

Scott Francis Allan

Architectural Design

06 November 2024

Director of Environment
East Lothian Council
John Muir House
Haddington
EH41 3HA

**Proposed Redevelopment of Existing Cottage to form 5 Bedroom Family Home with Detached Garage
Cour Cottage, Congalton Gardens, North Berwick, EH39 5JP
Application for Local Review of 24/00837/P**

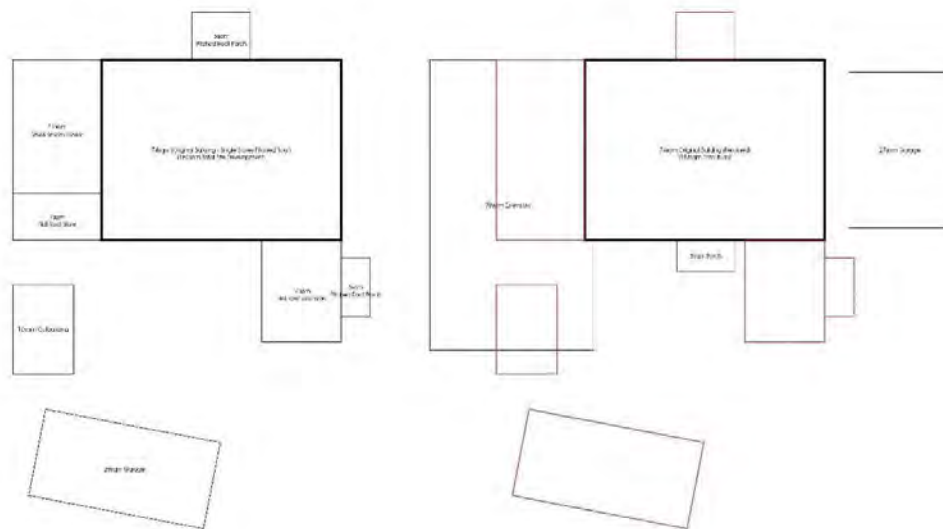
An application for Planning Permission was submitted to East Lothian Council on 16 August 2024 for the above, this was deemed refused on 21 October 2024.

Reason for refusal was stated as,

- The proposed extensions would, by their size, massing and floor area, be a dominant and incompatible addition to the built form of the existing house. By being bigger than the existing footprint of the house, the proposed extensions would not appear as an integral part of the original cottage but instead would be an addition to it that would significantly overwhelm it. Therefore due to its much larger form, size, scale, massing and proportions, the proposed extensions would not be of a size, form, proportion and scale appropriate to the existing house, would not be subservient to it and therefore would not be either in keeping with or complementary to it contrary to Policies 14 and 16 of NPF4 and Policy DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018.*

Response

The existing site is 960sqm with the Cottage, extensions, outbuilds and garage occupying 162sqm footprint. The proposed redevelopment through demolition of existing and alteration and extension of would occupy 183sqm, an increase of 21sqm footprint to the site.



Existing Development v's Proposed Development

Scott Francis Allan

Architectural Design

It is felt that by removing the various extensions which total 50sqm and wrap around the existing cottage this would provide the opportunity to provide a more cohesive design by eliminating the various styles, flat roof, pitched roof, glass roof and providing a single form of build which includes the removal of the existing pitched roof to form attic accommodation.

- *Due to the size and scale of the proposed extensions the effect of them would be tantamount to the creation of a new house in the countryside. That new house would not be a like for like replacement for the existing house and no case has been made for a new house to meet an agriculture, horticulture or forestry need. No other operational need has been submitted which justifies the transformation of the existing house by the addition to it of the proposed extensions. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed extensions are tantamount to the creation of a new house in the countryside the proposals are also contrary to Policy 17 of NPF4 and Policies DC3 and DC4 of the ELLDP 2018.*

Response

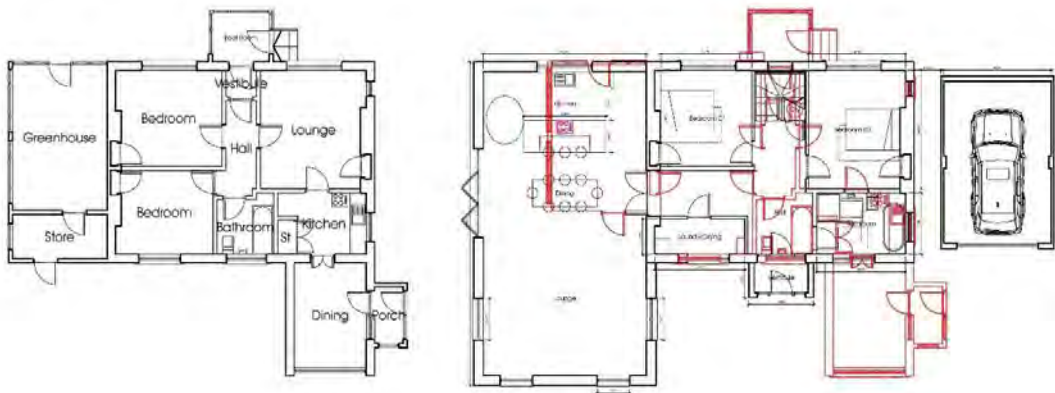
The statement that the proposals is tantamount to the creation of a new house in the countryside obstructive and untrue given that there is an existing house that the applicant is looking to redevelop. The project is to alter and extend an existing property, the same rights that any other owner within East Lothian is afforded. We therefore challenge this statement and question the requirement to provide justification to alter and extend the existing property, something that is not normally provided when providing domestic alterations.

The additional footprint is 21sqm and should the applicant have presented a 21sqm extension to the existing site set up this would not have been questioned.

A statement by the reporting Planning Officer notes

'I don't have an issue with roof accommodation in principle, or the dormers but would like to see the ridge height reduced where possible as well as the footprint of the proposed side extension.'

The above email statement confirms that Planning confirmed they had no issue with the provision of accommodation in the roof, the provision of dormers.



Existing Footprint with Extensions v's Proposed Footprint with Extensions

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NPF4 statement.

The proposed alteration and extension have been designed to meet the latest Technical Standards with respect to the thermal performance of the envelope. These standards have been aligned to support the Scottish Government's Climate Change policy commitments seeking Net Zero Carbon by 2045. Walls, Pitched Roof and Windows are all designed to meet or exceed the required standards. In this way the proposals are supportive of NPF4's targets for reducing emissions and greenhouse gases.

The form and mass of the proposed extension has been designed to sympathetically suit the site and surrounding areas. The use of concrete tiles is proposed to compliment the building materials currently in use both on site and within the surround area. PVC windows are shown for both purpose of blending with existing and low-cost and ongoing maintenance.

The existing property is heating by a bottled gas heating system, it is proposed to upgrade to an Air Source Heating Pump for the provision of heating and hot water. and at a suitable time, the applicant will seek to upgrade further with the addition of solar PV panels to the gable elevation of the side extension. However, at this time, only one project can be developed at a time.

It is intended that the applicant employ the services of a local contractor to undertake the construction of the proposed extension. It is also intended that materials for the build be sources locally from reputable construction material sources and where possible to use of reclaimed materials, i.e., Rosemary tiles be used. It is proposed to transport and store materials on site for the build and by adopting a reuse policy for the reduction of waste, the need for landfill will be reduced as well as reducing CO2 emissions.

The proposal to install bee and nest bricks has been considered and will be implemented as part of the Building Warrant design process.

- *Owing to its size and position the proposed garage would be harmful to the setting of the house and harmful to the character and appearance of the surrounding area contrary to Policies 14 and 16 of NPF4 and Policy DP2 of the adopted ELLDP 2018.*

Response

The applicant has previously highlighted to Planning that they would be willing to remove the Garage from the proposal and offer this together with reductions in scale of the proposed extension. Planning at the time did not see any issues with the Garage, email statement below.

Myself and colleagues are of the view that proposals would be required to be reduced in scale to a greater extent than the footprint provided on 4th October. I would focus on the house itself, rather than the garage.

This email statement did not at the time highlight any issues with the Garage.

Kind Regards,

Scott Francis Allan
Architectural Design

<https://www.facebook.com/scottfrancisallan/>

Enclosures

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App No. 24/00837/P

**EAST LoTHIAN COUNCIL
DECISION NOTICE**

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

Mr Kenny Erskine
c/o Scott Allan
36 Wallace Avenue
Wallyford
East Lothian
EH21 8BZ

APPLICANT: Mr Kenny Erskine

With reference to your application registered on 16th August 2024 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

Side, front and first floor extensions to house and erection of garage
at
Cour Cottage
Congalton
North Berwick
EH39 5JP

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

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

- 1 The proposed extensions would, by their size, massing and floor area, be a dominant and incompatible addition to the built form of the existing house. By being bigger than the existing footprint of the house, the proposed extensions would not appear as an integral part of the original cottage but instead would be an addition to it that would significantly overwhelm it. Therefore due to its much larger form, size, scale, massing and proportions, the proposed extensions would not be of a size, form, proportion and scale appropriate to

the existing house, would not be subservient to it and therefore would not be either in keeping with or complementary to it contrary to Policies 14 and 16 of NPF4 and Policy DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018.

- 2 Due to the size and scale of the proposed extensions the effect of them would be tantamount to the creation of a new house in the countryside. That new house would not be a like for like replacement for the existing house and no case has been made for a new house to meet an agriculture, horticulture or forestry need. No other operational need has been submitted which justifies the transformation of the existing house by the addition to it of the proposed extensions. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed extensions are tantamount to the creation of a new house in the countryside the proposals are also contrary to Policy 17 of NPF4 and Policies DC3 and DC4 of the ELLDP 2018.
- 3 Owing to its size and position the proposed garage would be harmful to the setting of the house and harmful to the character and appearance of the surrounding area contrary to Policies 14 and 16 of NPF4 and Policy DP2 of the adopted ELLDP 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>
2024-59-000	-	08.08.2024
2024-59-002B	-	16.08.2024
2024-59-001A	-	18.10.2024
2024-59-003B	-	18.10.2024

21st October 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.

OFFICER REPORT

18th October 2024

App No. **24/00837/P**

Application registered on **16th August 2024**

Target Date **15th October 2024**

Proposal	Side, front and first floor extensions to house and erection of garage	SDELL	/N
		CDEL	/N
Location	Cour Cottage Congalton North Berwick EH39 5JP	Bad Neighbour Development	N

APPLICANT: **Mr Kenny Erskine**

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

**c/o Scott Allan
36 Wallace Avenue
Wallyford
East Lothian
EH21 8BZ**

DECISION TYPE:

Application Refused

PLANNING ASSESSMENT

The property to which this application relates is a single storey detached cottage, its detached garage, associated outbuildings and garden ground. The property is located within Congalton, some 4km south of North Berwick. 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 Congalton Local Garden and Designed Landscape is located to the north and northwest of the application site.

The property and its curtilage are bounded to the north-west by the road of the B1347 and to the south, south-west and north-east by agricultural land.

The existing house is a single storey, 2 bedroomed house that has a lounge, kitchen, bathroom and dining room and entrance porch. It also has a greenhouse and store attached to its side (southeast) elevation. It has a detached garage and shed located in its garden ground. The original house has an internal floor area of some 74 sqm.

Planning permission is sought for the enlargement of the 2 bedroomed house to a one and a half storey 5 bedroomed house through the addition of 3 extensions - a side, front and first floor extension -and for the erection of a new detached garage.

The house as it would be enlarged would have 5 bedrooms. There would be 3 further bedrooms, one of which would have an ensuite shower room and a further shower room in its roof space and an open plan kitchen/dining room/lounge, bathroom and laundry/ drying room on its ground floor. The footprint of the house would increase to 156sqm.

Three extensions in total are proposed as part of this application. The first of the three extensions would form as a porch located on the front (north-east) elevation of the existing dwellinghouse. The porch would be one storey in height and would have a pitched roof. The porch would be some 2.4m in length by 1.3m in width. It would be some 2.2m in height from its eaves and some 3.5m in height from its ridge height.

A front door with windows on either side would be located on the front (north-east) elevation of the porch. There would be no other glazed openings on this porch. The porch roof would be clad in natural slates and the external walls would be clad in timber. Windows frames and doors would be of UPVC construction and black in colour.

The second extension is proposed to be located on the side (south-east) elevation of the existing house. It would be some 12m in length by some 6.4m in width. It would be 1.5 storeys in height and would have a pitched roof. The proposed ridge height would be some 7m in height inclusive of any and the eaves would be some 3.6m in height from ground level.

A set of 4 nos. bi-fold doors and a separate window opening would be positioned on the side (southeast) elevation of the proposed extension, 2x sets of floor to ceiling windows would be positioned on the front (north east) elevation of the proposed extension, 1x window opening would be positioned on the side (north west) elevation of the proposed extension and 1x window opening would be proposed on the rear (south west) elevation.

The third proposed extension would consist of a first-floor extension to the main body of the house. It would be some 13m in length at its widest part and some 7.6m in width. The ridge height would some 7 - 7.5m in height inclusive of any under build. The eaves would be some 4m at their tallest point inclusive of any under build. The extension would have a pitched roof and would attach onto the north-west roof slope of the proposed 1.5 storey side extension. The side and first floor extensions would form together in an 'L' shaped formation. Two dormer windows and 1x skylight would be formed on the north-east (front) roof slope and two additional dormer windows and 1x skylight would be formed on the south-west (rear) elevation.

The proposed 1.5 storey extension and the 1st floor extension would be finished in roughcast render. The roofs would be clad in pantiles and dormer roofs would be clad in slate. Window frames and doors would be black in colour and of upvc construction. Fascia boards, soffits and downpipes would also be of upvc construction.

The proposed garage would be positioned to the north-west of the site. It would be detached from the dwellinghouse and would be some 6m in length by 4m in width. It would have a total height of some 5.6m in height from the ridge and 2.5m from its eaves. It would have a

pitched roof clad in pantiles and the walls would be finished with roughcast render. The garage door would be black in colour.

Demolition works, several alterations to the existing dwellinghouse and the installation of an air source heat pump in this instance do 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 and will not therefore be assessed as such.

Subsequent to the registration of this application, the word 'front' was added into the application description to include for the porch extension. As the footprint is some 3.12m in area, exceeding 3 metres squared, it would require the grant of planning permission in accordance with Class 1C of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). Drawings did originally include for the porch extension prior to the validation of the application, there was however no mention of this within the application description. Further to a request by the case officer, proposed drawings were updated with correct scales on 18th October 2024.

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 14 (Design, Quality and Place), 16 (Quality Homes) and 17 (Rural homes) of NPF4 and Policies DC3 (Replacement Dwellings in the Countryside), DC4 (New Build Housing in the Countryside), DP2 (Design) and DP5 (Extensions and Alterations to Existing Buildings) and T2 (General Transport Impact) 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.

Due to the location of the house in relation to neighbouring residential properties the proposals would not harm the residential amenity of any neighbouring residential properties.

The Council's Road Services were consulted as part of this application and did not make any comment on proposals, being satisfied that proposals comply with Policy T2 of the ELLDP 2018.

Amongst other matters, Policy 14 of NPF4 states 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 NPF4 and amongst other points, states that all alterations and extensions to either a house or a building must be

subservient and well-integrated into their surroundings, in addition to being 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, proposals must be in keeping with that building or complementary to the existing buildings in the locality as well as the original building.

Policy DP2 of the adopted ELLDP 2018, requires that all new development be well designed and integrated into its surroundings.

The property is situated within a countryside location in East Lothian, and is a single storey detached house with a detached garage, outbuildings and associated garden ground.

The proposed 1st floor extension would see the ridge height increased by some 1.8m in height, creating a 1.5 storey house, from an existing single storey cottage. In addition, the front and side extensions would see the footprint of the house increased in size from the original footprint of the house (excluding existing extensions to be demolished) of 74sqm to 156sqm. The number of bedrooms would also increase from 2 bedrooms to a total of 5 bedrooms.

The existing house occupies a fairly prominent, roadside position. However, by virtue of it being single storey in height and of a modest architectural style, it sits comfortably within its landscape setting and does not appear unduly intrusive or exposed. The proposals would radically alter the size, proportions and architectural form of the house changing it from a modest single storey, 2 bedroomed house into a much larger, one and a half storey, 5 bedroomed house. The proposed extensions would, by their size, massing and floor area, be a dominant and incompatible addition to the built form of the existing house. By being bigger than the existing footprint of the house, the proposed extensions would not appear as an integral part of the original cottage but instead would be an addition to it that would significantly overwhelm it. Consequently, the house as it is proposed to be enlarged would be fundamentally different from the architectural form, character and appearance of the existing house, causing it to have a much greater visual impact on its setting and the landscape of the area. Therefore, due to its much larger form, size, scale, massing and proportions, the proposed extensions would not be of a size, form, proportion and scale appropriate to the existing house, would not be subservient to it. Therefore, the proposed extensions would not be subservient to or in keeping with the existing house and would not be of size, form, proportion and scale appropriate to the existing house. Instead, they would have a detrimental impact on the character of the house and the surrounding area. The proposed extensions are therefore contrary to Policies 14 and 16 of NPF4 and Policy DP5 of the adopted ELLDP 2018.

Due to the size and scale of the proposed extensions the effect of them would be tantamount to the creation of a new house in the countryside. That new house would not be a like for like replacement for the existing house and no case has been made for a new house to meet an agriculture, horticulture or forestry need. No other operational need has been submitted which justifies the transformation of the existing house by the addition to it of the proposed extensions. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed extensions are tantamount to the creation of a new house in the countryside the proposals are also contrary to Policy 17 of NPF4 and Policies DC3 and DC4 of the ELLDP 2018.

Furthermore, whilst the proposed detached replacement garage would be smaller in terms of its overall footprint than the existing garage on-site, it would have a steeper pitched roof and would be greater in height than the existing garage and the existing house. Moreover, it would be situated forward of the side (north-west) elevation of the house. Therefore, owing to its size and position the proposed garage would be harmful to the setting of the house and harmful to the character and appearance of the surrounding area contrary to Policies 14 and 16 of NPF4 and Policy DP2 of the adopted ELLDP 2018.

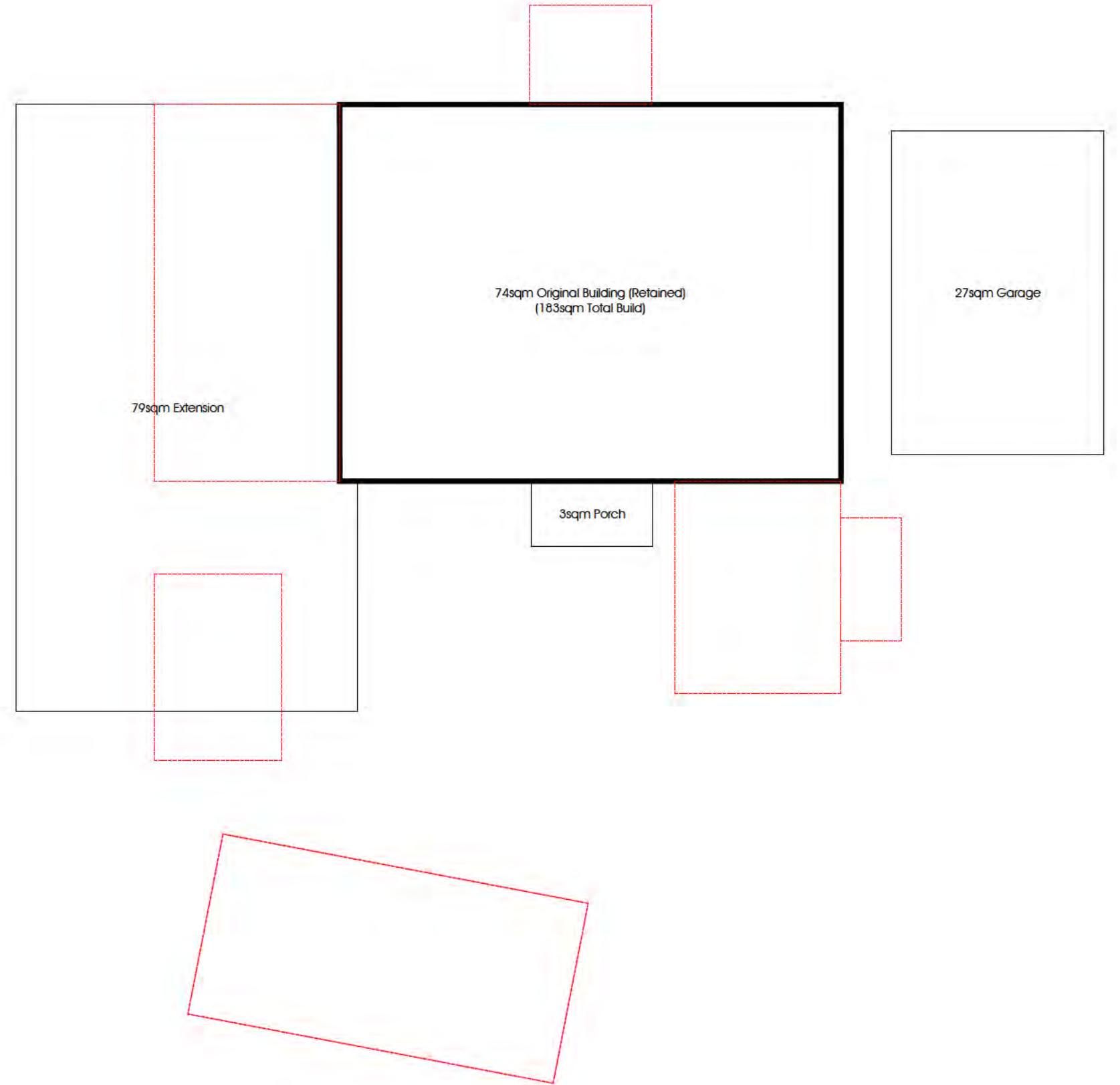
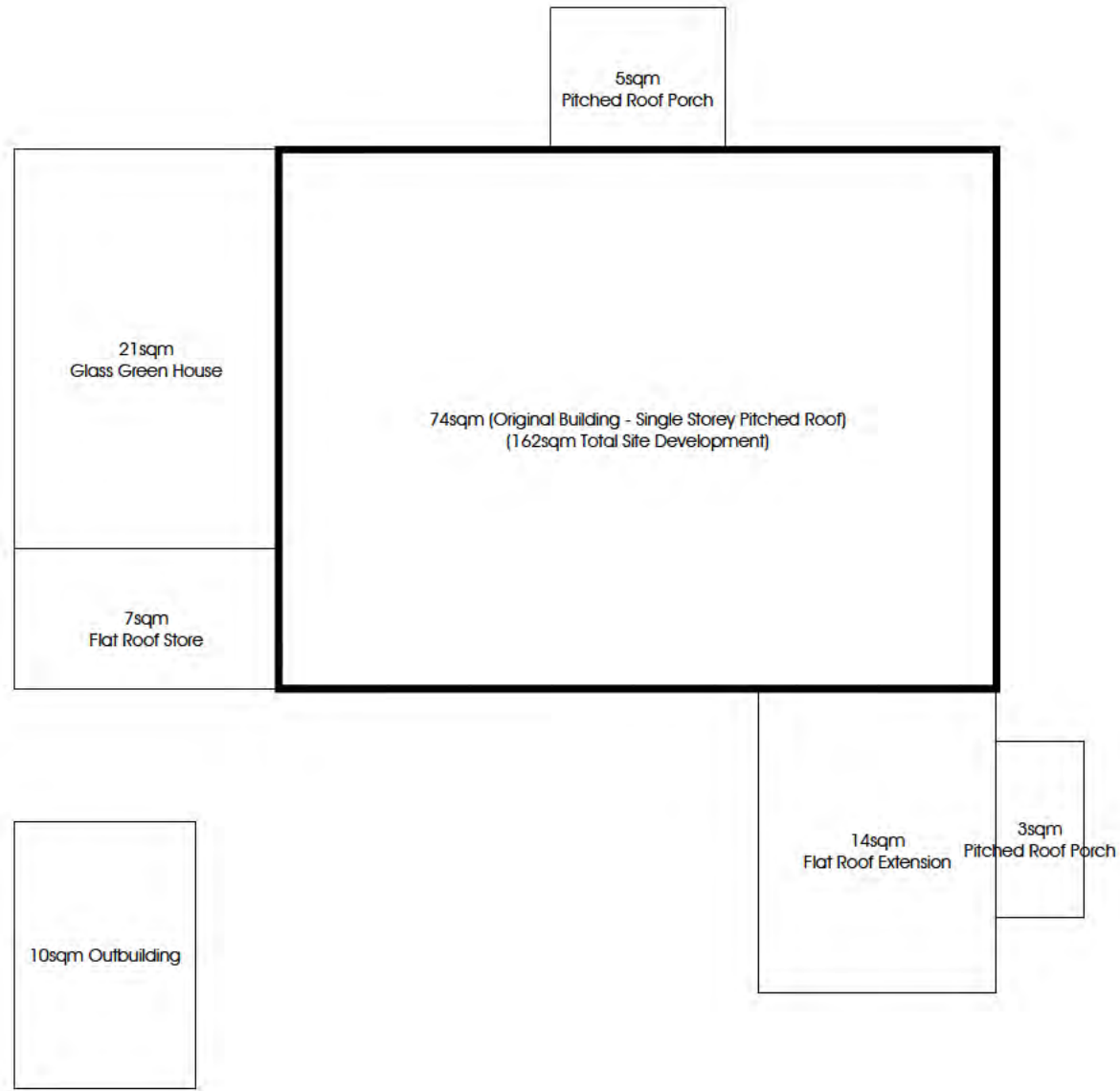
Overall and based on the whole scheme of development as proposed, proposals would be inappropriate in terms of their size, scale and proportion and would therefore be contrary to Policies 14, 16 and 17 of NPF4 and Policies DC3, DC4, DP2 and DP5 of the adopted ELLDP 2018. No material considerations outweigh this conflict with the development plan.

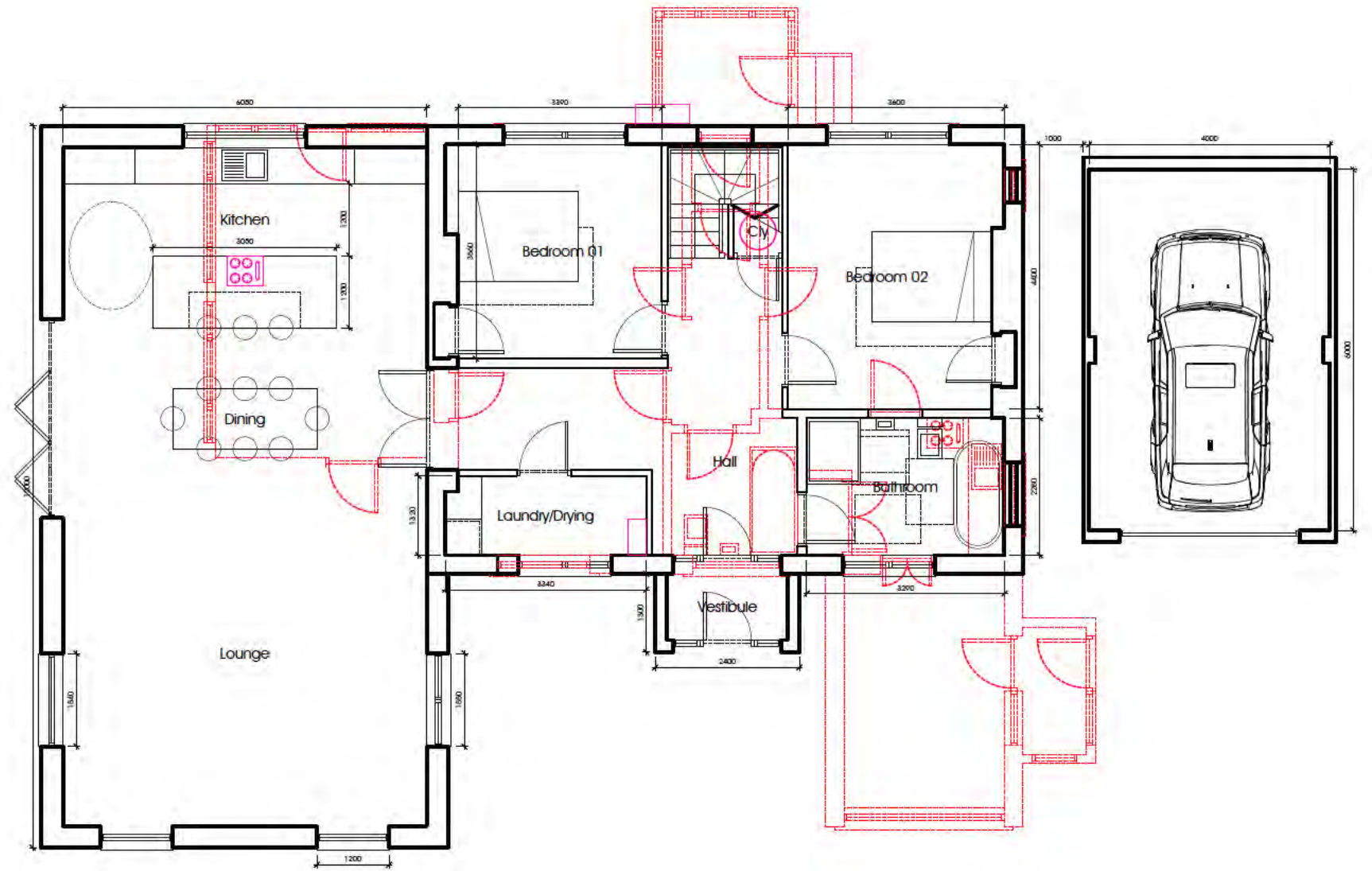
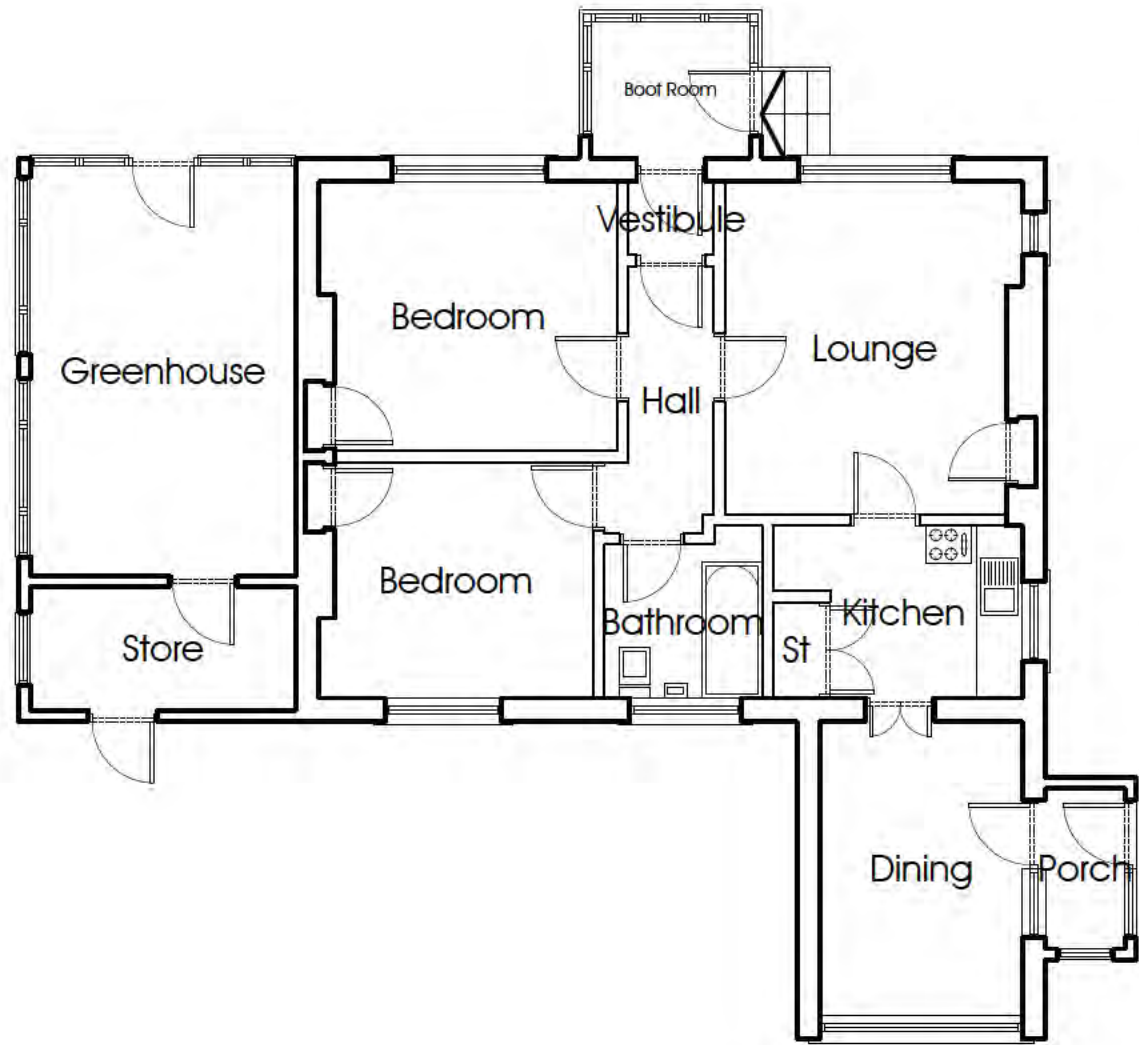
REASONS FOR REFUSAL

- 1 The proposed extensions would, by their size, massing and floor area, be a dominant and incompatible addition to the built form of the existing house. By being bigger than the existing footprint of the house, the proposed extensions would not appear as an integral part of the original cottage but instead would be an addition to it that would significantly overwhelm it. Therefore due to its much larger form, size, scale, massing and proportions, the proposed extensions would not be of a size, form, proportion and scale appropriate to the existing house, would not be subservient to it and therefore would not be either in keeping with or complementary to it contrary to Policies 14 and 16 of NPF4 and Policy DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018.
- 2 Due to the size and scale of the proposed extensions the effect of them would be tantamount to the creation of a new house in the countryside. That new house would not be a like for like replacement for the existing house and no case has been made for a new house to meet an agriculture, horticulture or forestry need. No other operational need has been submitted which justifies the transformation of the existing house by the addition to it of the proposed extensions. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed extensions are tantamount to the creation of a new house in the countryside the proposals are also contrary to Policy 17 of NPF4 and Policies DC3 and DC4 of the ELLDP 2018.
- 3 Owing to its size and position the proposed garage would be harmful to the setting of the house and harmful to the character and appearance of the surrounding area contrary to Policies 14 and 16 of NPF4 and Policy DP2 of the adopted ELLDP 2018.

LETTERS FROM

18th October 2024





Scott Francis Allan

Architectural Design

06 November 2024

Director of Environment
East Lothian Council
John Muir House
Haddington
EH41 3HA

**Proposed Redevelopment of Existing Cottage to form 5 Bedroom Family Home with Detached Garage
Cour Cottage, Congalton Gardens, North Berwick, EH39 5JP
Application for Local Review of 24/00837/P**

Dear Sirs,

Uploaded for consideration is an application for **Local Review of 24/00837/P** in respect of the **Proposed Redevelopment of Existing Cottage to form 5 Bedroom Family Home with Detached Garage** at **Cour Cottage, Congalton Gardens, North Berwick, EH39 5JP**.

- Online Application Form
- Drawing 2024-59-000 Location Plan
- Drawing 2024-59-001A Existing Floor Plan, Elevations, Site Plan and Illustrations
- Drawing 2024-59-002B Proposed Floor Plan, Site Plan and Illustrations
- Drawing 2024-59-003B Proposed Elevations, Site Plan and Illustrations
- Planning Photos
- Supporting Statement

Trusting the enclosed documents are to your satisfaction, we look forward to confirmation of registration in due course. Should you require any further information please contact the undersigned at the email or telephone number below.

Kind Regards,

Scott Francis Allan
Architectural Design

<https://www.facebook.com/scottfrancisallan/>

Enclosures

Scott Francis Allan

Architectural Design

Proposed Redevelopment of Existing Cottage to form
5 Bedroom Family Home with Detached Garage
Cour Cottage, Congalton Gardens, North Berwick, EH39 5JP



Scott Francis Allan

Architectural Design



Scott Francis Allan
06 July 2024 8:39 am

Scott Francis Allan

Architectural Design



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Architectural Design



Scott Francis Allan

Architectural Design



Scott Francis Allan

Architectural Design

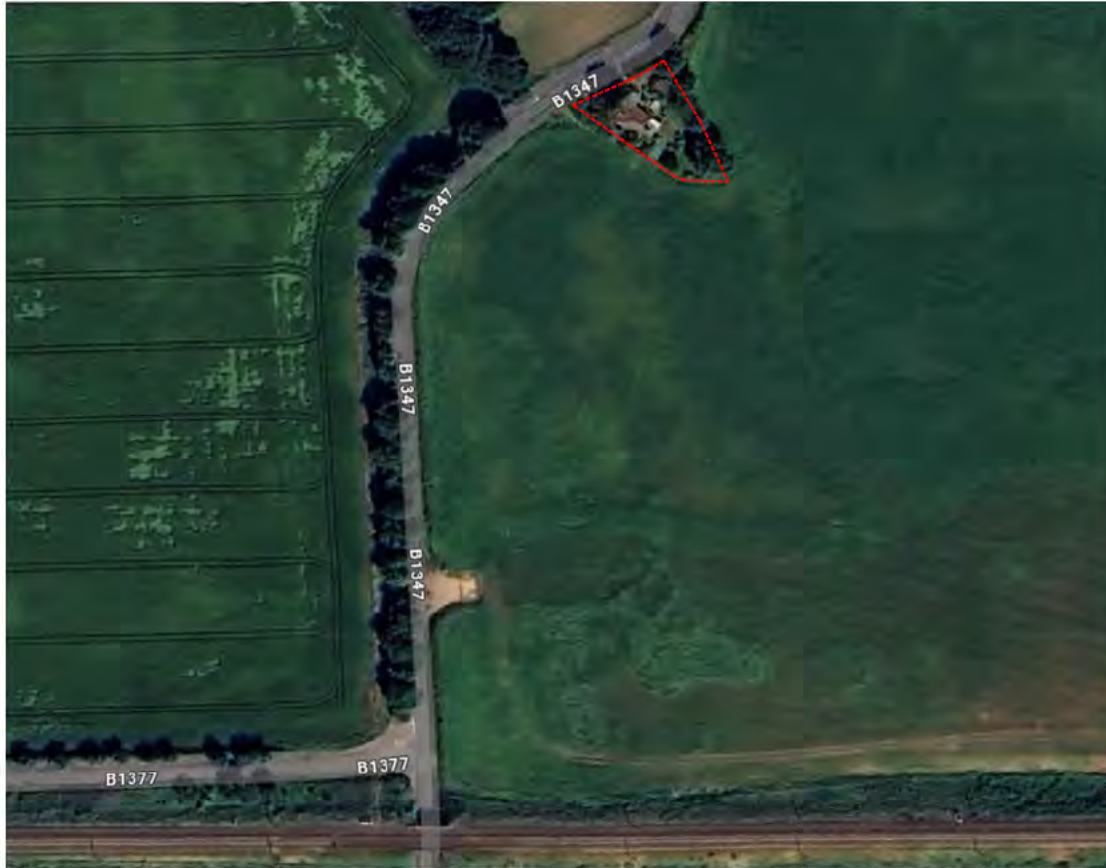


Scott Francis Allan

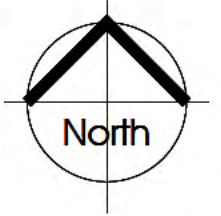
Architectural Design



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Location Plan | 1:2500



Revision: Description: Date:

Scott Francis Allan
Architectural Design

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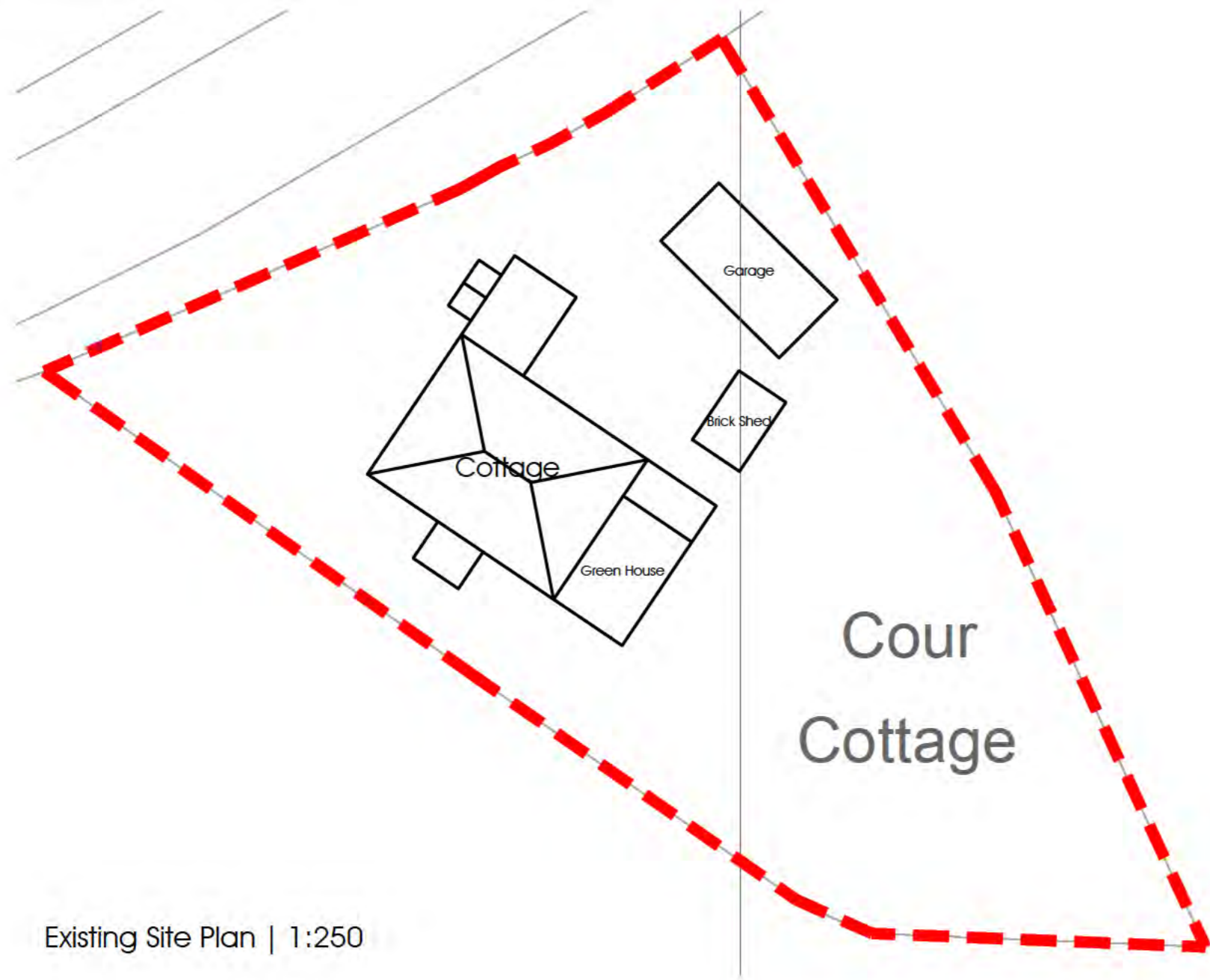
Planning & Building Warrant

Project:
**Proposed Redevelopment of Existing Cottage to form
5 Bedroom Family Home with Detached Garage
Cour Cottage, Congalton Gardens, North Berwick, EH39 5JP**

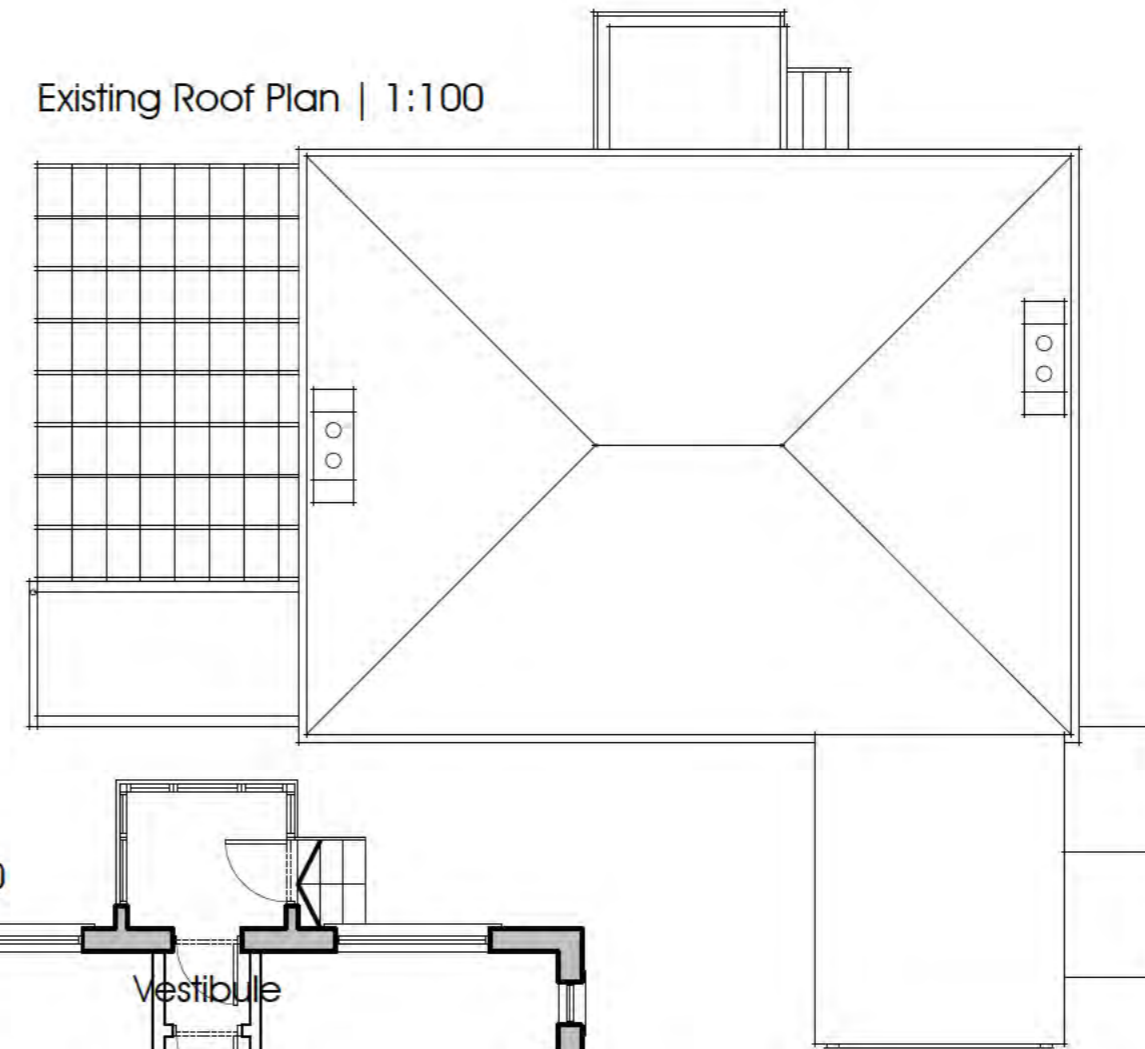
Client:
Kenny Erskine

Drawing:
Location Plan

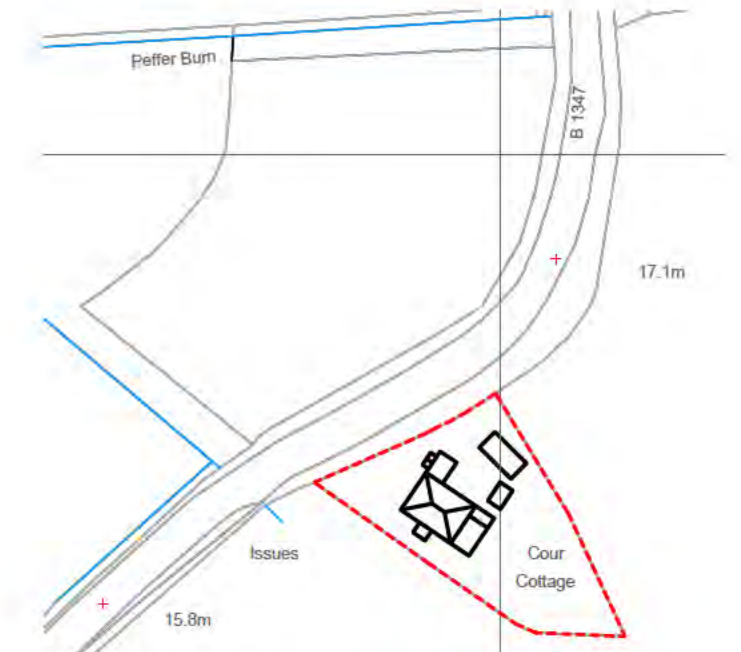
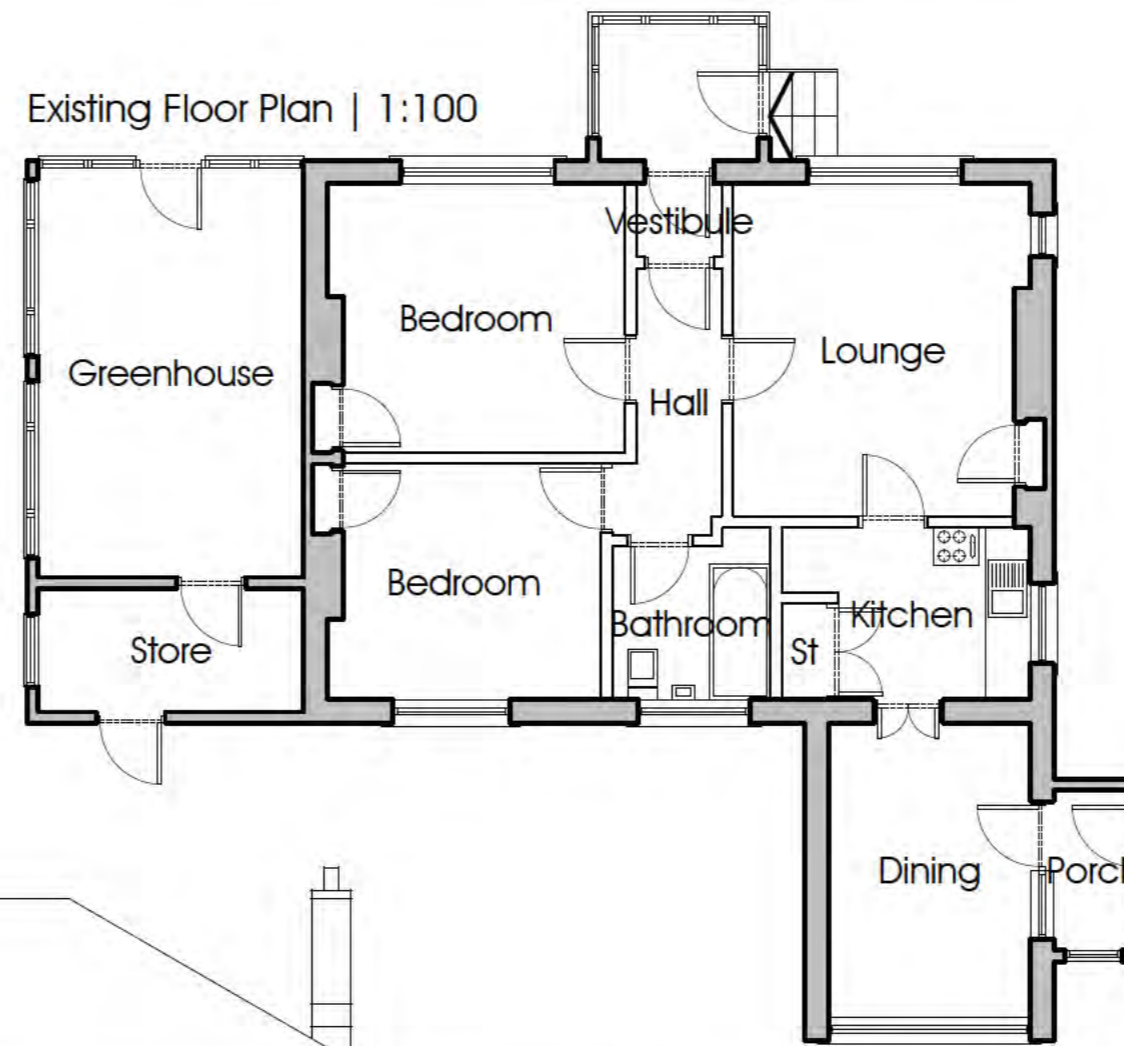
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2024-59-000	As Noted	Aug 2024	SFAllan	A4



Existing Roof Plan | 1:100



Existing Floor Plan | 1:100



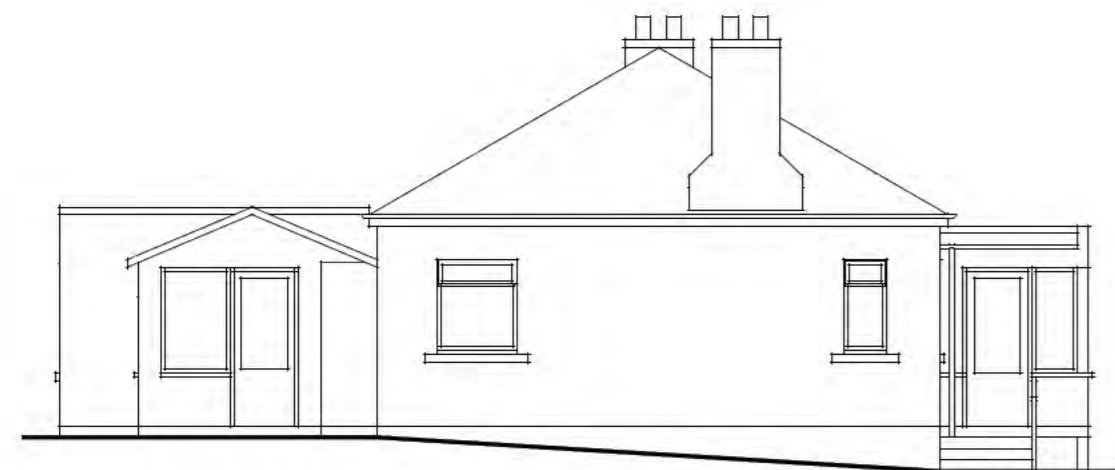
Location Plan | 1:1250



Architectural Illustration 01 | NTS



Architectural Illustration 02 | NTS



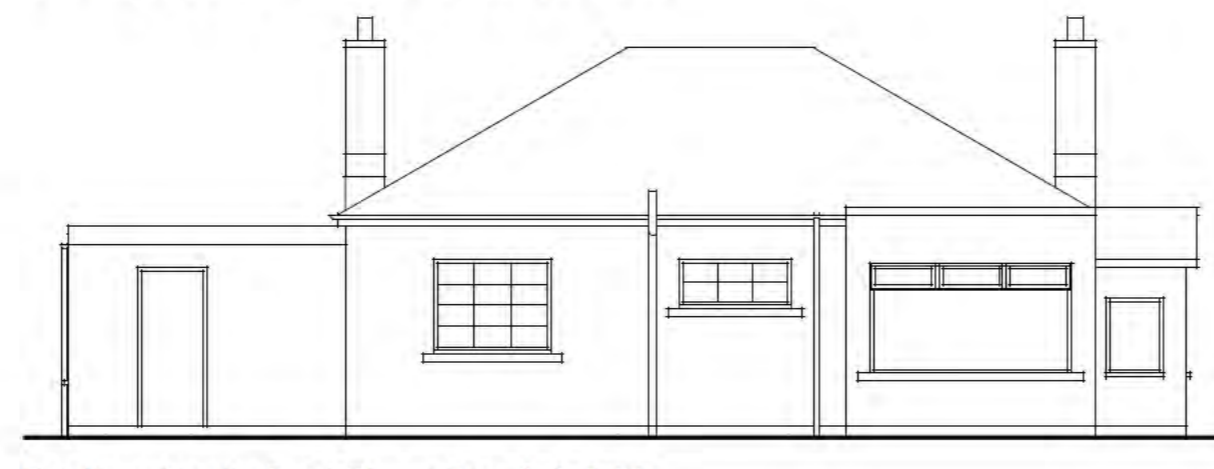
Existing North West Elevation | 1:100



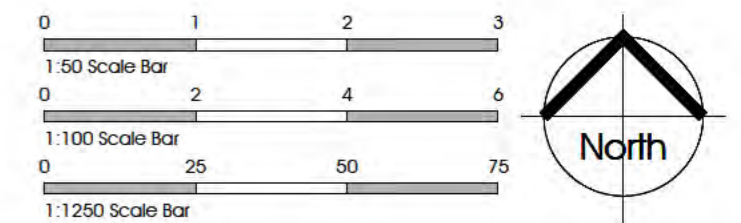
Existing South West Elevation | 1:100



Existing South East Elevation | 1:100



Existing North East Elevation | 1:100



Rev | A | Updated for Planning | 17/10/2024
 Revision: Description: Date:

Scott Francis Allan
 Architectural Design

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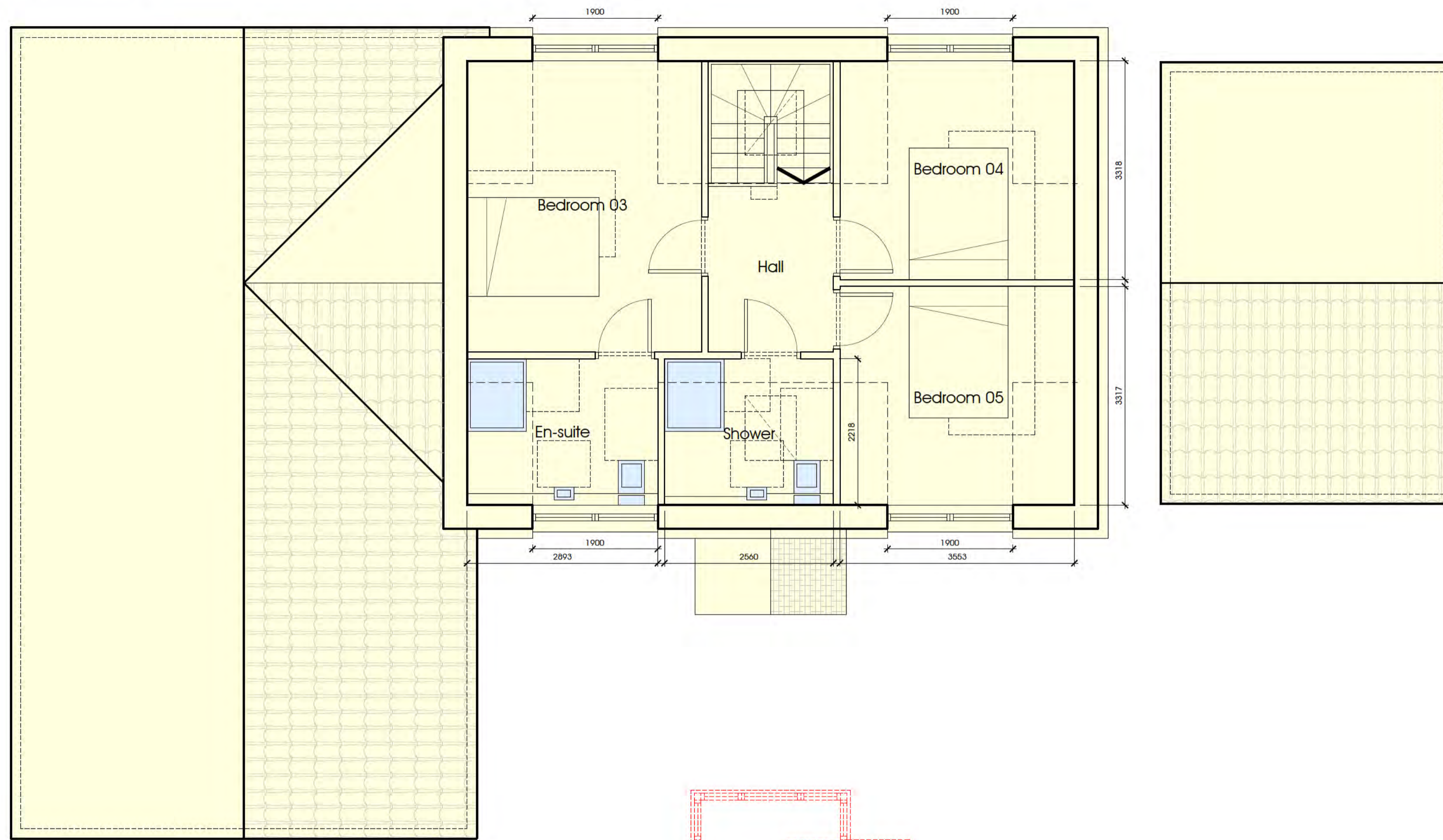
Planning & Building Warrant

Project:
Proposed Redevelopment of Existing Cottage to form 5 Bedroom Family Home with Detached Garage
 Cour Cottage, Congalton Gardens, North Berwick, EH39 5JP

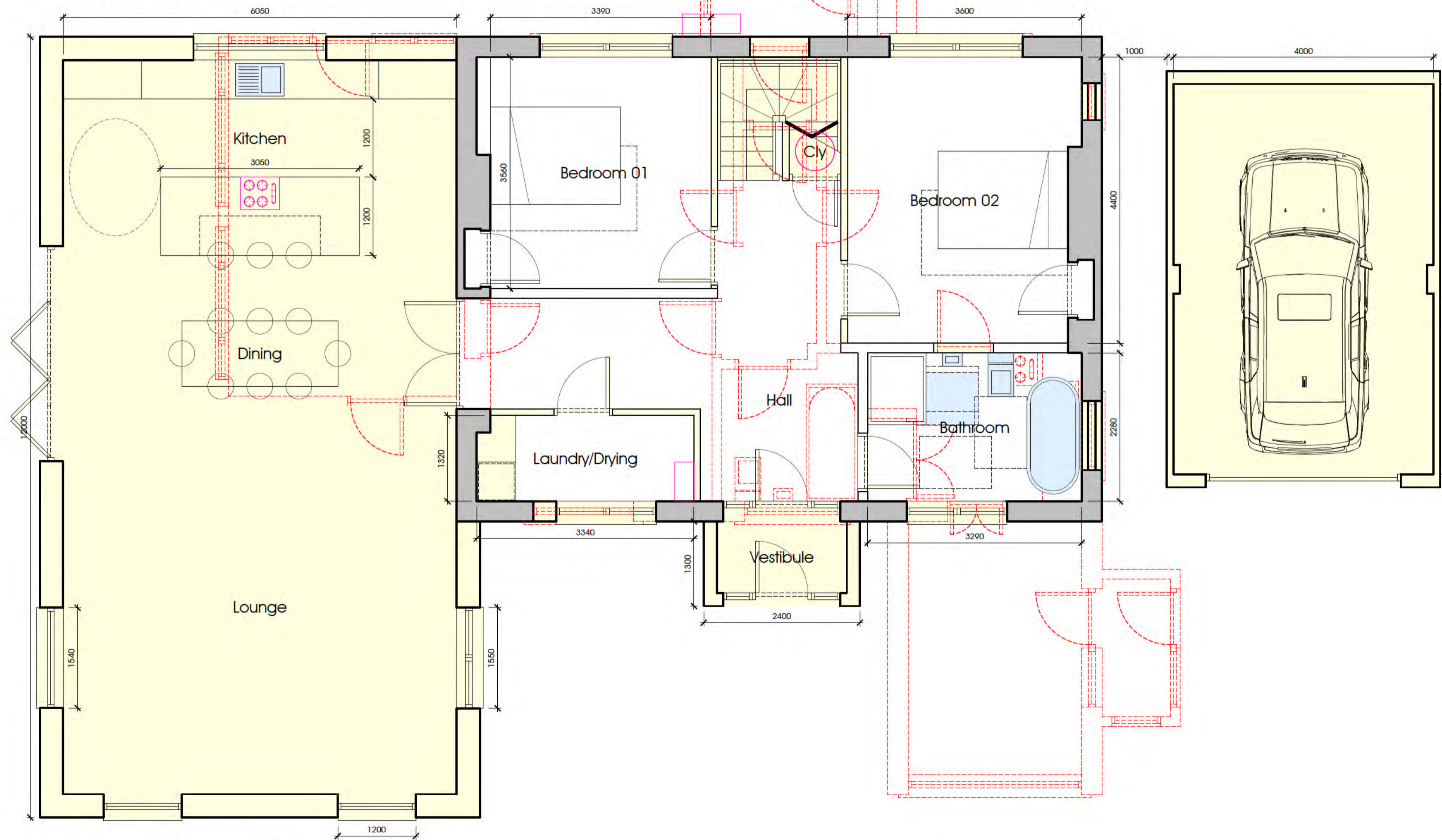
Client:
Kenny Erskine

Drawing:
Existing Floor Plan, Elevation, Site Plan and Illustrations

Drawing No. 2024-59-001A | Scale: As Noted | Date: Aug 2024 | Name: SAllan | Sheet Size: A2

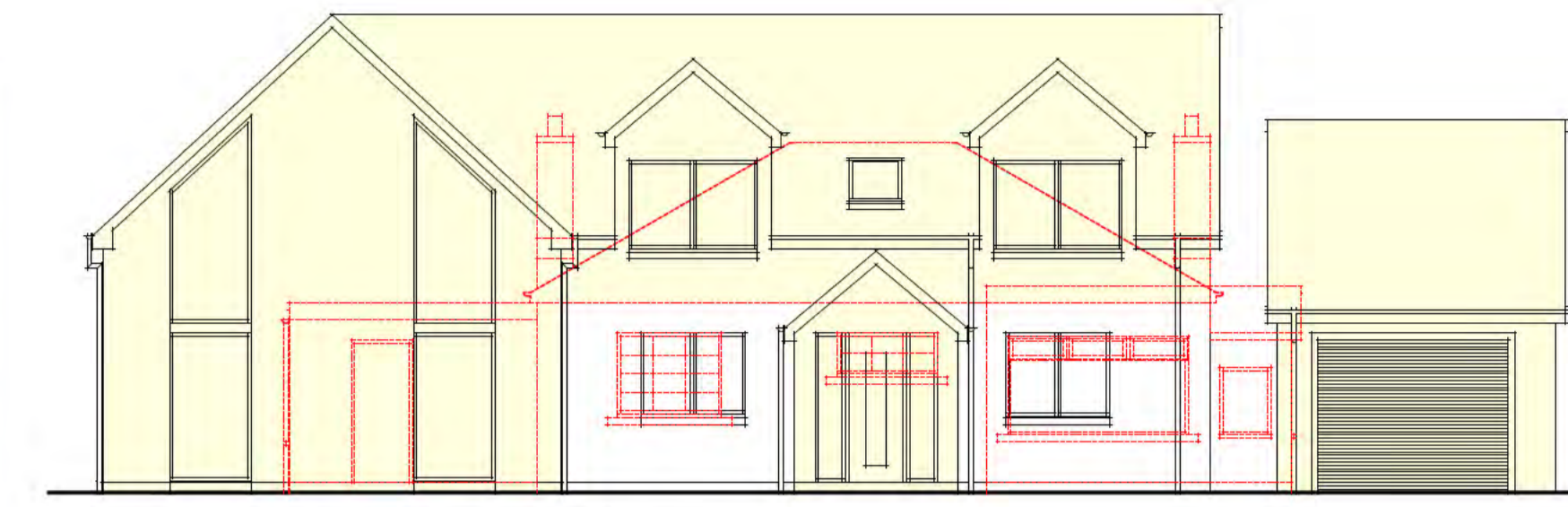


Proposed First Floor Plan | 1:50

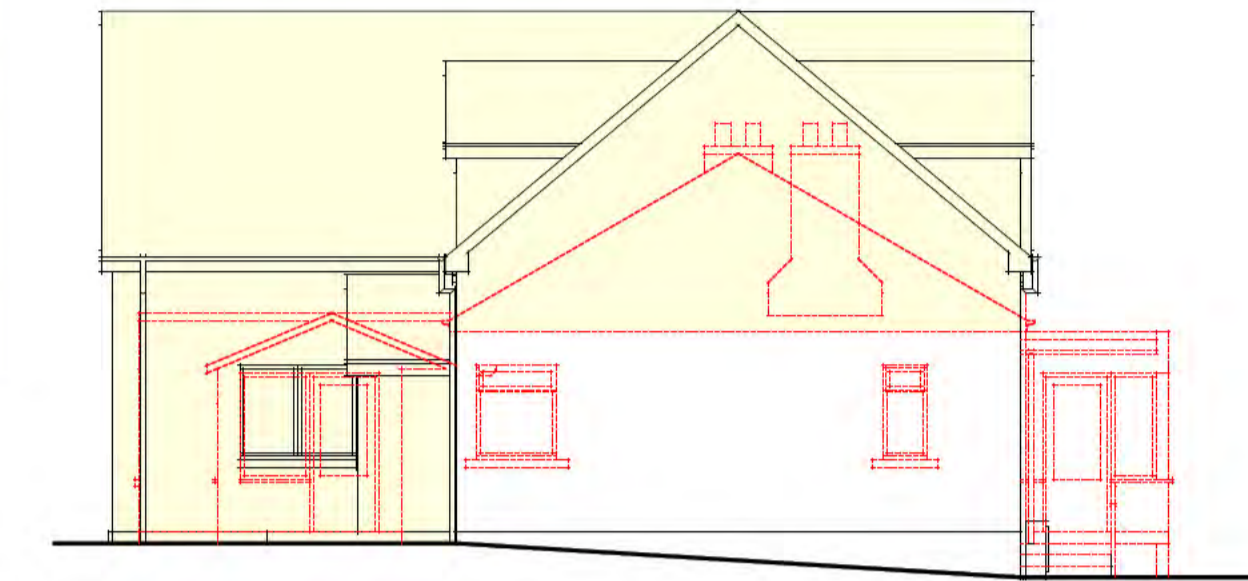


Proposed Ground Floor Plan | 1:50

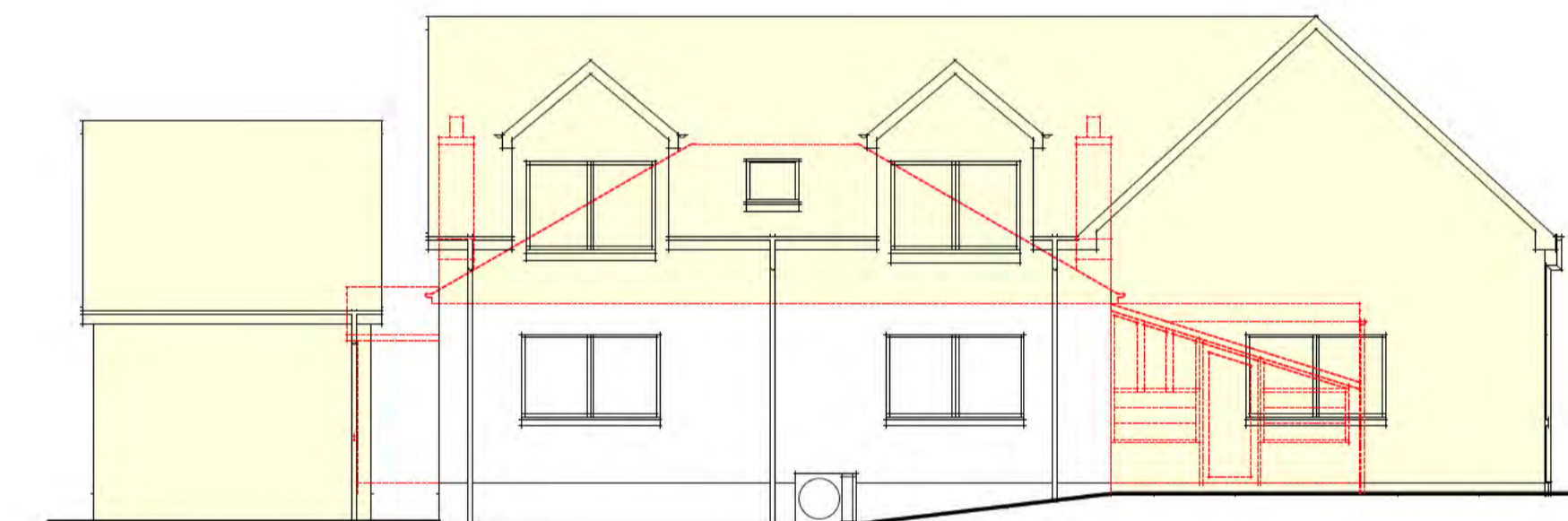
Use figured dimensions only | Discrepancies to be reported



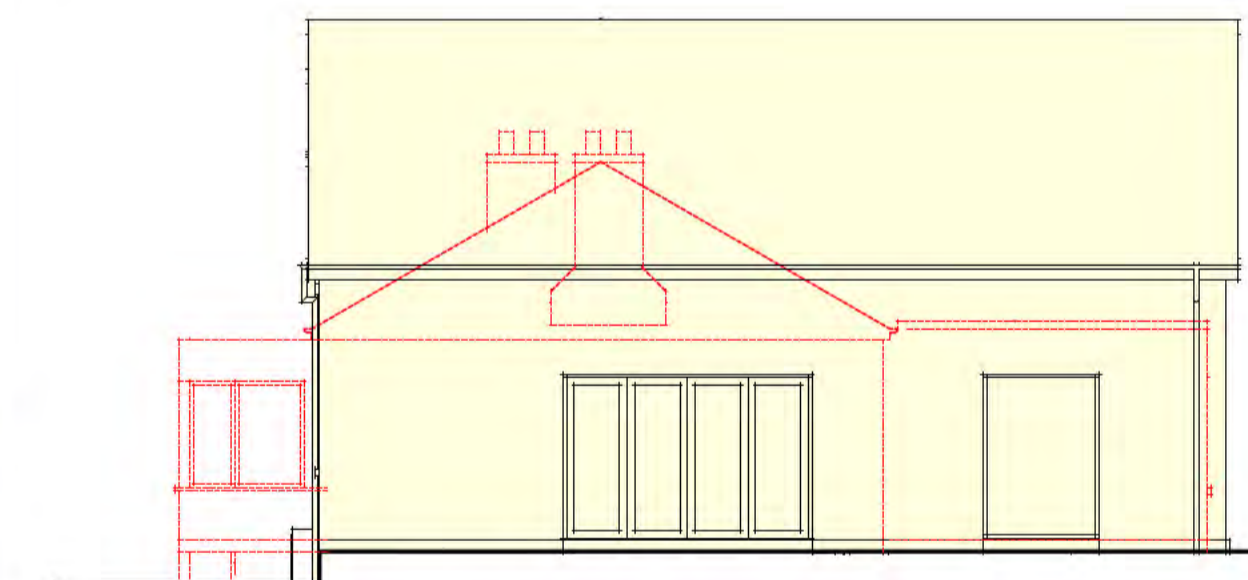
Proposed North East Elevation | 1:100



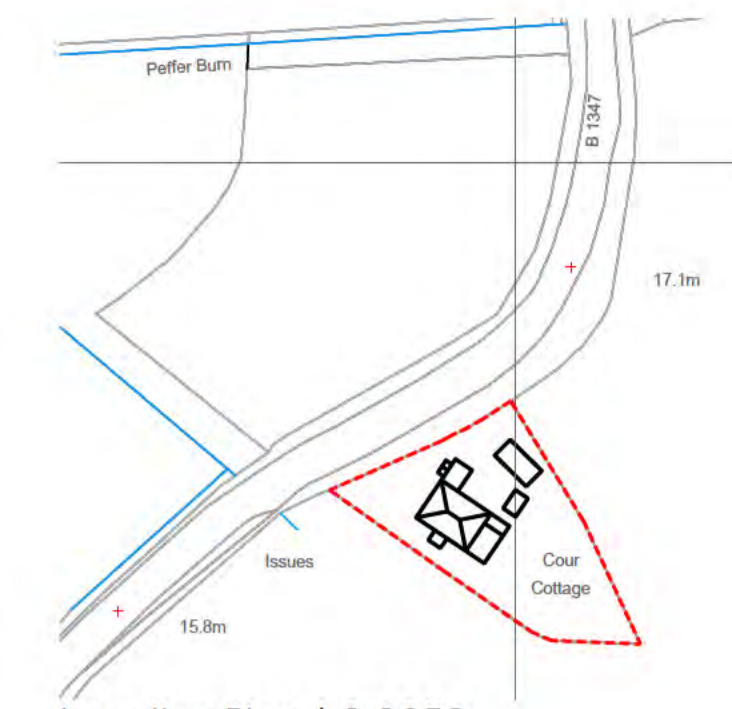
Proposed North West Elevation | 1:100



Proposed South West Elevation | 1:100



Proposed South East Elevation | 1:100



Location Plan | 1:1250



AI Render 01 | NTS

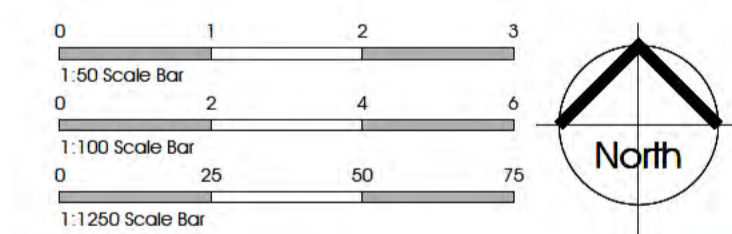


AI Render 02 | NTS

Material Specification:

- External Walls
 - Roughcast on Existing Masonry Walls (White)
 - Roughcast on New Timber Frame/Block Walls (White)
- Roof
 - Concrete Pan Tiles (Red)
 - Natural Slate (Grey)
- Windows and Doors
 - Double Glazed PVC Window (Grey)
 - Double Glazed Bi-Folding Doors (Grey)
 - Natural Timber Entrance Door
- Gutters and Down Pipes
 - PVC Gutters and Down Pipes (Black)
 - PVC Soffit and Fascia (White)

- Total Site Area: 960.0sqm
- Existing House including Porch and Dining Room Extensions Area: 96.0sqm
- Existing Green House and Store Area: 28.0sqm
- Proposed Ground Floor Extension Area: 79.0sqm
- Proposed First Floor Extension Area: 74.0sqm
- Proposed Garage Area: 27.0sqm



Rev B	Updated for Planning	15/08/2024
Rev A	Updated for Planning	08/08/2024
Revision:	Description:	Date:

Scott Francis Allan
Architectural Design

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Facebook.com/scottfrancisallan

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2024-59-002B	As Noted	Aug 2024	SF Allan	A1



Architectural Illustration 01 | NTS



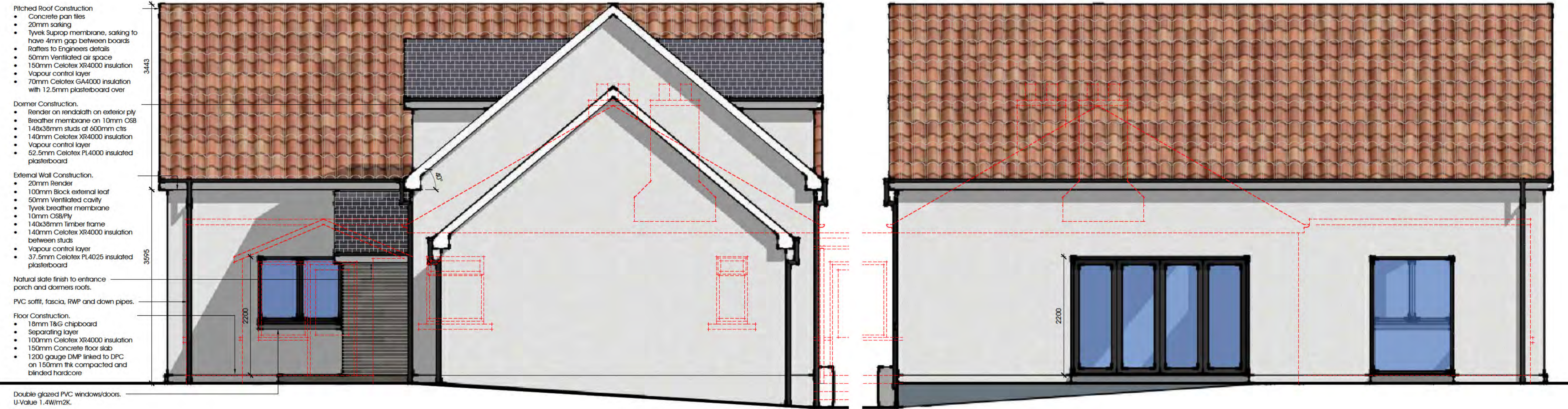
Architectural Illustration 02 | NTS



Architectural Illustration 03 | NTS



Architectural Illustration 04 | NTS



Proposed North West Elevation | 1:50

Proposed South East Elevation | 1:50



Proposed North East Elevation | 1:50



Proposed South West Elevation | 1:50



Architectural Illustration 01 | NTS



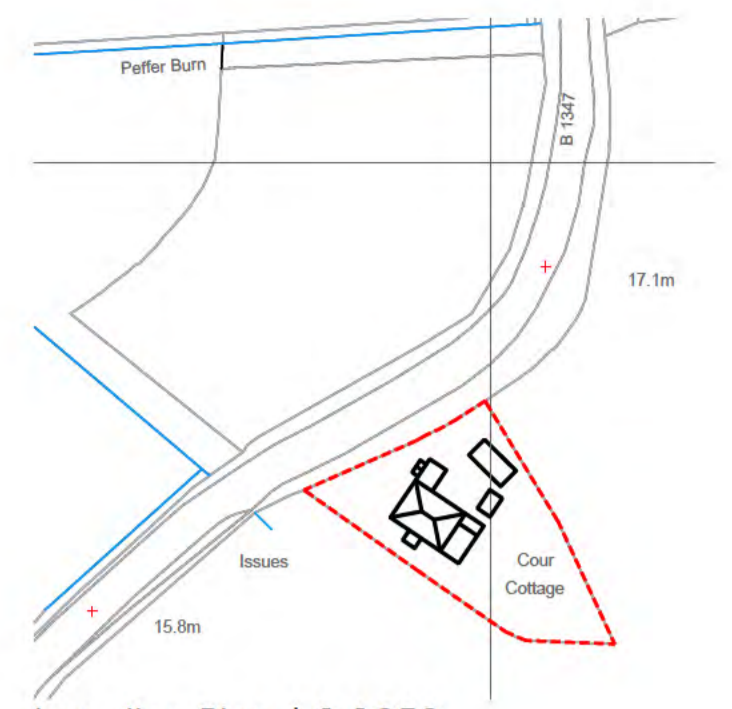
Architectural Illustration 02 | NTS



Architectural Illustration 03 | NTS



Architectural Illustration 04 | NTS



Location Plan | 1:1250

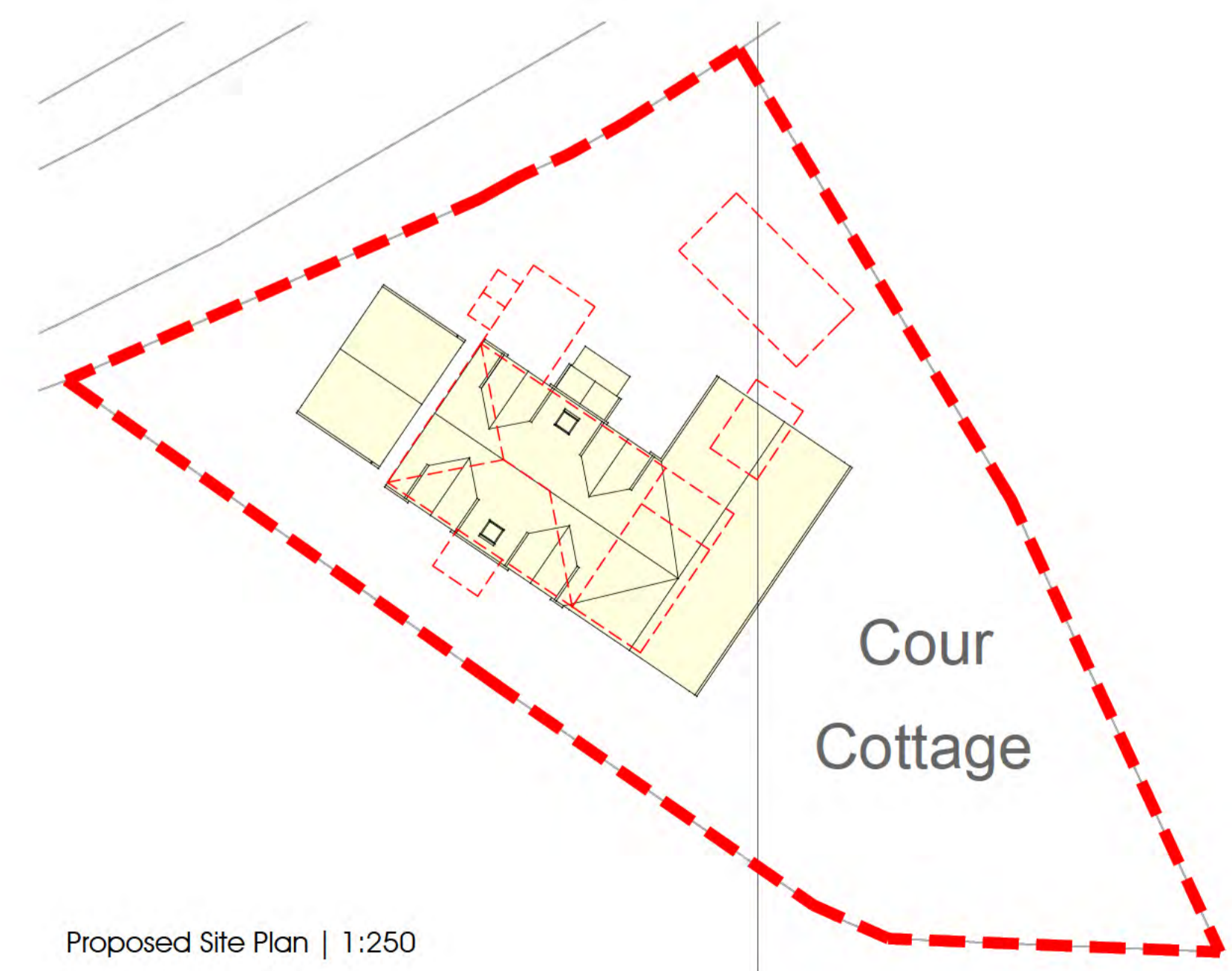


AI Render 01 | NTS

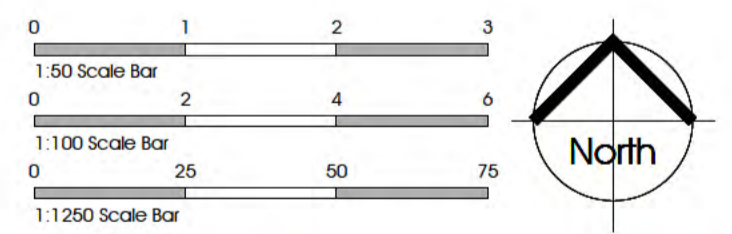


AI Render 02 | NTS

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Area: 28.0sqm
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Area: 79.0sqm
- Proposed First Floor Extension:**
Area: 74.0sqm
- Proposed Garage:**
Area: 27.0sqm



Proposed Site Plan | 1:250



Rev | A | Updated for Planning | 17/10/2024
 Rev | A | Updated for Planning | 09/08/2024
 Revision: Description: Date:

Scott Francis Allan
 Architectural Design

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