

Supporting Statement to Local Review Body in appeal of refusal to application 24/01003/P

INTRODUCTION

This statement is added directly for benefit of Councillors forming the Local Review Body where we feel that the Planning Authority has failed to take full cognisance of the Supporting Statement submitted with the application.

That Statement identifies each issue raised by the Planning Office in pre-application and previous applications for this site. It is my opinion that too much credence has been given to these previous applications and their refusal for reasons which are no longer relevant.

The fact is that permission now exists for a house on the site, and indeed a house lawfully now exists on the site. The house is very small however and arguably out of character with others in the immediate neighbourhood of Camptoun. The application 24/01003/P seeks simply to make the house of a size which supports the needs of me as Applicant and homeowner, my partner and her nephew. with the potential to be enhanced in the future to accommodate any health or care needs.

I am aware through the public planning portal of other similar Appeals that have been upheld by the Review Body. Both Nouster Cottage, Garleton (20/01284/P), 7 Ballencrieff Mains, Aberlady (22/01296/P) and 12 Newmains Holdings, Athelstaneford (12/00431/P) had refusals overturned at Appeal. I believe that the Planners' are obliged to take cognisance of Councillors' decisions where the issues raised are materially relevant / similar to future applications. In this instance and where the Planning Officer felt the enlargement of the house was essentially disproportionate to the original I do not think they have taken account of these previous Review Body decisions.

I am seeking a house which is obviously purposeful to my needs but most pertinently to this Appeal would enhance the area and be fully in character with it's surroundings as evidenced by photos below and am sure seen clearly on the visit prior to the Review. I would ask that the Councillors consider that the house being 'in character to it's surroundings' is a more important consideration than 'an extension being subservient to it's original'.

This is exactly the type of development that East Lothian Council should be encouraging.

Please see the following for my response to the 'Reason' for refusal. I have also added some for information for context.

Thankyou for considering this application

Steve Reynolds

12/12/2024

12th Dec 2024

REASON 1

The proposed extension would, by its size, massing and floor area, be a dominant addition to the built form of the existing house. By being bigger than the original existing footprint of the house, the proposed extensions would not appear as an integral part of the original house, but instead would significantly overwhelm it. Consequently, the house as its proposed to be enlarged would be of a fundamentally different character to the character and appearance of the existing house. Due to this and of its much larger form, size, scale, massing and proportions the proposed extension would not be of a size, form, proportion and scale appropriate to the existing house and would not be subservient to it contrary to Policies 14 and 16 of NPF4 and Policy DP5 of the adopted ELLDP 2018.

RESPONSE

I strongly dispute the reasons for refusal

In the Officers report (31/10/2024) sent to me you refer that Policy DP5 states that all alterations and extensions to existing buildings must be integrated into their surroundings, a scale appropriate to the surroundings and must be in keeping with the original building,.... or **complementary to existing buildings in the locality**

- With regards to the house being in keeping with the local Camptoun area I have enclosed photos from neighbouring extended properties showing how they are now completely different in size and looks in comparison to their original properties.
- In our case, the current property is within the established settlement of Camptoun Holdings and the proposed extension would not have the effect of 'suburbanisation of the countryside to the detriment of its character and amenity'. The precedence of large extensions in the local area (Camptoun, Garleton, Ballancriff and Athlestaneford) has already been set.
- The planning assessment was very positive towards the extension. ***‘Furthermore, owing to its size, form and positioning the proposed extension would not result in any harmful loss of sunlight or daylight to any residential properties.***
- The Council Road Services raise no objections
- The planners in the refusal omitted to comment that we are removing roughly 98m² of an old outbuilding. drawing ref PP-D-03 in the original application highlights the position of the outbuilding. The proposed house extension has a floor area of 101.69

m2. In total there will be an increase in ground cover of 3.69m2. The total extension is also much less than 50% of the current house curtilage.

- Given the large curtilage of the dwelling and its setting in a wide open landscape, the total proposed scale of development is entirely appropriate
- **The Officers report highlights Policy 14 of NPF\$ and states that Development proposals will be designed to improve the quality of an area whether in urban or RURAL locations REGARDLESS OF SIZE.** The extension was been planned to improve the quality of the surrounding area by extending in a sympathetic and high quality .
- Size of the extension – As a result of an onsite discussion in 2023 with Keith Dingwall about the smallholding and our plans, Our original extension plans were reduced considerably in size and now just accommodate 1 bedroom suite, smallholding/WFH office and an extended living area. The proposed extension would provide a 2 bedroomed property which would meet the current basic needs for our family. The current house as it stands is far too small for the number of people who need to live there.

Examples of immediate neighbouring Camptoun properties and extensions



Immediate neighbour. 11 Camptoun holdings. Originally a single storey 2 bedroomed cottage. Now a 1 ½ storey 5 bedrooms/3 public rooms house and a linked garage with office over. Raised ridge Apex of extension higher than original house.



15A Camptown holdings – 2 houses down the road. Originally a single storey 2 bedroom cottage. Now a 1 ½ storey, 4 bedrooms/ 2 public house and large freestanding double garage. Roof Apex higher than original cottage.



Immediate neighbours. Originally 2 bedroomed cottage. Huge extension to become 7 bedroom and 3 public room house. Now a 2 bedroom/1 public AirBnb cottage and a 5 bedroom/2 public house to the rear.

The following graphics highlight how our extension and house would blend in together and would not be of a fundamentally different character to the surrounding houses. Inspiration for the style of the extension was taken from our neighbours houses. All of the houses started as single storey smallholding cottages.



REASON 2

Due to the size and scale of the proposed extension the effect of it 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 that a new house is a direct operational requirement of a viable agricultural, horticultural, forestry, countryside recreation or other business, leisure or tourism use that currently exists in this countryside location contrary to to Policy 17 of NPF4 and Policies DC3 and DC4 of the adopted East Lothian Local Development Plan 2018,

- In the refusal letter it is stated that the 'new house would not be a like for like replacement for the existing house'. To reiterate, we are not building a new house in the country but are extending an existing residential property.
- The house on 14 Camptoun holdings is an established home (all be it very small) in the settlement of Camptoun Holdings. The house and proposed extension is neither isolated or sporadic.
- This is an inexplicable and arbitrary policy stance. Whilst I am fully supportive of planning policy that exists to protect inappropriate development in the countryside, its reference to an existing house on the smallholding of 14 Camptoun holdings is misplaced.
- It clearly states in our future plans that as well as close management (guest safety) of our fully accessible holiday let, we intend to diversify the smallholding and enhance guest experience. More specifically, by keep livestock, growing vegetables for us and our guests, growing cutting flowers and establish a small garlic enterprise.

FURTHER POINTS TO CONSIDER

1. The initial planning submission was made by my own company, Reywood construction. It will be my company employees who will be undertaking the building work hence the application was in the Reywood name.
2. In the refusal letter it states 'If planning permission were to be granted for the proposed extension there is nothing to prevent the applicant selling on the house, once enlarged. Is this a credible reason to refuse planning permission? The existing house can already be sold. Please can you direct me to the appropriate policy that supports this planning opinion. I HAVE NO PLANS TO SELL as this will be my long term home.
3. I fully intend to live and work there full time with my partner and her nephew. My partners nephew due to private personal reasons relocated from Inverness and is now an apprentice within my building company, he also works on the smallholding.
4. The house extension will not only allow us to live and work onsite, it will future proof our living requirements. The extension will enable us in the future to live safely if we require care needs and wish to stay at home. It will also allow us to care, as required, for our elderly parents when the time comes. It is a flexible family home extension and appropriate for the requirements of a 4 acre smallholding site.
5. Consideration was made to our neighbours and the extension to the east was reduced in size to reduce any obstruction to their view.
6. I accept the building and area is under a section 75. I fully accept this and have no intentions of applying for planning permission for any other permanent residential properties on site.

EXISTING HOUSE SITE COVERED BY 22/00720/NAF

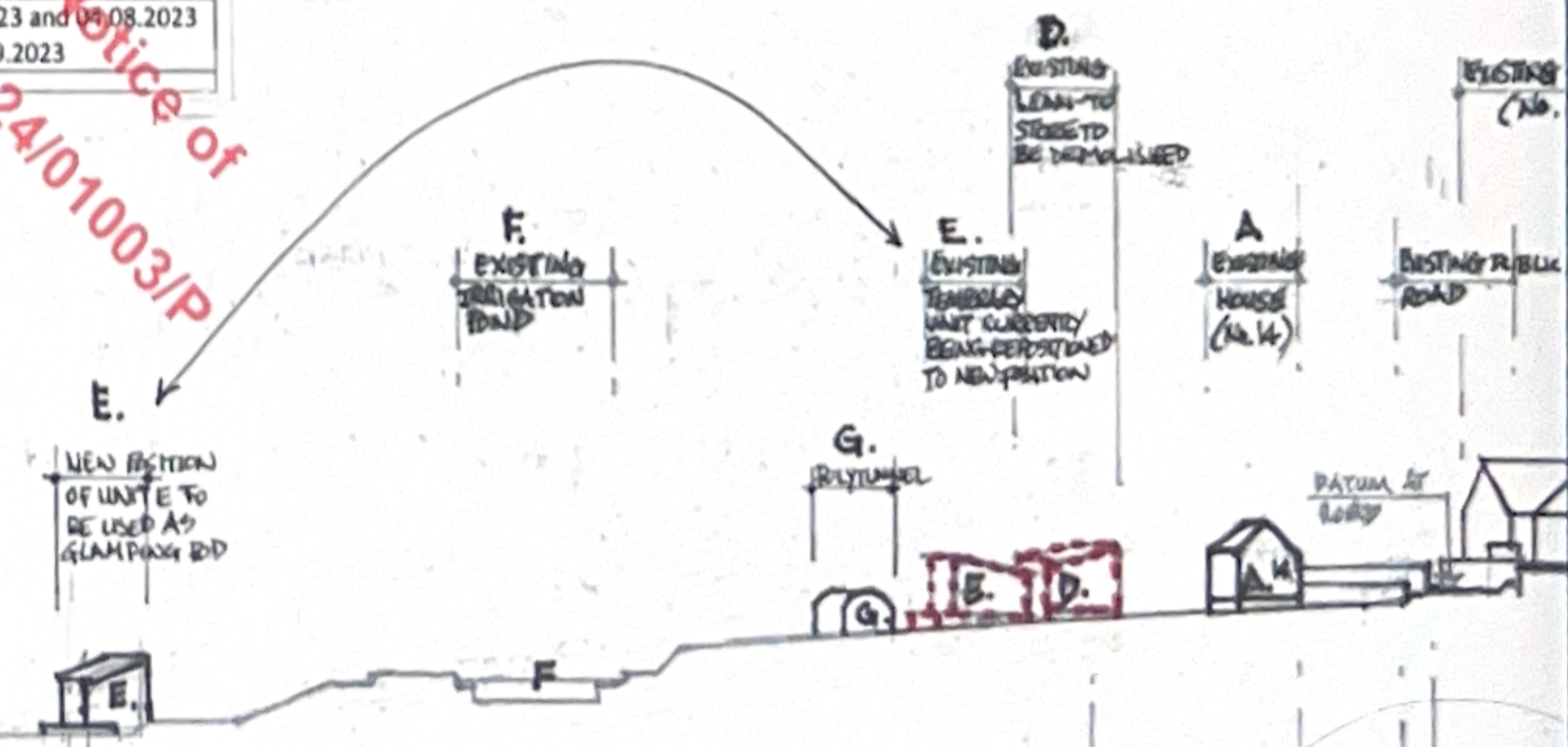
EXISTING GLASSHOUSE COURSE TERMINATION POINT

UNIT E CURRENTLY IN THE PROCESS OF BEING REPOSITIONED IN THE NEW POSITION AS APPROVED UNDER 23/01355/P

EAST LOTHIAN COUNCIL
15/11/2024
refusing a grant of planning permission 24/01003/P
Notice of

EXISTING BLOCK PLAN (1:500)

EXISTING BUILDINGS AND FIXTURES AT 14 CAMPTOUN HOLDING, Nr DREM, NORTH BERWICK EH39 5BA			
CODE	UNIT	PLANNING POSITION	COMMENT
A	Existing House	Approved under 22/00720/NAF	22/0870/BW & 22/0870/BW_A were approved on 09.02.2023 and 08.08.2023 respectively and a Completion Certificate accepted on 14.09.2023
B	Existing Lean-to	To be altered/reduced in size as per Planning Approval 23/01355/P	Work still to commence
C	Existing Barn	To be altered/reduced in size as per Planning Approval 23/01355/P	Work still to commence
D	Existing Open Sided Timber Store	Proposed to be demolished in accordance with this Planning Application	Work still to commence
E	Transportable Unit	Currently being repositioned as per Planning Approval 23/01355/P	Work in progress
F	Existing Irrigation Pond	To remain unchanged	
G	Existing Polytunnel	To remain unchanged	
H	Proposed Access Road	Yet to be constructed in accordance with Planning Approval 23/01355/P	Work still to commence



SCALE: 1:500
PKL

ALTERATIONS AND EXTENSION TO HOUSE AT SMALL HOLDING AT 14 CAMPTOUN HOLDINGS, NR DREM, NORTH BERWICK EH39 5BA FOR MR STEVEN REYNOLDS	PLANNING PERMISSION
EXISTING BLOCK PLAN (1:500), EXISTING LONGITUNAL SECTION (1:500)	Drwg No: PP_D_03 Rev:

