

LOCAL REVIEW BODY

21 November 2024

Application No: 24/00456/P

**8 Newmains Holding, Athelstaneford, North Berwick,  
EH39 5BL**

Appointed Officer's Submission

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8 Newmains Holding, Athelstaneford, North Berwick, EH39 5BL.

Planning Application no. 24/00456/P: Extension to house, alterations and extension to outbuilding to form ancillary accommodation and installation of air source heat pumps.

1. Officer's report for planning application 24/00456/P.

2. Copy of the Decision Notice (including reason for refusal) relating to planning application 24/00456/P.

3. Stamped Refused Drawing.

4. Development Plan Policies:

Policies 6 (Forestry, Woodland and Trees), 14 (Design, Quality and Place) and 16 (Quality Homes) of NPF4 and DP5 (Extensions and Alterations to Existing Buildings), T2 (General Transport Impact) and NH8 (Trees and Development) of the adopted ELLDP 2018 are relevant to the determination of this application.

5. Copy of consultation responses from:

(i) Roads Services; and (ii) Environmental Health

6. Schedule of conditions.

# OFFICER REPORT

**25th July 2024**

App No. **24/00456/P**

Application registered on **14th May 2024**  
Target Date **13th July 2024**

Proposal	<b>Extension to house, alterations and extension to outbuilding to form ancillary accommodation and installation of air source heat pumps</b>	SDELL	N
		CDEL	N
Location	<b>8 Newmains Holding Athelstaneford North Berwick EH39 5BL</b>	Bad Neighbour Development	N

APPLICANT: **Mrs Mairi Wilks**

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

**c/o WT Architecture  
Per William Tunnell  
4-6 Gote Lane  
South Queensferry  
Edinburgh  
EH30 9PS**

DECISION TYPE:

**Application Refused**

## PLANNING ASSESSMENT

The property to which this application relates is a single storey detached house, an existing outbuilding and the garden ground of the house, at Newmains Holding to the south-east of Drem and to the north-west of Athelstaneford. The property is located within a countryside location as defined by Policy DC1 of the adopted East Lothian Local Development Plan 2018 ('ELLDP 2018').

The original house is single storey in height with a pitched roof clad in slate. It has a conservatory attached to its north west elevation. Otherwise the walls of the house are finished externally in white render. Located some 15 m away to the north west of the original house is the existing single storey outbuilding which is some 5.5m wide by 13m in length. The outbuilding has rendered walls and a pitched roof clad in corrugated sheeting.

The property is bounded to the north-east by the road of B1337, to the south-east and the south-west by agricultural land and to the north-west by a stable block associated with 7 Newmains Holding.

There is no relevant planning history for this site.

Planning permission is sought for (i) a flat roofed single storey extension to be attached to the (side) north west elevations of the house that would link the house with the outbuilding, (ii) for the heightening of the wall heads and the installation of a new roof of the outbuilding to allow the formation of an upper floor within which a home office would be formed, (iii) alterations to the outbuilding and (iv) the installation of 2x air source heat pumps.

The proposed flat roofed extension would be some 3m in height, 15.5 metres in length and some 13.4m in width at its widest point. A 2.5m black flue is proposed to be affixed to the flat roof of the extension.

The proposed flat roofed extension would extend north-west toward the existing outbuilding and an overhung roof component of the extension would adjoin with and attach to the south-east (front) elevation of the outbuilding. There would be one partially glazed door and some 7x floor to ceiling fixed windows, one of which would be partially covered with fixed intermittent timber screening on the south-west (rear) elevation of the proposed extension.

There would be some 3x window openings and some 4 fixed windows on the north-east (front) elevations. Some 3 out of the 4 fixed windows on this elevation would be partially covered with intermittent timber screening. 2x glazed openings, a glazed door and an associated fixed window is proposed on the north-west (side) elevation of the extension. One glazed door and 2x fixed floor to ceiling windows are proposed on the south-east (side) elevation. Fixed intermittent timber screening is proposed in front of one of the two fixed windows on this elevation. The extension would have 2x roof lights and a 2.5m high flue protruding out from it.

The proposed extension would be finished with a combination of materials inclusive of lime wash render and timber cladding. Fascias would be of pre-weathered steel construction. The doors on the south-west (rear) and south-east (side) elevations would be partially glazed with timber framing and the door on the north-west (side) elevation would be partially glazed with metal framing. The roof would be covered in single ply membrane. The rear component of the roof which covers the kitchen area would form as a wildflower roof, edged with pebbles.

The proposed works to the existing outbuilding would consist of the building up of its wall heads such that the ridge of the roof of the outbuilding would be some 0.9m higher than the existing roof. Otherwise the alterations to the outbuilding would comprise:

- i. The infilling of an existing window opening and the part infilling of an existing door opening on the south-east (front) elevation;
- ii. The installation of a narrower door within the partly infilled door opening and the installation of new double doors on the south-east (front) elevation;
- iii. The installation of two replacement windows on the north-west (rear) elevation;
- iv. The installation of 2x first floor windows, one on the north-east (side) elevation and one on south-west (side) elevation. The window on the north-east (side) elevation would have a Juliet style balcony; and,
- v. The installation of 4x roof lights on south-east roof slope and the installation of 4x roof lights on the north-west roof slope.



The heightened walls of the outbuilding would be finished in new lime render. The replacement roof would be corrugated metal sheeting and would be black in colour. Rainwater goods would be of aluminium construction and would be black in colour. Doors would be finished in a dark grey colour.

A total of two air source heat pumps are proposed to be located on the north-west (rear) elevation of the existing outbuilding. They would be positioned side by side and would measure some 0.6 metres in height and some 0.8 metre in width.

Demolition works, and alterations to the existing dwellinghouse such as the removal of roof lights, the insulation of external walls, the re rendering of external walls and the formation of paving or planters would not require the grant of planning permission and thus whilst detailed within the application drawings, they do not form as part of this application for planning permission.

Subsequent to the registration of this application, revised drawings were submitted by the applicant's agent, amending the red line boundary of the application site. The redline boundary previously included an area of agricultural land which also falls under the ownership of the applicant. As it does not form as part of the domestic curtilage, it has since been outlined in blue rather than red. The domestic curtilage is outlined in red.

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

The development plan is the adopted National Planning Framework 4 ('NPF4') and the adopted East Lothian Local Development Plan 2018 ('ELLDP 2018').

Policies 6 (Forestry, Woodland and Trees), 14 (Design, Quality and Place) and 16 (Quality Homes) of NPF4 and DP5 (Extensions and Alterations to Existing Buildings), T2 (General Transport Impact) and NH8 (Trees and Development) of the adopted ELLDP 2018 are relevant to the determination of this application.

No public letters of objection have been received in relation to this application.

The property in which this application relates is located within a countryside location in East Lothian, and forms as one of a number of agricultural holdings within the surrounding area, known as Newmains Holding. Newmains Holding is generally characterised by low density development within an agricultural setting. Many of these holdings consist of a single storey dwellinghouse with associated ancillary accommodation on generous sized plots. Many of the dwellinghouses and associated outbuildings have been subject to alterations over the years. In this instance it is proposed to alter and extend the height of the outbuilding that is located to the west of the applicant's house to facilitate the formation of ancillary accommodation within it. As so heightened, the ridge height of the outbuilding would remain below the ridge height of the original dwellinghouse, such that the outbuilding would still be low lying-in nature and would not be overly prominent or exposed. Furthermore, the materials used on the external finishes of the outbuilding - render and metal corrugated sheeting - would match those that of the existing outbuilding. Moreover, similar approvals have been given for the conversion of, or erection of outbuildings at Newmains Holdings to form ancillary accommodation with associated alterations (refs 21/00055/P & 18/00023/P). Accordingly, the

alterations to the outbuilding and the heightening of its roof would not be harmful to the character and appearance of the out building or harmful to the character and appearance of the area.

The proposed air source heat pumps would be installed at a low level on the north-west (side) elevation of the outbuilding. As such, they would be concealed from public view and would not be harmful to the character and appearance of the building, or the wider rural landscape character.

Policy 6 of NPF4 and Policy NH8 of ELLDP 2018 both have a strong presumption in favour of tree retention. As a result of proposals, a staghorn shrub and some hedging within the curtilage of the property are proposed to be removed. Given the hedging along the boundary of the site and the three mature trees within the driveway area of the curtilage make a greater contribution to the character of the area and these are identified as being retained, the loss of the staghorn shrub and some hedging within the curtilage would not be a significant loss, particularly given additional planting is proposed as part of this application. Proposals are therefore compliant with Policy 6 of NPF4 and Policy NH8 of the ELLDP 2018.

The proposed extension and alterations to the outbuilding given its location in relation to the nearest neighbouring residential properties would not give rise to any loss of amenity through overlooking or loss of light to those neighbouring residential properties.

The Council's Senior Environmental Health Officer has been consulted on the application and has responded with no comment.

The Council's Road Services advise that the driveway is large enough to accommodate two cars as well as turning space and therefore the proposals are considered acceptable, subject to the use of the outbuilding remaining ancillary to the domestic dwelling. A condition can therefore be placed on any grant of planning permission restricting the outbuilding from being used for commercial or business purposes. Subject to the imposition of this condition on any grant of planning permission, proposals would be compliant with Policy T2 of the ELLDP 2018.

Notwithstanding the above, the principle component of the scheme of development applied for in this planning application relates to the proposed extension to be added onto the side of the house.

Policy 14 of NPF4 states amongst other things that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

Policy 16 of NPF4 states that householder development proposals will be supported where they do not have a detrimental impact on the character or environmental quality of the surrounding area in terms of size, design and materials and do not have a detrimental effect on neighbouring properties in terms of physical impact, overshadowing or overlooking.

Policy DP5 of the adopted ELLDP 2018 echoes policies 14 and 16 of NPF 4 and states, amongst other things, that all alterations and extensions to a building must be well integrated into their surroundings and be in keeping with the original building. Accordingly, such development must be of a size, form, proportion and scale appropriate to its surroundings and, where the existing building has architectural merit, be in keeping with that building and

it must be finished externally in materials with colours and textures, which complement existing buildings in the locality and the original building.

In respect of an extension to a house, Policy DP5 of the adopted East Lothian Local Development Plan 2018 states extensions and alterations must be well integrated into their surroundings and must be in keeping with the original building or complementary to its character and appearance. For an extension or alteration to a house, it must be of a size, form, proportion and scale appropriate to the existing house, and must be subservient to and either in keeping with or complementary to the existing house. Policy DP5 does not differentiate between whether or not the extension would be seen from a public place or not.

The applicant's detached single storey pitched roofed house has white coloured rendered walls and pitched roof slopes clad in slate. The house, comprises of three bedrooms, a living room, kitchen, and bathroom and has a conservatory attached to its side (west) elevation. The existing house has an internal floor area of some 90sqm.

The proposed extension to be added to the side elevation of the house would be an L shaped extension that would be some 15.5m in length and therefore would span the gap between the house and the outbuilding located to the west. It would of such a size that it would increase the internal floor area of the house by some 83 sqm - almost double the floor area of the existing house. It would transform a modest 3 bedroomed house into a large 4 bedroomed house with the living room, kitchen and dining room together with the shower room, ensuite, utility room, hallway and store all being within the new extension and only the 4 bedrooms and snug being within the existing house.

As the proposed extension would almost double the internal footprint of the existing house and as it would due to its flat roofed architectural form be architecturally different to the existing house, it would not be of a size, form, proportion or scale that would be appropriate to the existing house. Moreover by its attachment to the outbuilding it would create a large, dominant dwellinghouse which would be visible from the public road that would not be reflective of the architectural character or style of the dwellinghouses at Newmains Holdings. Consequently the proposed flat roofed extension would be harmful to the character and appearance of the house and to the character and appearance of the area contrary to Policies 14 and 16 of NPF4 and Policy DP5 of the adopted East Lothian Local Development Plan 2018.

It is now necessary to consider whether there are any material planning considerations that would outweigh the fact that the proposed extension is contrary to the development plan. In this instance there was a previous grant of planning permission (REF: 05/00832/FUL) at 9 Newmains Holding which was not dissimilar to the size and positioning of the extension proposed through this application. However, that planning permission which was granted some 20 years ago was not implemented and has lapsed. Furthermore that extension was granted under a different development plan which did not contain the same suite of Policies as the ELLDP. Therefore the fact that planning permission 05/00832/FUL is not a material consideration that outweighs the fact that the proposed extension is contrary to Policies 14 and 16 of NPF4 and Policy DP5 of the adopted East Lothian Local Development Plan 2018.

Therefore, notwithstanding that the alterations to, and heightening of the roof of the outbuilding and the air source heat pumps are acceptable, as the principle component of the application is the proposed extension which would be inappropriate in terms of its scale,

proportion and siting and would therefore contrary to policies 14 and 16 of NPF4 and Policy DP2 and DP5 of the adopted East Lothian Local Development Plan 2018. No material considerations outweigh this conflict with the development plan.

#### REASONS FOR REFUSAL:

- 1 As the proposed extension would almost double the internal footprint of the existing house and as it would due to its flat roofed architectural form be architecturally different to the existing house, it would not be of a size, form, proportion or scale that would be appropriate to the existing house. Moreover, by its attachment to the outbuilding it would create a large, dominant dwellinghouse which would be visible from the public road that would not be reflective of the architectural character or style of the dwellinghouses at Newmains Holdings. Consequently, the proposed flat roofed extension would be harmful to the character and appearance of the house and to the character and appearance of the area contrary to Policies 14 and 16 of NPF4 and Policy DP5 of the adopted East Lothian Local Development Plan 2018.

#### LETTERS FROM

25th July 2024

App No. 24/00456/P

**EAST LoTHIAN COUNCIL  
DECISION NOTICE**

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

**Mrs Mairi Wilks**  
**c/o WT Architecture**  
**Per William Tunnell**  
4-6 Gote Lane  
South Queensferry  
Edinburgh  
EH30 9PS

**APPLICANT: Mrs Mairi Wilks**

With reference to your application registered on 14th May 2024 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

**Extension to house, alterations and extension to outbuilding to form ancillary accommodation and installation of air source heat pumps**

**at**  
**8 Newmains Holding**  
**Athelstaneford**  
**North Berwick**  
**EH39 5BL**

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 As the proposed extension would almost double the internal footprint of the existing house and as it would due to its flat roofed architectural form be architecturally different to the existing house, it would not be of a size, form, proportion or scale that would be appropriate to the existing house. Moreover by its attachment to the outbuilding it would create a large,

dominant dwellinghouse which would be visible from the public road that would not be reflective of the architectural character or style of the dwellinghouses at Newmains Holdings. Consequently the proposed flat roofed extension would be harmful to the character and appearance of the house and to the character and appearance of the area contrary to Policies 14 and 16 of NPF4 and Policy DP5 of the adopted East Lothian Local Development 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>
REPORT 01	-	10.05.2024
EL_01	A	10.05.2024
EL_02	A	10.05.2024
EL_03	A	10.05.2024
EL_04	A	10.05.2024
PL_04	A	10.05.2024
MANU LITERATURE 01	-	14.05.2024
MANU LITERATURE 02	-	14.05.2024
MANU LITERATURE 03	-	14.05.2024
SE_01	A	14.05.2024
PL_01	B	20.06.2024
PL_02	B	20.06.2024
PL_03	B	20.06.2024

PL_04	B	20.06.2024
PL_06	B	20.06.2024
PL_100	B	20.06.2024
PL_101	B	20.06.2024
PL_102	B	20.06.2024

**25th July 2024**



Keith Dingwall  
Service Manager - Planning  
(Chief Planning Officer)

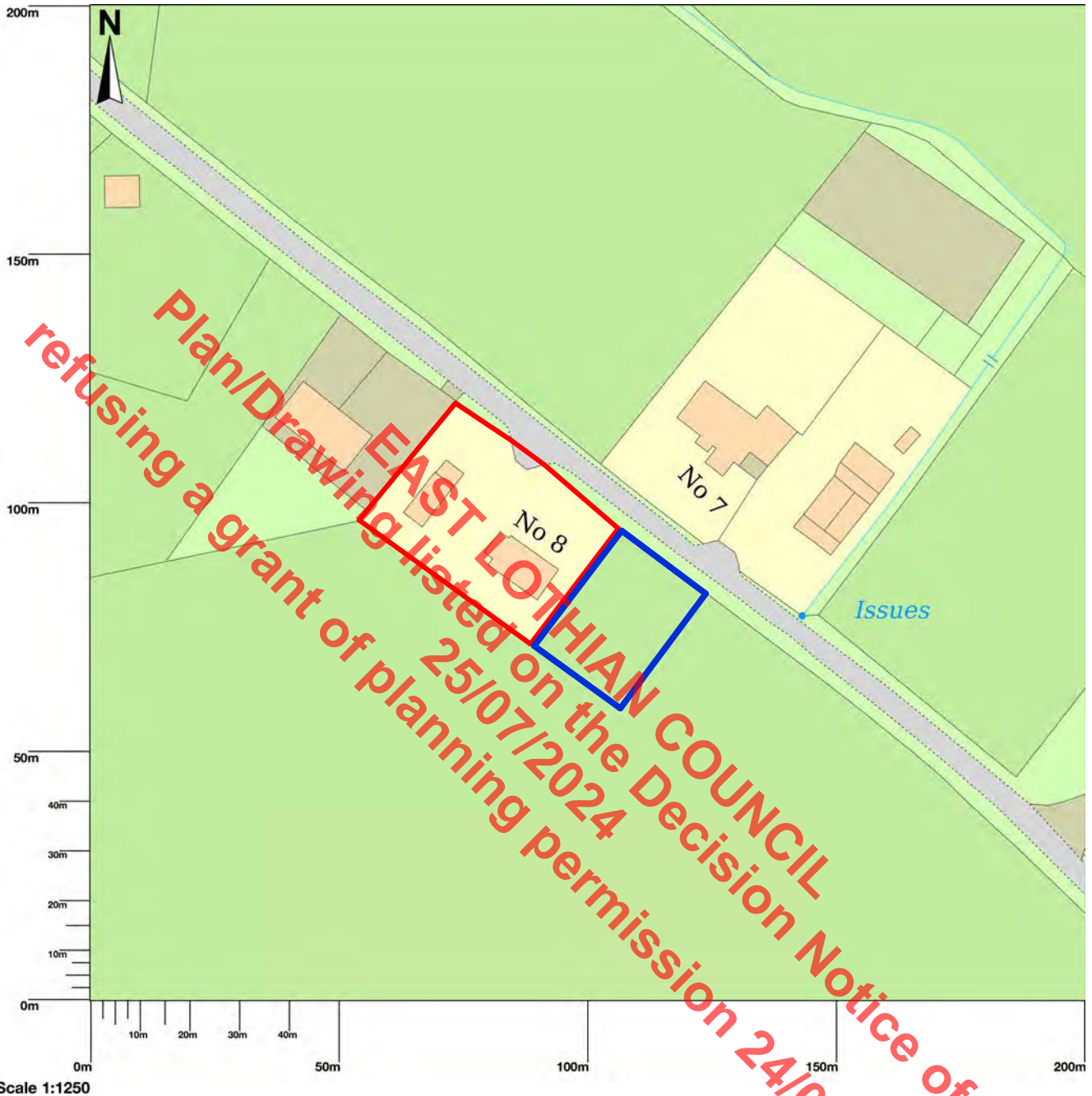
## NOTES

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.



8 Newmains Holding, North Berwick, EH39 5BL



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Rev	Date	Stage	ID	Change
A	09/05/2024	Planning		
B	19/06/2024	Planning (Ownership Boundary Update)		

- Site Boundary
- Ownership Boundary

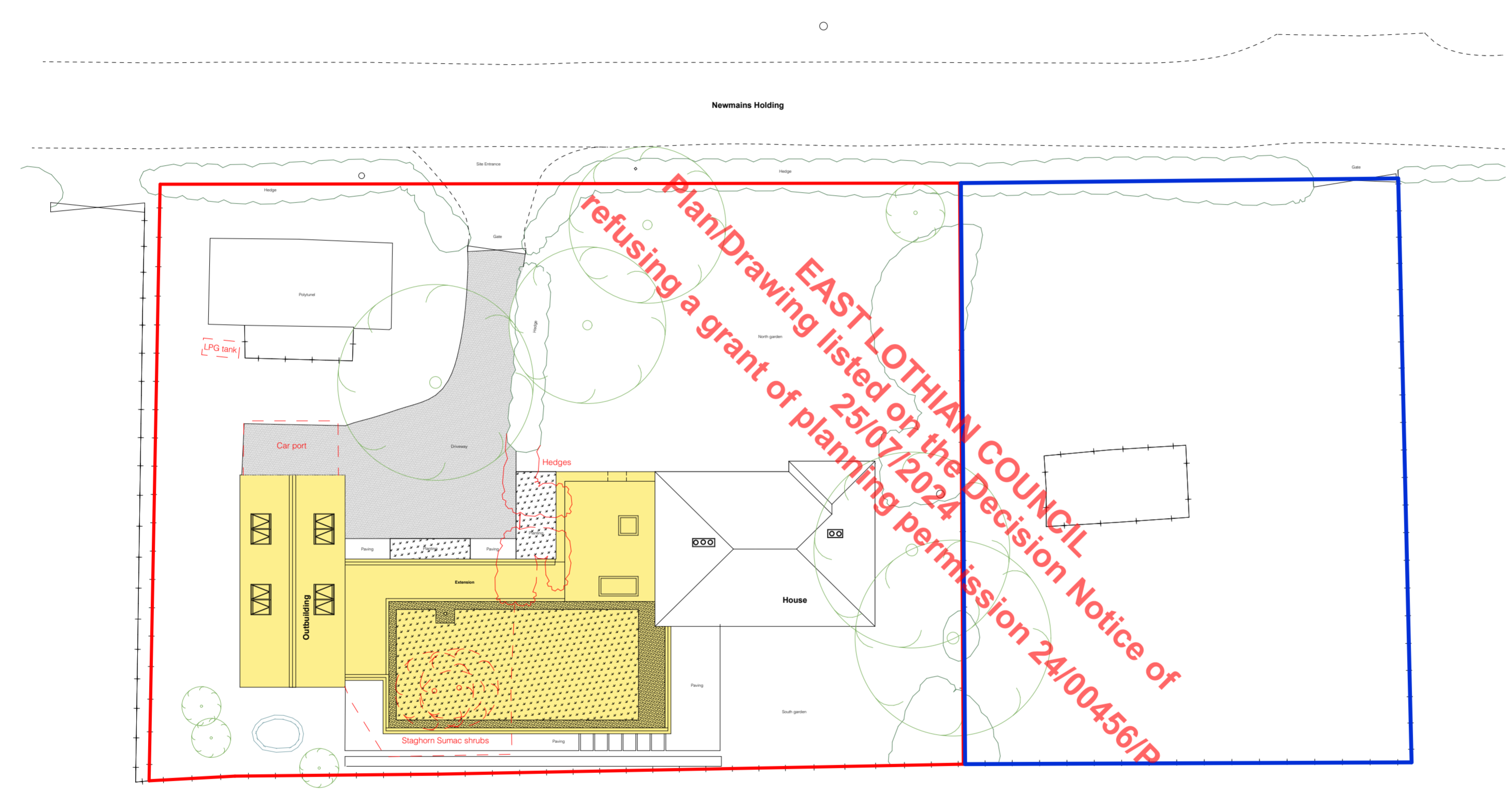
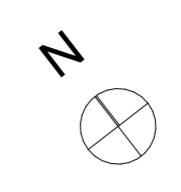
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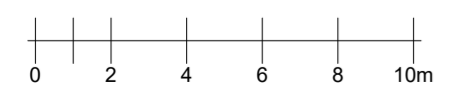
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Client	Wilks	Scale	1:1250 @ A3
Drawing Title	Location Plan	Revision	B
Drawing No.	PL_100		

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— Site Boundary  
 — Ownership Boundary



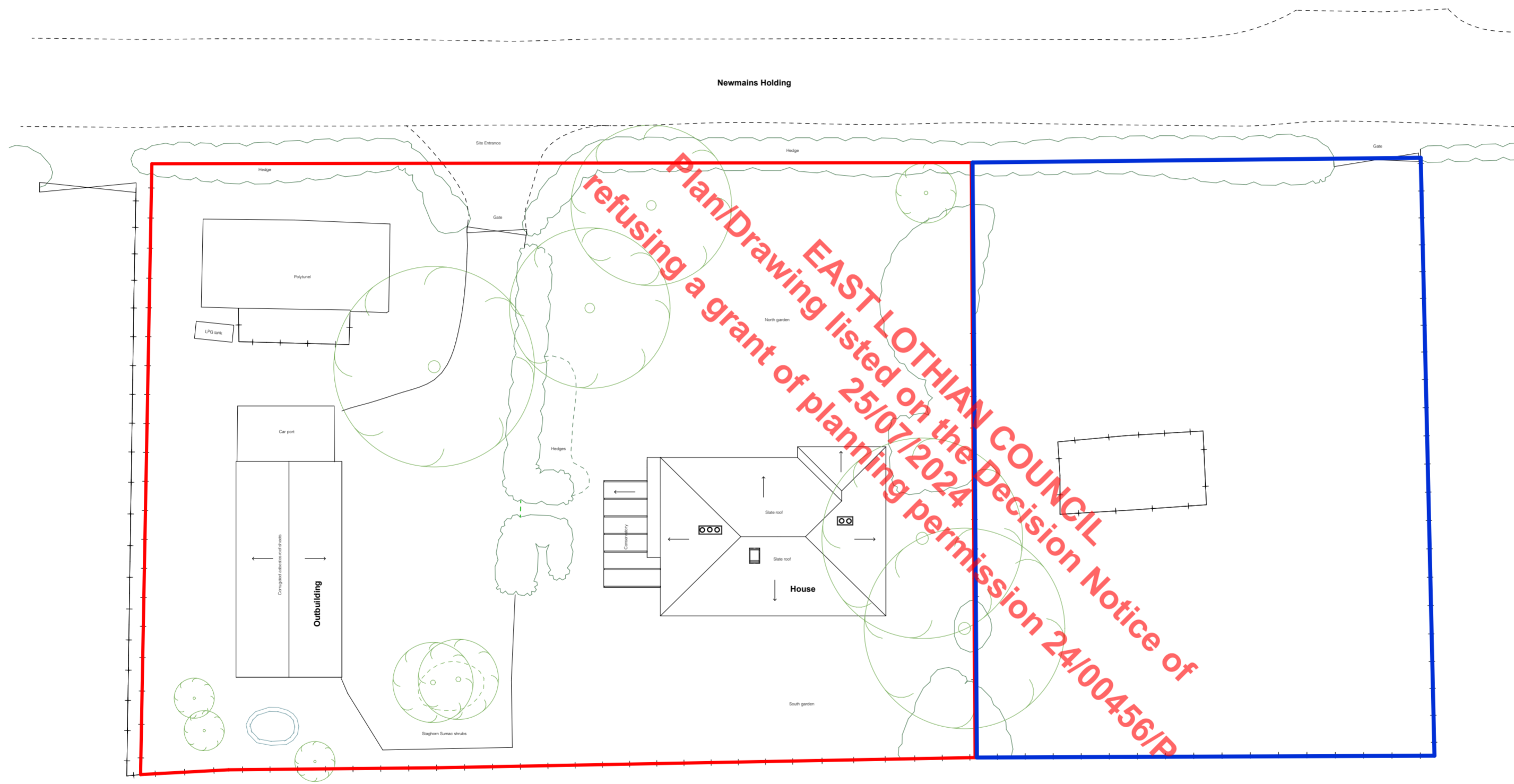
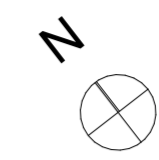
**Proposed Site Plan**  
 1:200



Rev	Date	Stage	ID	Change
B	19/06/2024	Planning (Ownership Boundary Update)		
A	09/05/2024	Planning		

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Project	Newmains Holdings	Project No.	261
Client	Wilks	Scale	1:200 @ A2
Drawing Title	Proposed Site Plan		
Drawing No.	PL_102	Revision	B



**Existing Site Plan**  
1:200



B	19/06/2024	Planning (Ownership Boundary Update)		
A	09/05/2024	Planning		
Rev	Date	Stage	ID	Change



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Project: Newmains Holdings Project No: 261

Client: Wilks Scale: 1:200 @ A2

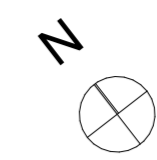
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Drawing No: PL\_101 Revision: B

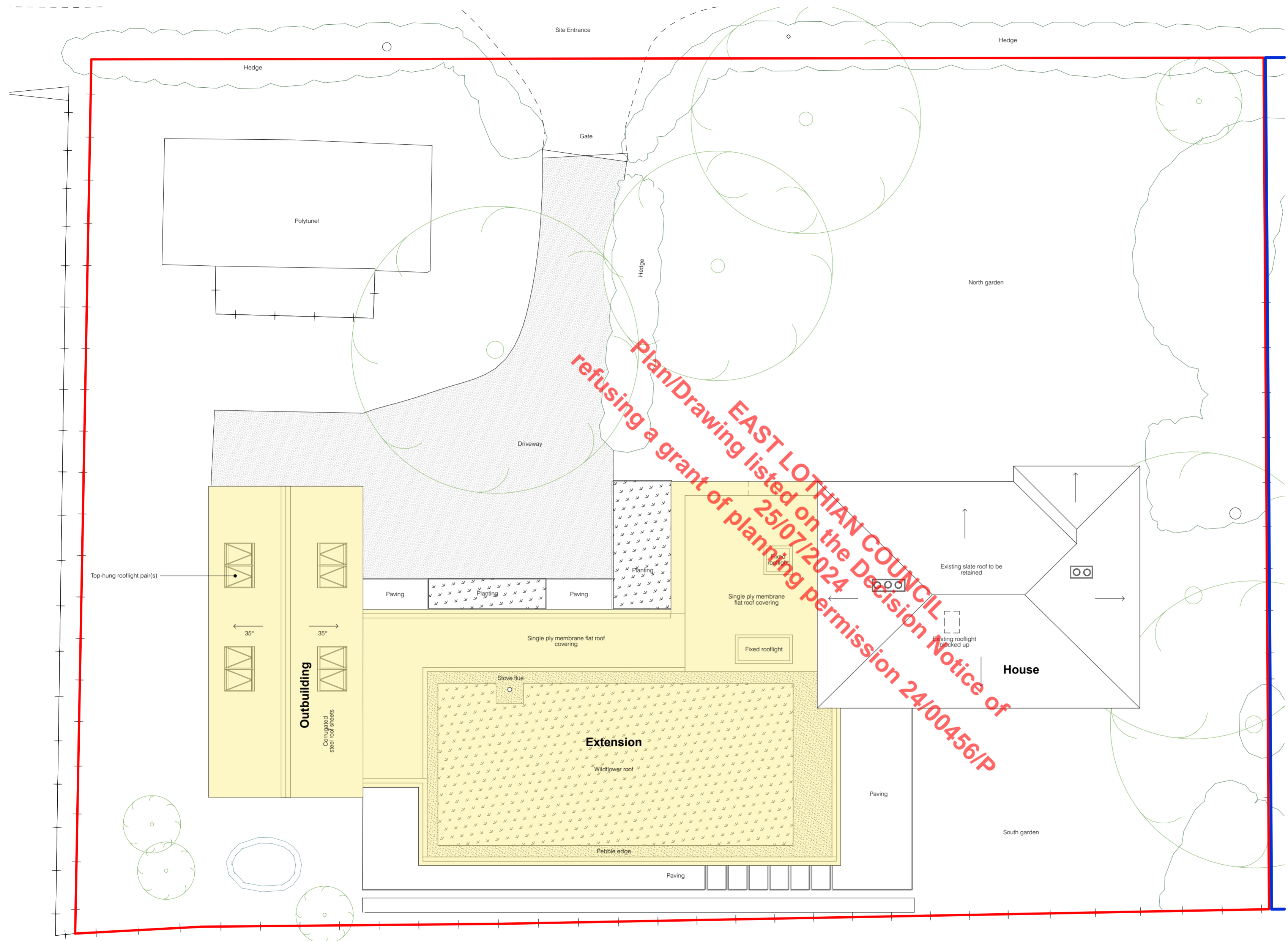


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— Site Boundary



**EAST LOTHIAN COUNCIL**  
 refusing a grant of planning permission 24/00456/P  
 Plan/Drawing listed on the Decision Notice of 25/07/2024



**Roof**  
 1:100

Rev	Date	Stage	ID	Change
B	19/06/2024	Planning (Ownership Boundary Update)		
A	09/05/2024	Planning		

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Project	Newmains Holdings	Project No.	261
Client	Wilks	Scale	1:100 @ A2
Drawing Title	Proposed RFL	Drawing No.	PL_06
		Revision	B

— Site Boundary



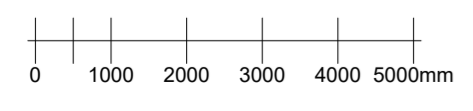
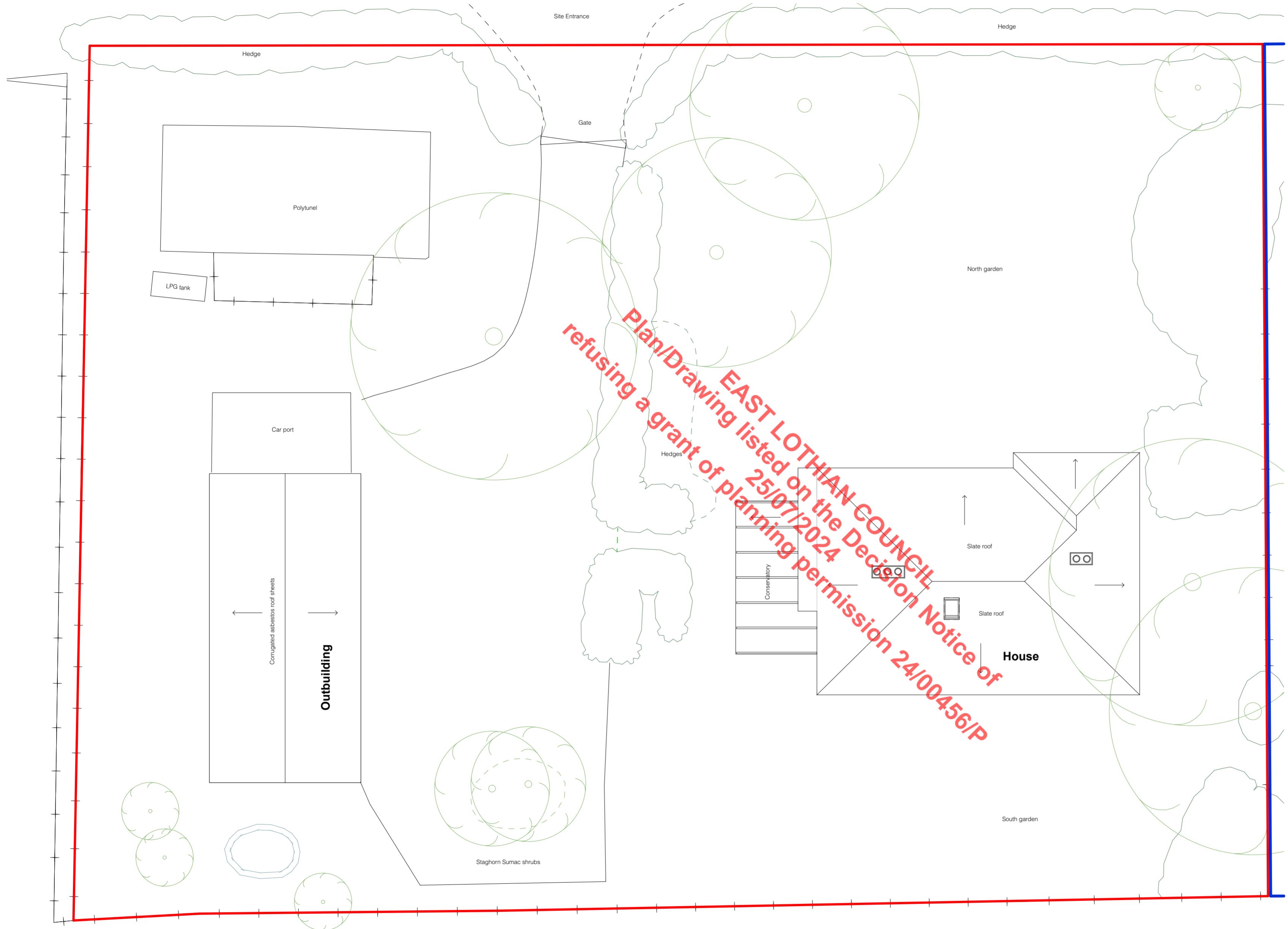
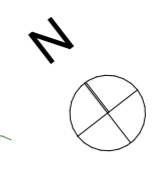
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B	19/06/2024	Planning (Ownership Boundary Update)		
A	09/05/2024	Planning		

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Project	Newmains Holdings	Project No.	261
Client	Wilks	Scale	1:100 @ A2
Drawing Title	Proposed GFL		
Drawing No.	PL_04	Revision	B



— Site Boundary

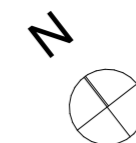


**Roof**  
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Rev	Date	Stage	ID	Change
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A	09/05/2024	Planning		

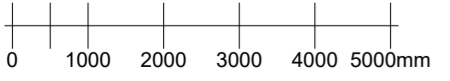
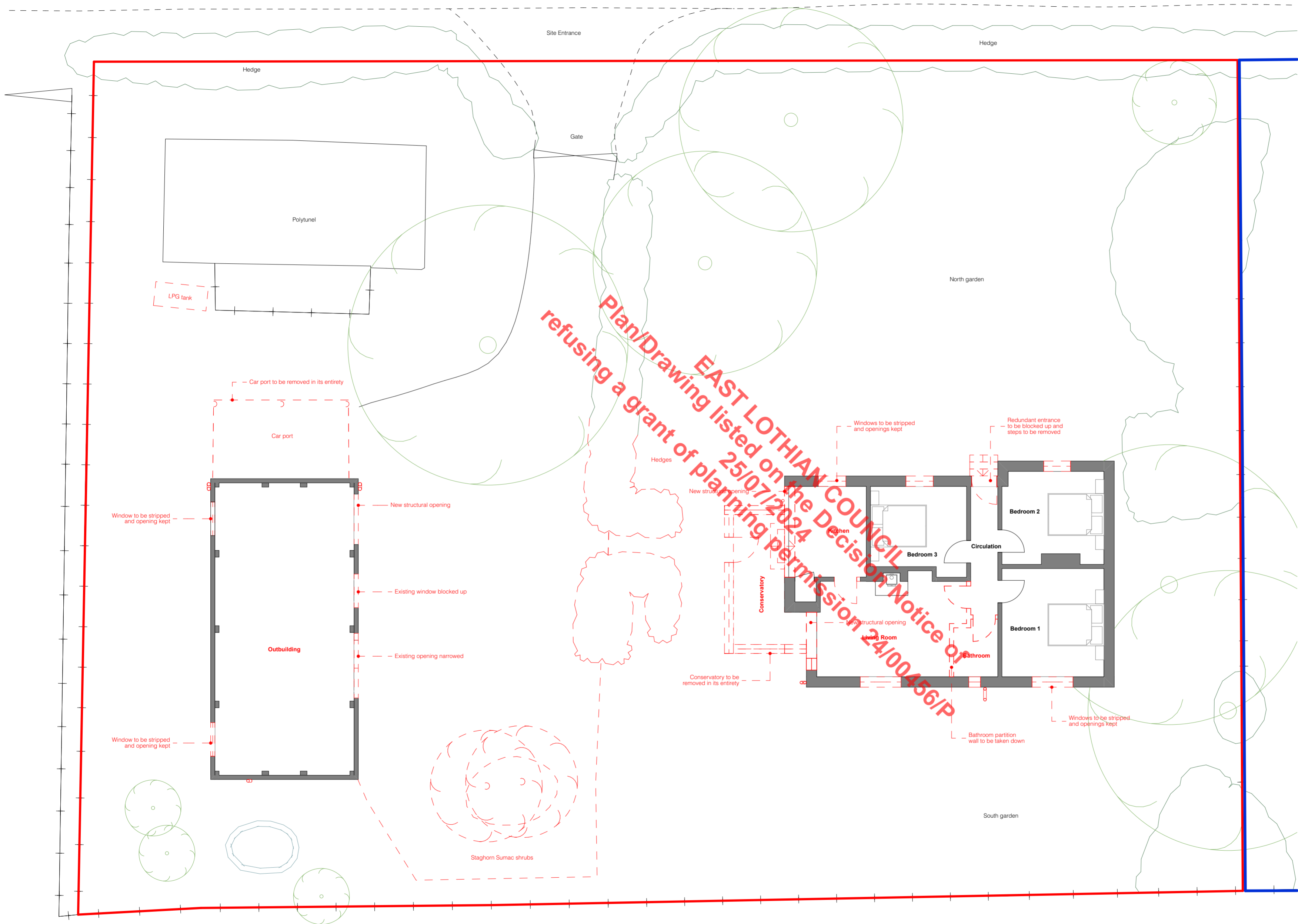
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Project	Newmains Holdings	Project No.	261
Client	Wilks	Scale	1:100 @ A2
Drawing Title	Existing RFL	Revision	
Drawing No.	PL_03	Revision	B



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— Site Boundary  
 — Ownership Boundary



**Demolition Plan**  
 1:100

Rev	Date	Stage	ID	Change
B	19/06/2024	Planning (Ownership Boundary Update)		
A	09/05/2024	Planning		

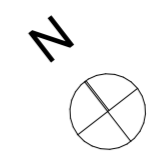
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Project: Newmains Holdings Project No: 261

Client: Wilks Scale: 1:100 @ A2

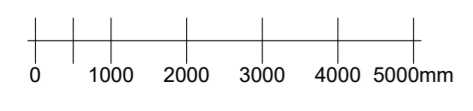
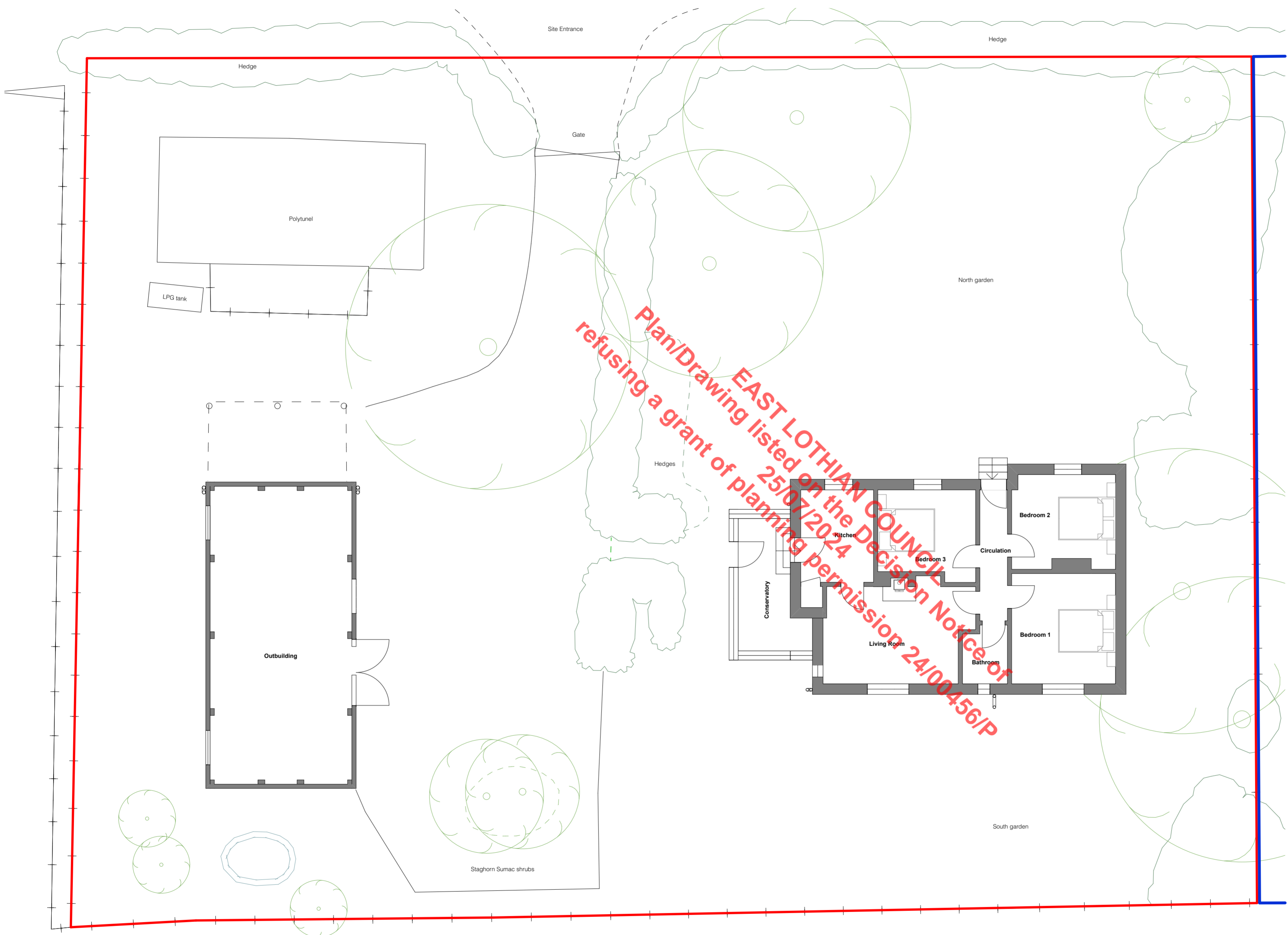
Drawing Title: Demolition Plan

Drawing No: PL\_02 Revision: B



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— Site Boundary  
 — Ownership Boundary



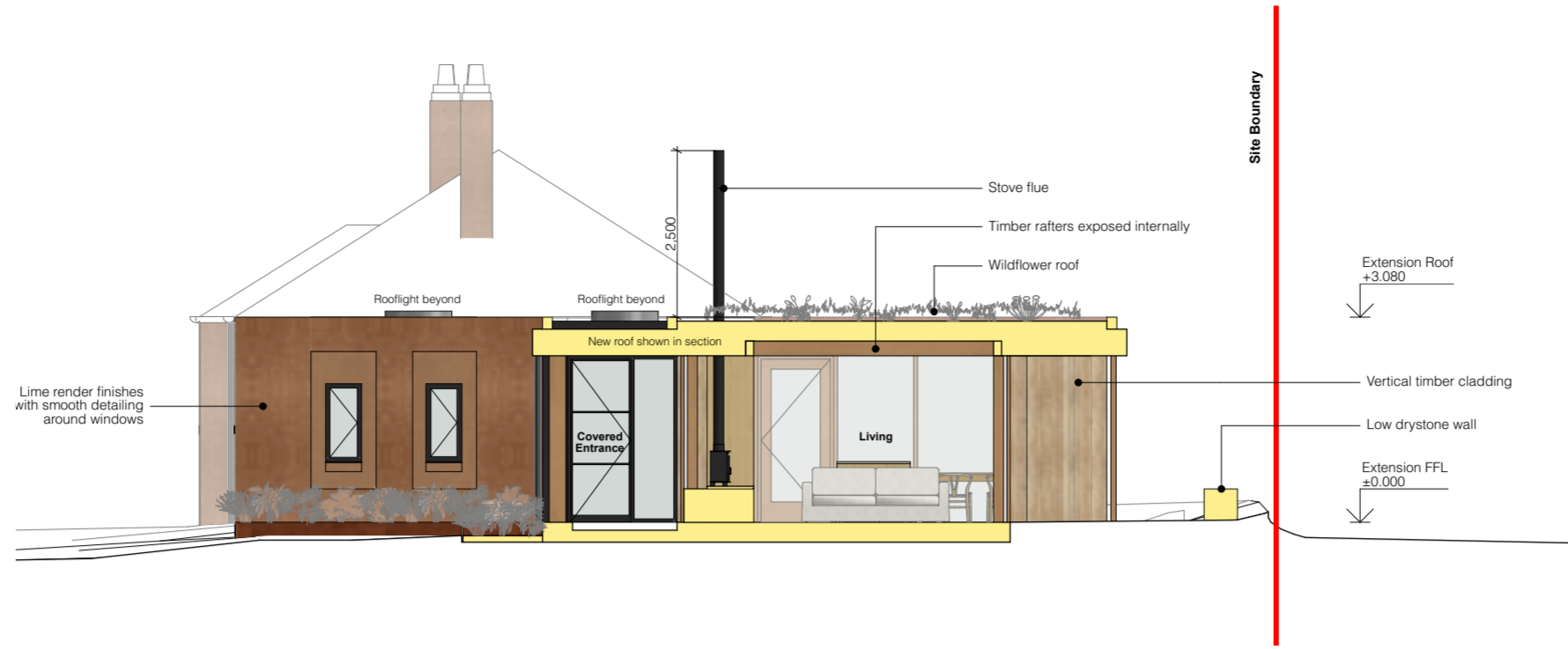
**Ground Floor**  
1:100

Rev	Date	Stage	ID	Change
B	19/06/2024	Planning (Ownership Boundary Update)		
A	09/05/2024	Planning		

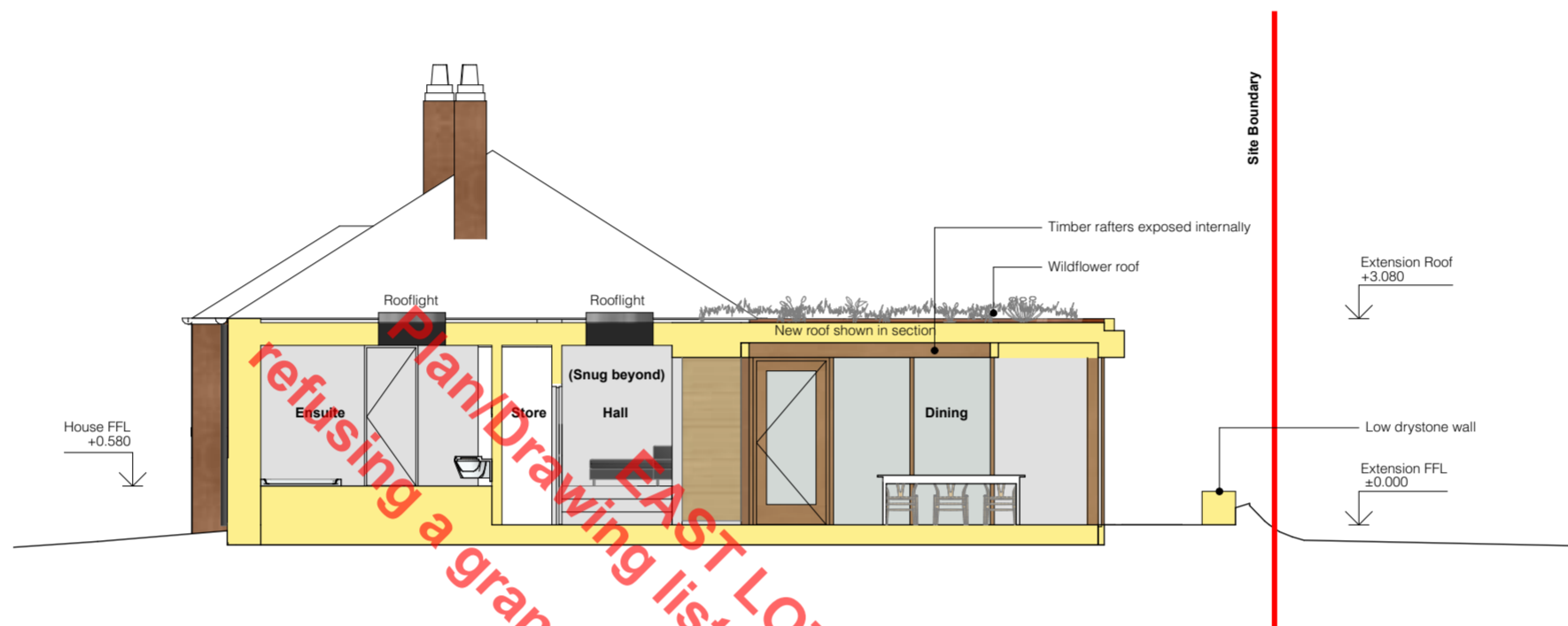
**WT** **WT Architecture**  
 4-6 Gote Lane  
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 www.wtarchitecture.com

Project	Newmains Holdings	Project No.	261
Client	Wilks	Scale	1:100 @ A2
Drawing Title	Existing GFL	Drawing No.	PL_01
		Revision	B

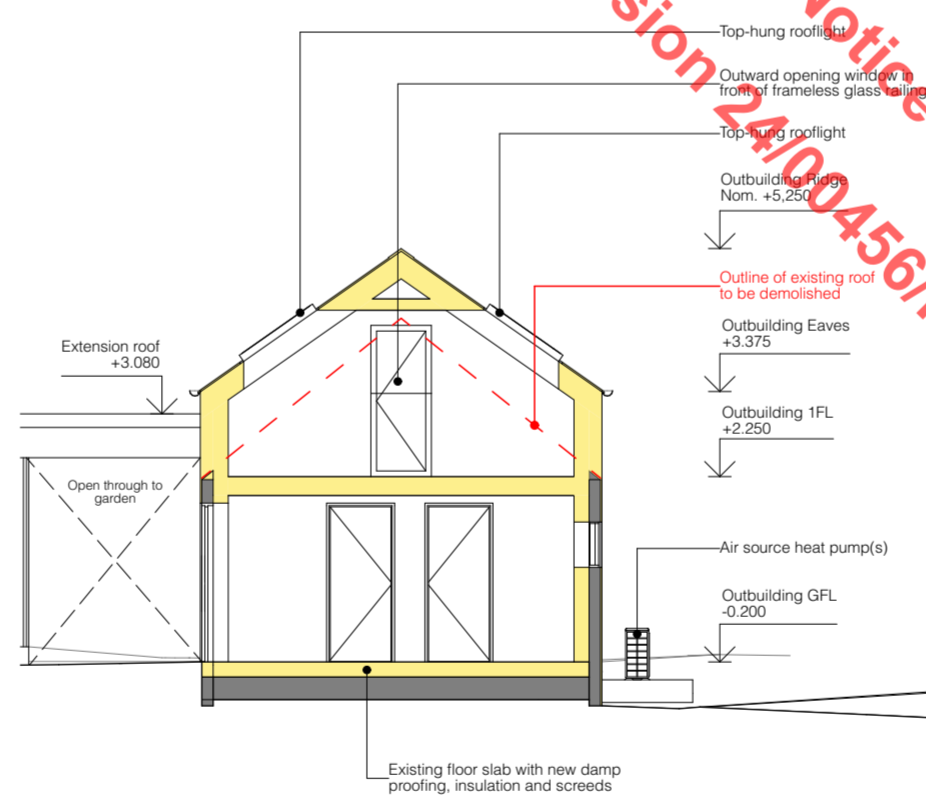




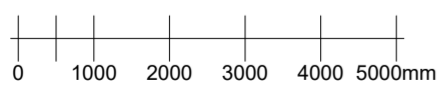
**AA Cross Section**  
1:100



**BB Cross Section**  
1:100



**CC Cross Section Outbuilding**  
1:100



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To be read in conjunction with all other associated drawings, specifications and schedules. Immediately report any discrepancies, errors or omissions to the Architect/CA. If in doubt ASK.

Rev	Date	Stage	ID	Change
A	09/05/2024	Planning		

**WT**

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Project	Newmains Holdings	Project No.	261
Client	Wilks	Scale	1:100 @ A2
Drawing Title	Proposed Sections	Revision	A
Drawing No.	SE_01		



# Windows for life

Plan/Drawing listed on the Decision Notice of refusing a grant of planning permission 24/00456/P EAST LOTHIAN COUNCIL 25/07/2024

➤ Bespoke windows and doors for new build and extensions

**VELFAC®**  
WINDOWS FOR LIFE

**EAST LoTHIAN COUNCIL**  
**Plan/Drawing listed on the Decision Notice of**  
**25/07/2024**  
**refusing a grant of planning permission 24/00456/P**

Wirdows for life

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# Discover all the benefits of VELFAC composite windows and doors

## What does a VELFAC composite window look like?

The VELFAC frame design brings together the best of both worlds - the warmth of internal wood and the durability of external aluminium.

Inside the frame the glass panes are separated by a cavity filled with argon - which has an insulating effect.

The combination of our windows elements, insure optimal energy performance and life expectancy of up to 60 years.



## 5 good reasons to choose VELFAC composite windows and doors

### Choose your own window features

All VELFAC windows and doors are tailor made. You can specify size and shape, mix and match hundreds of frame colours, and choose from a variety of handle functions and surface finishes. Choose between click vents or fully concealed electric openers to let in fresh air.

### Save on heating

Windows play a crucial role in reducing a building's energy consumption to the lowest level possible. Save on heating with our energy efficient windows, supplied with low energy glazing as standard.

### Reduce the use of artificial lighting

The VELFAC slim frame design not only looks good but also lets up to 50% more natural light into your home, reducing the need for artificial lighting. Natural light has also been proven to have a positive psychological effect on people who are exposed to it.

### 12 year warranty

We offer a comprehensive 12-year warranty on our windows and a life time expectancy of up to 60 years. Our composite wood/aluminium windows are practically maintenance free - so put aside the paint brush and enjoy life.

### Feel safe at home

Invest in your family security and feel safe at home. VELFAC offers a range of products certified by Secured By Design, the flagship initiative to 'design out crime' from the Association of Chief Police Officers.



VELFAC bespoke  
windows and doors

Plan/Drawing EAST LOTHIAN COUNCIL  
refusing a grant of planning permission 25/07/2024 Decision Notice of 24/00456/P

Find inspiration for your  
windows and doors





All VELFAC windows and doors are tailor made so they can be designed to meet your tastes and needs thanks to our bespoke service. Our team of experts is dedicated to meeting all requirements and will offer you the help and advice needed to create a beautiful and stylish property.

The VELFAC 200 system is characterised by elegant clean lines and can also be created in many different shapes. As a result, you can specify a window that suits your building style and architecture or create a feature by combining different shapes and sizes.

Windows and doors retain a uniform appearance, whether they open or not, further enhancing the uncluttered feel optimised by the contemporary design. Not only will you experience more daylight, your home will also have a timeless appearance that you can enjoy year after year.

#### Key features

- > Tailor made products
- > Slim frame
- > Timeless contemporary design



#### Shaped Windows

Add more personality to your home with shaped windows



# Many opening functions

## One sightline appearance



Fixed, guided or fully reversible... you can specify your window combinations and also how you want them to open without compromising on design.

VELFAC windows and doors all feature a modern, uniform slim frame design, so it doesn't matter which opening function you choose, you will always have the same beautiful sash appearance.

Technical information about VELFAC windows and doors

### Opening functions

#### > Fixed casement

Ideal for maximising internal light and making the most of attractive views. Fixed windows have the same slim profile as opening sashes in order to deliver a uniform appearance.



#### > Side hung

Side hung windows open up to 90°. This allows the windows to fully open, and enables these units to be used as part of a fire escape strategy.



#### > Top hung fully Reversible

The sash can be rotated up to 170° to allow cleaning from the inside. The window can be reversed to the cleaning position where an automatic catch keeps the window in place.



#### > Top guided

When opened, the sash provides a ventilation gap at the head. Adjustable friction ironmongery allows many different choices of opening positions. This is ideal for kitchens or bathrooms where there may be obstructions, such as worktops or taps, as the handle is positioned at the bottom of the window frame



#### > Side guided

When opened, the hinge side of the sash moves towards the middle to create an opening that allows the glass to be cleaned from the inside.



#### > Glass to glass corner windows

An ideal way to make the most of external views, without the disruption of corner posts, and to maximise natural light internally.



# Bring the outside in with VELFAC doors



If you want to make more of your outside space, enhance a fabulous view, or simply maximise natural light, VELFAC doors provide beautiful, secure and flexible solutions.

Multi-point locking brings peace of mind, and ensures the door closes tightly, eliminating draughts. Door construction also delivers excellent low energy performance.

VELFAC doors are the ideal complement to your VELFAC windows. Finished to match frame colours, inside and out, a VELFAC door features the same uniform sightlines that make VELFAC windows so distinctive, allowing a seamless transition from door to window.

Install VELFAC doors on their own, or with VELFAC window units to create stunning entrance features to add character and style to your house.



## > Casement Doors

The casement door may be used as an exit to a garden, balcony or terrace, for example from a living room or bedroom. The door can be divided by glazing bars or infill panels chosen to complement the overall building design.



## > Sliding Doors

The sliding door takes up very little room and is specially designed for narrow terraces and balconies to optimise the space available. VELFAC sliding doors are available with standard (72mm) or low (25mm) threshold.





## Welcome home

A front door is your home's face to the outside world. It gives it personality and a distinctive touch. A VELFAC door combines contemporary style with all the high performance features you would expect of a door built to VELFAC standards.

VELFAC access doors are available in two types:

➤ **Flush doors** – constructed from wood and aluminium, flush doors are available in a number of external designs and can incorporate a range of glass apertures. External profiling can also be specified for added detail and interest.

➤ **Glazed doors** – also featuring a wood and aluminium construction, glazed doors provide maximum daylight. They are available in a wide range of panel configurations – and glazing bar options – resulting in an impressive variety of glazing designs.



# Inspiration – door combinations



Plain



Plain with square multi lights



Plain with diamond light



Fishbone with diamond glass



Vertical with small rectangle glass



Plain with long rectangle glass and kick plate



Plain with half round glass



Plain with farmhouse glass



Plain with round glass



Plain with oval glass



Antique



Classic



Glazed door with 1 panel



Glazed door with 2 bottom panels



Two top lights and 2 bottom panels



Top multi lights and one bottom panel



Two top lights and bottom panels



Multi lights door





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**25/07/2024**



*Windows and doors for every room of your home*

>Download our guide now



# Details that make the difference

Mix and match hundreds of frame colours and surface finishes.

With VELFAC, you can choose the ideal colour for your new windows and you can specify different colours for internal and external frames.

The external frames can be finished in any RAL colour, granite or metallic. VELFAC Standard RAL colours come at no additional costs.

## VELFAC standard colours\*



\*Overview of RAL standard colours:  
All colours are available in gloss and matt finish.  
Wood = standard colour available for internal wood also

## Key features

- > Wide range of standard colours
- > Granite or Metallic available as special finish options





# Accessories

Customise your windows and doors with VELFAC accessories. You can choose different handles type and add click vents or fully concealed electric openers to let in fresh air.



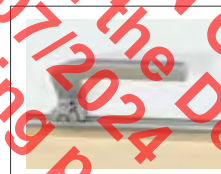
## > Handles:



Standard espagnolette



Espagnolette with child-lock



Espagnolette with lock



Espagnolette with cylinder lock

All espagnolettes can be supplied with a lock and key for extra security or with a child-lock button.

## > Ventilation:



Click vent



Standard restrictor



Lockable restrictor



WindowMaster motor

The fully concealed, anodized click vent helps improve ventilation and the indoor climate.

Restrictors limit opening of the window to about 50cm. They need to be released before the window can be opened completely.

The WindowMaster motor can be computer controlled and used in natural ventilated projects or where windows are inaccessible.

## > Others:



VELFAC maxi-handle



Acoustic trickle vent

The warm and non-slip surface of the maxi-handle makes opening the window easier for those with an infirm grip.

The acoustic trickle vent achieves a sound reduction value without compromising internal ventilation.



# High performance glazing options

With VELFAC you can not only customise window colour, shape and accessories, but also the ideal glass to meet performance demands and to satisfy privacy needs. Our team of experts can advise on the best glass options for your home.



## > VELFAC Standard

Provides a light, pleasant interior and a clear view of the external environment. Choose between double or triple glazing depending on the age of your home or your energy efficiency needs.

## > VELFAC Sound

Effective glazing is fundamental to noise control – VELFAC SOUND glazing provides a range of strategies for acoustic control without compromising the beauty of the VELFAC frame.

## > VELFAC Sun

Is designed to reduce solar gain and glare, and is ideal for south or west facing facades, or large areas of glass. VELFAC SUN reflects up to 80% of the sun's heat while allowing plenty of natural light to enter the interior.

## > VELFAC Safety

Choose VELFAC SAFETY glazing in areas where glazing is at risk from human impact (safe breakage) or where glazing is required to form a physical barrier between levels (containment).

## VELFAC Decór

opaque glass can be used in areas where privacy is required. It is available in five different designs: Satin, Pacific, Carré, Cotswold, or Matt Lam (glass laminated with a matt foil to give a sandblasted appearance).



Satin



Pacific



Carré

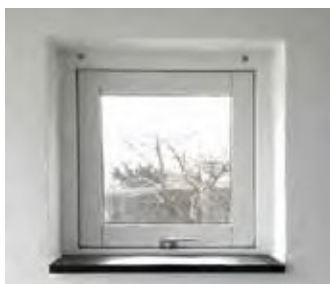


Cotswold



Mat Lam

# Let daylight in



➤ Conventional window



➤ VELFAC 200

VELFAC is characterised by slim profiles which give your home an elegant look and let in more light.

VELFAC windows and doors combine beauty, strength and function with an unrivalled focus on detail. Our signature frame is both slim and elegant, a design which not only looks good but which also lets significantly more natural light into your house than a traditionally styled alternative, increasing the feeling of light and space within a room.

This natural light reduces the need for artificial lighting and encourages a feeling of well-being, and can have a positive impact on the apparent size of the interior.


Even smaller rooms can appear larger if they have an ample supply of natural light.

## Key features

- Slim frames
- Uniform appearance, regardless of opening function
- Up to 50% more daylight entering the interior







Let energy in  
– and save on  
heating

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EAST LoTHIAN COUNCIL  
25/07/2024

VELFAC windows are specifically designed to generate more energy than they lose – reducing heating bills and CO<sub>2</sub> emissions.

Our most energy efficient composite windows meet the energy requirements of today and tomorrow by actively generating more energy within the home – in the form of light and heat – than they lose.

Ideal for all types of houses, both low carbon and traditional, VELFAC energy efficient windows feature low-energy glazing as standard, as either double or triple glazing.

VELFAC 200 ENERGY is triple glazed to maximise energy efficiency. You can easily combine it with the double glazed VELFAC 200 window system without any visible difference to your façade.

Our windows can reduce your heating needs while also helping maintain a better indoor climate, saving potentially hundreds of pounds in energy bills.



High performance glazing is standard with VELFAC.



- Key features**
- › Reduce your energy bills
  - › Shrink the carbon footprint of your house
  - › Improve indoor climate and quality of life



The wood used in VELFAC products is FSC® certified, sourced from northern european forests.

## Long lifespan, low maintenance

All it takes to maintain our windows is regular cleaning and oiling once a year! VELFAC windows are virtually maintenance free, and have an expected lifetime of up to 60 years.

Once installed, a VELFAC window virtually takes care of itself, and only needs regular cleaning with soap and water and oiling of the hinges and handle once a year.

We are so sure about the quality and durability of our products that we offer a comprehensive product warranty of 12 years for our windows and 5 years for our casement, entrance and bifold doors.

### Key features

- > No need to paint
- > A lifetime of up to 60 years
- > 12-year warranty on windows



Our windows and doors are tested to the extreme - watch our video

# Invest in your family security



VELFAC window frames are proven to be safe and secure.

New windows are a big investment and it is important that you know that the windows you choose will offer the best protection possible. It's all about security by choosing windows that minimize the risk of uninvited guests.

For example, VELFAC window construction reduces the risk of forced entry by placing glazing beads on the inside, with the result that glass cannot be removed from the outside.

## Feel safe at home

VELFAC offers a range of products certified by Secured by Design, the flagship initiative to 'design out crime' from the Association of Chief Police Officers (ACPO).

To gain Secured by Design accreditation, VELFAC windows have met stringent security standards with the result that VELFAC products have been awarded 'Police Preferred Specification' status.

This requirement is designed to ensure windows and doors resist physical attack by a casual or opportunist burglar by being sufficiently robust and fitted with appropriate hardware. The testing process consists of attempted forced entry using common burglary tools, plus a mechanical loading of the windows and door to gain entry.

## Secured by Design



## Official Police Security Initiative

### Key features:

- › 'Police Preferred Specification' status
- › Feel safe in your own home
- › Reduce the risk of forced entry



More info about VELFAC Secured by Design product range



# VELFAC and VELUX windows for your entire home

**Plan/Drawing listed on the EAST LOTHIAN COM/CLL/25/07/2024 refusing a grant of planning permission 24/00456/JP**

Sister companies VELFAC and VELUX provide window solutions for the entire house – from wall to roof.

VELFAC and VELUX supply their complementary ranges of high-quality windows to customers across the globe. Both are subsidiaries of VKR Holding, the worldwide group of companies dedicated to the supply of products and materials designed to bring daylight, fresh air and a better environment into people's everyday life.

Together, VELFAC and VELUX design and manufacture an extensive selection of stylish, high quality products which can transform both contemporary and traditional homes.

Windows from VELFAC and roof solutions from VELUX combine to bring light and energy into the home, while the wide variety of shapes, sizes and styles available complement and enhance the beauty of any building.



## VELFAC on display

### > Your local distributor

Many of our distributors across the UK have showrooms where you can view and operate our range of windows & doors.

If you would like to find out where your nearest distributor is, please give our team a call on 01480 759510.

### > Huntingdon

VELFAC  
The Forum  
Lancaster Way  
Ermine Business Park  
Huntingdon, Cambridgeshire  
PE29 6XU  
(Please call for appointment)

### > Swindon

Visit our permanent display at the National Self Build & Renovation Centre in Swindon.

### > Glenrothes

In co-operation with VELUX, VELFAC systems are on display at the VELUX Showroom in Glenrothes.

### VELUX

Woodside Way  
Glenrothes, Fife  
KY7 4ND  
T: 01592 778 225

# Contact VELFAC

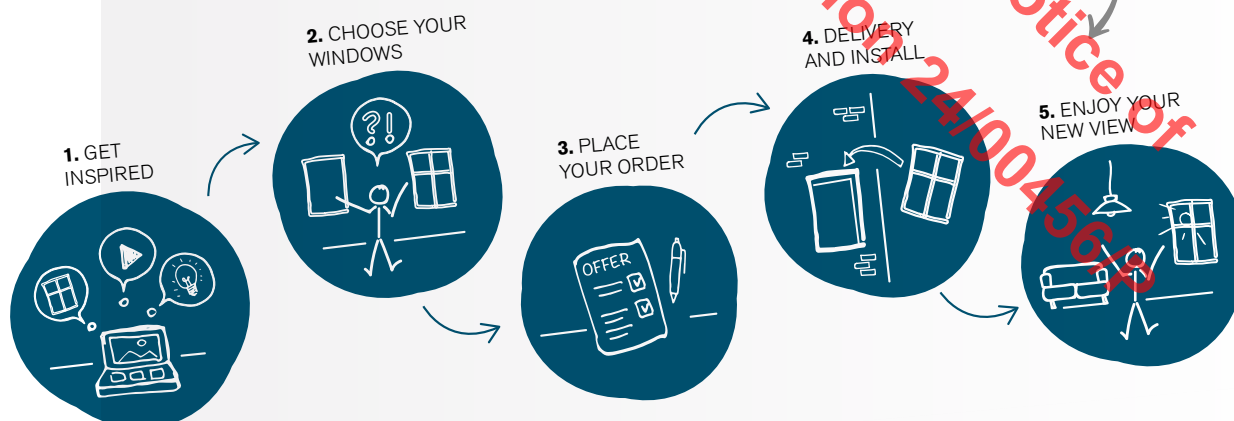
VELFAC work with a strong & supportive network of approved distributors across the UK. Contact us with your project details, and we will connect you with the most suitable distributor to ensure you receive the best possible service.

VELFAC  
T: 01480 759510  
E: [enquiries@dovista.com](mailto:enquiries@dovista.com)



Looking for new windows?

*Watch our video*



For more info about our products, services or for inspiration, please visit our website: [www.VELFAC.co.uk](http://www.VELFAC.co.uk)







Windows for life



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Notes:

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The mark of responsible forestry  
FSC® C101947

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VELFAC Domestic Projects

The Forum, Ground Floor  
Lancaster Way  
Ermine Business Park  
Huntingdon, Cambridgeshire  
PE29 6XU

T: 01480 759510  
enquiries@dovista.com  
www.VELFAC.co.uk



# Twin Wall HT-S

## High Temperature Insulated Flue System

Designed with a sleek modern appearance, easy and consistent connection, with laser welded seams and machine formed joints using the latest techniques and technology.

HT-S products are all manufactured and stocked at our factory in the United Kingdom allowing for fast delivery and on demand manufacturing for any special requirements.

Available from stock in 100mm to 300mm, 350mm made to order

130mm and 150mm Matt Black available from stock

### Suitable For

- Gas and Oil
- Solid Fuel
- Multi-fuel
- Pellet
- Biomass

4 hour fire rating, with 450°C operating temperature

Constructed from stainless steel 0.5mm 316 2b inner and 0.5mm 304 BA outer

Locking Bands included on all components with male connectors



## 20 Year Warranty

Available for registered and properly maintained HT-S installations, please see our website for full details, requirements and registration. Scan the QR code on the right using the camera on your phone to register your warranty online.



SCAN ME

### Quality Assurance

Midtherm HT-S is manufactured under ISO 9001 accredited quality management systems, with CE Certification, and we are also a HETAS registered manufacturer.



# Specification & Finish

## HT-S Specification

Internal Diameter	Prod. Dia Order Code	04	05	06	07	08	10	12	14
	I/D mm	100	130	150	180	200	250	300	350
External Diameter	Ancillaries Dia. Order Code	06	07	08	09	10	12	14	16
	O/D mm	152	178	203	229	254	305	356	406
Construction	Precision rolled and laser welded pipe, continuous seam weld on bends. Lining material - 0.5mm 316 (EN1.4404). Casing material - 0.5mm 304 (EN1.4301) bright annealed. Insulation type - high density mineral wool 128kg/m <sup>3</sup> 25mm thick.								
Temp - Max Operating	450 degrees C normal operating. Soot fire resistance 1000 degrees C.				4 Hour Fire Rating.				

## HT-S Designations

Designation Type	Product BS EN 1856-1 System Chimney	Corresponding Installation BS EN 1443
Solid Fuel 100-300mm	T450 N1 D Vm L50050 G(50)	T450 N1 D V3 G(50)
Solid Fuel 350mm	T450 N1 D Vm L50050 G(75)	T450 N1 D V3 G(75)
Gas, Oil < 40Pa	T200 N1 D Vm L50050 O(30)	T200 N1 D V3 O(30)
Gas, Oil > 40Pa (with sealant)	T200 P1 D Vm L50050 O(30)	T200 P1 D V3 O(30)

Designations only apply to systems installed in compliance with the appropriate installation instructions.

## Product Codes

Product	Code	Notes
HT-S	08	100mm through to 350mm
HT-S PCMB	41	Other colours and items available
Ancillaries	00	Size on outer diameter of the flue
Rotorvent	36	See page 11

## Powder Coating

Powder Coated products are available and can be used in visible installations.

130mm and 150mm HT-S powder coated Matt Black flue (PCMB) components are available from stock, and we are also able to powder coat any of our products to your requirement.

High temperature powder coating, which has a slightly different finish to the standard powder coating, is used on certain items in the powder coated Matt Black range (where there is direct connection onto the stove or in close proximity to the stove). If this variation is not acceptable for particular projects we recommend ordering the full visible system in the higher temperature PCMB finish (not suitable for use outside or where it may be exposed to the elements). 1 year warranty applies see Maintenance Schedule.



Items with this symbol are painted in high temperature matt black.

# PUZ-WM50VHA(-BS)

Ecodan R32

**Monobloc** Air Source Heat Pump

**R32**

## Key Features:

- A+++ high efficiency system
- Ultra quiet noise levels
- Maintains full heating capacity at low temperatures
- Zero carbon solution
- MELCloud enabled

## Key Benefits:

- Ultra low running cost
- Flexible product placement
- Confident and quick product selection
- Help to tackle the climate crisis
- Remote control, monitoring, maintenance and technical support



**MELCloud**



Manufactured in the UK



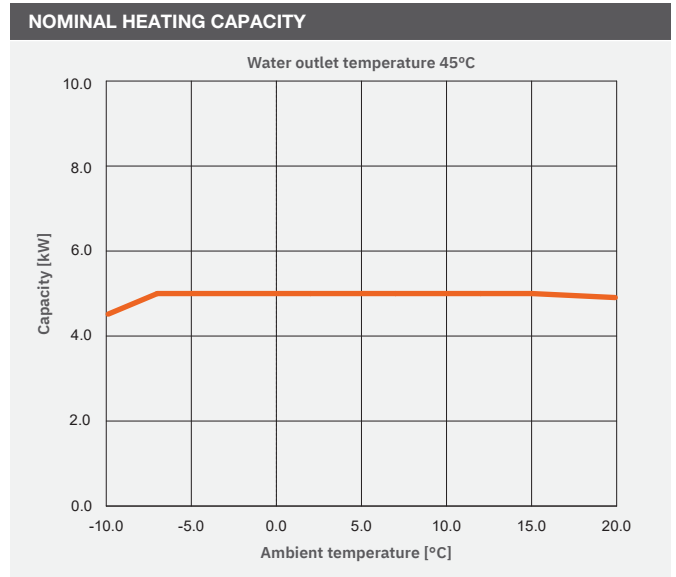
81-032-20-01



**ecodan**<sup>®</sup>  
Renewable Heating Technology

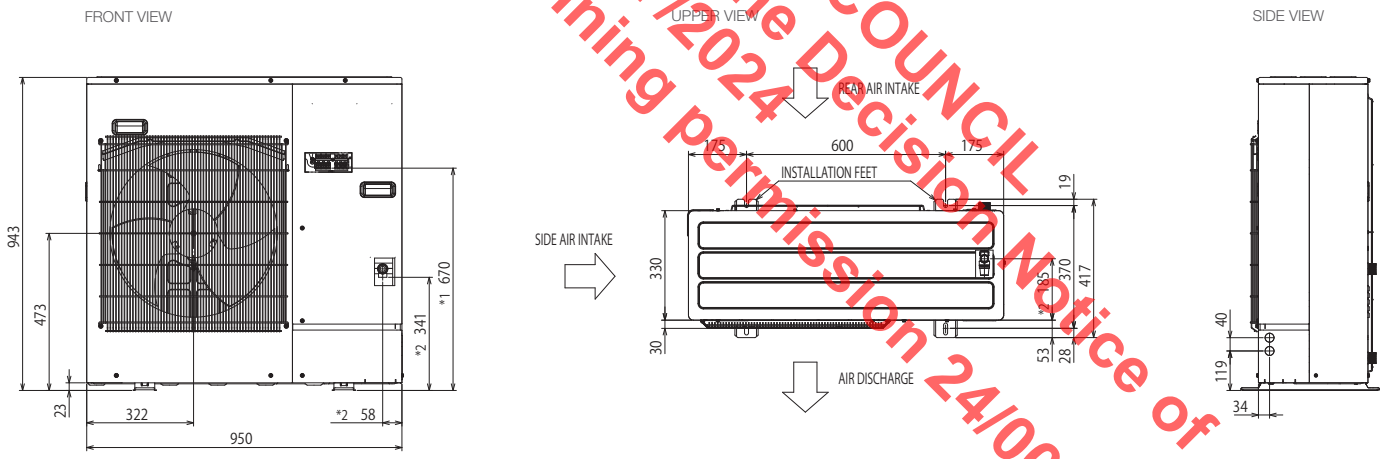


OUTDOOR UNIT		PUZ-WM50VHA(-BS)
HEAT PUMP SPACE HEATER - 55°C	ErP Rating	A++
	$\eta_s$	129%
	SCOP (MCS)	3.22
HEAT PUMP SPACE HEATER - 35°C	ErP Rating	A+++
	$\eta_s$	183%
	SCOP (MCS)	4.57
HEAT PUMP COMBINATION HEATER - Large Profile <sup>1</sup>	ErP Rating	A+
	$\eta_{wh}$	135%
HEATING <sup>2</sup> (A-7/W35)	Capacity (kW)	5.0
	Power Input (kW)	1.67
	COP	3.00
OPERATING AMBIENT TEMPERATURE (°C DB)		-20 ~ +35
SOUND DATA <sup>3</sup>	Pressure Level at 1m (dBA)	52
	Power Level (dBA) <sup>4</sup>	61
WATER DATA	Pipe Work Size (mm)	22
	Flow Rate (l/min)	14
	Water Pressure Drop (kPa)	12.0
DIMENSIONS (mm)	Width	950
	Depth	330+30 <sup>7</sup>
	Height	943
WEIGHT (kg)		71
ELECTRICAL DATA	Electrical Supply	220-240v, 50Hz
	Phase	Single
	Nominal Running Current [MAX] (A) <sup>5</sup>	4.64 [13]
	Fuse Rating - MCB Sizes (A) <sup>6</sup>	16
REFRIGERANT CHARGE (kg) / CO <sub>2</sub> EQUIVALENT (t)	R32 (GWP:675)	2.0 / 1.38



- Notes:
- \*1 Combination with E\*PT20X Cylinder
  - \*2 Under normal heating conditions at outdoor temp: -7°C DB, 8°CWB, outlet water temp 35°C inlet water temp 30°C.
  - \*3 Under normal heating conditions at outdoor temp: 7°CDB, 6°CWB, outlet water temp 55°C inlet water temp 47°C as tested to BS EN14511.
  - \*4 Sound power level tested to BS EN12102.
  - \*5 Under nominal heating conditions at outdoor temp: 7°C, outlet water temp: 35°C.
  - \*6 MCB Sizes BS EN60898-2 & BS EN60947-2.
  - \*7 Grille.
- $\eta_s$  is the seasonal space heating energy efficiency (SSHEE)  $\eta_{wh}$  is the water heating energy efficiency

PUZ-WM50VHA(-BS) DIMENSIONS



All dimensions (mm) \*1--INDICATION OF TERMINAL CONNECTION LOCATION. \*2--INDICATION OF PRESSURE RELIEF VALVE DRAIN PORT.

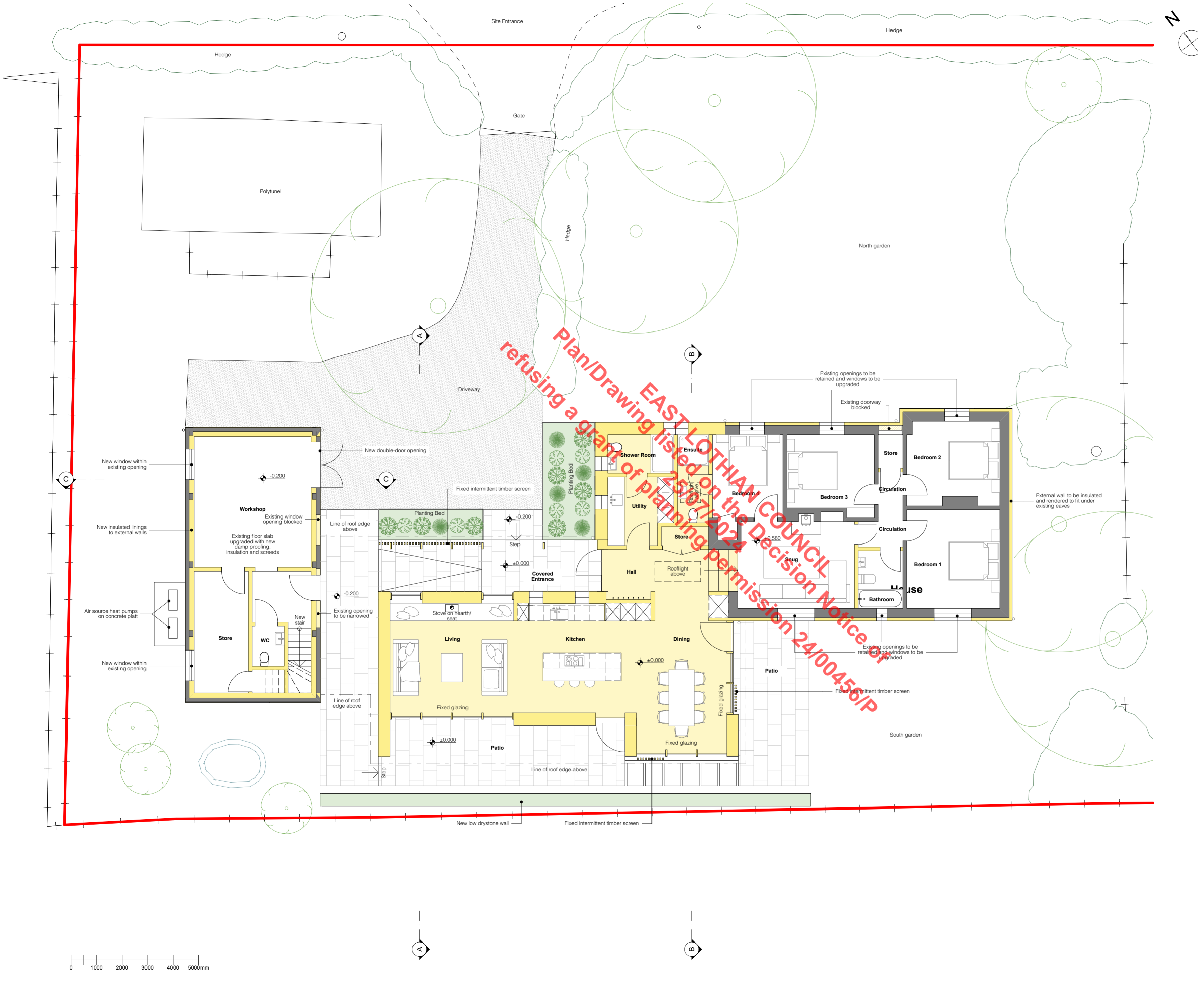
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Note: The fuse rating is for guidance only. Please refer to the relevant databook for detailed specification. It is the responsibility of a qualified electrician/electrical engineer to select the correct cable size and fuse rating based on current regulation and site specific conditions. Mitsubishi Electric's air conditioning equipment and heat pump systems contain a fluorinated greenhouse gas, R410A (GWP:2088), R32 (GWP:675), R407C (GWP:1774), R134a (GWP:1430), R513A (GWP:631), R454B (GWP:466), R1234ze (GWP:7) or R1234yf (GWP:4). \*These GWP values are based on Regulation (EU) No 517/2014 from IPCC 4th edition. In case of Regulation (EU) No.626/2011 from IPCC 3rd edition, these are as follows. R410A (GWP:1975), R32 (GWP:550), R407C (GWP:1650) or R134a (GWP:1300).

Site Boundary



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A	09/05/2024	Planning		

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Project: Newmains Holdings  
 Project No.: 261

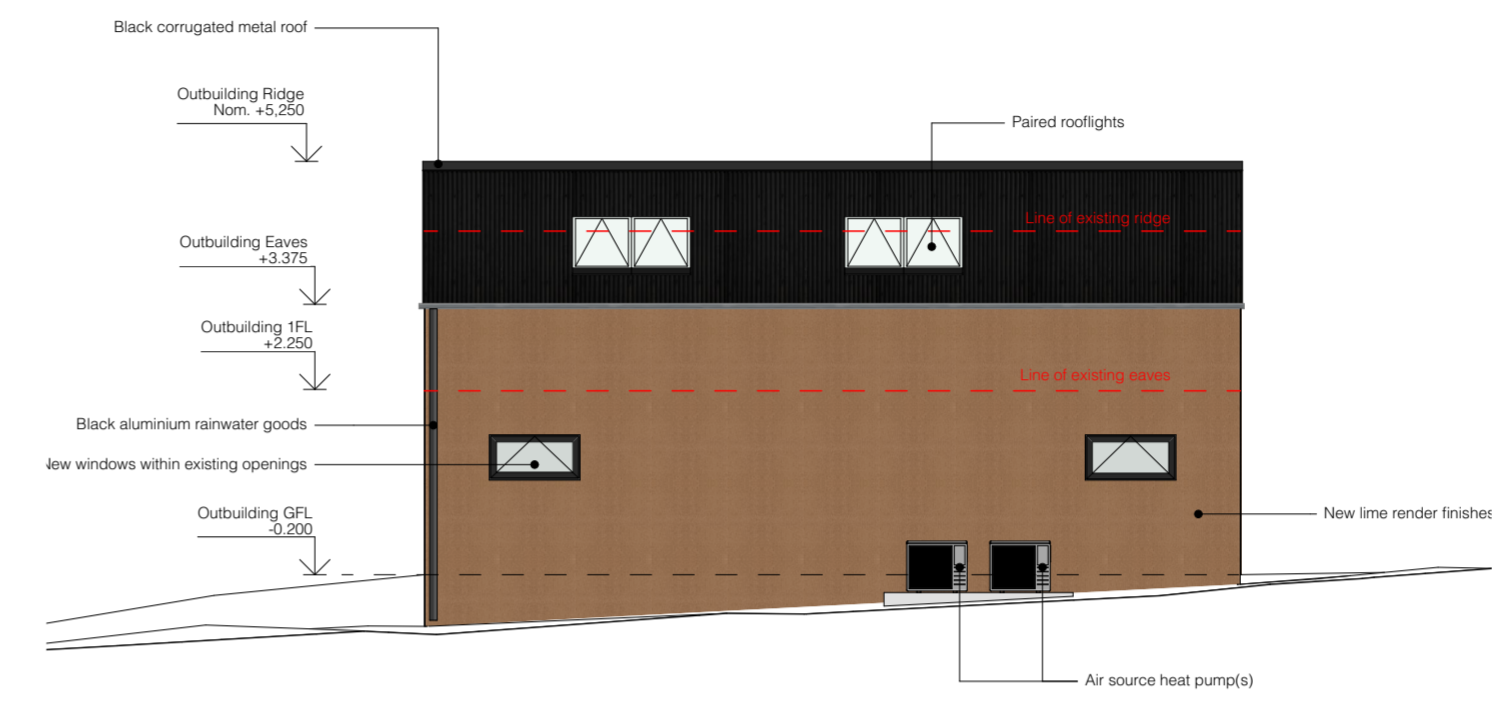
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 Scale: 1:100 @ A2

Drawing Title: Proposed GFL

Drawing No.: PL\_04  
 Revision: A

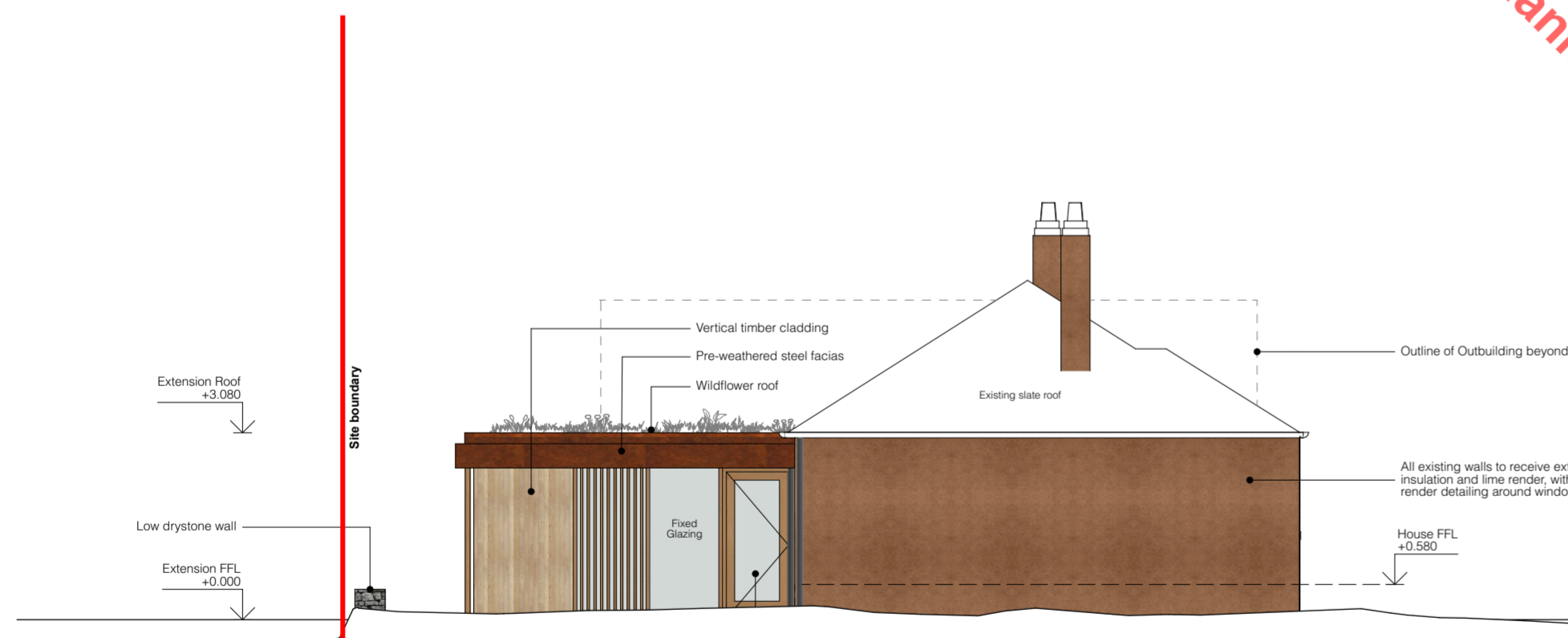


North West Elevation  
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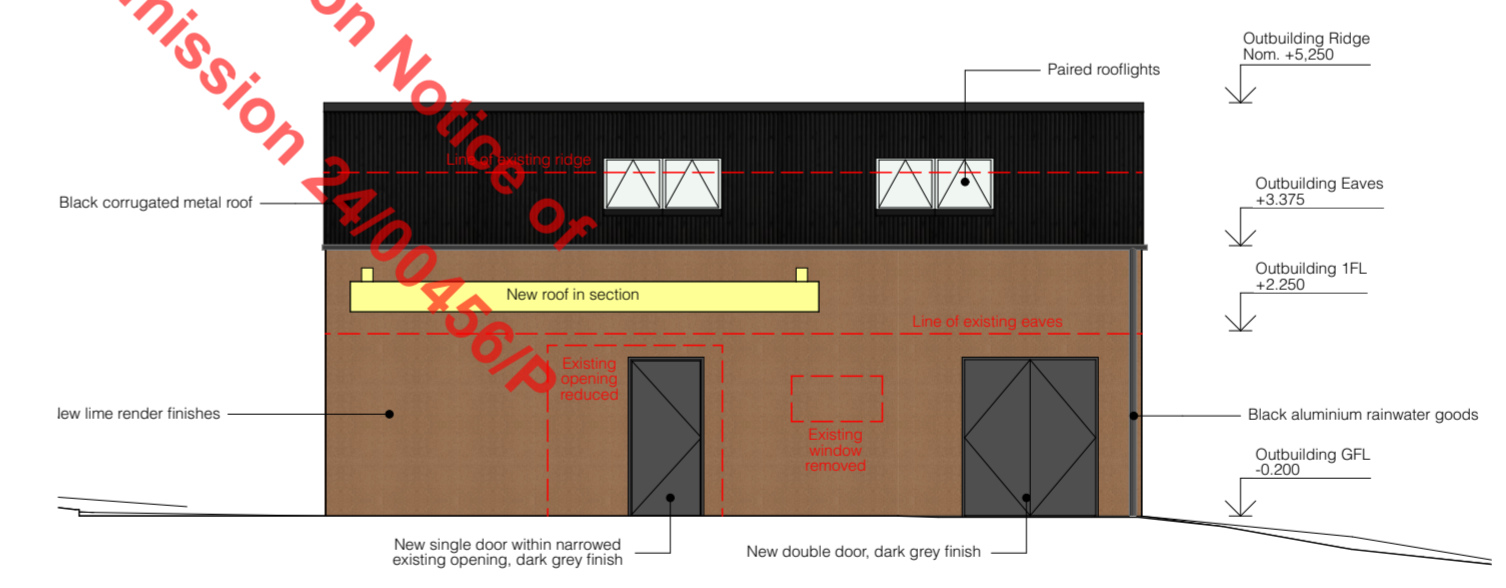


North West Elevation Outbuilding  
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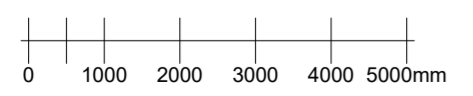
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South East Elevation  
1:100



Sout East Elevation Outbuilding  
1:100



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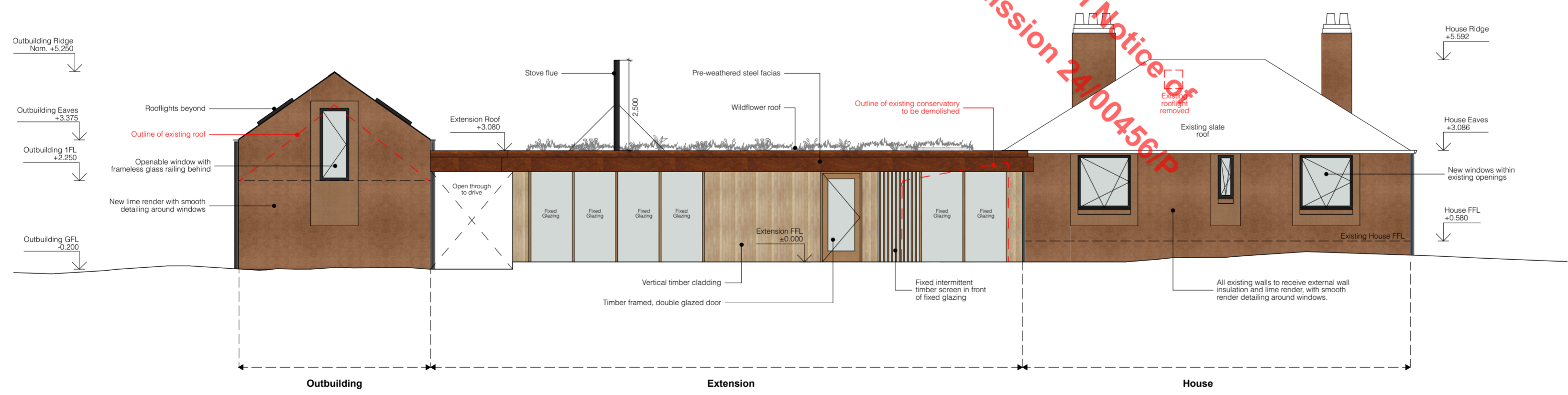
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Drawing Title	Proposed Elevations 2 of 2		
Drawing No.	EL_04	Revision	A

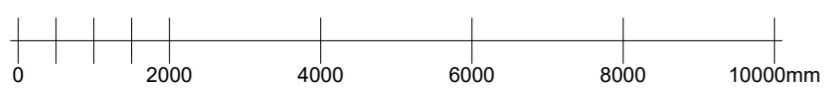




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South West Elevation  
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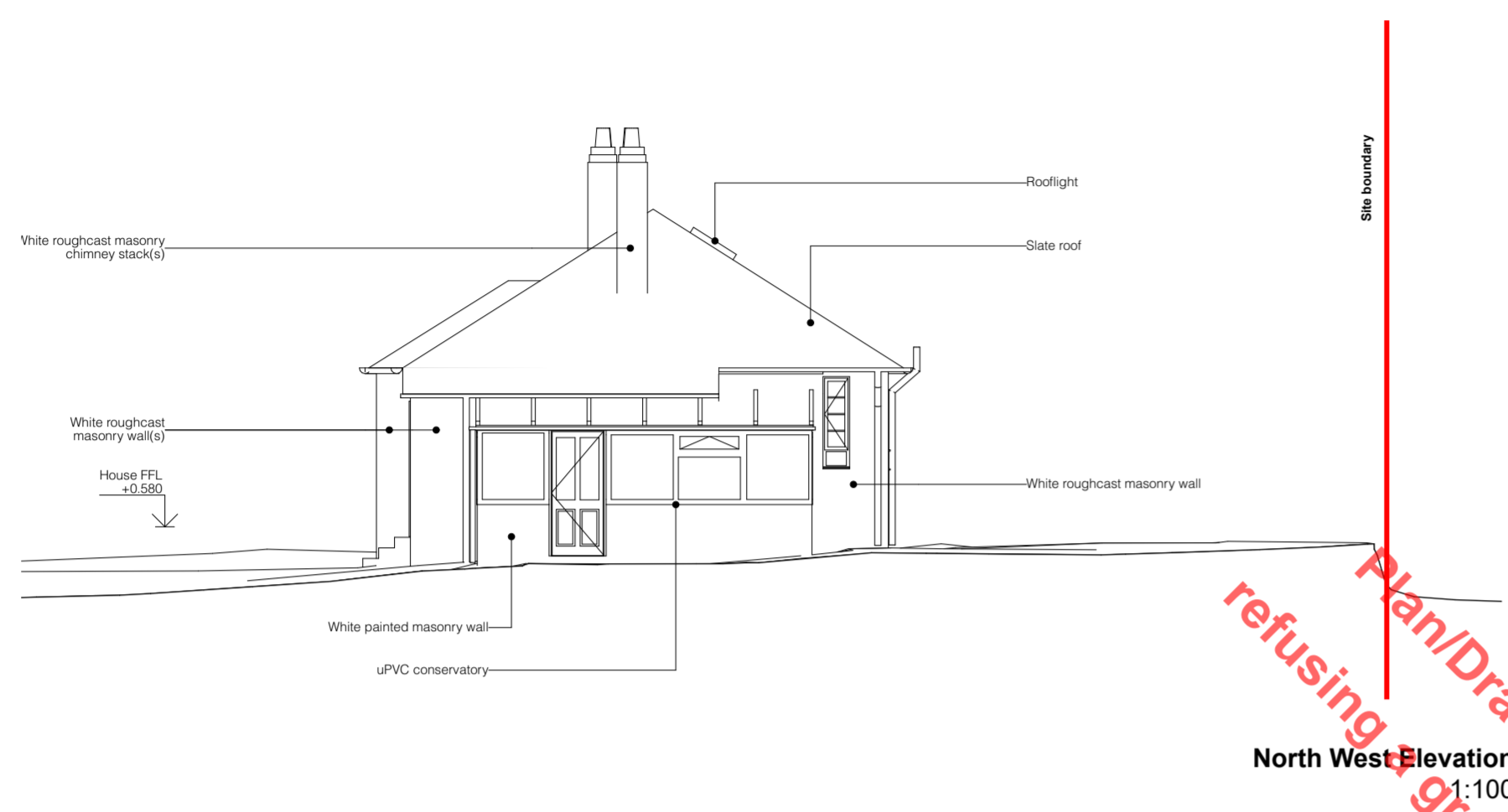


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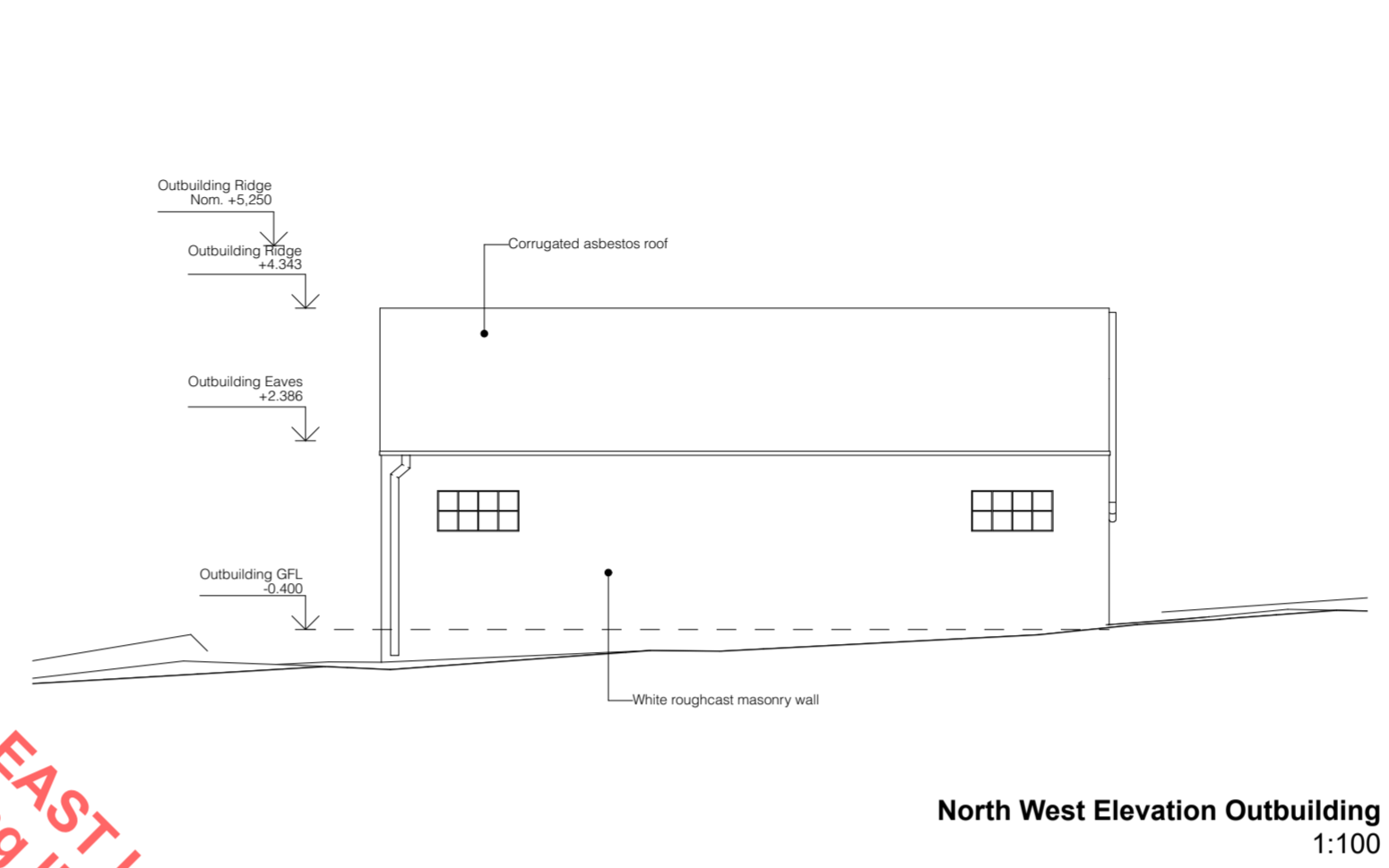
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Project	Newmains Holdings	Project No.	261
Client	Wilks	Scale	1:100 @ A2
Drawing Title	Proposed Elevations 1 of 2		
Drawing No.	EL_03	Revision	A

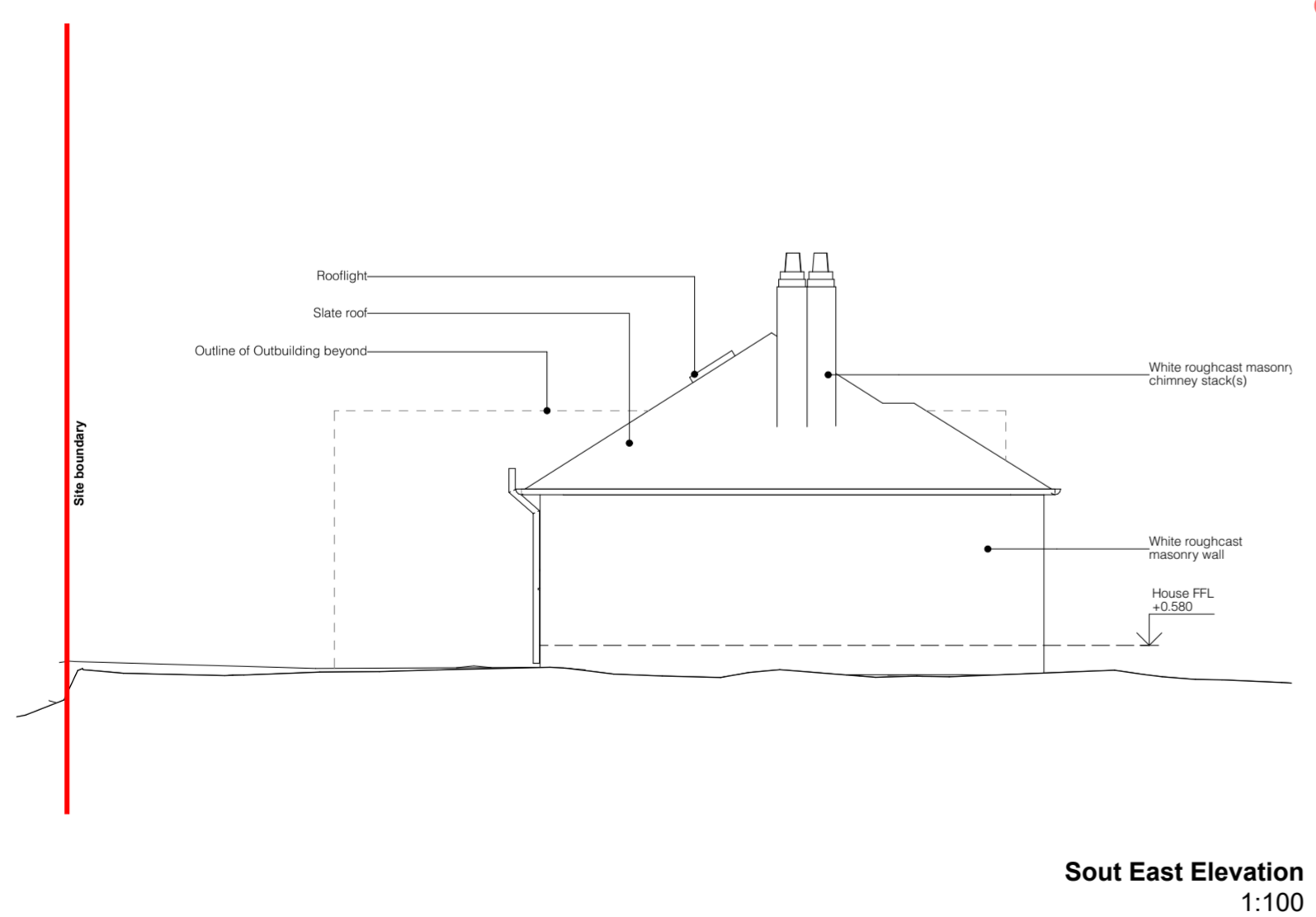




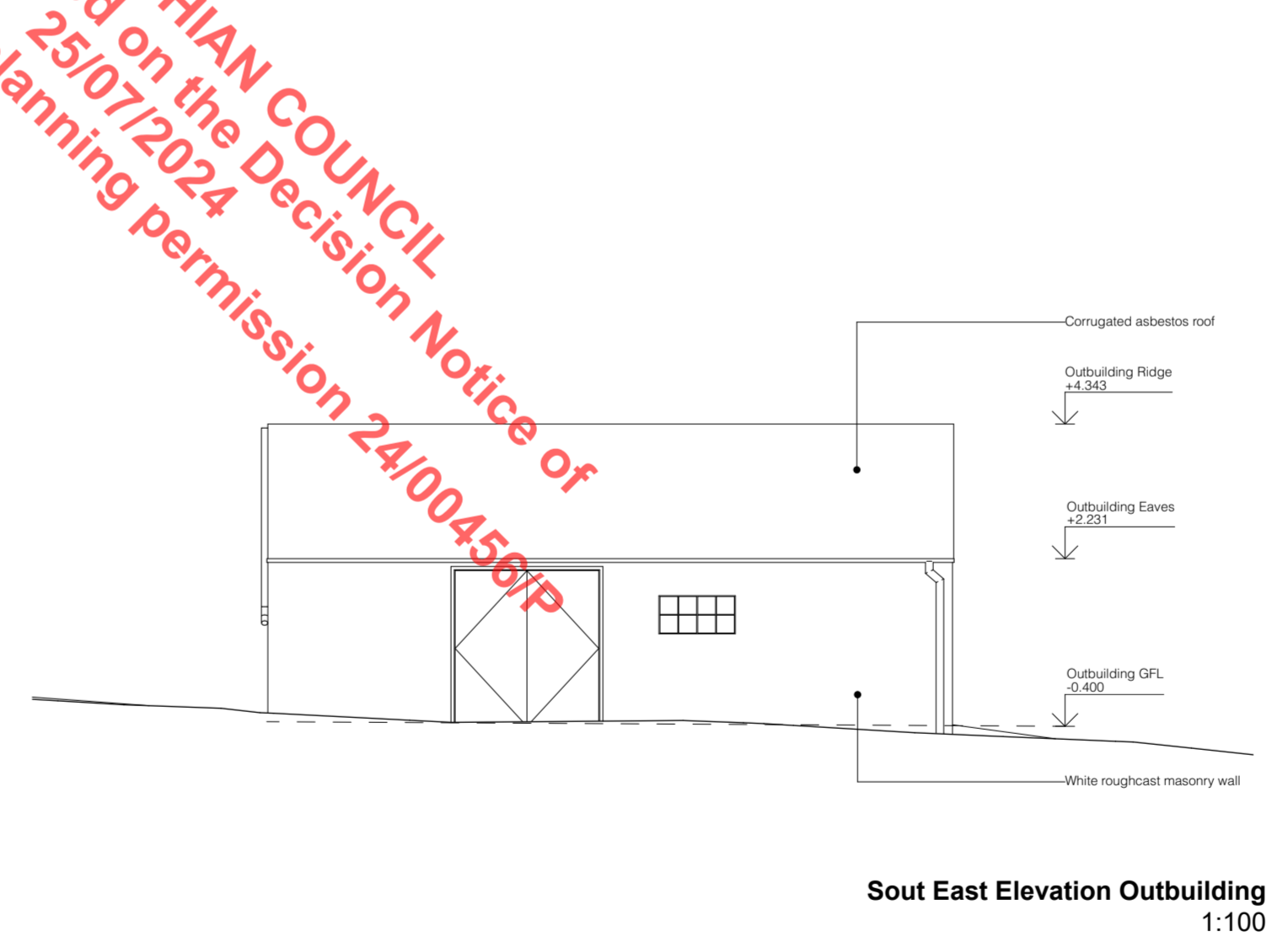
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North West Elevation Outbuilding  
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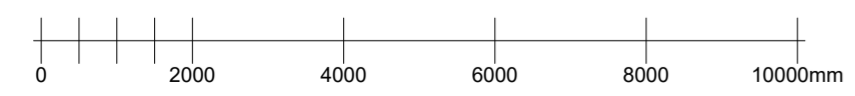


Sout East Elevation  
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Sout East Elevation Outbuilding  
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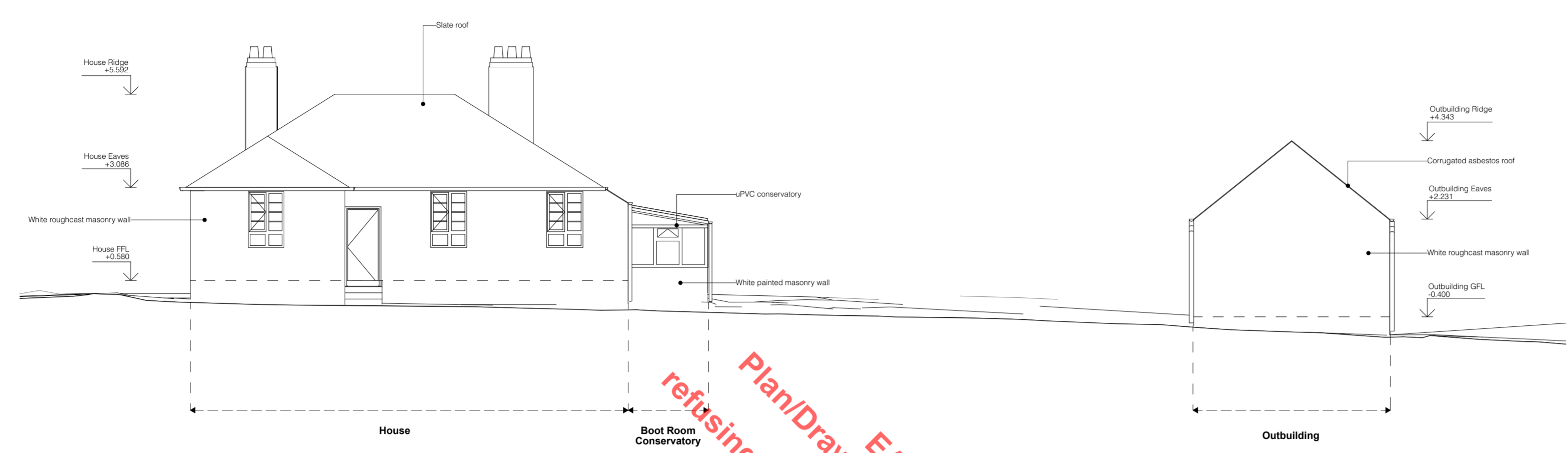
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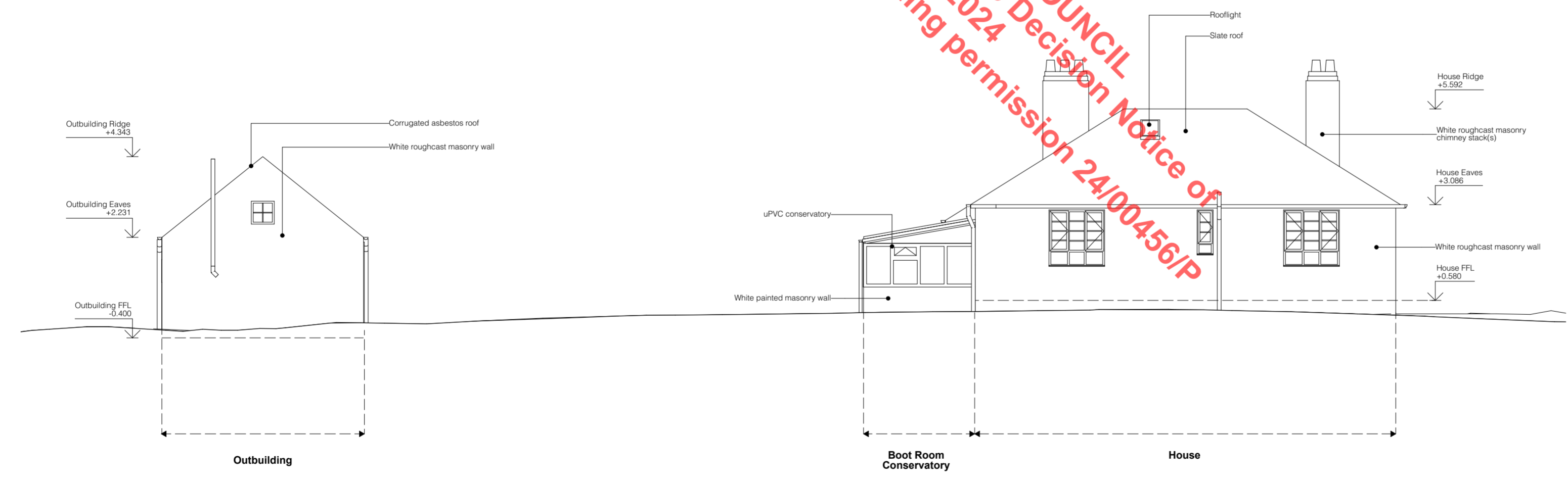
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Drawing Title	Existing Elevations 2 of 2		
Drawing No.	EL_02	Revision	A

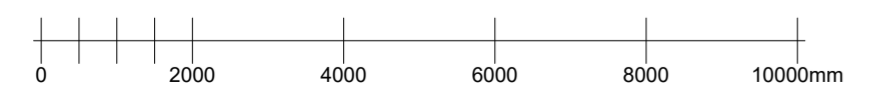


**North East Elevation**  
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**South West Elevation**  
 1:100



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Project	Newmains Holdings	Project No.	261
Client	Wilks	Scale	1:100 @ A2
Drawing Title	Existing Elevations 1 of 2		
Drawing No.	EL_01	Revision	A

## 8 Newmains Holdings

Drem, East Lothian

Design Statement

261\_DS Revision A - May 2024



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# WT

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**PROJECT**

Applicant and site owner  
Mairi and Richard Wilks

Architect and agent  
WT Architecture  
www.wtarchitecture.com

Site location  
8 Newmains Holdings, Drem, North Berwick, EH39 5BL

**INTRODUCTION**

These proposals are for the alteration and extension of an existing dwelling, to provide new kitchen, dining and living, arrival and utilitarian spaces. The proposed development includes the conversion and alteration of an existing outbuilding, to provide habitable space ancillary to the enjoyment of the dwelling.

The site comprises the dwelling, private drive with outbuilding, polytunnel, front and rear gardens and a grass paddock.

**SUBMISSION INFORMATION**

Ref.	Title	Scale	Format	Revision
261_DS	Design Statement (this document)	-	A3L	A
261_PL_100	Location Plan	1:1250	A3P	A
261_PL_101	Existing Site Plan	1:200	A2L	A
261_PL_102	Proposed Site Plan	1:200	A2L	A
261_PL_01	Existing GFL	1:100	A2L	A
261_PL_02	Demolition Plan	1:100	A2L	A
261_PL_03	Existing RFL	1:100	A2L	A
261_PL_04	Proposed GFL	1:100	A2L	A
261_PL_05	Proposed Outbuilding 1FL	1:100	A4P	A
261_PL_06	Proposed RFL	1:100	A2L	A
261_EL_01	Existing Elevations 1 of 2	1:100	A2L	A
261_EL_02	Existing Elevations 2 of 2	1:100	A2L	A
261_EL_03	Proposed Elevations 1 of 2	1:100	A2L	A
261_EL_04	Proposed Elevations 2 of 2	1:100	A2L	A
261_SE_01	Proposed Sections	1:100	A2L	A

**WT ARCHITECTURE**

We are contemporary Scottish Architects working across Scotland and the UK in some of the most beautiful, sensitive and historic places. Our work covers projects large and small; from landmark visitor centres and community hubs to beautifully detailed houses and extensions. We are equally experienced in the demands of working in wild and most exposed landscapes, as we are at meeting the challenges of complex inner-city sites. Designing for these places means understanding the historic, climatic, seasonal, cultural, social and environmental nature of a site. Everything we work on is created around an ethos of craftsmanship, collaboration and connection to place. Our ambition is to make buildings which are meaningful in the lives of those that inhabit them, responding to and growing from our clients' needs and desires, and which are timeless in their materiality and relationship to their contexts.

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**Site**

8 Newmains Holdings is an existing dwelling along the minor road approximately 1 mile south of Drem. The site comprises a detached bungalow and single-storey outbuilding, with gardens and private driveway. The house currently provides 3 bedrooms, 1 bathroom, kitchen, living room and conservatory. A uPVC conservatory has been added to the north-west gable of the property, and now forms the main entrance.

The property, including house and outbuilding, is one several along Newmains Holdings built to similar designs in the post-WWII era for ex-servicemen. Most of the other houses of this type along Newmains Holdings have already been substantially altered or extended.

The site is not within a Conservation Area, is not Listed or in the vicinity of a Listed Building,

**Condition of Existing Building**

The existing bungalow is in reasonably good condition with no significant obvious defects that would prevent its habitation. However, due to its construction the building is poorly insulated and inefficient. Some attempts at fabric upgrades have been carried out, including adding cavity wall and loft insulation, but these have only been partly effective. Windows have been upgraded to uPVC double glazing units, but these are poorly constructed and unsightly, obscuring light and views.

The design and layout of the building is compromised for the following reasons:

- There is no accessible access into the property due to the internal floor levels being raised approximately 0.5m above the surrounding garden and driveway levels.
- The original entrance door was reached via the front garden, but this has long become redundant due to its position far away from the driveway.
- The main entrance into the building is now via a poor-quality uPVC conservatory, negotiating steep steps through a narrow doorway into the kitchen.
- The kitchen, which also acts as the main arrival space, is cramped and lacks adequate storage.
- The main reception room is small, and acts as a through-space providing access to the bedrooms.
- The sole bathroom is very small and poorly accessible.

The outbuilding is unaltered from its original construction, which includes a corrugated asbestos roof that is now failing and allowing water ingress. Due to the proportions and orientation of the outbuilding, it cannot accommodate modern vehicles as a garage. The outbuilding is constructed from single-skin brickwork and is uninsulated.

The wider garden areas, especially to the south and east are pleasant and generously sized, enjoying uninterrupted views across the fields.



Figure 1. Site analysis diagram (not to scale)



SITE PHOTOGRAPHS



Figure 2.



Figure 3.



Figure 4.



Figure 5.



Figure 6.



Figure 7.



Figure 8.



Figure 9.

- Figure 2. View looking towards North-East elevation from main road
- Figure 3. View from north garden looking towards existing North-East elevation
- Figure 4. View of existing dwelling and conservatory
- Figure 5. View from south garden looking towards existing dwelling
- Figure 6. View of Boot Room Conservatory
- Figure 7. View of existing kitchen
- Figure 8. View of existing living room
- Figure 9. View from driveway towards existing outbuilding



**Brief**

The applicants are a young family intending to bring the property up to modern standards, drastically improving its efficiency, sustainability, accessibility, practicality and enjoyment. The brief focuses on providing much better visual and physical connections to the gardens and wider views, and providing a more generous set of social and functional spaces commensurate with contemporary living. The house is to be altered and extended to provide:

- 1 additional bedroom (4 in total).
- Additional and accessible sanitary accommodation.
- A generous open-plan kitchen/living/dining space.
- Practical covered external entrances and arrival hall.
- Separate utility/laundry room.

The existing outbuilding is to be converted and altered to provide habitable home office space on a new first floor level, as well as preserving general storage and garden workshop spaces on the ground floor. A separate new WC is to be provided in the outbuilding. The use of the outbuilding is strictly to be for the ancillary enjoyment of the dwelling.

**Approach**

At an early design stage, several approaches were considered for providing the necessary accommodation on the site. In all options, the existing conservatory was assumed to be demolished. Options to extend the building either to the north (front) garden, directly along the rear of the property, or into the south-east garden areas were all discounted, as these would detrimentally impact on the massing and setting of the existing dwelling, remove important garden areas, and would require a wholesale reconfiguration of the existing house interior. An option for a 2-storey extension on a smaller footprint was considered, but discounted as this would also have impacted negatively on the massing of the existing house, and required costly interventions into the existing roof structure.

The proposed scheme proposes a single storey extension with the majority positioned to the rear of the site, accommodating a new living/kitchen/dining space oriented parallel with the field edge boundary looking south west. The extension roof bridges across to connect the house and adjacent outbuilding, providing sheltered external access between the two buildings. This also formalises a principal accessible entrance to the house directly from the driveway. Part of the north-east gable of the house is also to be extended, on broadly the same footprint as the conservatory, creating more utilitarian spaces facing north.

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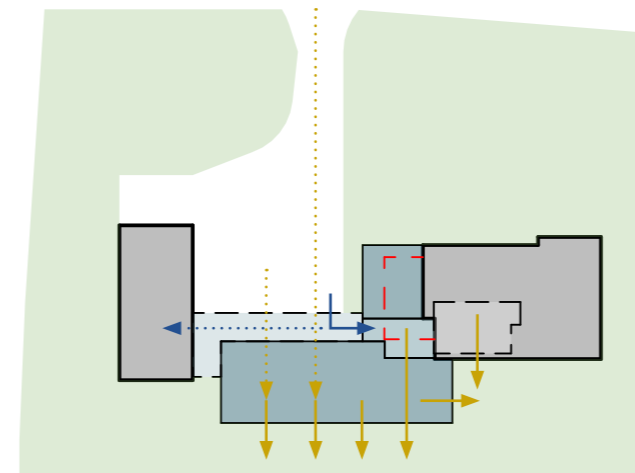


Figure 10. Selected scheme

A single-storey extension to connect the House and Outbuilding. This design would unite the buildings on the site with a cohesive architecture, and also provide the most generous and modern kitchen living and dining spaces all in the new extension. This scheme preserves all of the existing usable driveway and best garden areas, and requires the fewest changes to the existing house layout.

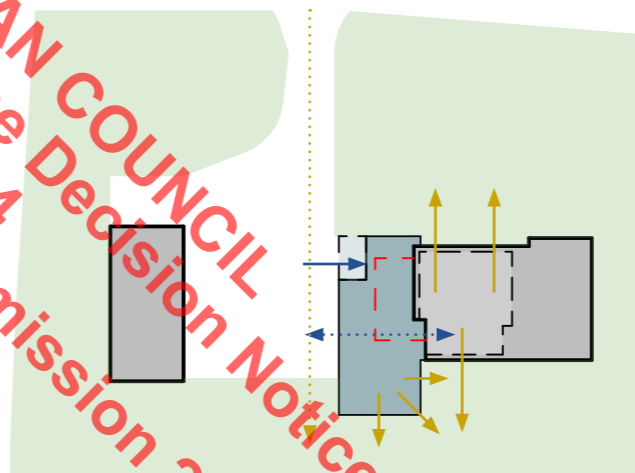
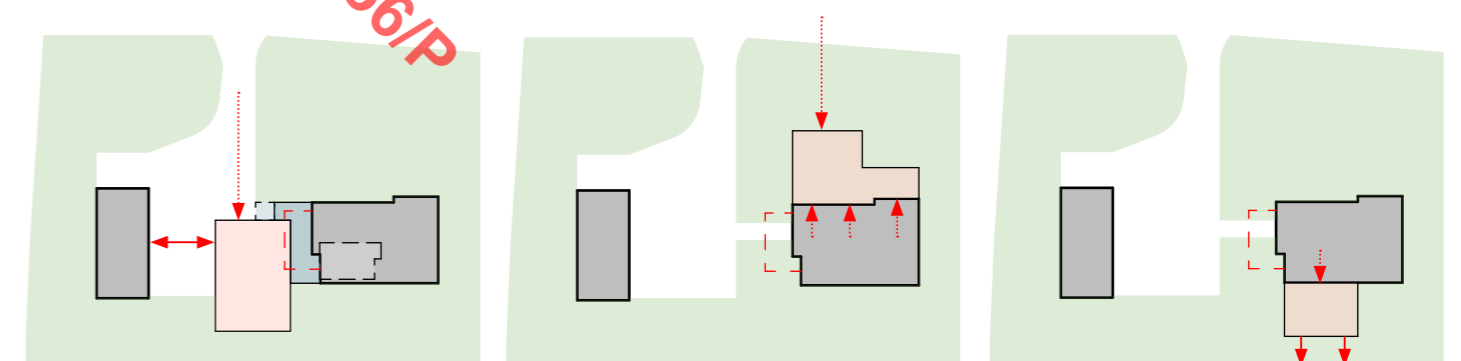


Figure 11. Alternative scheme

Extending to the north-west gable in place of the conservatory, without too much encroachment onto the driveway. Creating a large kitchen and dining space in the heart of the existing house, and a living room space in the extension, projecting forwards towards the field edge. To create all the necessary accommodation, this extension would be 2-storey, which it was felt would negatively impact the massing of buildings on the site.

Figures 12 - 14. Examples of alternative schemes discounted for their negative impact on the site and buildings



**Form, Massing and Layout**

The forms, massings and materiality of the proposals have been comprehensively considered across the whole of the dwelling, not just the extension, to unite the existing and new parts with a common architectural language. The overall design approach maintains the current character of a House and Outbuilding as two distinct solid masses separated by a 'gap'. The majority of the proposed extension bridges this 'gap' with highly glazed and lightweight structures, sitting below a planar wildflower roof. A more solid extension form extends the massing of the existing house at the north-west corner, containing the utility room, shower room, ensuite and plant space. The wall heads of this part align precisely with the existing building, giving the impression that the corner of the house has been extruded outwards. This intervention at the north-west corner broadly replaces the footprint of the conservatory, as well as a small portion of lowered roof from the existing house.

The outbuilding roof eaves and ridge lines will be raised to allow the creation of a habitable upper storey within the roof space, which will provide a home office space. The new upper floor will have rooflights in the raised roof, as well as new windows inserted in the gables. The proposed extension roof connects to the outbuilding's south-east elevation allowing it to be accessed from the house under cover. An open 'breezeaway' gap is maintained between the north-west gable of the extension and the outbuilding, perserving access between the driveway and garden areas.

Moving all social spaces into a new extension frees up space in the existing house to create an additional bedroom and improved sanitary accommodation. The former reception room is retained as a cosy snug.



Figure 15. Photomontage. View of proposal from North



Figure 16. Photomontage. View of proposal from South-West



**Materials**

The proposal adopts a restrained palette of natural materials which respond to the surrounding rural context. The existing house is to receive new external wall insulation and pigmented lime renders. The additional wall thickness will not affect the massing or rooflines of the house, as it will be contained within an existing overhanging eaves zone. The same pigmented lime render finish will continue across part of the extension that extrudes the north-west gable of the existing house, as well as the entirety of the outbuilding. The precise pigment of the render is to be determined based on samples tested in-situ, but should be of an ochre tone that echoes traditional lime-rendered buildings. The proposed lime render will have a textured finish, except for around windows where a smooth 'picture framing' detail is proposed. The new living/kitchen/dining parts of the extension are to be clad with untreated timber weatherboarding. The extension also incorporates areas of slatted timber screening over windows and along the covered entrance. These materials echo the exposed timber structure proposed for the interior of the extension.

The existing slate roof on the dwelling is to be retained. The roof edge connecting the barn and proposed extension will be clad in pre-weathered steel plates (Corten) achieving a stable natural rust finish. The natural tone of this material coordinates well with the earthy tones of the proposed lime render. New flat roofs will be finished in dark-grey single-ply membranes. However, the majority of the proposed extension roof will receive native wildflower planting. The roof of the outbuilding will be renewed with corrugated steel sheets, with a matt dark grey powder-coated finish.

All windows within the existing house will be upgraded within the existing openings. All new windows will be triple-glazed, timber framed, aluminium-clad timber windows with dark-grey finishes.

**Access**

No changes are proposed to the current access to the site from the adopted road or the number of parking spaces available. The main entrance to the dwelling will be through the new proposed extension.

**Sustainability**

The proposals will substantially improved the overall sustainability of the dwelling through deep retrofit improvements, and with the extended and converted parts built to the highest standards. Natural, breathable and low-embodied energy materials will be incorporated as much as possible. Heating, hot water and lighting services will be comprehensively renewed. The existing LPG boiler system and associated storage tank will be removed, and new air source heat pumps installed. The proposed new wild-flower roof will make a substantial biodiversity net-gain to the site.



Figure 17.



Figure 18.



Figure 19.



Figure 20.



Figure 21.



Figure 22.

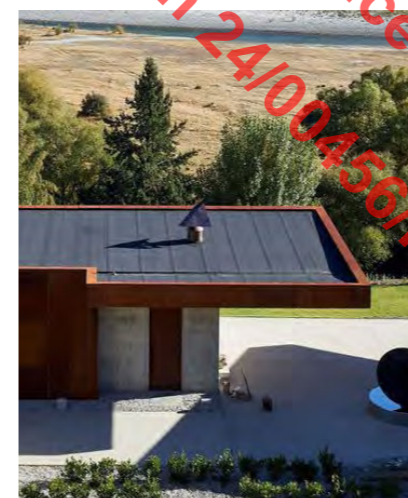


Figure 23.



Figure 24.



Figure 25.

## 4. Development Plan Policies

Policies 6 (Forestry, Woodland and Trees), 14 (Design, Quality and Place) and 16 (Quality Homes) of NPF4 and DP5 (Extensions and Alterations to Existing Buildings), T2 (General Transport Impact) and NH8 (Trees and Development) of the adopted ELLDP 2018 are relevant to the determination of this application.

### **National Planning Framework 4 (NPF4)**

#### Policy 6

a) Development proposals that enhance, expand and improve woodland and tree cover will be supported.

b) Development proposals will not be supported where they will result in:

- i. Any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition;
- ii. Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy;
- iii. Fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy;
- iv. Conflict with Restocking Direction, Remedial Notice or Registered Notice to Comply issued by Scottish Forestry.

c) Development proposals involving woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits in accordance with relevant Scottish Government policy on woodland removal. Where woodland is removed, compensatory planting will most likely be expected to be delivered.

d) Development proposals on sites which include an area of existing woodland or land identified in the Forestry and Woodland Strategy as being suitable for woodland creation will only be supported where the enhancement and improvement of woodlands and the planting of new trees on the site (in accordance with the Forestry and Woodland Strategy) are integrated into the design

#### Policy 14

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: Supporting the prioritisation of women's safety and improving physical and mental health. Pleasant: Supporting attractive natural and built spaces. Connected: Supporting well connected networks that make moving around easy and reduce car dependency Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity. Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience,

and integrating nature positive, biodiversity solutions. Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time. Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

#### Policy 16

a) Development proposals for new homes on land allocated for housing in LDPs will be supported.

b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:

- i. meeting local housing requirements, including affordable homes;
- ii. providing or enhancing local infrastructure, facilities and services; and
- iii. improving the residential amenity of the surrounding area

c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:

- i. self-provided homes;
- ii. accessible, adaptable and wheelchair accessible homes;
- iii. build to rent;
- iv. affordable homes;
- v. a range of size of homes such as those for larger families;
- vi. homes for older people, including supported accommodation, care homes and sheltered housing;
- vii. homes for people undertaking further and higher education; and
- viii. homes for other specialist groups such as service personnel.

d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.

e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:

- i. a higher contribution is justified by evidence of need, or
- ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such



as self-build or wheelchair accessible homes. The contribution is to be provided in accordance with local policy or guidance.

f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- i. the proposal is supported by an agreed timescale for build-out; and
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
- iii. and either:
  - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
  - the proposal is consistent with policy on rural homes; or
  - the proposal is for smaller scale opportunities within an existing settlement boundary; or
  - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

g) Householder development proposals will be supported where they:

- i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
- ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

## **East Lothian Local Development Plan (ELLDP 2018)**

### Policy DP5: Extensions and Alterations to Existing Buildings

All alterations and extensions to existing buildings must be well integrated into their surroundings, and must be in keeping with the original building or complementary to its character and appearance. Accordingly such development must satisfy all of the following criteria:

1. It must not result in a loss of amenity with neighbouring uses or be harmful to existing residential amenity through loss of privacy from overlooking, or from loss of sunlight or daylight;
2. For an extension or alteration to a house, it must be of a size, form, proportion and scale appropriate to the existing house, and must be subservient to and either in keeping with or complementary to the existing house;



3. For an extension or alteration to all other buildings, it must be of a size, form, proportion and scale appropriate to its surroundings and, where the existing building has architectural merit be in keeping with or complement that existing building; Development that does not comply with any of the above criteria will only be permitted where other positive planning and design benefits can be demonstrated.

#### Policy T2 (General Transport Impact)

New development must have no significant adverse impact on:

- ☒ Road safety;
- ☒ The convenience, safety and attractiveness of walking and cycling in the surrounding area;
- ☒ Public transport operations in the surrounding area, both existing and planned, including convenience of access to these and their travel times;
- ☒ The capacity of the surrounding road network to deal with traffic unrelated to the proposed development; and
- ☒ Residential amenity as a consequence of an increase in motorised traffic.

Where the impact of development on the transport network requires mitigation this will be provided by the developer and secured by the Council by planning condition and / or legal agreement where appropriate.

#### Policy NH8: Trees and Development

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, and wherever possible such trees and hedges should be incorporated into public open space and not into private gardens or areas; or
- b. (i) in the case of woodland, its loss is essential to facilitate development that would achieve significant and clearly defined additional public benefits in line with the Scottish Governments Policy on Control of Woodland Removal; in particular the loss of Ancient Woodland will not be supported; or
- (ii) in the case of individual trees or groups of trees, their loss is essential to facilitate development that would contribute more to the good planning of the area than would retaining the trees or group of trees.

Development (including extensions to buildings) must conform to British Standard 5837:2012  
Guide for Trees in Relation to Design, Demolition and Construction, or any subsequent revisions.

## Currie, Fiona

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**From:** Smith, Amelia  
**Sent:** 27 May 2024 13:42  
**To:** Environment Reception  
**Subject:** FW: 24/00456/P-Amelia Smith - Planning Consultation

Hi

Can this be logged as a consultation response please?

Thanks,

Amelia

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**From:** Canty, Jon [REDACTED]  
**Sent:** Monday, May 27, 2024 12:17 PM  
**To:** Smith, Amelia [REDACTED]  
**Subject:** RE: 24/00456/P-Amelia Smith - Planning Consultation

Hello Amelia,

I have reviewed this planning application and have the following comments:

The proposal significantly increases the size of the accommodation but only includes one additional bedroom and only results in one additional habitable room. The driveway serving the property is large enough to accommodate two vehicles as well as a turning space and would therefore be acceptable with regards to our car parking standards. The proposed ancillary accommodation is stated as being a home office and a garden workshop / store - this would be acceptable on the basis that it is utilised by the residents of the property only and not used to run a business that would attract customers to the site. Therefore, a planning condition should be implemented stating that the ancillary accommodation in the outbuilding should not be used to run a business or let out for use by a third party.

The existing vehicular access to the property is onto the U147 Newmains Holding via a gated access with loose formed material up to the road edge with a grass verge present that provides limited visibility (dependant on the trimming of the hedgerow). On the basis that the proposals serve the needs of the residents of the property only there would not be a significant increase in traffic utilising the vehicular access and therefore we would not require any changes or improvements to this access.

We do not have any requirements for electric vehicle charging points for extensions to properties, however, whilst it is not essential, it could be suggested that one is provided.

In conclusion, subject to the suggested planning condition relating to the use of the ancillary accommodation, we have no objections to this planning application.

Regards,

Jon

**Jon Canty**  
Transportation Planning Officer  
East Lothian Council  
**01620 827285**



[REDACTED]

-----Original Message-----

From: Transport Planning <transportplanning@eastlothian.gov.uk>  
Sent: Thursday, May 23, 2024 10:33 AM  
To: Canty, Jon [REDACTED]  
Subject: FW: 24/00456/P-Amelia Smith - Planning Consultation

-----Original Message-----

From: environment@eastlothian.gov.uk <environment@eastlothian.gov.uk>  
Sent: Wednesday, May 22, 2024 5:13 PM  
To: Transport Planning <transportplanning@eastlothian.gov.uk>; [REDACTED]  
[REDACTED]  
Subject: 24/00456/P-Amelia Smith - Planning Consultation

Please see attached document in relation to the following application: Extension to house, alterations and extension to outbuilding to form ancillary accommodation and installation of air source heat pumps at 8 Newmains Holding Athelstaneford North Berwick

EH39 5BL

[[https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.eastlothian.gov.uk%2Fimages%2FELC\\_Be\\_Nice\\_EMAIL\\_FOOTER\\_\\_zerotolerance\\_1.png&data=05%7C02%7Cjanty%40eastlothian.gov.uk%7Ca9adb746fb38474cbe6908dc7b0b4b3c%7C85e771afe90a4487b4071322ba02cc82%7C0%7C0%7C638520536188670061%7CUnkno wn%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=Jxl%2BwOE4VMZ8JDEzuECIhrQOZe9%2Burch8fNyVv08nxw%3D&reserved=0](https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.eastlothian.gov.uk%2Fimages%2FELC_Be_Nice_EMAIL_FOOTER__zerotolerance_1.png&data=05%7C02%7Cjanty%40eastlothian.gov.uk%7Ca9adb746fb38474cbe6908dc7b0b4b3c%7C85e771afe90a4487b4071322ba02cc82%7C0%7C0%7C638520536188670061%7CUnkno wn%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=Jxl%2BwOE4VMZ8JDEzuECIhrQOZe9%2Burch8fNyVv08nxw%3D&reserved=0)]

**Currie, Fiona**

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**From:** Clark, Colin - EHO  
**Sent:** 28 May 2024 12:15  
**To:** Environment Reception  
**Cc:** Smith, Amelia  
**Subject:** RE: 24/00456/P-Amelia Smith - Planning Consultation

No comment to make re this proposal.

-----Original Message-----

From: Environmental Health/Trading Standards <ehts@eastlothian.gov.uk>  
Sent: Thursday, May 23, 2024 11:01 AM  
To: [REDACTED]

Subject: FW: 24/00456/P-Amelia Smith - Planning Consultation

-----Original Message-----

From: environment@eastlothian.gov.uk <environment@eastlothian.gov.uk>  
Sent: Wednesday, May 22, 2024 5:13 PM  
To: Environmental Health/Trading Standards <ehts@eastlothian.gov.uk>  
Subject: 24/00456/P-Amelia Smith - Planning Consultation

Please see attached document in relation to the following application: Extension to house, alterations and extension to outbuilding to form ancillary accommodation and installation of air source heat pumps at 8 Newmains Holding Athelstaneford North Berwick EH39 5BL

[https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.eastlothian.gov.uk%2Fimages%2FELC\_Be\_Nice\_EMAIL\_FOOTER\_\_zerotolerance\_1.png&data=05%7C02%7Cclark1%40eastlothian.gov.uk%7C8bae125993094151efa408dc7b0f4827%7C85e771afe90a4487b4071322ba02cc82%7C0%7C0%7C638520552769534795%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikh1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=z5y%2FPILpU0jVkJ2iA8zF%2F0i%2Fsw4xdZjVycO58qFoXwp4%3D&reserved=0]

## 6. Schedule of Conditions

i. The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

**Reason:**

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

ii. The outbuilding hereby approved shall only be used for purposes incidental to the residential use and enjoyment of the dwellinghouse of 8 Newmains Holding and shall at no time be used for any business, trade or other commercial use.

**Reason:**

To enable the Planning Authority to control the use of the development in the interests of safeguarding the character and residential amenity of the area and that of the dwellinghouse of 8 Newmains Holding.