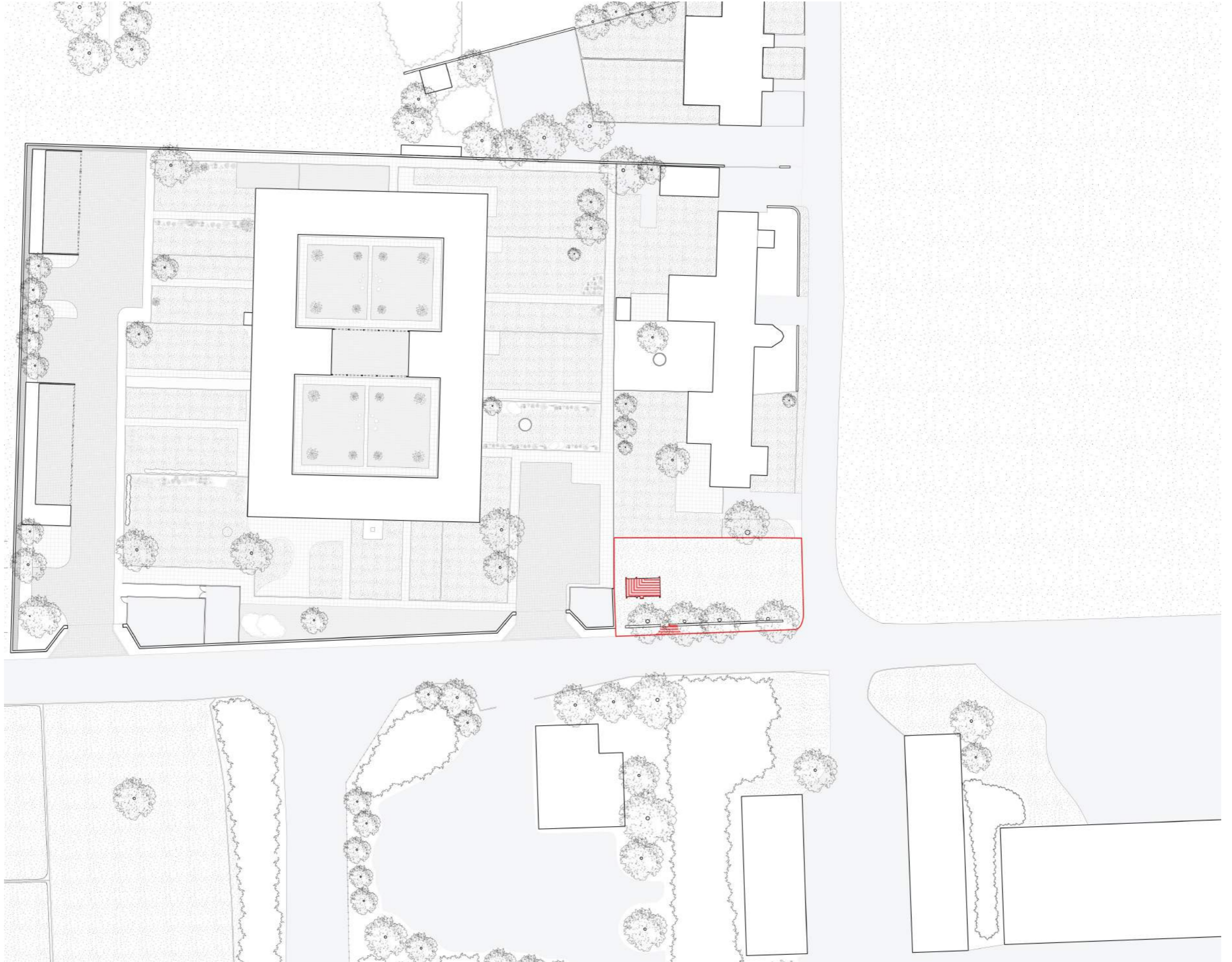
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<b>PROPOSED ARCHITECTURAL LAYOUTS</b>									
AL_GF_01	Proposed Ground Floor Plan	1:50 @ A0 / 1:100 @ A2	01			02	02	03	04
AL_GF_02	Proposed Ground Floor Plan	1:50 @ A1 / 1:100 @ A3	01	01					
AL_1F_01	Proposed First Floor Plan	1:50 @ A0 / 1:100 @ A2	01			02	02	03	04
AL_1F_02	Proposed First Floor Plan	1:50 @ A0 / 1:100 @ A2	01	01					
AL_RF_01	Proposed Roof Plan	1:50 @ A0 / 1:100 @ A2	01			02	02	03	04
AL_RF_02	Proposed Roof Plan	1:50 @ A1 / 1:100 @ A3	01						
AL_EL_01	Proposed South East Elevation	1:50 @ A0 / 1:100 @ A2	01		01	02	02	03	04
AL_EL_01A	South East Elevation	1:50 @ A2 / 1:100 @ A4	01						
AL_EL_02	Proposed South West Elevation	1:50 @ A0 / 1:100 @ A2	01			02	02	03	
AL_EL_02A	Proposed South West Elevation	1:50 @ A2 / 1:100 @ A4	01						
AL_EL_03	Proposed North West Elevation	1:50 @ A0 / 1:100 @ A2	01			02	02	03	04
AL_EL_03A	Proposed North West Elevation	1:50 @ A2 / 1:100 @ A4	01						
AL_EL_04	Proposed North East Elevation	1:50 @ A0 / 1:100 @ A2				02	02	03	04
AL_SE_01	Proposed Short Section A	1:50 @ A0 / 1:100 @ A2	01			02	02	03	04
AL_SE_01A	Short Section A	1:50 @ A2 / 1:100 @ A4	01						
AL_SE_02	Proposed Short Section B	1:50 @ A0 / 1:100 @ A2	01			02	02	03	04
AL_SE_02A	Short Section B	1:50 @ A2 / 1:100 @ A4	01						
AL_SE_03	Proposed Short Section C	1:50 @ A0 / 1:100 @ A2	01			02	02	03	04
AL_SE_03A	Short Section C	1:50 @ A2 / 1:100 @ A4	01						
AL_SE_04	Proposed Short Section D	1:50 @ A0 / 1:100 @ A2	01			02	02	03	04
AL_SE_04A	Short Section D	1:50 @ A2 / 1:100 @ A4	01						
AL_SE_05	Proposed Long Section E	1:50 @ A0 / 1:100 @ A2	01			02	02	03	
AL_SE_05A	Long Section E	1:50 @ A2 / 1:100 @ A4	01						
AL_EXT_01	Proposed External Works	Varies							01
<b>SKETCHES</b>									
SK_001	Context and Precedent Sheet 01: Terracotta and Corten	NTS	01						
SK_002	Proposed Front View	NTS				01	01		
SK_003	Proposed Side View	NTS				01	01		
SK_004	Entrance View	NTS				01	01		
SK_005	Living View	NTS				01	01		
SK_006	Model Photo 1	NTS				01	01		
SK_007	Model Photo 2	NTS				01	01		
SK_008	Model Photo 3	NTS				01	01		
SK_009	Model Photo 4	NTS				01	01		
<b>DOCUMENTS</b>									
0124.4.01.001	Design and Access Statement	NTS						Dft	X
<b>TO</b>									
	Client	Dat Cesari	I					I	P
	Structural Engineer	SF Structures							P
	Planning Consultant	APT Planning & Development						I	P

Purpose of Issue: I = Information, P = Planning, W = Warrant, C = Construction, T = Tender



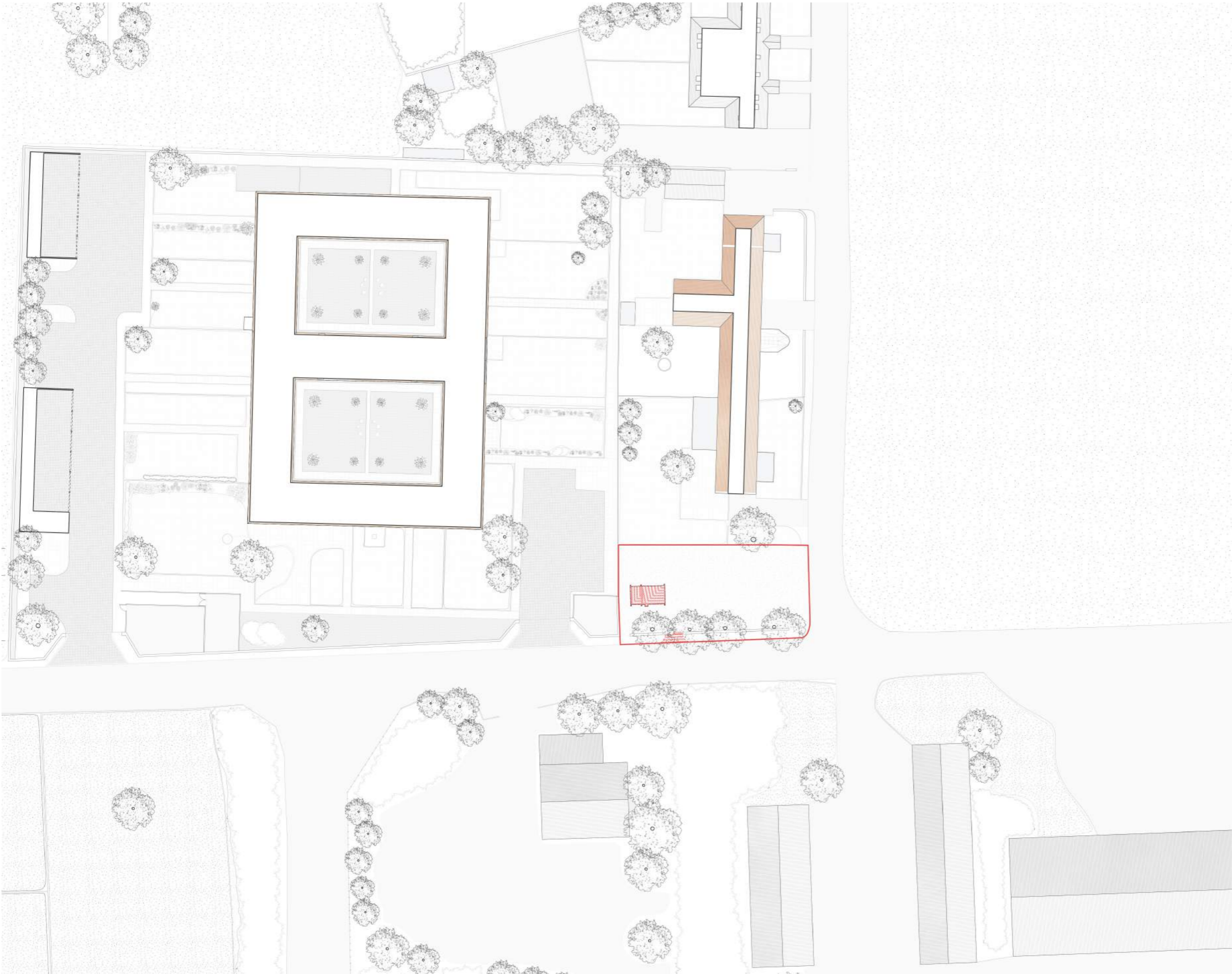
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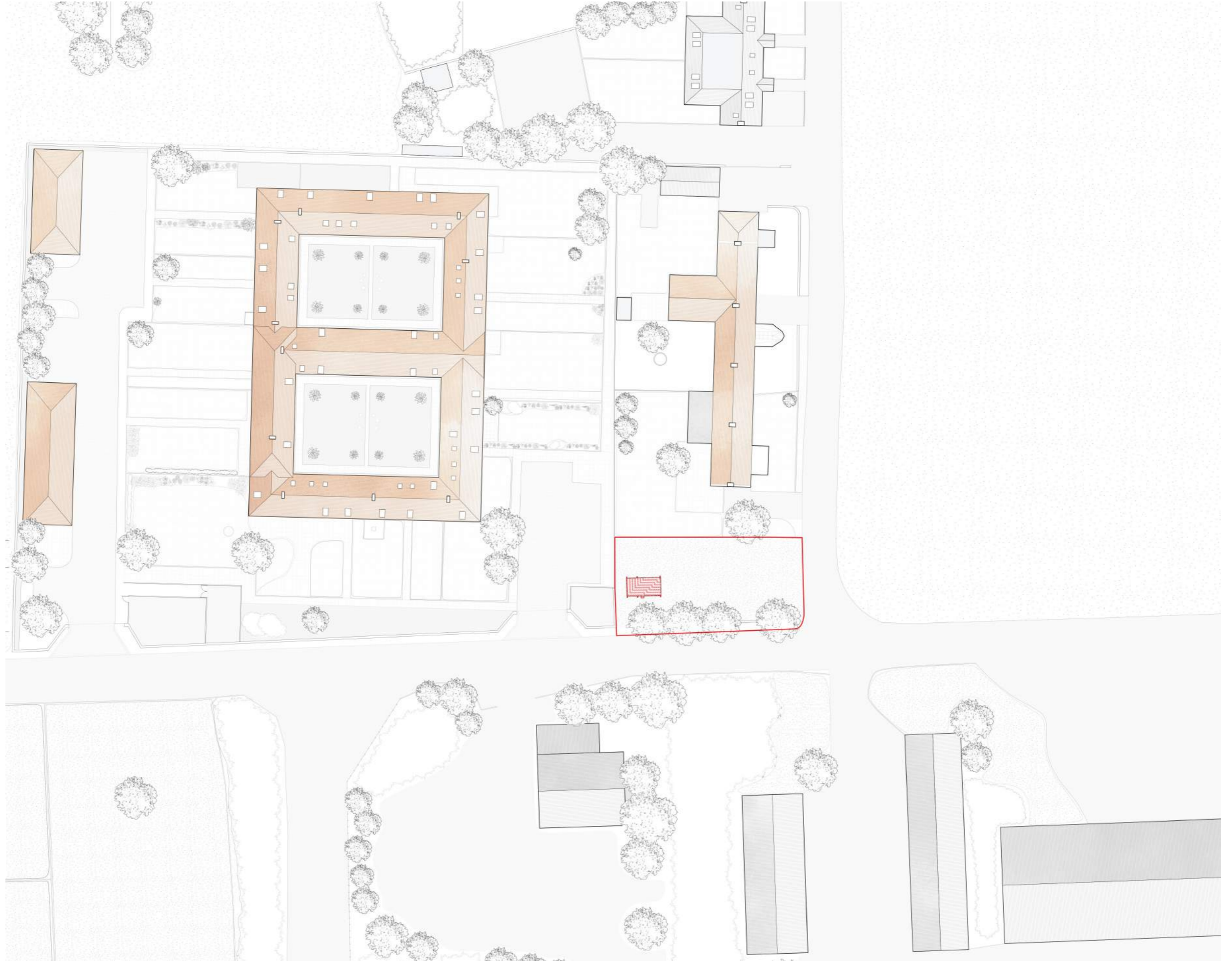




Key

- Site Boundary
- ▨ Demolitions





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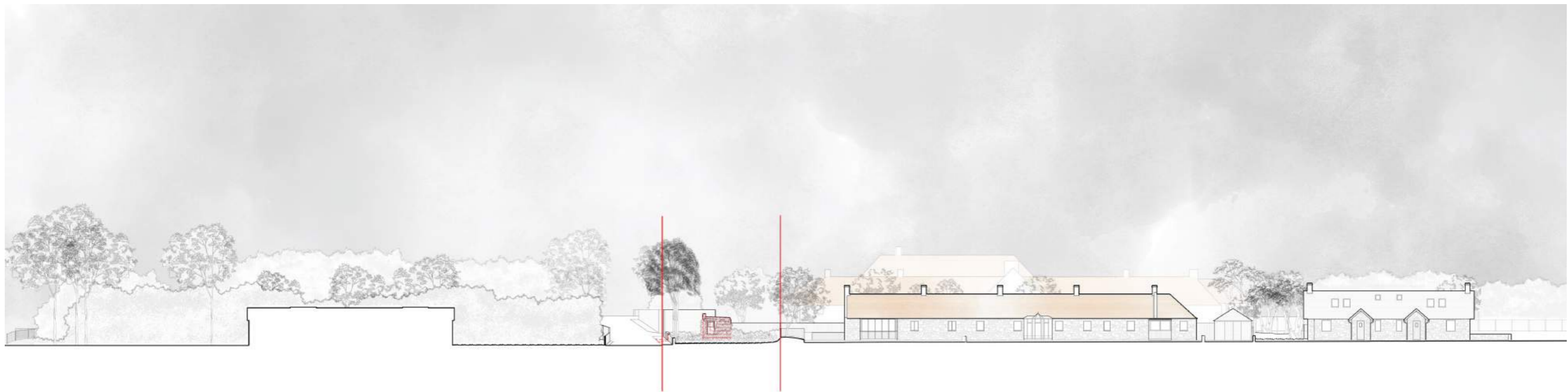


Site Boundary



Demolitions





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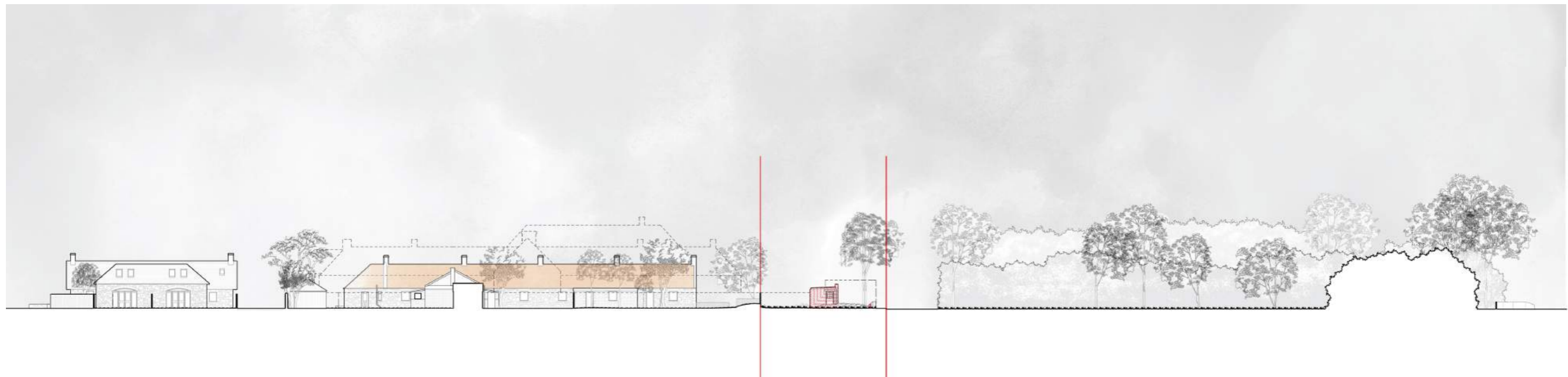


Existing South West Elevation



Key

-  Site Boundary
-  Demolitions

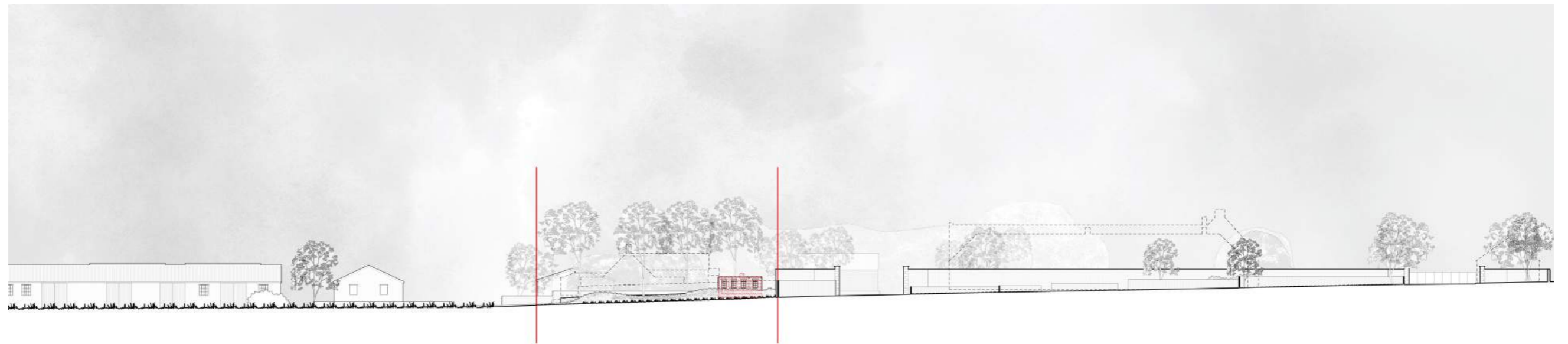


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Demolitions 





Existing North East Site Elevation



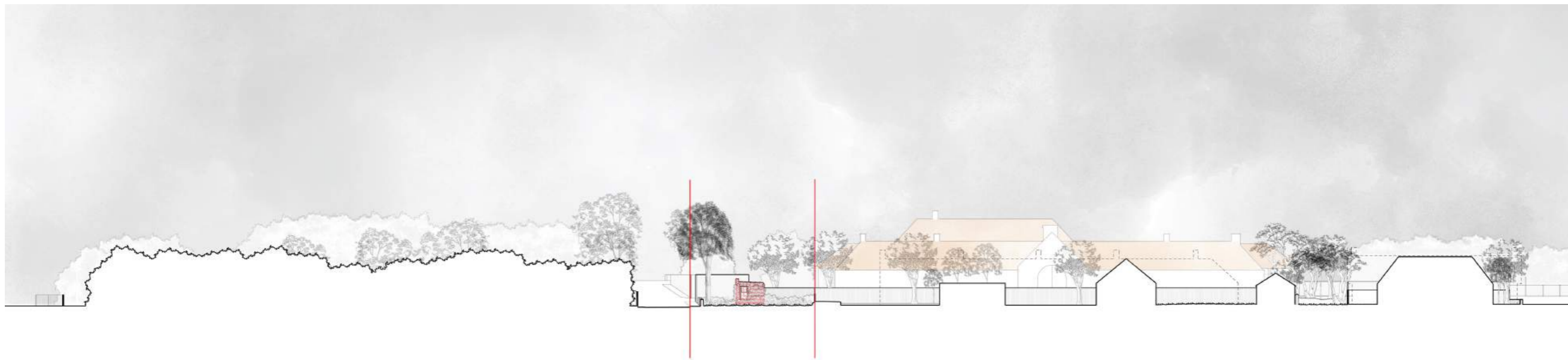
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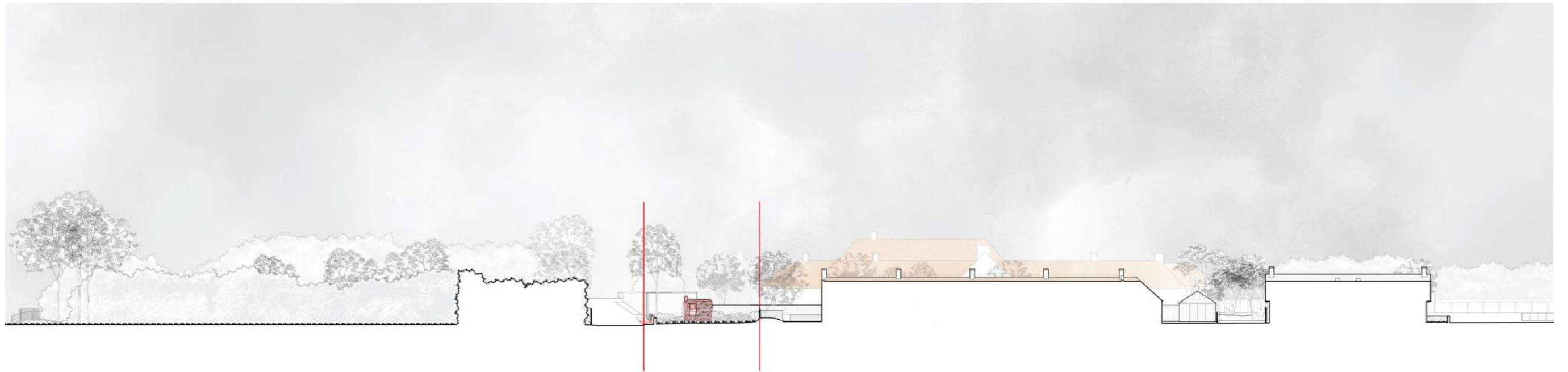
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Key  
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Demolitions [hatched box]



Existing Site Section C



Key

-  Site Boundary
-  Demolitions



Key  
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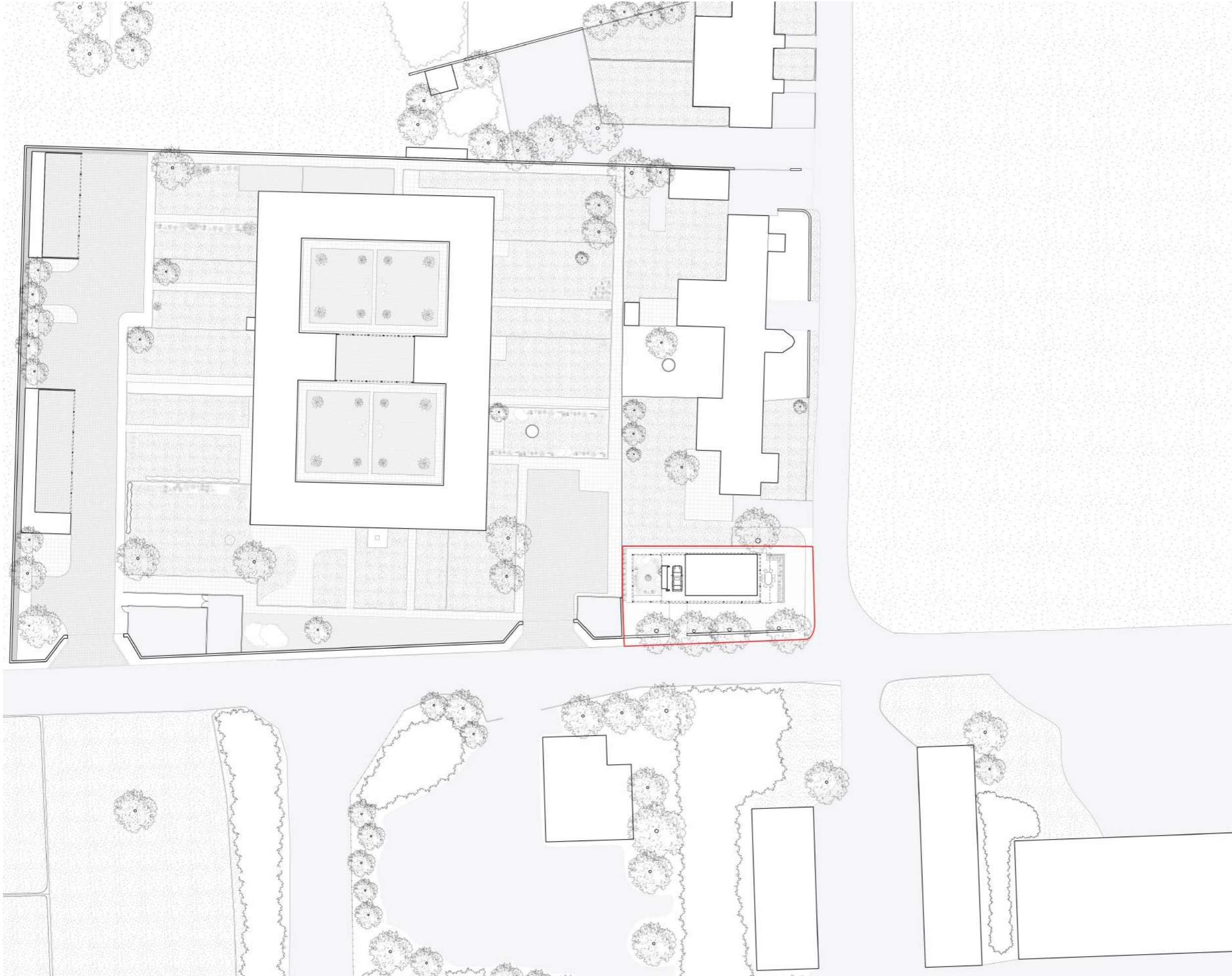
Existing Site Section E



Key

-  Site Boundary
-  Demolitions





Key  
Site Boundary ———





SITE PROPOSED

ARCHITECTS DRAWINGS

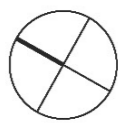


Proposed First Floor Site Plan

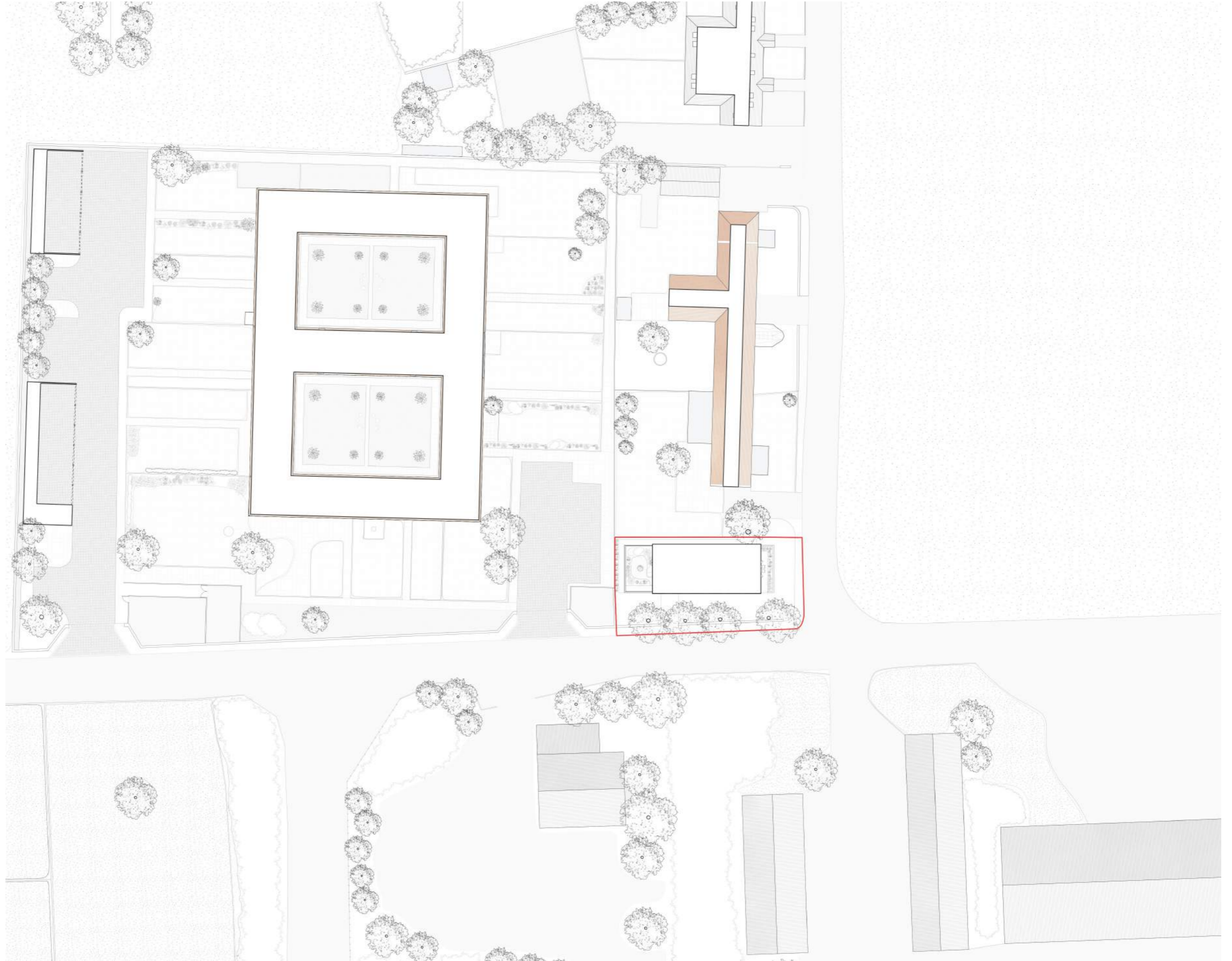
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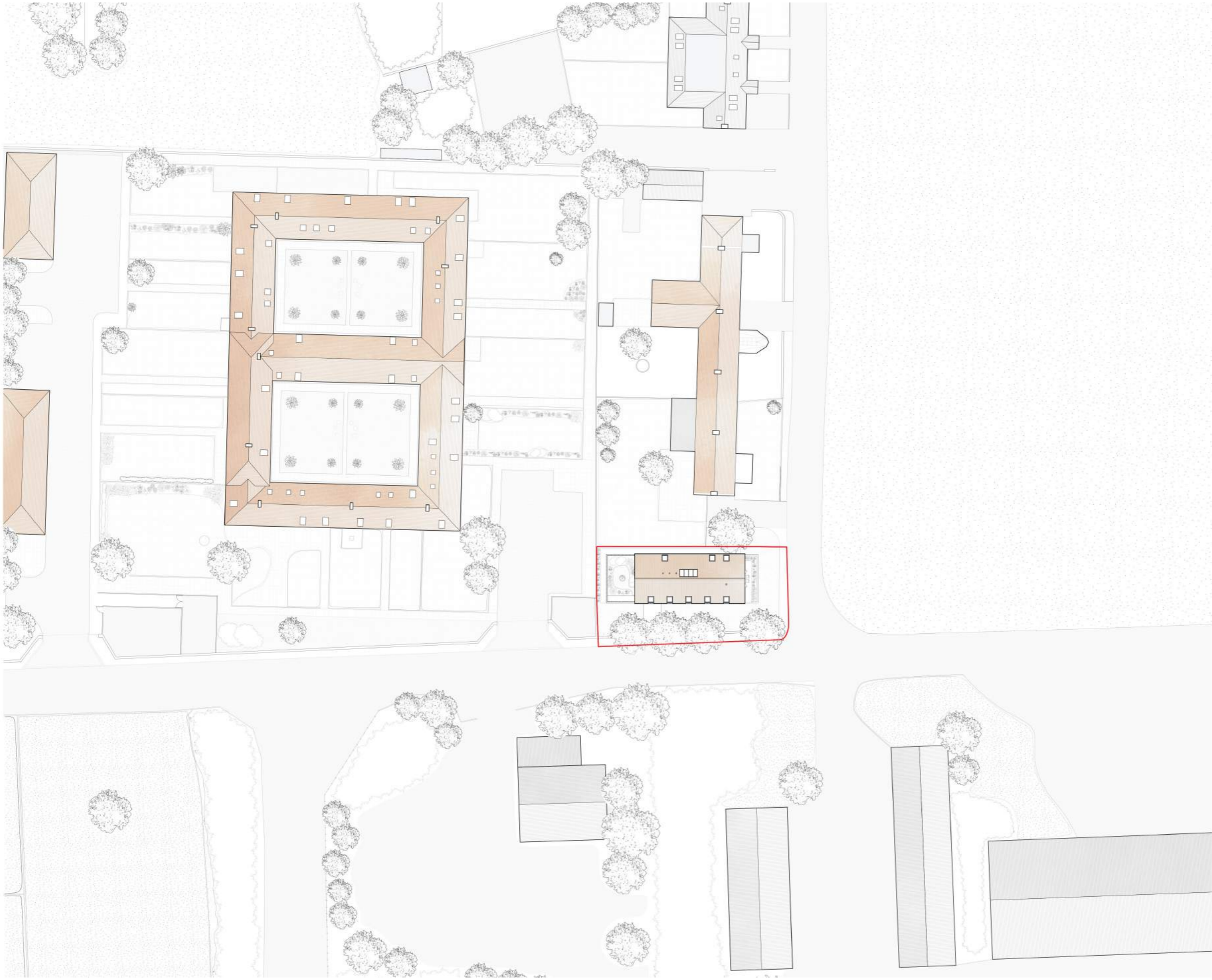


N



Site Boundary





Key  
Site Boundary

Key





Proposed South East Site Elevation



Key  
— Site Boundary



Key  
Site Boundary

Key





Key  
— Site Boundary

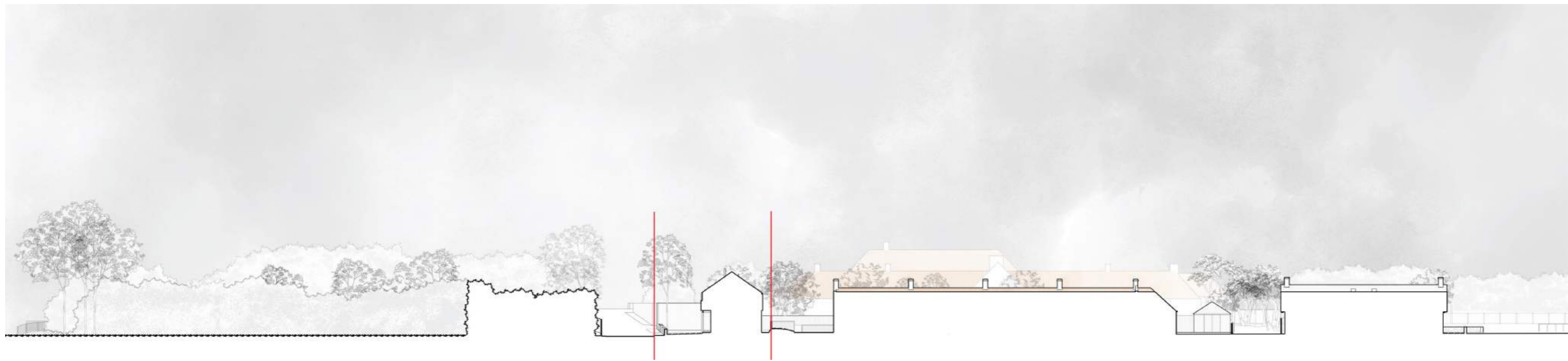




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— Site Boundary



Key  
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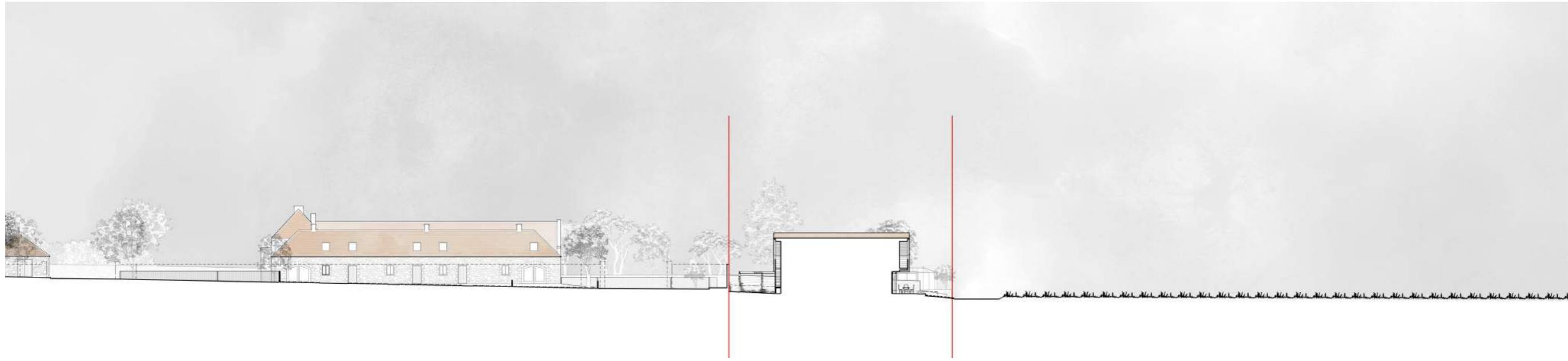




Proposed Site Section D



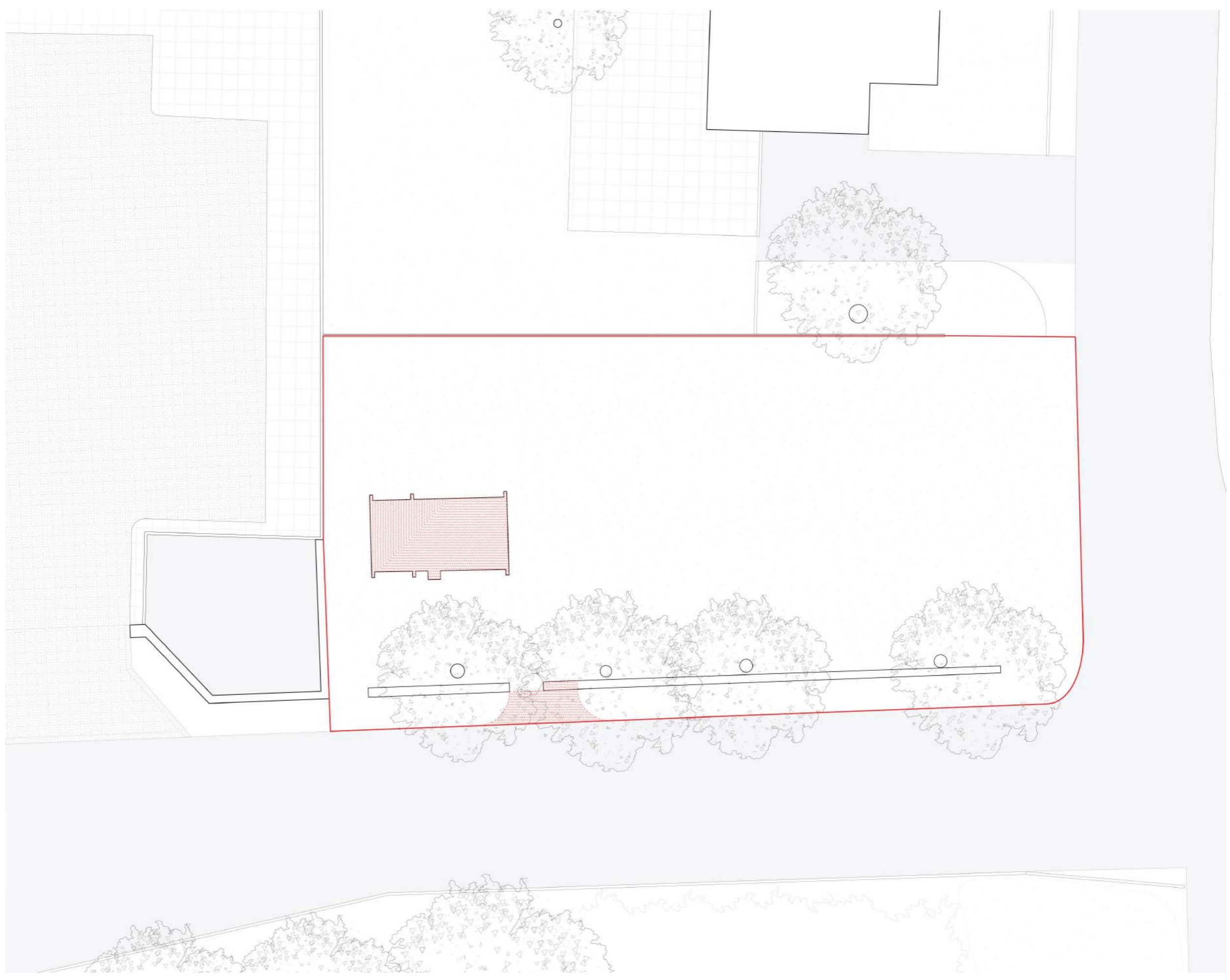
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Key  
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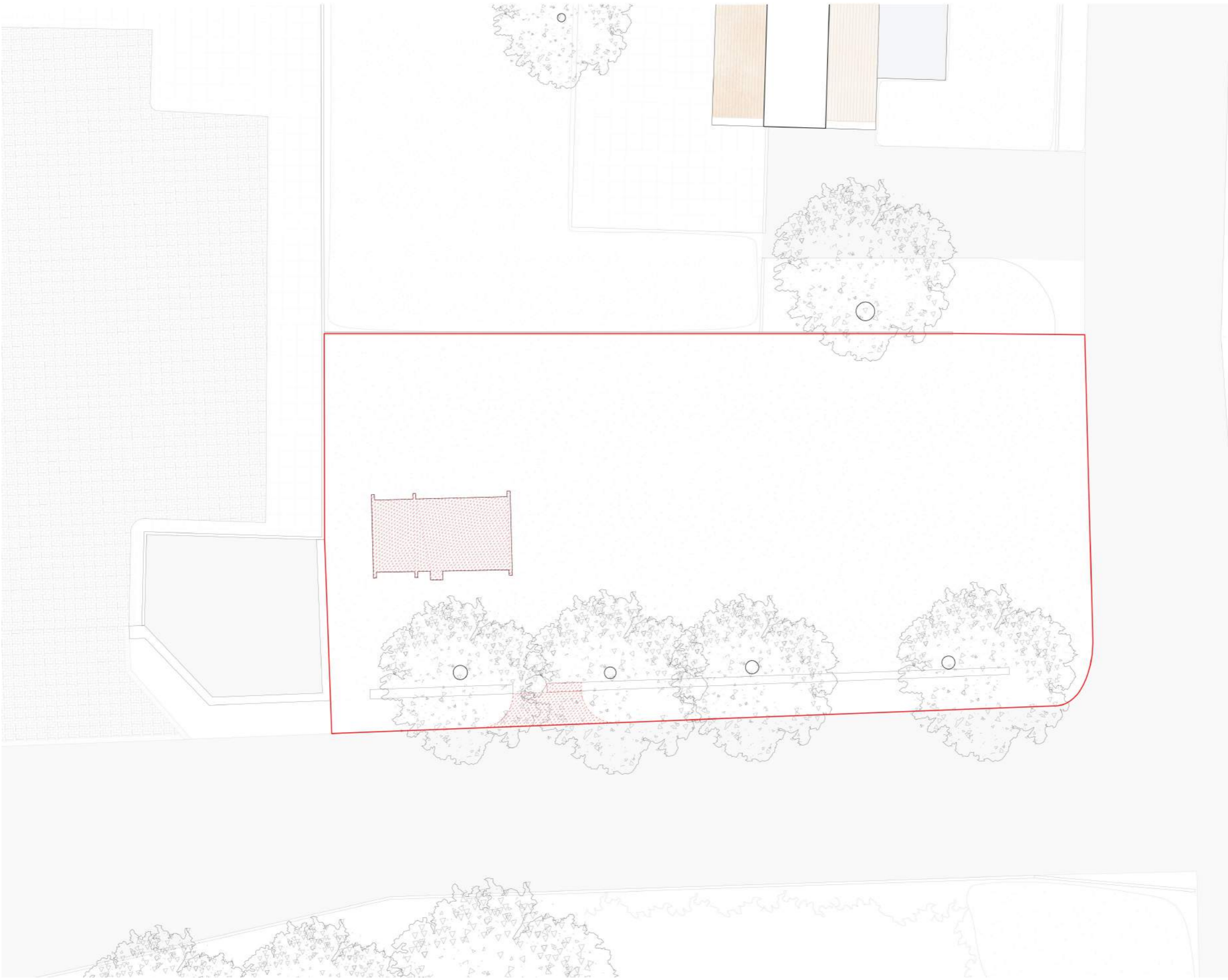


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Site Boundary

Demolitions




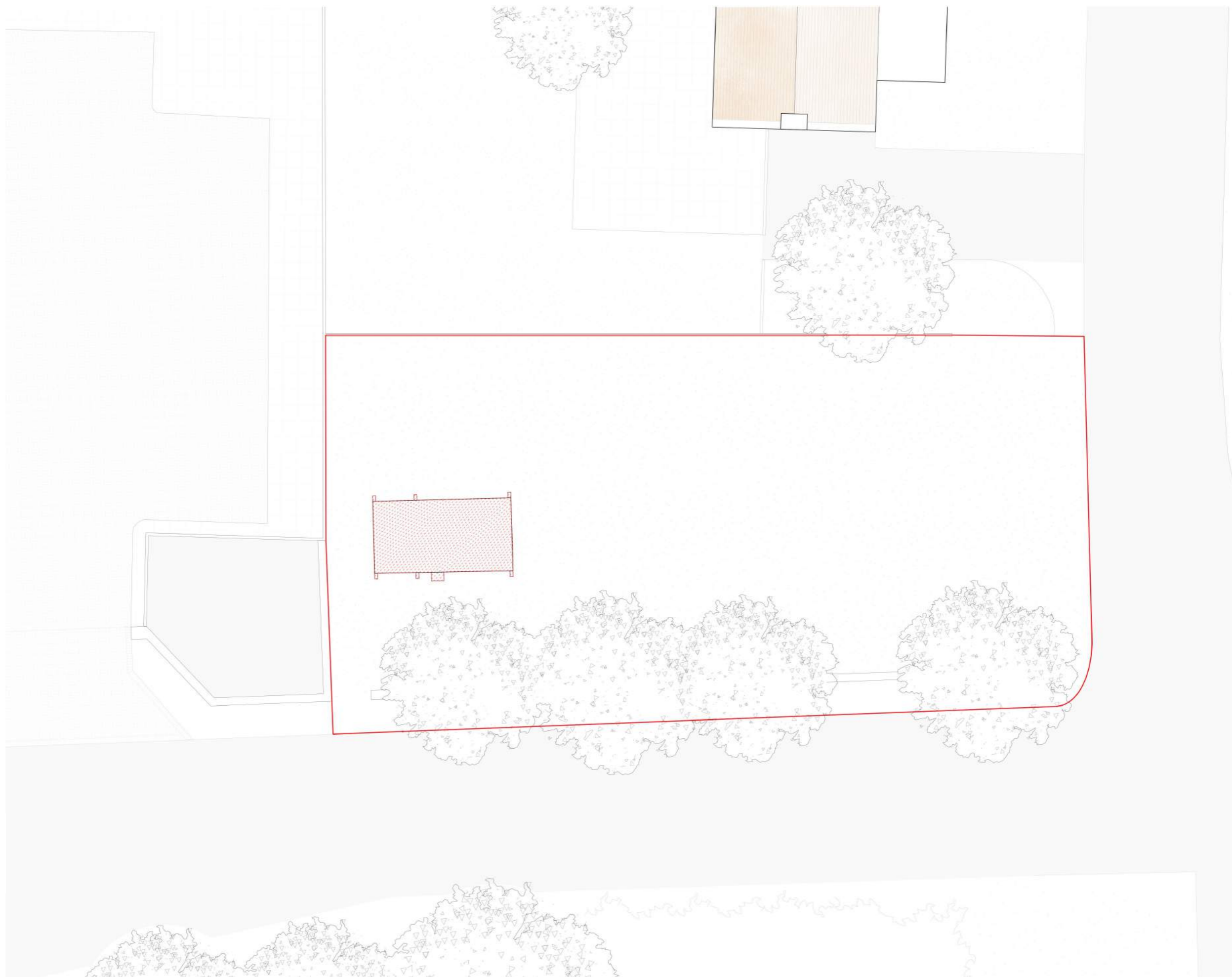


- Key
- Site Boundary 
  - Demolitions 



Existing Roof Plan

Key

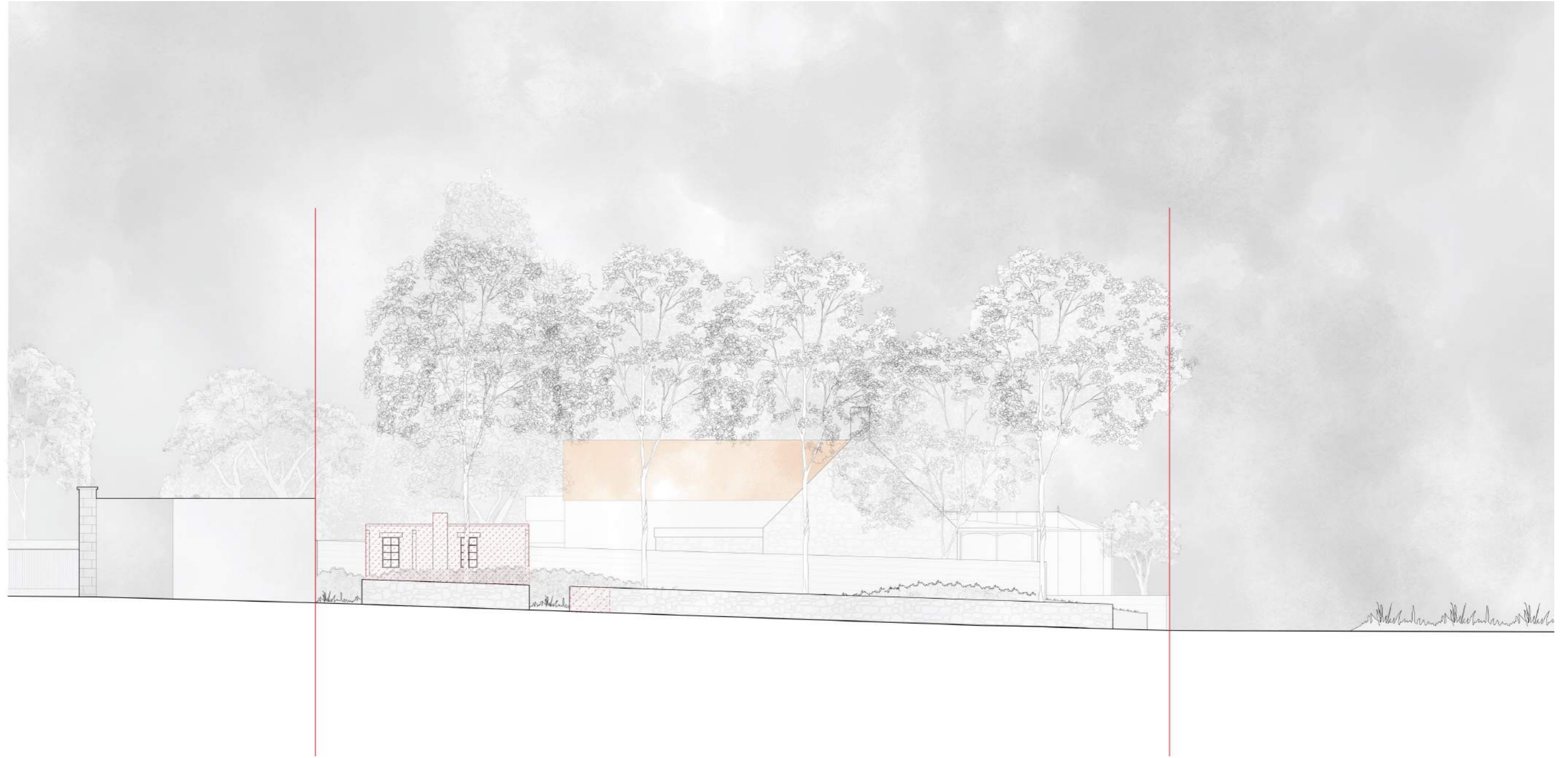
  
 Site Boundary  
 Demolitions



Key  
Site Boundary ———  
Demolitions [red hatched box]



Existing South West Elevation



- Key
- Site Boundary
  - ▨ Demolitions



Key  
Site Boundary ———  
Demolitions [hatched box]



Existing North East Elevation



Key

- Site Boundary
- ▨ Demolitions



Key  
Site Boundary ———  
Demolitions [hatched box]



Existing Short Section C



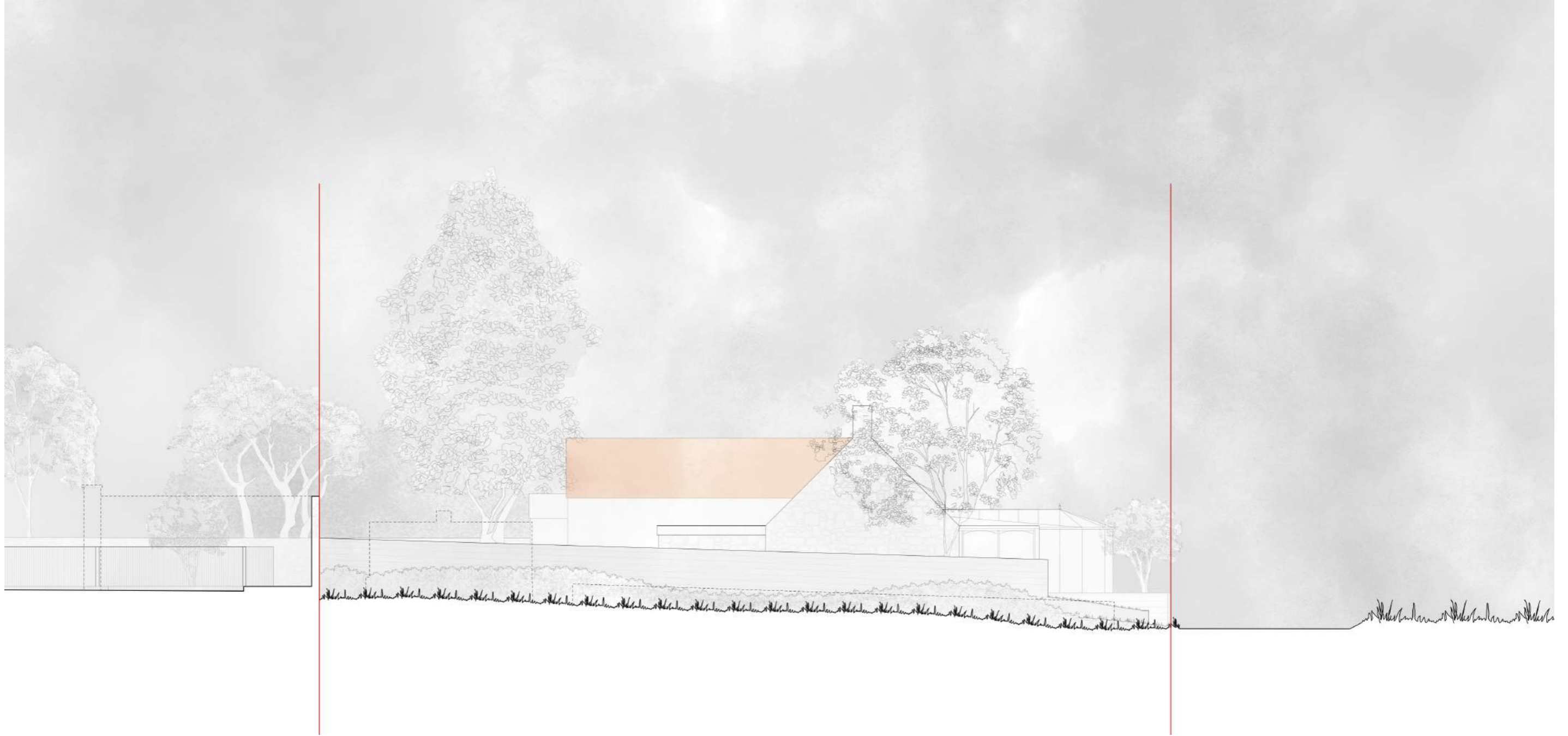
- Key
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  - ▨ Demolitions



Key  
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Demolitions [hatched box]

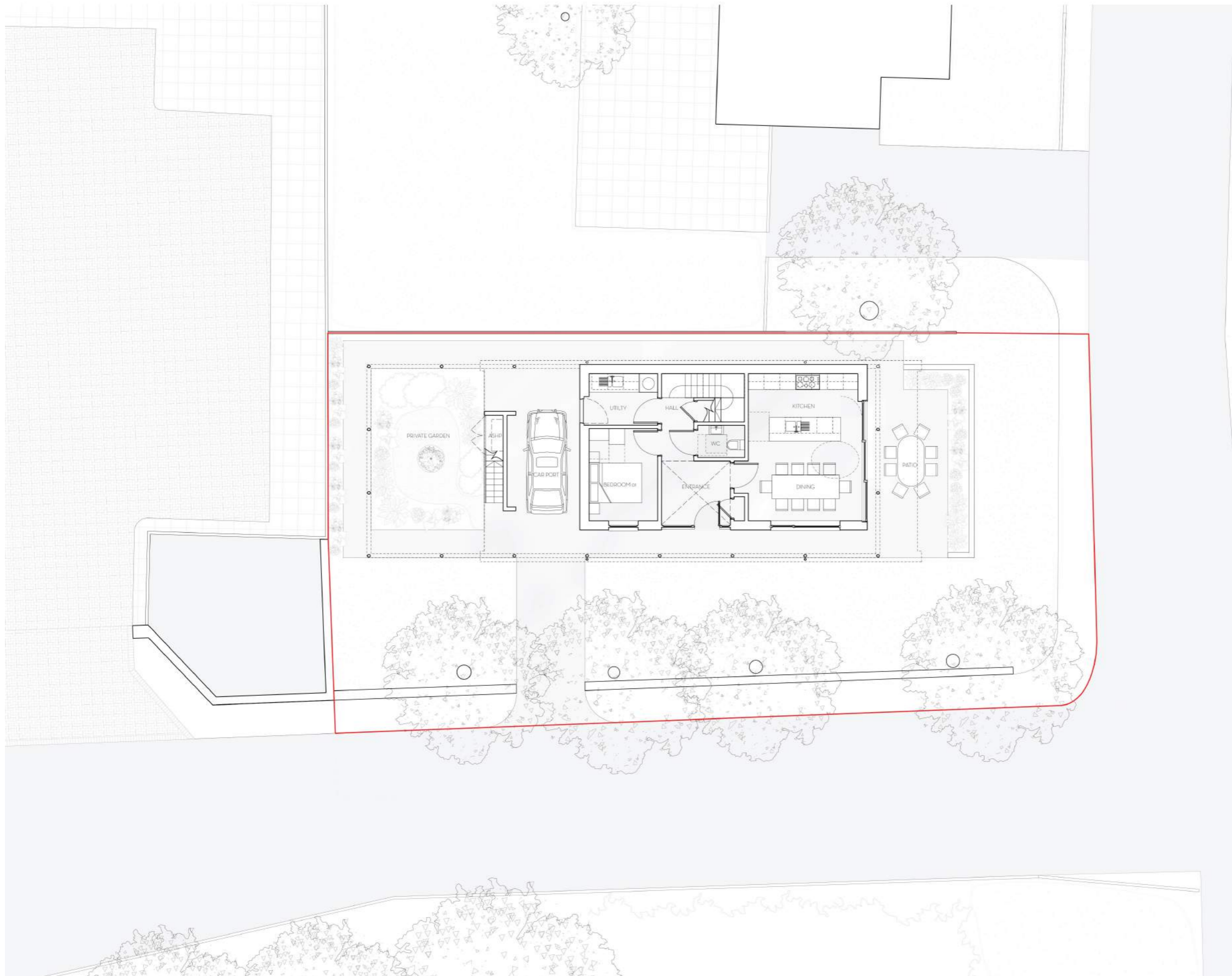


Existing Long Section E



Key

- Site Boundary
- ▨ Demolitions



Key  
Site Boundary ———



Key  
— Site Boundary





Key

- Site Boundary 
- Corrugated Corten Roof Cladding/Existing Terracotta Tiled Roofs 
- PPC Aluminum Framed High Performance Velux Style combined window and roof light (colour Anthracite) 
- PPC Aluminum Framed High Performance Linear Patent Glazing Roof light (colour Anthracite) 

Proposed South East Elevation


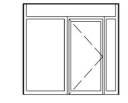




Key

- Site Boundary
- PPC Aluminum Framed High Performance Glazed Screen with Sliding Doors (Colour Anthracite)
- Corrugated Corten Roof and Wall Cladding/Existing Terracotta Tiled Roofs
- Balustrade formed from Painted Steel Flats (colour Anthracite)
- Feather edge Horizontal Treated Timber Cladding
- PPC Aluminum Framed High Performance Glazed Screen with Sliding Doors (colour Anthracite)
- Exposed Painted Steel Columns (Colour Agate Green to match existing columns at Fenton Steading)

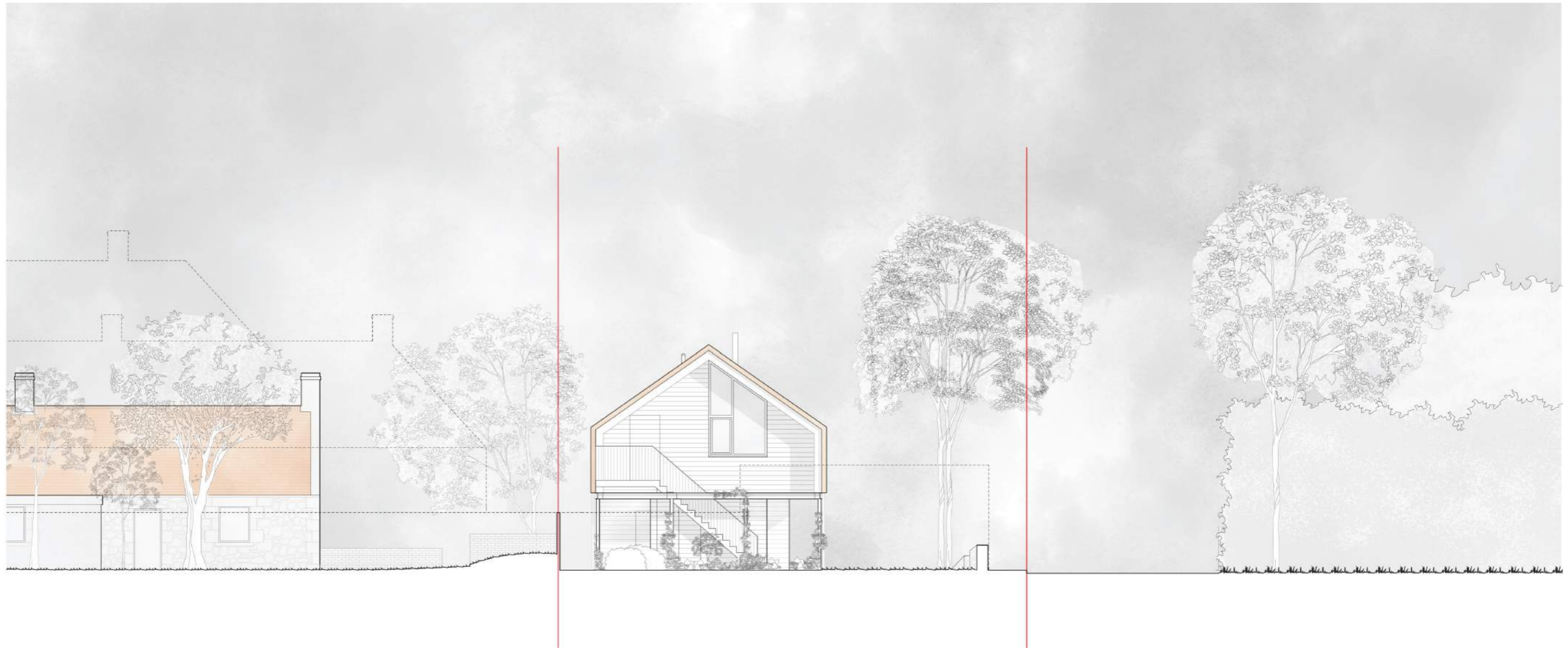


- Feather edge Horizontal Treated Timber Cladding 
- PPC Aluminum Framed High Performance Velux Style combined window and roof light (colour Anthracite) 
- Corrugated Corten Roof and Wall Cladding/Existing Terracotta Tiled Roofs 
- Existing Boundary Wall to be made good as required 

- Key
- Site Boundary 
  - PPC Aluminum Framed High Performance Glazed Screen with Pivot Pass Door (colour Anthracite) 
  - PPC Aluminum Framed High Performance Windows (colour Anthracite) 
  - Exposed Painted Steel Columns (Colour Agate Green to match existing columns at Fenton Steading) 



Proposed North West Elevation



Key



Site Boundary



PPC Aluminum Framed High Performance Windows (colour Anthracite)



Exposed Painted Steel Columns (colour Agate Green to match existing Columns at Fenton Steading)



Balustrade formed from Painted Steel Flats (colour Anthracite)



Feather edge Horizontal Treated Timber Cladding



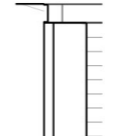


Corrugated Corten Roof and Wall Cladding / Existing Terracotta Tiled



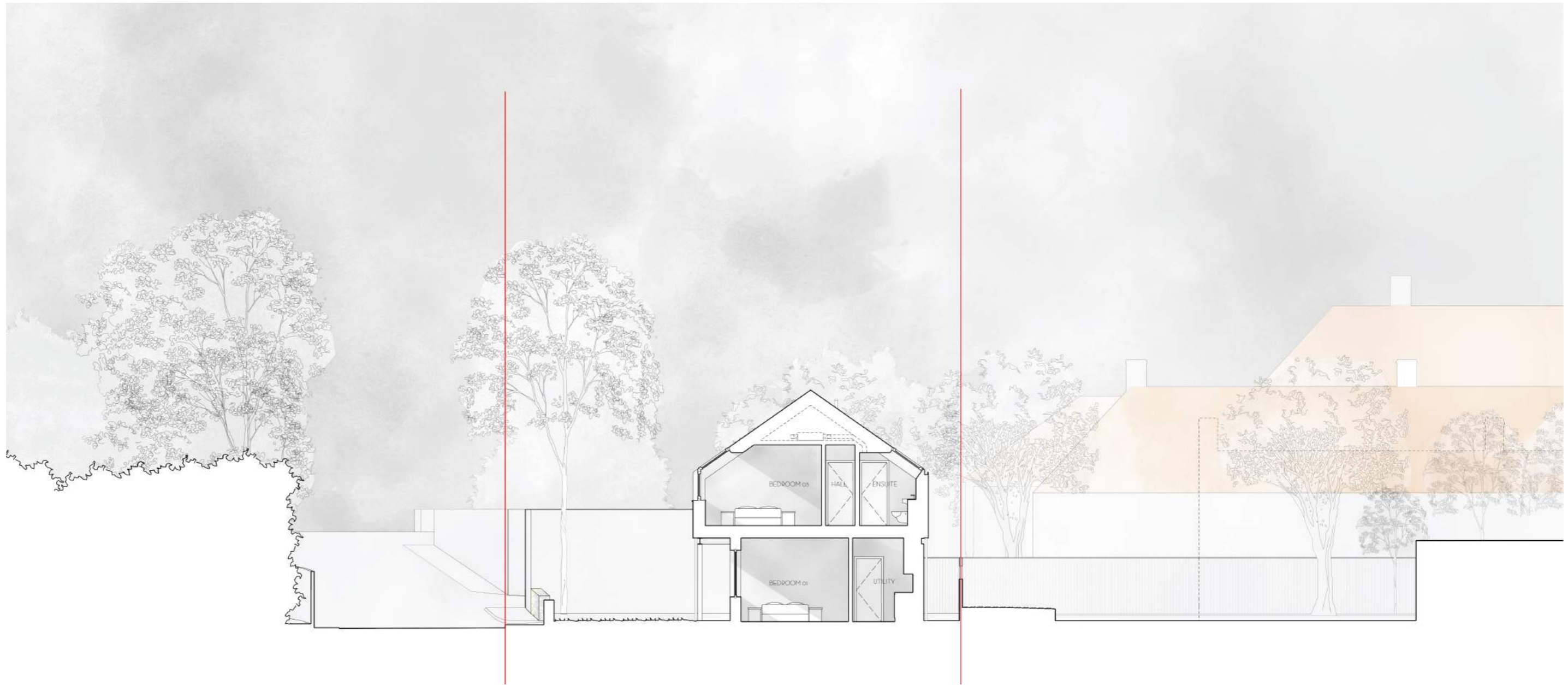
Existing Retaining Wall to be Made Good as Required



- Ppc Aluminum Framed High Performance Linear Patent Glazing Roof light (colour Anthracite) 
- Feather edge Horizontal Treated Timber Cladding 
- Exposed Painted Steel Columns (colour Agate Green to match existing Columns at Fenton Steading) 

- Key
- Site Boundary 
  - Ppc Aluminum Framed High Performance Windows (colour Anthracite) 
  - Corrugated Corten Roof and Wall Cladding / Existing Terracotta Tiled Roofs 
  - Existing Boundary Wall to be Made Good as Required 

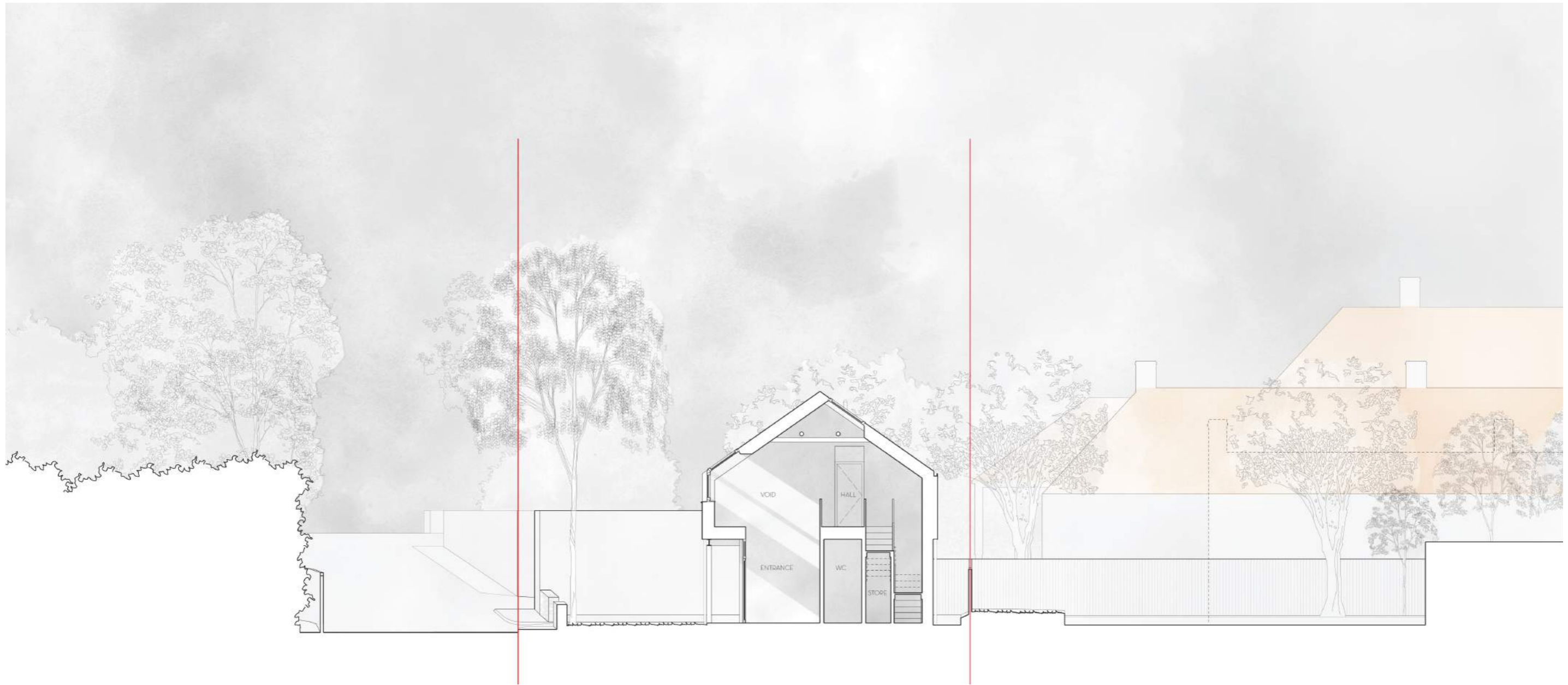
Proposed Short Section A



Key



Site Boundary

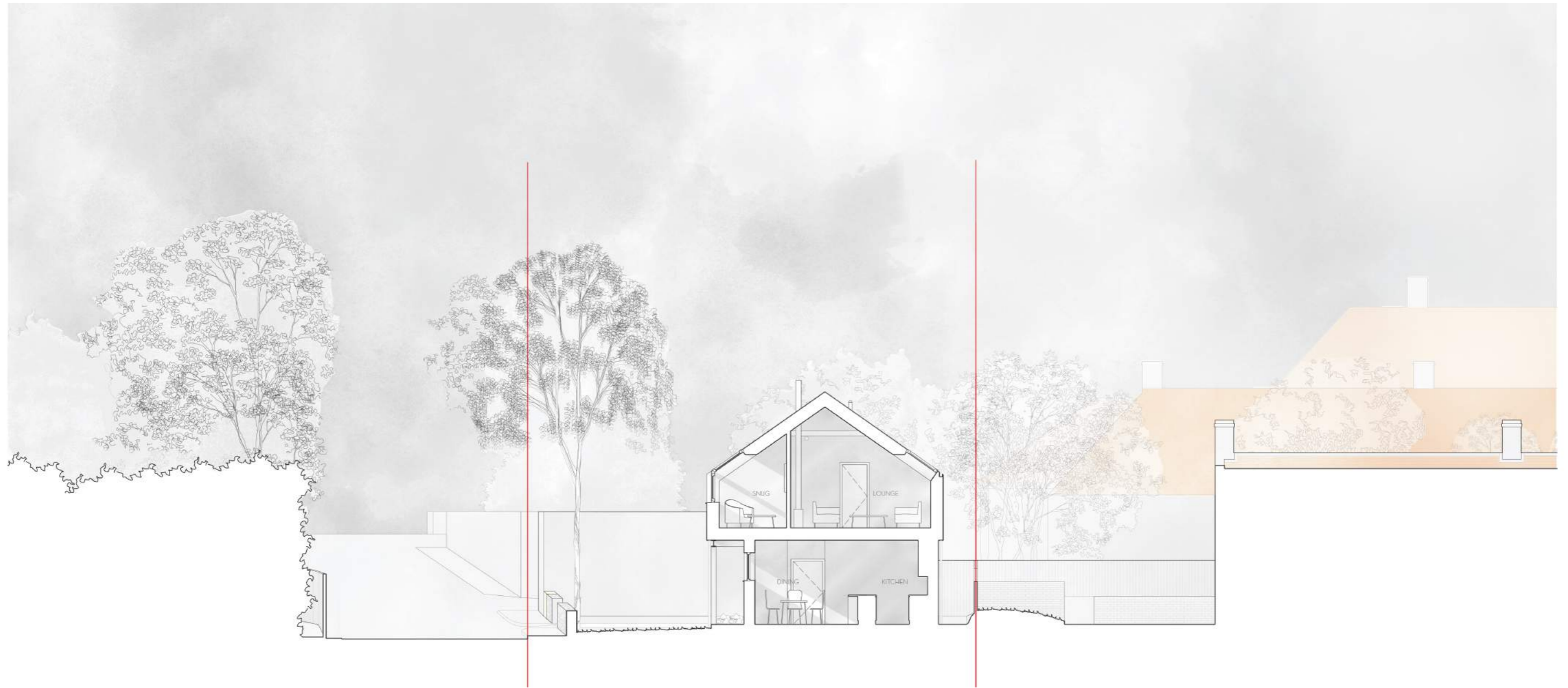


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Site Boundary —



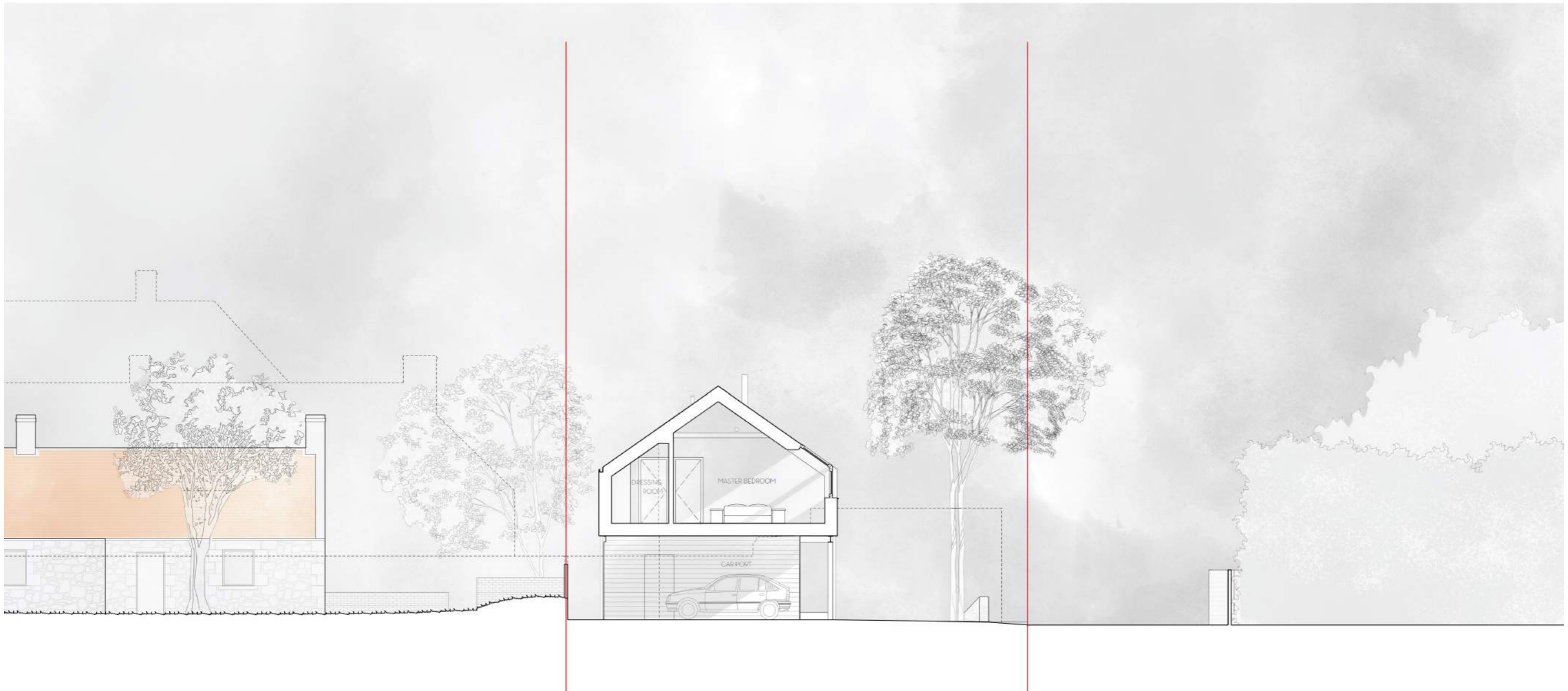
Proposed Short Section C



Key



Site Boundary



Key

Site Boundary —



Proposed Long Section E



Key



Site Boundary





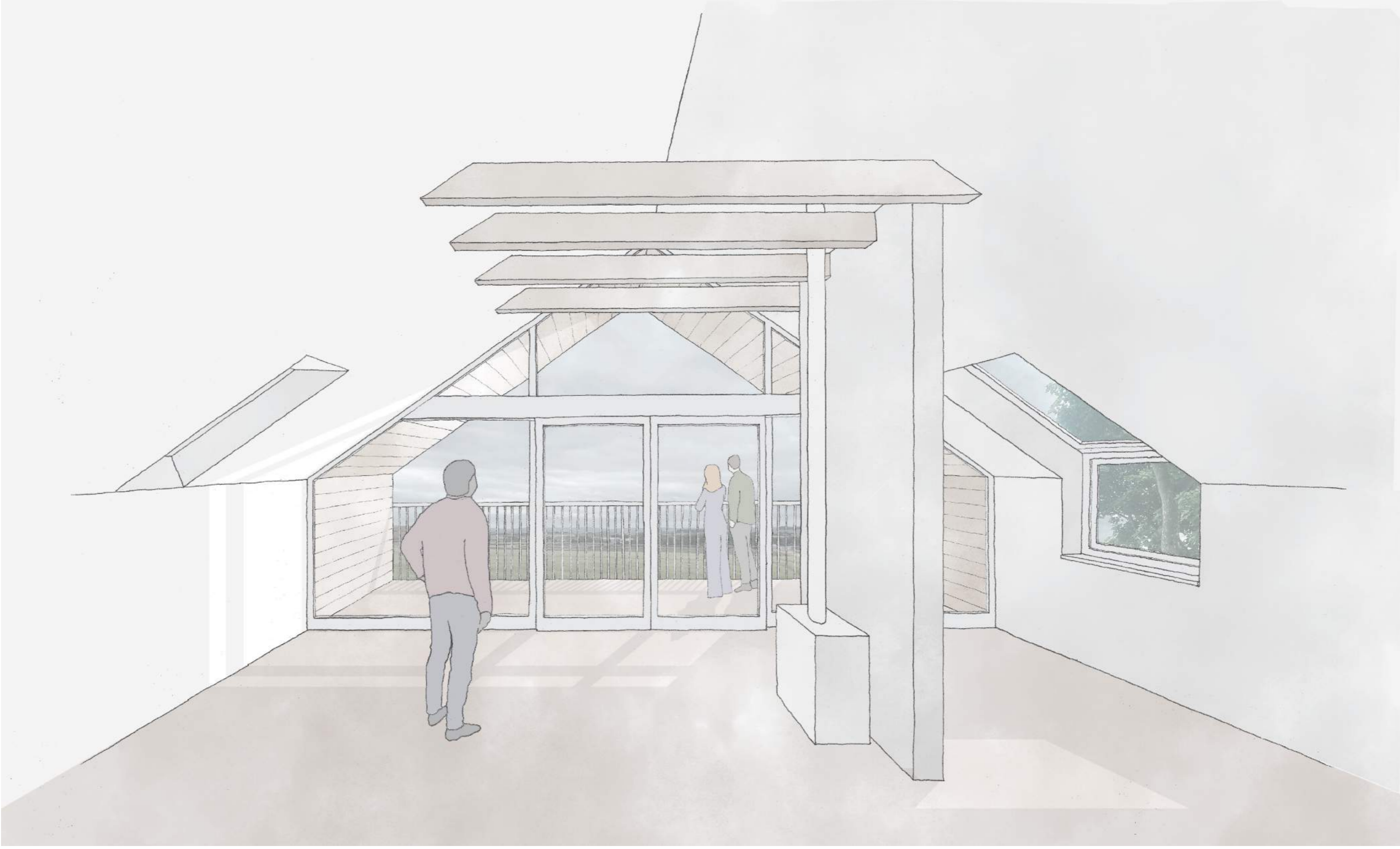


Side View





Living View



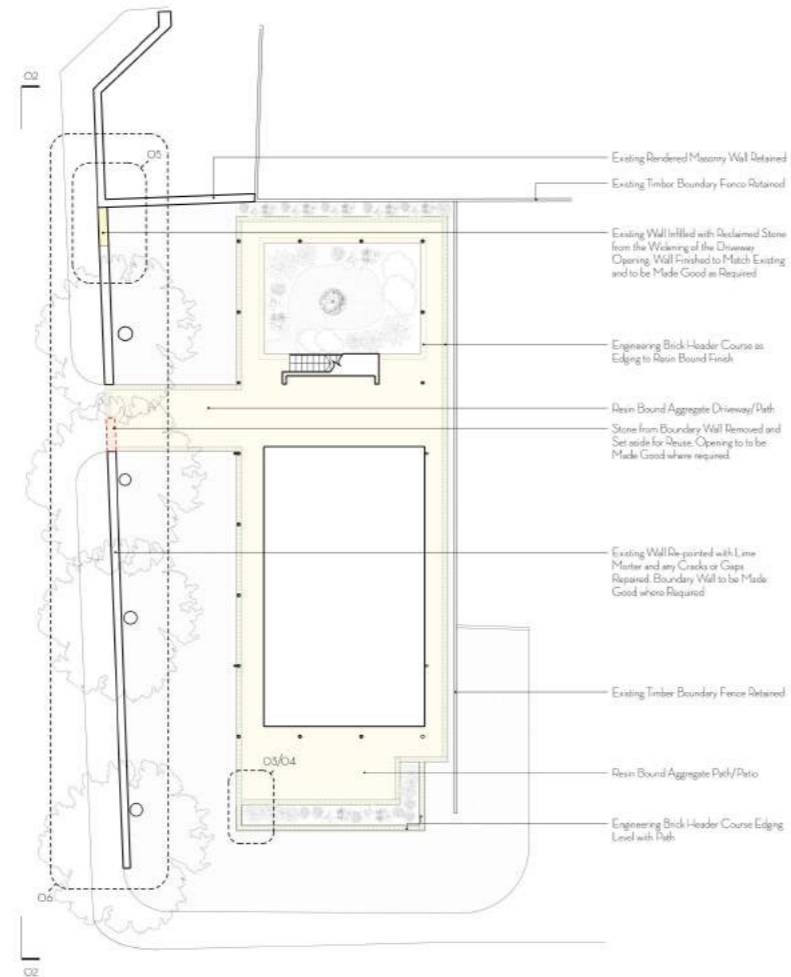


Model Photo 02

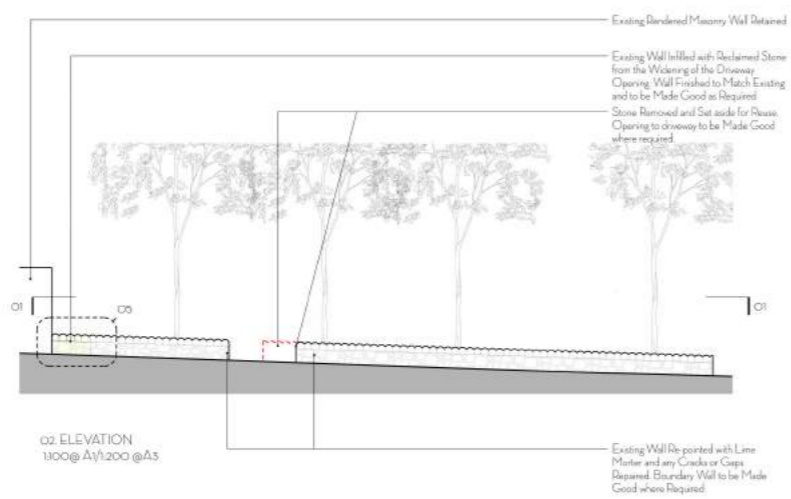




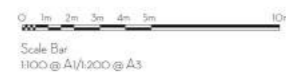




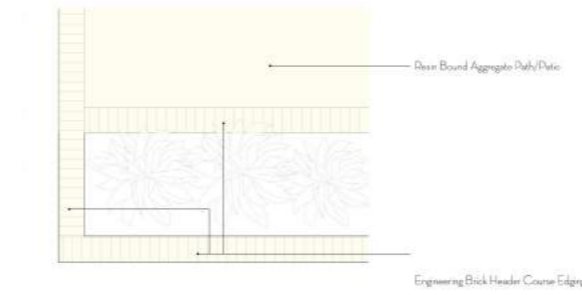
01 PLAN 1100 @ A1/1200 @ A3



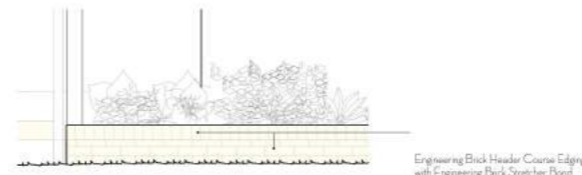
02 ELEVATION 1100 @ A1/1200 @ A3



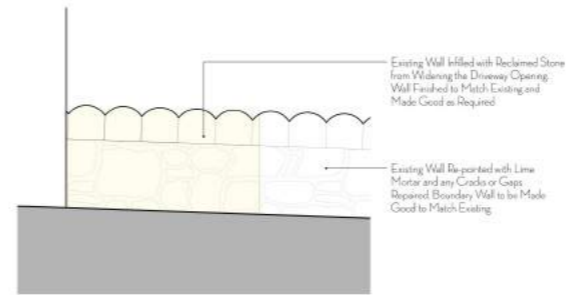
07 PHOTOS OF WALL AS EXISTING



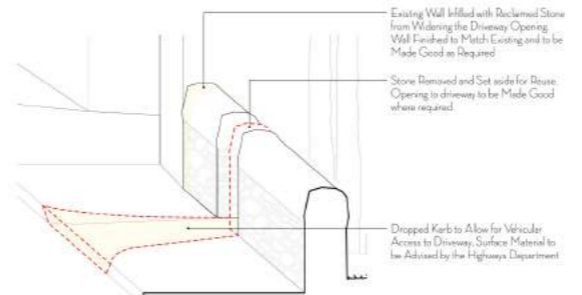
03 PLAN 120 @ A1/140 @ A3



04 ELEVATION 120 @ A1/140 @ A3



05 ELEVATION 120 @ A1/140 @ A3



06 SECTION 120 @ A1/140 @ A3



Key:

- Existing
- Proposed
- Proposed Beyond

