

LOCAL REVIEW BODY

27 February 2025

Application No: 24/01003/P

**14 Camptoun Holding, Nr Drem, North Berwick,
EH39 5BA**

Appointed Officer's Submission

24/01003/P_ – REVIEW AGAINST DECISION – PLANNING OFFICER’S SUBMISISON

Planning application review against decision (refusal): Extension to house

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4. Letter from interested party in relation to planning application 24/01003/P
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OFFICER REPORT

31st October 2024

App No. **24/01003/P**

Application registered on **18th September 2024**

Target Date **17th November 2024**

Proposal	Extension to house	SDELL	Y
		CDEL	N
Location	14 Camptoun Holding Nr Drem North Berwick	Bad Neighbour Development	N

APPLICANT: **Reywood Construction Ltd**

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

**Per Mr Steven Reynolds
Unit 1
Macmerry Industrial Estate
Tranent
EH33 1RD**

DECISION TYPE:

Application Refused

REPORT OF HANDLING

PLANNING HISTORY

This application relates to a single storey former agricultural building which has been converted to a house under Class 18(b) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1997 (as amended) through Prior Notification reference 22/00720/NAF in September 2022, and its garden ground. The building is now occupied as a house. The property is within the countryside as defined by Policy DC1 of the adopted East Lothian Local Development Plan 2018.

The former agricultural building now in use as a house has a rectangular footprint of some 7.730 metres by 4.840 metres. It is single storey (5.1m) in height with a pitched roof.

The house that was formed through the conversion of the former agricultural building contains an entrance hall, open plan kitchen/living room, one bedroom and a shower room with toilet and hand basin. Neither the footprint of the existing building nor the height of the existing building was increased in size to facilitate the conversion however a number of external alterations to the building were approved to alter existing openings and to form new

opening, replace the corrugated sheeting on the existing pitched roof of the building with Sandoft Neo Pantiles, and the rendering of its walls of the building.

An area of land within the curtilage of the existing building measuring some 8 metres to the north east, 10 metres to the south east, 2 metres to the south west and some 8 metres to the north west is used in association with the house with an area of hard standing for the parking of two vehicles provided within the land to the south east, between the building and the south east boundary of the site.

PLANNING HISTORY

In July 2011 planning permission in principle (Ref: 11/00396/PP) was refused for the erection of one house.

In November 2014 planning permission in principle (Ref: 14/00794/PP) was refused for the erection of one house.

In December 2018 planning permission in principle (Ref: 18/01107/PP) was refused for the erection of one house.

In September 2022 prior notification (Ref: 22/00720/NAF) was approved for the conversion of the farm building to a house. The house the subject of that prior notification is now the subject of this current planning application which seeks planning permission for the addition of an extension to the house.

In February 2024 planning permission (Ref: 23/01355/P) was granted for the change of use of agricultural land for the siting of 1 glamping pod for holiday let and associated works. That application site lies to the northwest of the applicants' house.

PROPOSAL

Planning permission is now sought for the addition of a 1.5 storey pitched roof extension onto the rear (west) elevation of the house which would also wrap around most of the side (north) elevation of the house.

The proposed extension would be some 11 metres at its longest point, a width of some 15.5 metres, at its widest point and would have a height of some 7.3 metres, at its apex.

The proposed extension would be finished predominantly in wet dash roughcast, to match existing and would feature a facing brick base course. The roof of the extensions would be clad in a mix of slate at the eaves and remainder of the roof would be clad in clay pantiles. The front (southeast) elevation roof slope would feature solar panels. An air source heat pump would be attached to part of the front (southeast) elevation wall. The proposed window and door frames would be of uPVC construction.

The applicant has submitted a supporting statement which outlines the planning history of the wider site. It also outlines the justification for the extension which references the need for additional space for the applicants' family and that a family member is undertaking a local apprenticeship and working on the smallholding. The extension would also provide office space associated with the running of the applicants' glamping pod business which was the

subject of planning permission reference 23/01355/P. The supporting statement further notes that on-site living would reduce any issues arising from the glamping pods and smallholding activities that are within the applicants' ownership. The supporting statement also makes reference to a plan to upgrade the existing barn and fencing within the applicants' wider land that is within their ownership to facilitate the keeping of ponies, alpacas, sheep and pigs.

DEVELOPMENT PLAN

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), 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.

REPRESENTATIONS

One letter of objection has been received in relation to the application. In summary the main grounds of objection are:

- i) The roof height is substantially higher than existing;
- ii) The proposal would be detrimental to the light received by a neighbouring property;
- iii) Light pollution; and
- iv) Overlooking.

With regards to the above comment in relation to the proposal resulting in light pollution to a neighbouring property and the rural area. This is not a material consideration in the determination of this planning application.

PLANNING ASSESSMENT

The proposed extension would not fall within 9 metres of the garden boundary of any neighbouring residential property, and it would not fall within 18 metres of any directly facing windows of any neighbouring residential properties. Therefore, the use of the proposed extension would not result in any harmful overlooking, and it would not be harmful to the residential amenity of any neighbouring residential properties.

Furthermore, owing to its size form and positioning the proposed extension would not result in any harmful loss of sunlight or daylight to any neighbouring residential properties.

The Council's Road Services have been consulted on the application and advise whilst the submitted drawings do not specify parking arrangements, they are satisfied there is sufficient space within the site for appropriate provision to be made. The Council's Road Services advise they raise no objection subject to conditions being imposed that would provide details of parking, driveway configuration and the provision of EV charging.

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.

The existing house is a single storey, detached house that is some 5.1m in height and with a floor area of some 36.96 square metres. It contains an entrance hall, open plan kitchen/living room, one bedroom and a shower room with toilet and hand basin.

The proposed extension would be attached to the whole of the rear elevation of the house and also to the majority of the side (northwest) elevation of the house. It would contain a kitchen/dining room and lounge, study, en-suite bedroom, hallway and bathroom all in its ground floor. Whilst the applications drawings do not show any accommodation in the roof space of the proposed extension, it is likely that there is sufficient height and space to form additional rooms in it if required.

The existing house as it would be extended would contain 1 en-suite bedroom, hall and utility room.

The proposed extension would have a floor area of some 101.69 square metres - almost 3 times the floor area of the existing house and would have a ridge height that would be more than 2 m higher than the ridge height of the existing house. Consequently, the proposed extension would radically alter the size, proportions and architectural form of the house changing it from a modest single storey house into a much larger, one and a half storey house. Therefore, 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 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 it is 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.

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 it 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 Policy 17 of NPF4 and Policies DC3 and DC4 of the adopted East Lothian Local Development Plan 2018.

It is now necessary to establish, if in accordance with Section 25 of the Town and Country Planning Act 1997 whether there are any material considerations that would outweigh the fact that the proposed extension is contrary to Policies 14, 16 and 17 of NPF4 and Policies DP5, DC3 and DC4 of the adopted ELLDP 2018.

The supporting statement submitted states that the enlarged house would provide additional space for the applicants' family and that a family member is undertaking a local apprenticeship and working on the smallholding. The extension would also provide office space associated with the running of the applicants' glamping pod business which was the subject of planning permission reference 23/01355/P. The supporting statement further notes that on-site living would reduce any issues arising from the glamping pods and smallholding activities that are within the applicants' ownership.

However, these are not material considerations that justify the transformation of the small house into a much larger house and do not outweigh the fact that the proposed extension is contrary to the development plan. Furthermore, if planning permission were to be granted for the proposed extension there is nothing to prevent the applicant selling on the house, once enlarged.

Overall and based on the whole scheme of development the proposed extension is contrary to Policies 14, 16 and 17 of NPF4 and Policies DC3, DC4 and DP5 of the adopted ELLDP 2018. No material considerations outweigh this conflict with the development plan.

REASONS FOR REFUSAL:

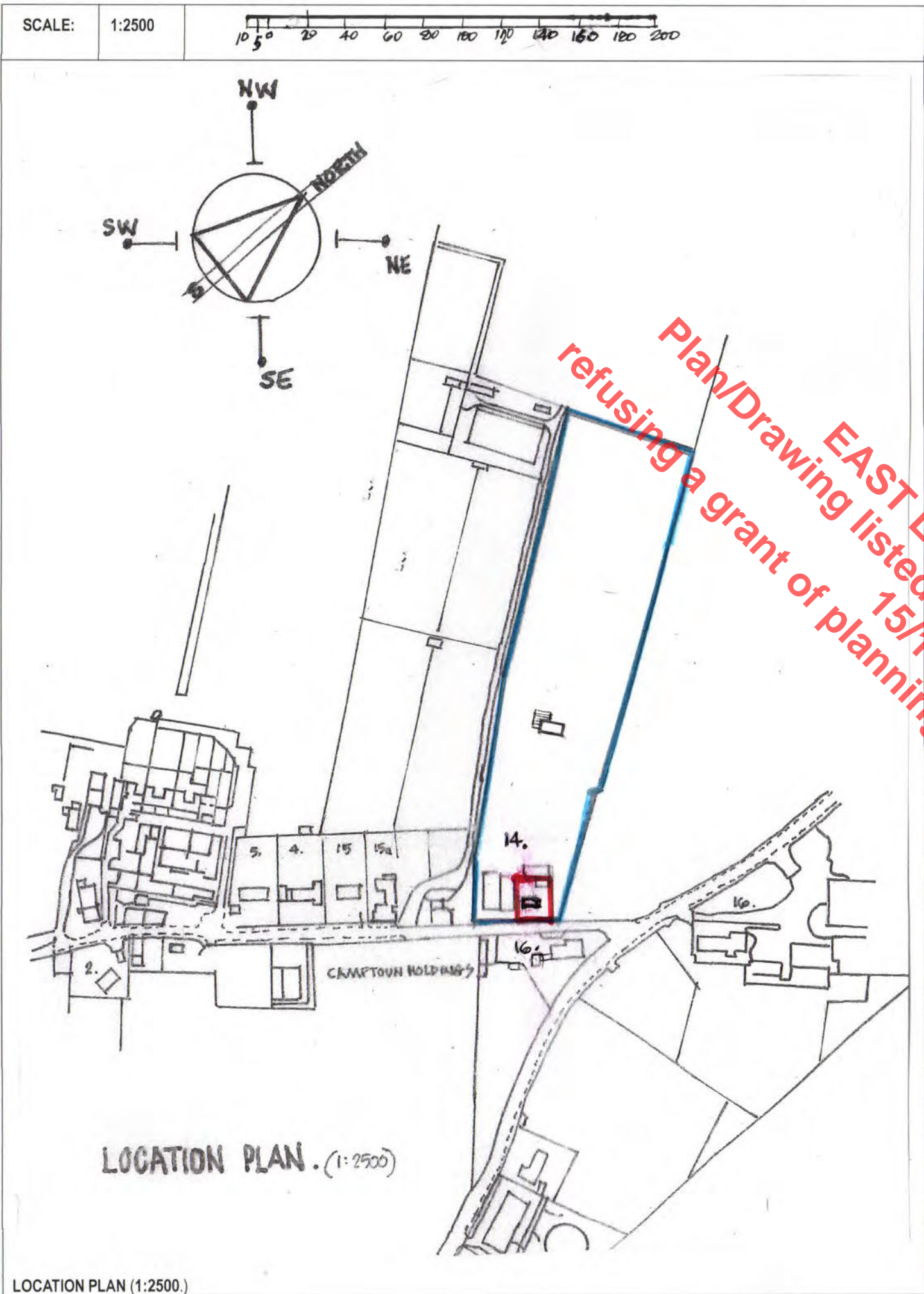
- 1 The proposed extension would, by its size, massing and floor area, be a dominant addition to the built form of the existing house. By being bigger than the existing footprint of the house, the proposed extensions would not appear as an integral part of the original house, but instead would significantly overwhelm it. Consequently, the house as it is 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.

- 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 Policy 17 of NPF4 and Policies DC3 and DC4 of the adopted East Lothian Local Development Plan 2018.

LETTERS FROM

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

31st October 2024



LOCATION PLAN (1:2500.)



Drwg No	TITLE	AMEND	DATE
PP_D_01	AREA PLAN (N.T.S), DRAWING REGISTER & LOCATION PLAN (1:1250)		
PP_D_02	SUPPORTING STATEMENT		
PP_D_03	EXISTING BLOCK PLAN (1:500), EXISTING LONGNITUNAL SECTION (1:500)		
PP_D_04	PROPOSED BLOCK PLAN (1:500), PROPOSED LONGNITUNAL SECTION (1:500)		
PP_D_05	EXISTING HOUSE: PART SITE PLAN/GROUND FLOOR PLAN, ROOF PLAN, ELEVATIONS & SECTIONS (1:100)		
PP_D_06	PROPOSED PART SITE PLAN/GROUND FLOOR PLAN (1:100)		
PP_D_07	PROPOSED FOUND UNDERBUILDING & DRAINAGE PLAN (1:100) & ROOF PLAN		
PP_D_08	PROPOSED NORTHWEST, SOUTHEAST, SOUTHWEST & NORTHEAST ELEVATIONS (1:100)		
PP_D_09	PROPOSED SECTIONS A-A., B-B, C-C, D-D & E-E (1:100)		
BROCHURES			
PP_B_01	STEVENSWOOD VEKA WINDOWS & DOORS		

ALTERATIONS AND EXTENSION TO HOUSE AT SMALL HOLDING AT 14 CAMPTOUN HOLDINGS, NR DREM, NORTH BERWICK EH39 5BA FOR MR STEVEN REYNOLDS		PLANNING PERMISSION Version: V1 - 08.09.2024	
AREA PLAN (N.T.S.) LOCATION PLAN (1:2500) DRAWING REGISTER		Drwg No:	PP_D_01
		Rev:	

EAST LoTHIAN COUNCIL
 refusing a grant of planning permission 24/01003/P
 Plan/Drawing listed on the Decision Notice of 15/11/2024



Plan/Drawing listed on the Decision Notice of refusing a grant of planning permission 24/01093/P EAST LOTHIAN COUNCIL 15/11/2024



VEKA plc

WINDOWS | DOORS | CONSERVATORIES
designed for living

QUALITY | VALUE | CHOICE

These words are the three pillars that underpin the service we provide to our customers. Everything we do is motivated by these three - from manufacture right through to installation.

Welcome to your new look home

We are the first choice for customers throughout the area. Our reputation for quality, service and price means that much of our work comes from recommendations.

EAST LoTHIAN COUNCIL
Plan/Drawing listed on the Decision Notice of
refusing a grant of planning permission 24/01003/IP
15/11/2024

Congratulations! You have made the first step in buying new windows, doors or a conservatory for your home. And what a difference they will make to you and your family... improved security, reduced energy bills, less noise and virtually no maintenance - not forgetting the visual impact! These are just a few of the ways you will benefit from our products.

With our energy efficient windows, your home will be a 'greener' home too - by reducing the amount of energy you use to heat your home, our windows will help you to reduce the amount of greenhouse gases you produce.

Our products will enhance your home and your lifestyle. With windows, doors and conservatories in a vast array of styles and colours - you have the opportunity to perfectly tailor them to your needs and requirements.

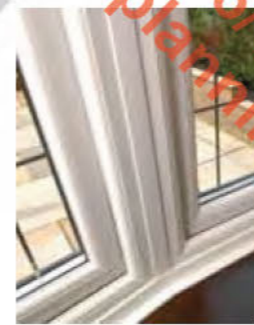
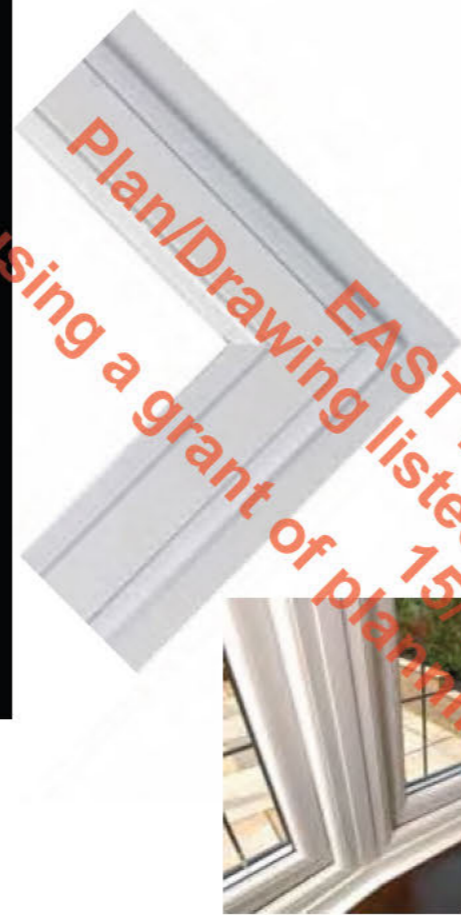


Choose your frame...

We have a choice of two VEKA window profile styles for you to choose from, bevelled and sculptured profiles. Both offer superb security features, high energy efficiency and an attractive hand crafted finish. Available in a range of colours and finishes and a selection of colour matched handles, letterplates, numerals, knockers and spyholes - you can tailor your frames to match your home perfectly - whatever the period.



Bevelled
Angular lines give bevelled windows a clean, modern look.



Sculptured
Sculptured windows are distinguished by softer, rounded lines.

and then your colour...

Our windows and doors are available in a wide range of woodgrain and coloured finishes to perfectly complement your property.



You choose the colour and we will do our best to match it! We have a vast range of colour finishes available. Please ask one of our team for more information.

Key features

We have taken the time to choose the best profile available on the market. Our profiles meet and exceed latest industry standards, giving you the peace of mind to know that you are buying quality - BSI approved quality.

- Choice of angular (bevelled) or rounded (sculptured) frames
- Range of energy ratings available from A - C
- The 1st ever A-rated window was made from VEKA profile
- Wide choice of colours and woodgrain finishes available
- Internally glazed for enhanced security
- 70mm profile, direct replacement for timber or 1st generation PVC-U

Additional features

If you are looking to add the finishing touch to your windows, why not consider run-through horns on our vertical slider windows.

Run Through Horns



Or why not add Georgian bars for an authentic period look.

Are you living in a Green House?

If not, we can help!

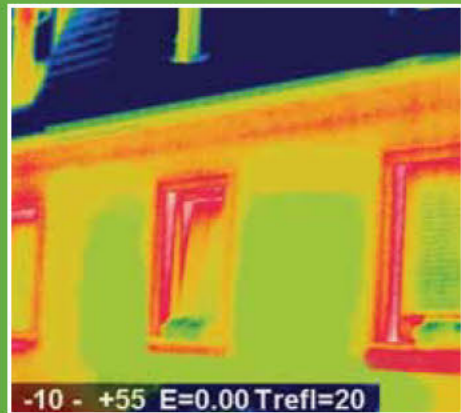
Old windows, doors and conservatories are responsible for a significant proportion of wasted energy in homes across the UK

...but we have the answer!

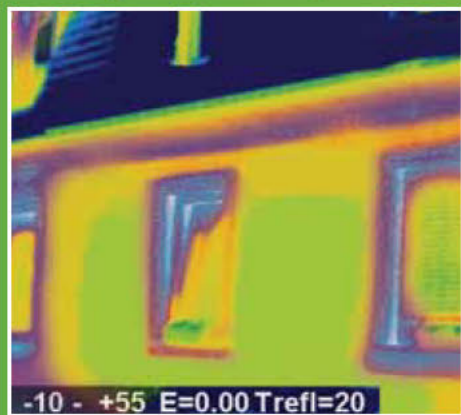
It's easy to be green...

People today are far more aware of the methods and means of reducing their impact on the environment when compared to just a few years ago. This in tandem with ever increasing energy prices has led homeowners to make improvements to their properties which benefit the environment. Loft and cavity wall insulation, solar panels and energy efficient windows and doors are the main areas of 'green' investment.

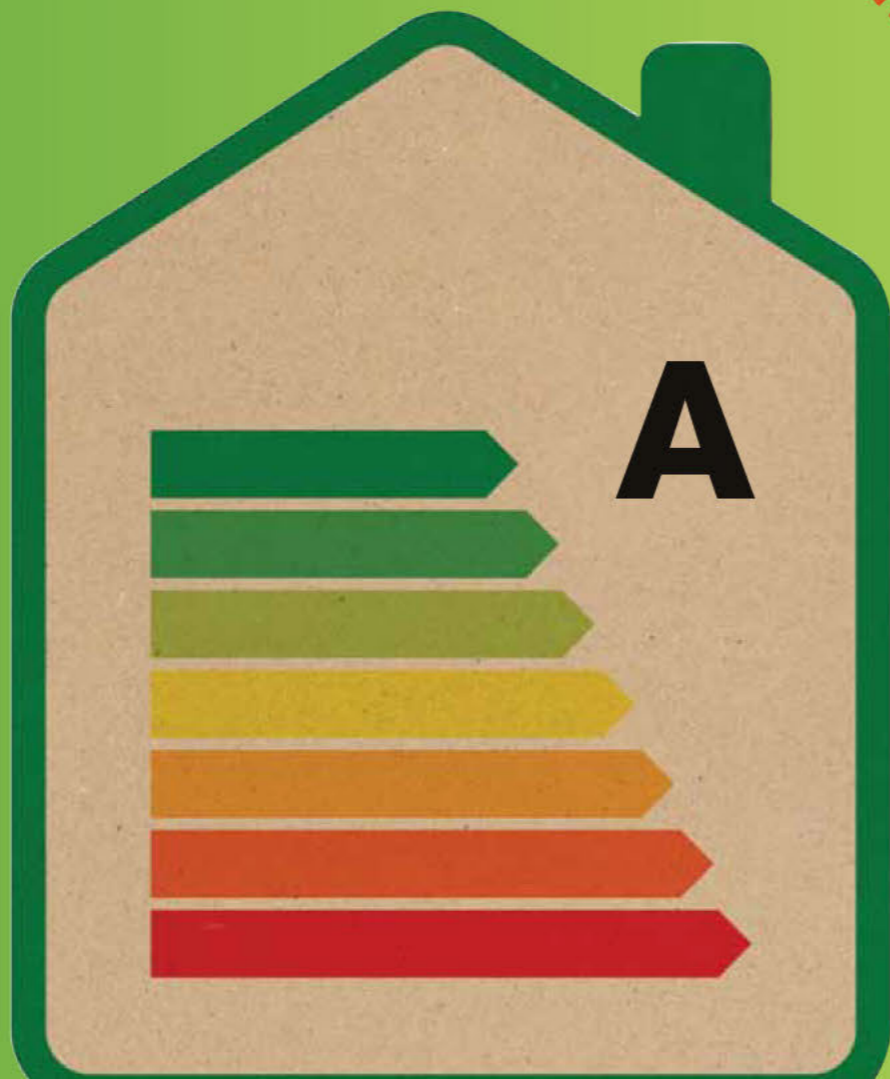
When you look at the infra-red images below, it is easy to see why more and more people are choosing to replace timber and even 1st generation PVC-U windows with the more energy efficient frames that are available today. It's such a simple way to save money and do your bit for the planet too.



The warmest areas seen here in red show where heat is being lost from the building.



Red areas have been eliminated after fitting energy efficient VEKA windows.



Our products give you...

Smaller energy bills

Replacing all single-glazed windows with A-rated double glazing could save you £££'s each year on your energy bills

A smaller carbon footprint

By using less fuel, you'll generate less of the carbon dioxide that leads to global warming - typically, 680kg a year.

A more comfortable home

Energy-efficient glazing reduces heat loss through windows and means fewer draughts and cold spots.

Peace and quiet

As well as keeping the heat in, new energy efficient windows insulate your home against outside noise.

Reduced condensation

Energy-efficient glazing reduces condensation build-up on the inside of windows.



PLUS they're low, low maintenance

Life is too short to be sanding and painting rotten old timber window frames - and even the old discoloured PVC frames need more care and attention than they used to. With our next generation PVC-U frames, all you need is a quick wipe with a warm soapy cloth. No fuss, no mess. Done!

Nothing but the best energy rated frames...

We have dedicated significant time and money in developing a range of energy efficient products, all of which are capable of achieving the highest Window Energy Rating (WER) values. The WER system allows consumers to make fair comparisons (based on energy efficiency) between different windows, much the same as with white goods such as washing machines and dishwashers.



Casement Windows

Casements are the most popular and versatile style of window that we offer. A casement is identified by the opening part of the window opening outwards.

The number of arrangements and combinations of fixed and opening frames is endless - it really does come down to what you want and how you intend to use the adjacent room.

Select your finish and hardware from a range of beautifully crafted locking handles, and that's it - we do the rest. Our casement windows deliver the complete solution for any property from period to contemporary.

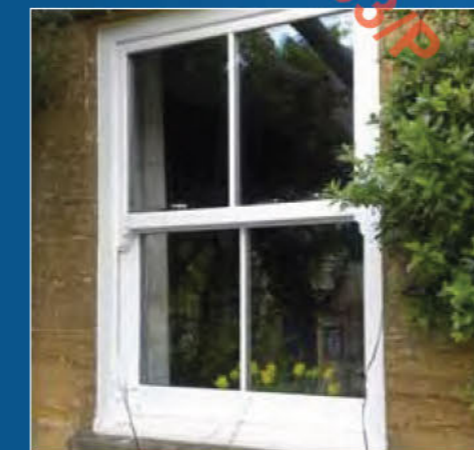


Vertical Sliders

Crafted with attention to detail, our vertical slider windows (also known as sash windows) combine the functional benefits and performance of a modern PVC-U window with the feel, aesthetic appeal and operational simplicity of a traditional style window.

Our vertical slider windows have a timeless elegance made with beautiful proportions and symmetry. They have the true look of the original timber sash window, retaining all of the character of the property itself.

The modern vertical slider not only emulates the aesthetics of its traditional timber equivalent, but also offers additional benefits such as the easy maintenance of PVC-U. We also offer the option of run-through sash horns for a truly authentic look. (Ask us for further details).



EAST LOTHIAN COUNCIL
 refusing a grant of planning permission 15/1/2024
 on the Decision Notice of 24/01/2024

Tilt and Turn

Tilt & turn windows provide the ideal solution for locations where window safety and window access may be an issue. The unique concealed hardware design means that the window can be set in one of two positions, either tilted or fully opening inwards

As a result of the unique properties of the tilt & turn window, they are ideal for apartments or flats, from the ground floor up, allowing for ventilation and easy cleaning from within the property.



Tilt

TILTED POSITION

This position allows a window to tilt open inwards, providing good ventilation, but without compromising safety.



Turn

TURNED POSITION

The whole sash opens out into the room allowing for easy cleaning or maintenance



Bays and Bows

Bay and bow windows not only add distinction and character to a house - they add space too.

The 'arc' of the bow window offers a larger internal window ledge area and the bay actually extends the footprint of the room it fronts.

Either way - the additional space and light, combined with the high visual impact make both styles of window an extremely popular choice.





Residential Doors

Residential doors are the perfect choice for both front and back doors. We stock a wide variety of decorative PVC-U door panels and glass units for you to create a truly unique entrance to your home. Side panels, aluminium low thresholds (Part 'M' compliant) and midrail letterplates are all options available on the residential door - as too is our exclusive range of coloured hardware.



Patio Doors

The classic patio door offers a number of benefits, with extra light and a feeling of space in your home being the most notable. As a result of this, patio doors are well suited to many around-the-home applications.

Our low threshold doors create a seamless access point from house to garden, giving you a greater sense of space.

A patio door with a midrail allows for the installation of a letter plate - ideal for porch applications. All our patios come with superior security fittings (Anti jacking system, 4 point hook lock and reinforced frames), yet despite these features, the easy-glide doors carry slim sightlines allowing you to see less frame and more garden.



French Doors

French doors extend your home, bringing in extra light and the illusion of more space. They create an attractive opening to a garden or patio with minimal obstruction.

As a homeowner you will be able to enjoy a better view of the outdoors all year round. French doors are also ideal for partition wall applications - from a kitchen to a conservatory area for example.

Available in a range of coloured and woodgrain finishes to perfectly complement your home.



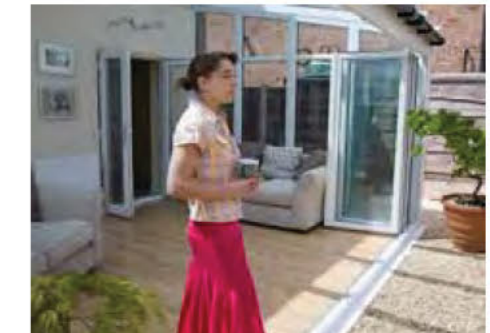
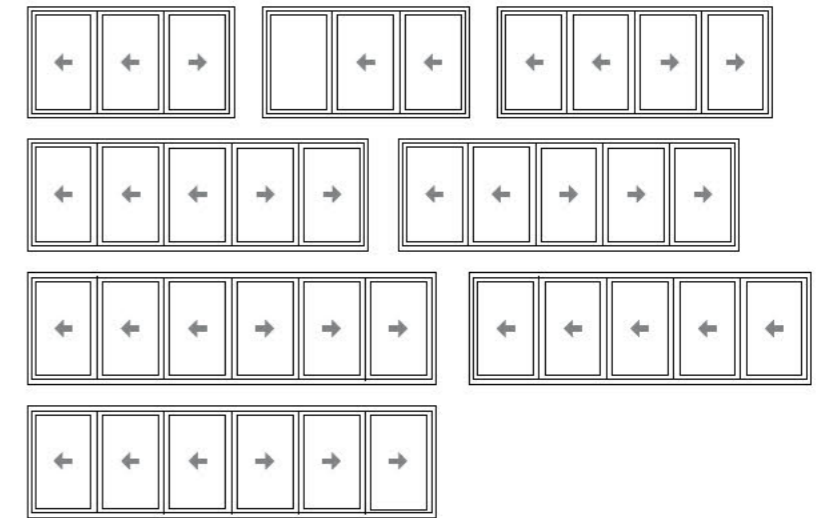
Bi-Folding Doors

The bi-folding door meets the demands of contemporary living and combines this with beauty and practical functionality. These aesthetically pleasing doors are configured into a number of concertina folds that can be pulled back to offer optimum versatility, light and access into any room.

Where an opening or partition is required between rooms, whether a small or large room, or where your home leads onto a patio or outside area and you want to extend your view of the garden, the bi-folding door is ideal for these applications. Bi-folding doors create synergy between rooms of all shapes and sizes to seamlessly connect your living space whether indoors or outdoors. The doors can be hung inside or outside of your home.

Choose your style

These are just a few of the potential style variations available. If you can't see the style you are looking for, ask us for further options.



Composite Doors

Our collection of composite doors are designed with meticulous attention to detail and finished to the highest possible standard. Your front door is a symbol of your home, your family and your life. It's as individual as you are and it says a lot about you. Which is why it's so important that when you choose a new door, it has to be exactly right, not just nearly right. After all, it's going to be with you for years to come.

Secure, stylish and energy efficient

Performance

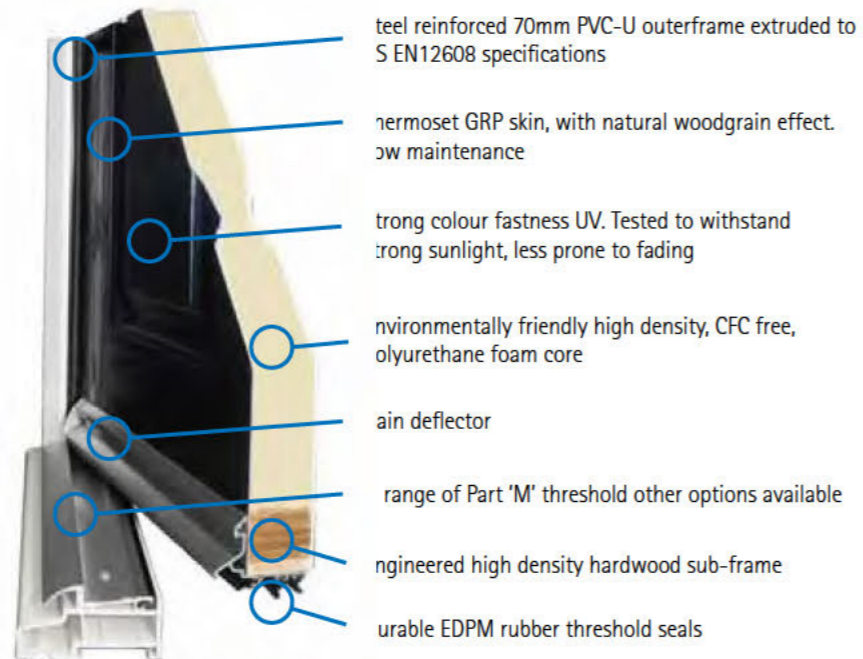
Our doors meet the requirements of the most stringent and recognised British security and safety standards. Our doors pass the PAS24 security standard, which measures resistance against forced mechanical and human entry. Our doors also pass the latest PAS23 standard, a measurement of resistance to air and water penetration, at the highest level.

High Security Performance Hardware

Doors are fitted with high security, multi-point door locks and adjustable flag hinges as standard. All (with the exception of our flood door) conform to the Secured by Design official Police security initiative. The Secured By Design standard is recognised by the Association of British Insurers.



A new composite door will keep you, your family and your possessions safe and sound. It will keep out the cold and wet, yet keep in the warmth. Get ready to adore your door from the moment it arrives.



Door Furniture

Add the finishing touches to your door by choosing from a complete range of matching quality door handles, letterplates, urn knockers, spyholes, security chains and numerals in gold, chrome, black or white effect finish.

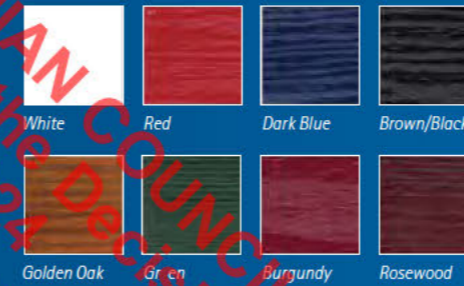
Threshold

Optional aluminium low thresholds are available at 15mm (Part 'M Compliant) for easier wheel-chair/pram access or 30mm heights.

UV Stability Tested

Doors are tested to withstand extreme sunlight conditions and are UV stability guaranteed to 10 years.

Our composite doors are available in both bevelled and sculptured outerframes - perfectly matching the other windows and doors in your home.



Timber free construction offers greater rigidity and reduces the risk of twisting, swelling, bowing or rotting.

ENVIRONMENTAL CONSIDERATIONS

Our products are environmentally-friendly. We use CFC free polyurethane foam for the inner core and a timber free construction throughout. Manufactured under ISO 14001 Environmental Management System licence. All extruded components are sourced in the UK.



Conservatories

Adding a conservatory to your home will enhance your lifestyle, by allowing you to make the most of the outside with all of the comforts of the inside. A conservatory will create more living space, and allow you to enjoy the benefit of natural light. As well as enhancing the appearance of your home, it will significantly improve the value too.

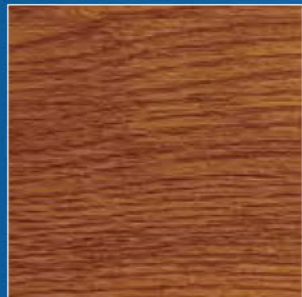
Make a statement and let us help you to create your perfect room for all seasons.



Victorian Georgian Lean-To Gable Corner Fill P-Shape T-Shape



Large hardware selection in various coloured finishes.



Choose from a selection of authentic woodgrain finishes.



Extensive range of decorative glass styles.



Add light and space with French or bi-folding doors.



Optional roof lights for added ventilation.



Decorative ridge and end cap detail for a perfect finish.



When we create your conservatory design, we take care of every last detail - from hinge cap to ceiling fan, you can rest assured it's all in the plan!

Let us turn your conservatory dream into a reality.



Go for traditional...



contemporary...



or your own bespoke design



refusing a grant of planning permission 24/01/093/P
 EAST LOTHIAN COUNCIL
 Plan/Drawing listed on the Decision Notice of 15/11/2023



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



VEKA plc

www.vekauk.com

MAXEON® 3 | 400 W

Residential Solar Panel

SunPower Maxeon panels combine the top efficiency, durability and warranty available in the market today, resulting in more long-term energy and savings.^{1,2}



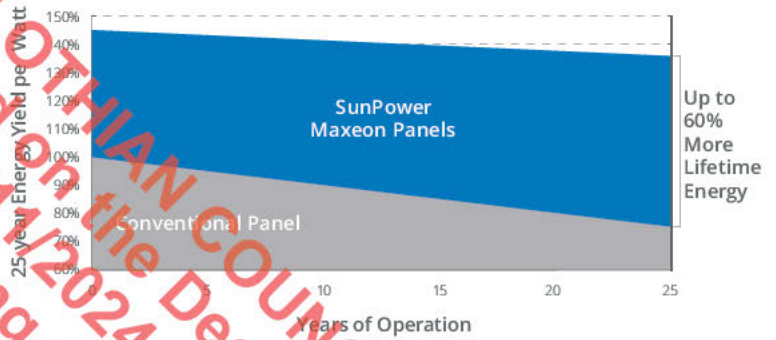
Maximum Power. Minimalist Design.

Industry-leading efficiency means more power and savings per available space. With fewer panels required, less is truly more.

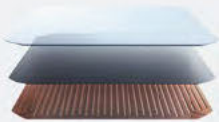


Highest Lifetime Energy and Savings

Designed to deliver 55% more energy in the same space over 25 years in real-world conditions like partial shade and high temperatures.²



Fundamentally Different. And Better.



The SunPower Maxeon® Solar Cell

- Enables highest efficiency panels available²
- Unmatched reliability³
- Patented solid metal foundation prevents breakage and corrosion



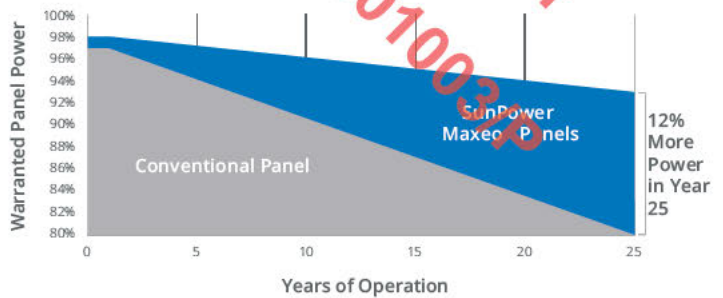
As Sustainable As Its Energy

- Ranked #1 in Silicon Valley Toxics Coalition Solar Scorecard⁴
- First solar panels to achieve Cradle Certified™ Silver recognition⁵ (pending)
- Contributes to more LEED categories than conventional panels⁶



Better Reliability, Better Warranty

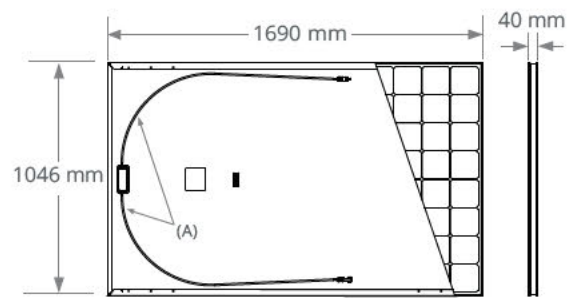
With more than 25 million panels deployed around the world, SunPower technology is proven to last. That's why we stand behind our panel with an exceptional 25-year Combined Power and Product Warranty, including the highest Power Warranty in solar.



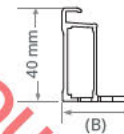
Electrical Data			
	SPR-MAX3-400	SPR-MAX3-395	SPR-MAX3-390
Nominal Power (P _{nom}) ⁷	400 W	395 W	390 W
Power Tolerance	+5/0%	+5/0%	+5/0%
Panel Efficiency	22.6%	22.3%	22.1%
Rated Voltage (V _{mpp})	65.8 V	65.1 V	64.5 V
Rated Current (I _{mpp})	6.08 A	6.07 A	6.05 A
Open-Circuit Voltage (V _{oc})	75.6 V	75.4 V	75.3 V
Short-Circuit Current (I _{sc})	6.58 A	6.56 A	6.55 A
Max. System Voltage	1000 V IEC		
Maximum Series Fuse	20 A		
Power Temp Coef.	-0.29% / °C		
Voltage Temp Coef.	-176.8 mV / °C		
Current Temp Coef.	2.9 mA / °C		

Operating Condition And Mechanical Data	
Temperature	-40°C to +85°C
Impact Resistance	25 mm diameter hail at 23 m/s
Solar Cells	104 Monocrystalline Maxeon Gen III
Tempered Glass	High-transmission tempered anti-reflective
Junction Box	IP-68, Stäubli (MC4), 3 bypass diodes
Weight	19 kg
Max. Load ⁹	Wind: 2400 Pa, 244 kg/m ² front & back Snow: 5400 Pa, 550 kg/m ² front
Frame	Class 1 black anodized (highest AAMA rating)

Tests And Certifications	
Standard Tests	IEC 61215, IEC 61730
Quality Management Certs	ISO 9001:2015, ISO 14001:2015
EHS Compliance	RoHS (Pending), OHSAS 18001:2007, lead free, REACH SVHC 163 (Pending)
Sustainability	Cradle to Cradle Certified™ (Pending)
Ammonia Test	IEC 62716
Desert Test	MIL-STD-810G
Salt Spray Test	IEC 61701 (maximum severity)
PID Test	1000 V: IEC 62804
Available Listings	TUV



FRAME PROFILE



A. Cable Length: 1200 mm +/- 10 mm
 B. LONG SIDE: 32 mm
 SHORT SIDE: 24 mm

Please read the safety and installation guide.

1 SunPower 400 W, 22.6% efficient, compared to a Conventional Panel on same-sized arrays (310 W, 16% efficient, approx. 2 m²), 8% more energy per watt (based on PVsyst pan files for avg EU climate), 0.5%/yr slower degradation rate (Jordan, et. al. "Robust PV Degradation Methodology and Application." PVSC 2018).

2 DNV "SunPower Shading Study," 2013. Compared to a conventional front contact panel.

3 #1 rank in "Fraunhofer PV Durability Initiative for Solar Modules: Part 3". PVTech Power Magazine, 2015.

4 SunPower is rated #1 on Silicon Valley Toxics Coalition's Solar Scorecard.

5 Cradle to Cradle Certified is a multi-attribute certification program that assesses products and materials for safety to human and environmental health, design for future use cycles, and sustainable manufacturing.

6 Maxeon2 and Maxeon3 panels additionally contribute to LEED Materials and Resources credit categories.

7 Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25° C). NREL calibration Standard: SOMS current, LACCS FF and Voltage.

8 Class C fire rating per IEC 61730.

9 Safety factor 1.5 included.

Designed in USA
 Made in Philippines (Cells)
 Modules Assembled in Mexico

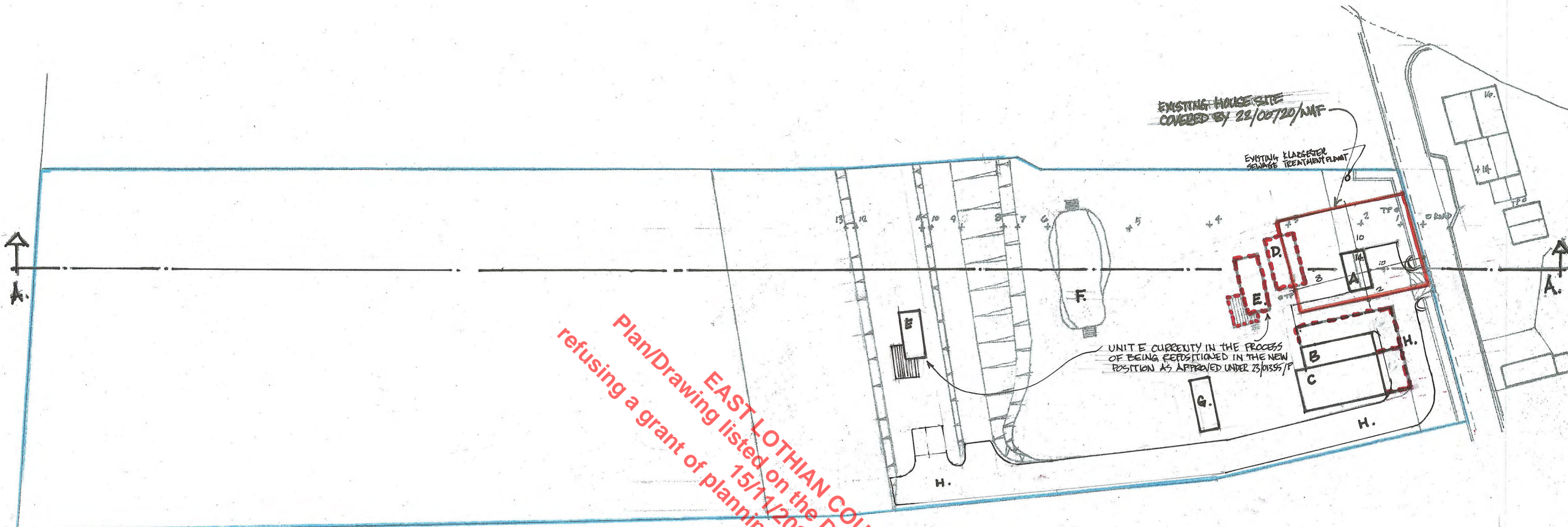
Visit www.sunpowercorp.co.uk for more information.
 Specifications included in this datasheet are subject to change without notice.

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SUNPOWER®

MAXEON®

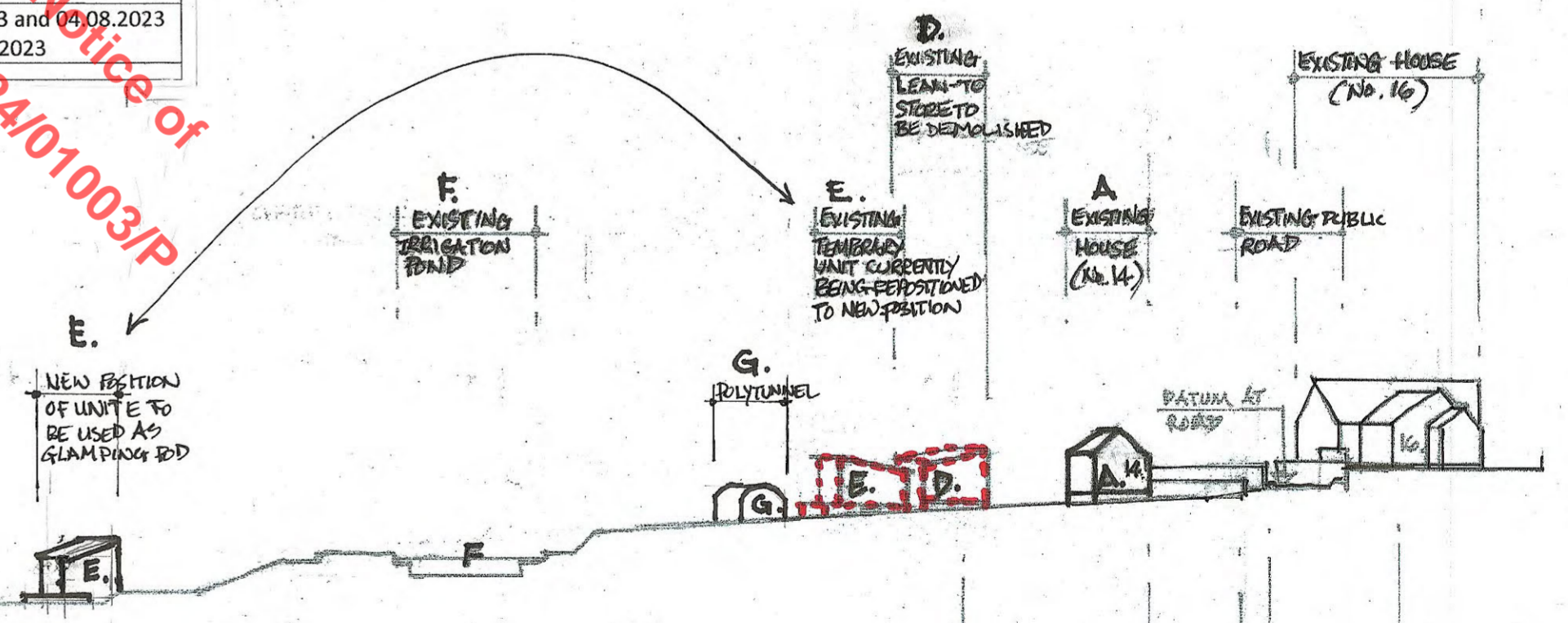
532418 REV B / A4_EN
 Publication Date: November 2019



EAST LOTHIAN COUNCIL
refusing a grant of planning permission 24/01003/P

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 06.02.2023 and 04.08.2023 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

EXISTING BLOCK PLAN (1:500)

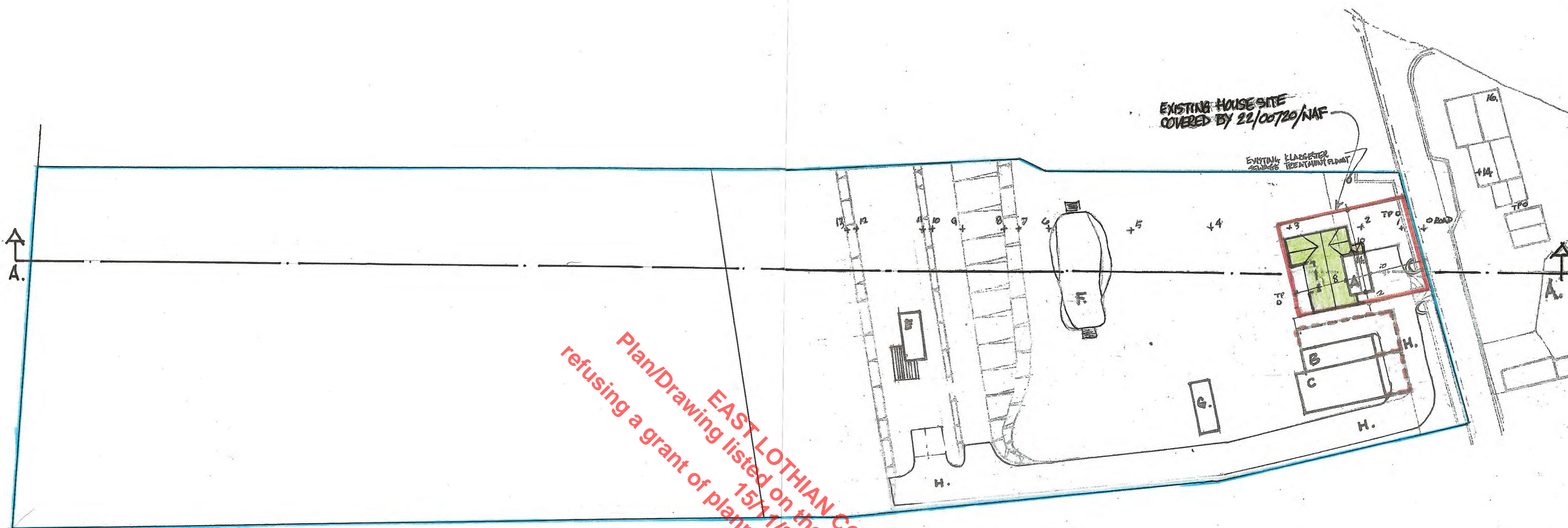


EXISTING SECTION A-A (1:500)

SCALE: 1:500

 ALTERATIONS AND EXTENSION TO HOUSE AT SMALL HOLDING AT 14 CAMPTOUN HOLDINGS, NR DREM, NORTH BERWICK EH39 5BA FOR MR STEVEN REYNOLDS
 EXISTING BLOCK PLAN (1:500),
 EXISTING LONGITUNAL SECTION (1:500)

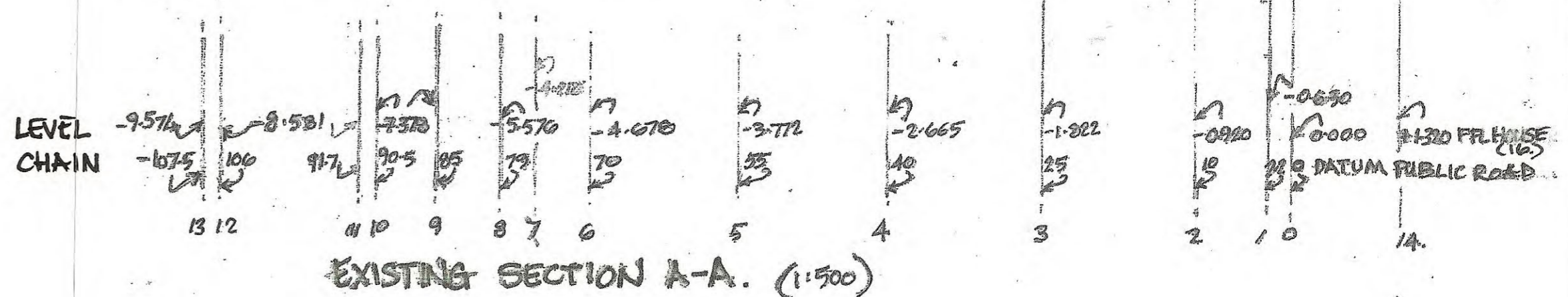
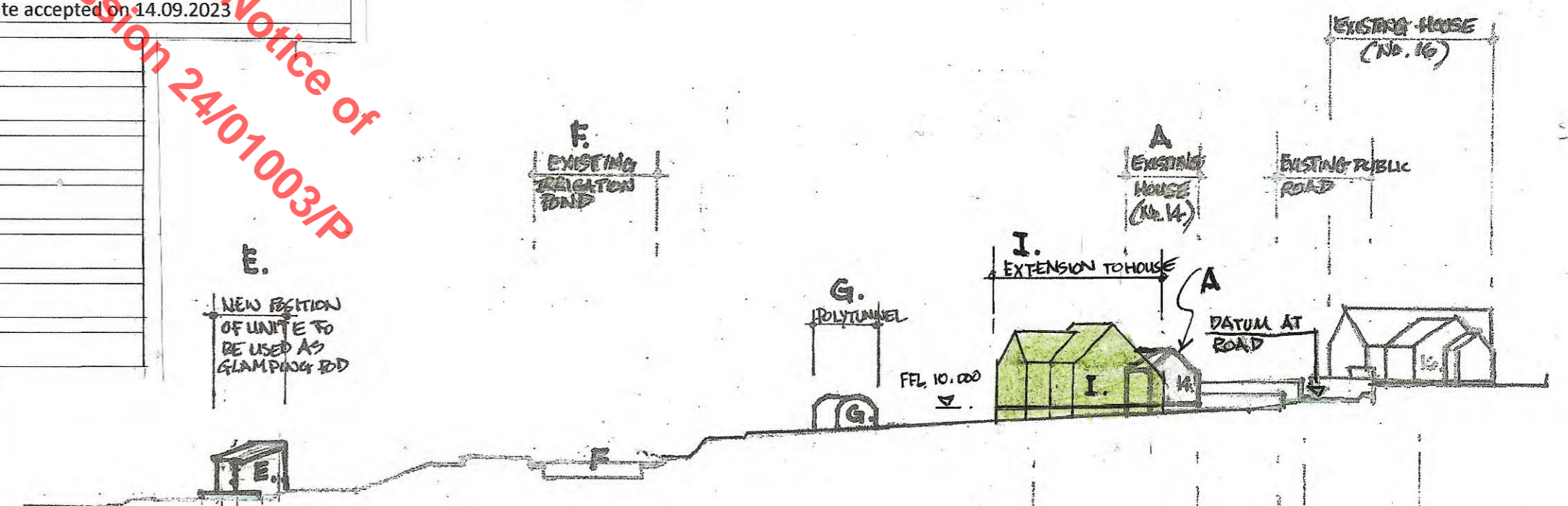
PLANNING PERMISSION	
Drwg No:	PP_D_03
Rev:	



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

PROPOSED BLOCK PLAN (1:500)

PROPOSED BUILDINGS AND FIXTURES AT 14 CAMPTOUN HOLDING, Nr DREM, NORTH BERWICK EH39 5BA			
CODE	UNIT	PLANNING POSITION	COMMENT
A	Existing House	To be extended in accordance with this Planning Application	22/0870/BW & 22/0870/BW_A were approved on 06.02.2023 and 04.08.2023 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
E	Proposed Glamping Pod	Currently being installed for use as glamping pod 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
I	Proposed Extension to Existing House	The subject of this planning application.	



SCALE: 1:500 OK	
ALTERATIONS AND EXTENSION TO HOUSE AT SMALL HOLDING AT 14 CAMPTOUN HOLDINGS, NR DREM, NORTH BERWICK EH39 5BA FOR MR STEVEN REYNOLDS	PLANNING PERMISSION
PROPOSED BLOCK PLAN (1:500), PROPOSED LONGITUDINAL SECTION (1:500)	Drwg No: PP_D_04 Rev:

SCALE: 1:100



ALTERATIONS AND EXTENSION TO HOUSE AT SMALL HOLDING AT 14 CAMPTOUN HOLDINGS, NR DREM, NORTH BERWICK EH39 5BA FOR MR STEVEN REYNOLDS

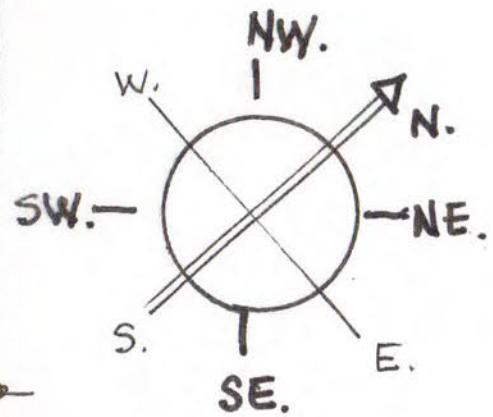
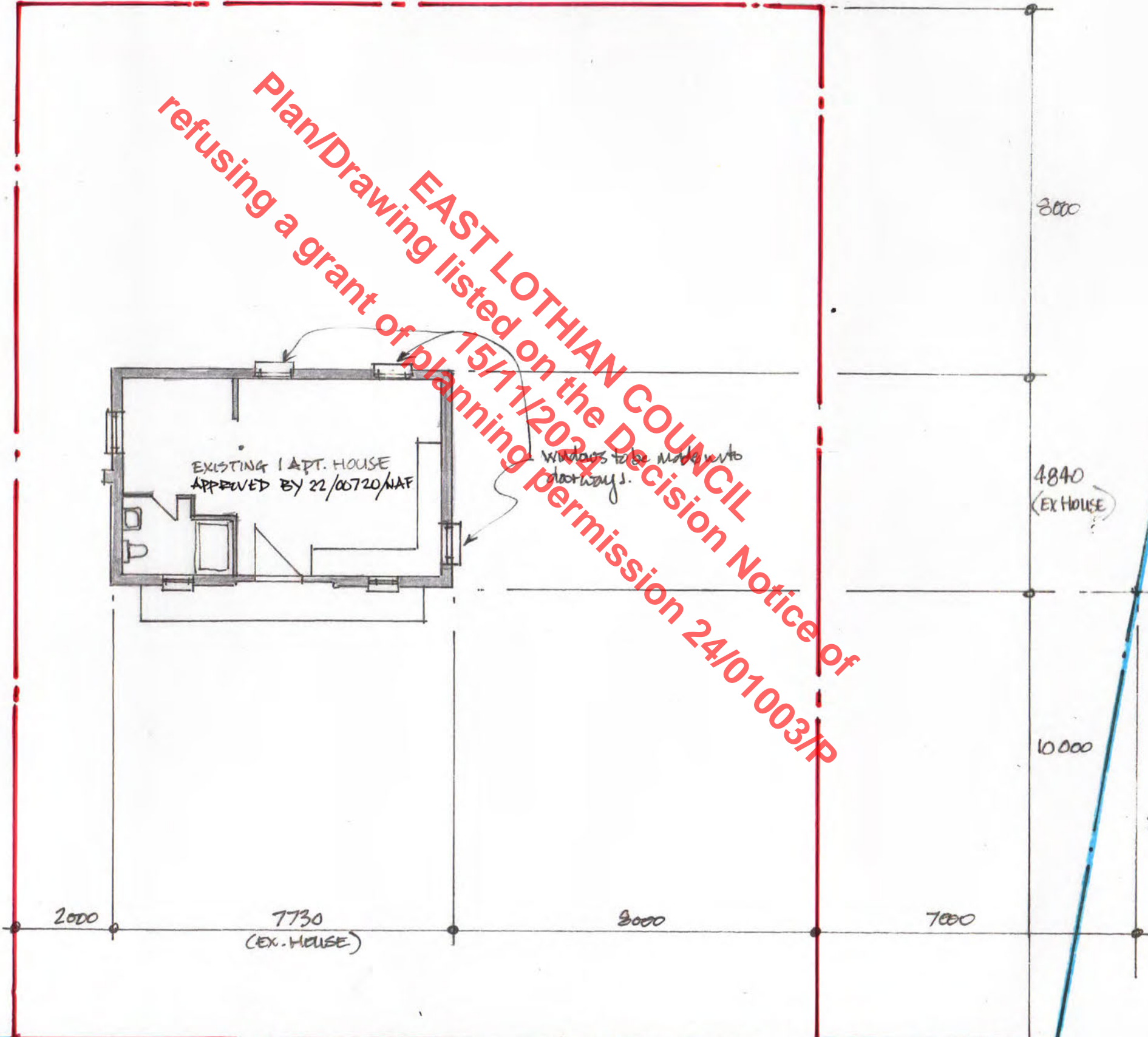
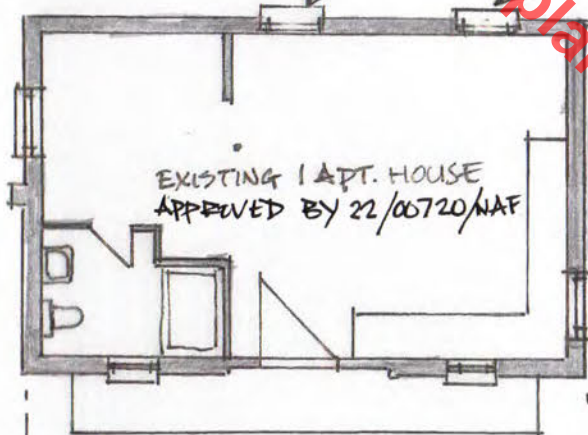
PLANNING PERMISSION

EXISTING HOUSE:
PART SITE PLAN /GROUND FLOOR PLAN (1:100)

Drwg No: PP_D_05

Rev:

EAST LoTHIAN COUNCIL
 Decision Notice of
 refusing a grant of planning permission 24/01003/P
 Plan/Drawing listed on the Decision Notice of 15/11/2024



SCALE: 1:100



ALTERATIONS AND EXTENSION TO HOUSE AT SMALL HOLDING AT 14 CAMPTOUN HOLDINGS, NR DREM, NORTH BERWICK EH39 5BA FOR MR STEVEN REYNOLDS

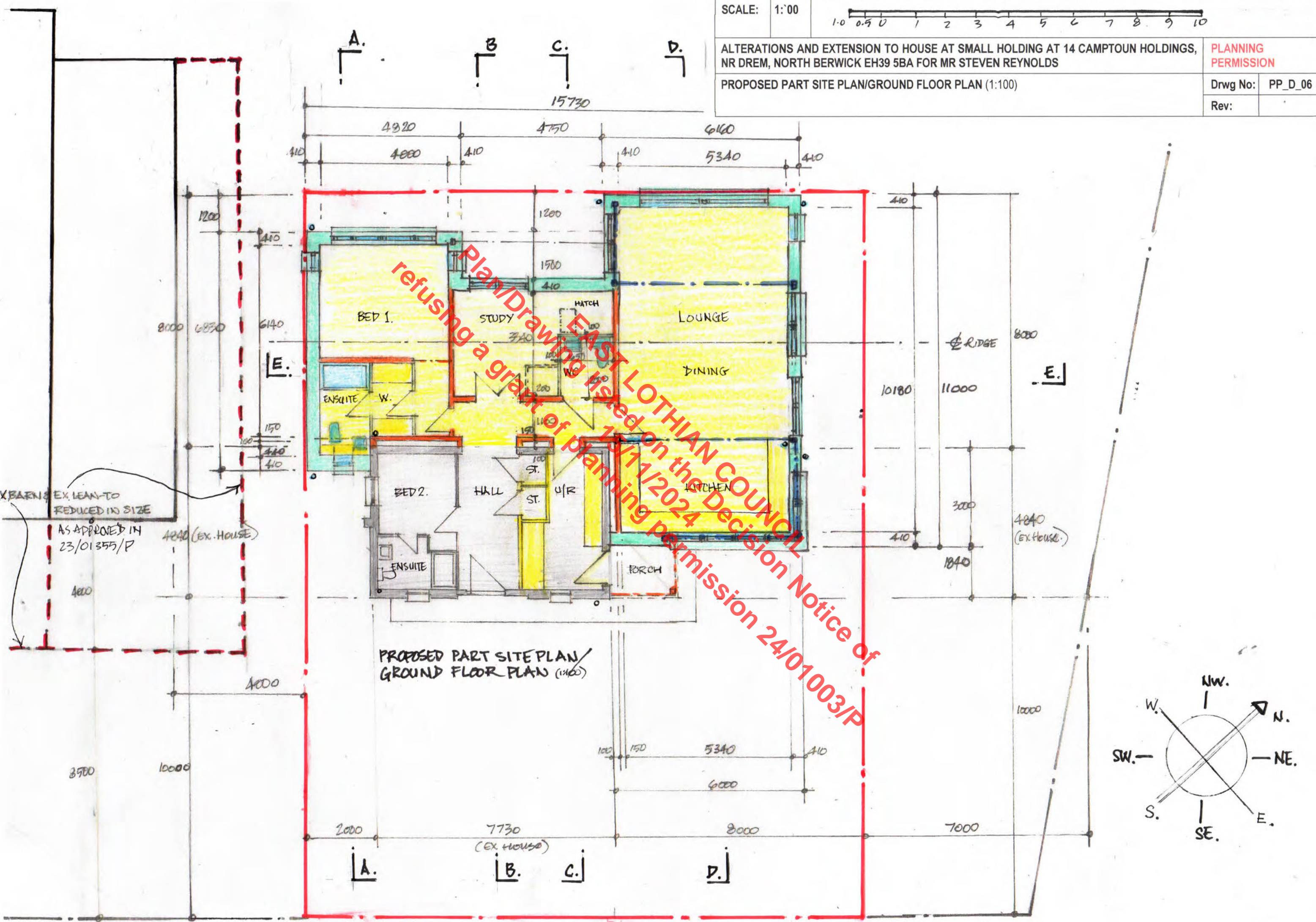
PLANNING PERMISSION

PROPOSED PART SITE PLAN/GROUND FLOOR PLAN (1:100)

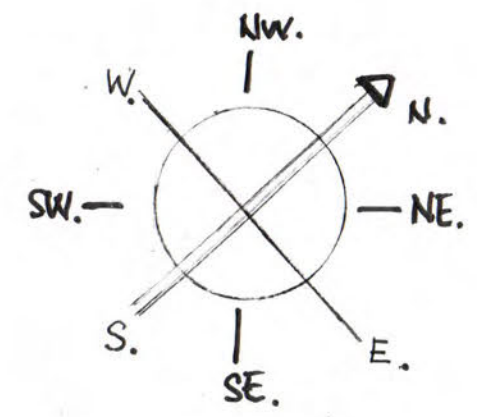
Drwg No: PP_D_06

Rev:

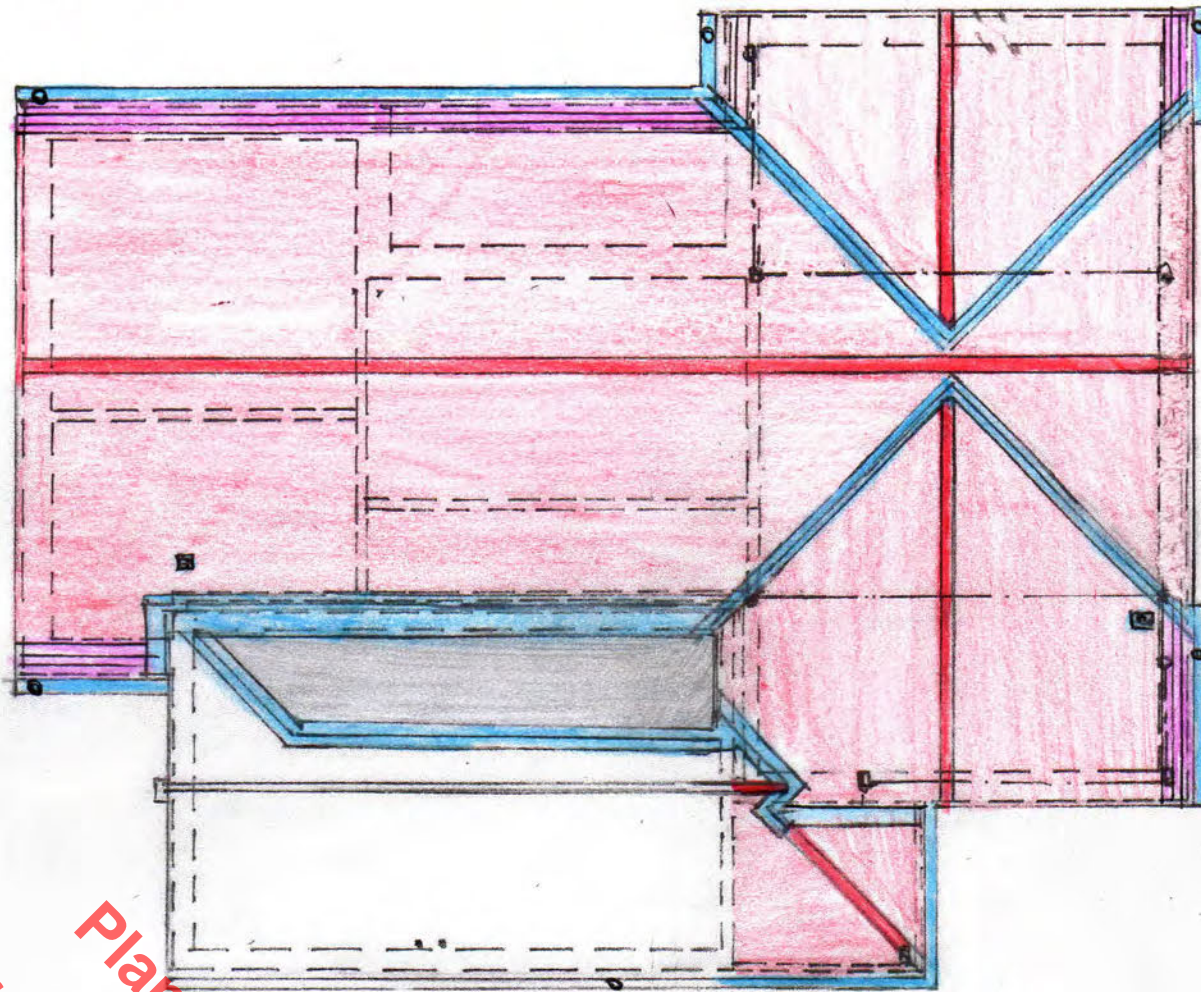
A. B. C. D.



PROPOSED PART SITE PLAN/
GROUND FLOOR PLAN (1:100)

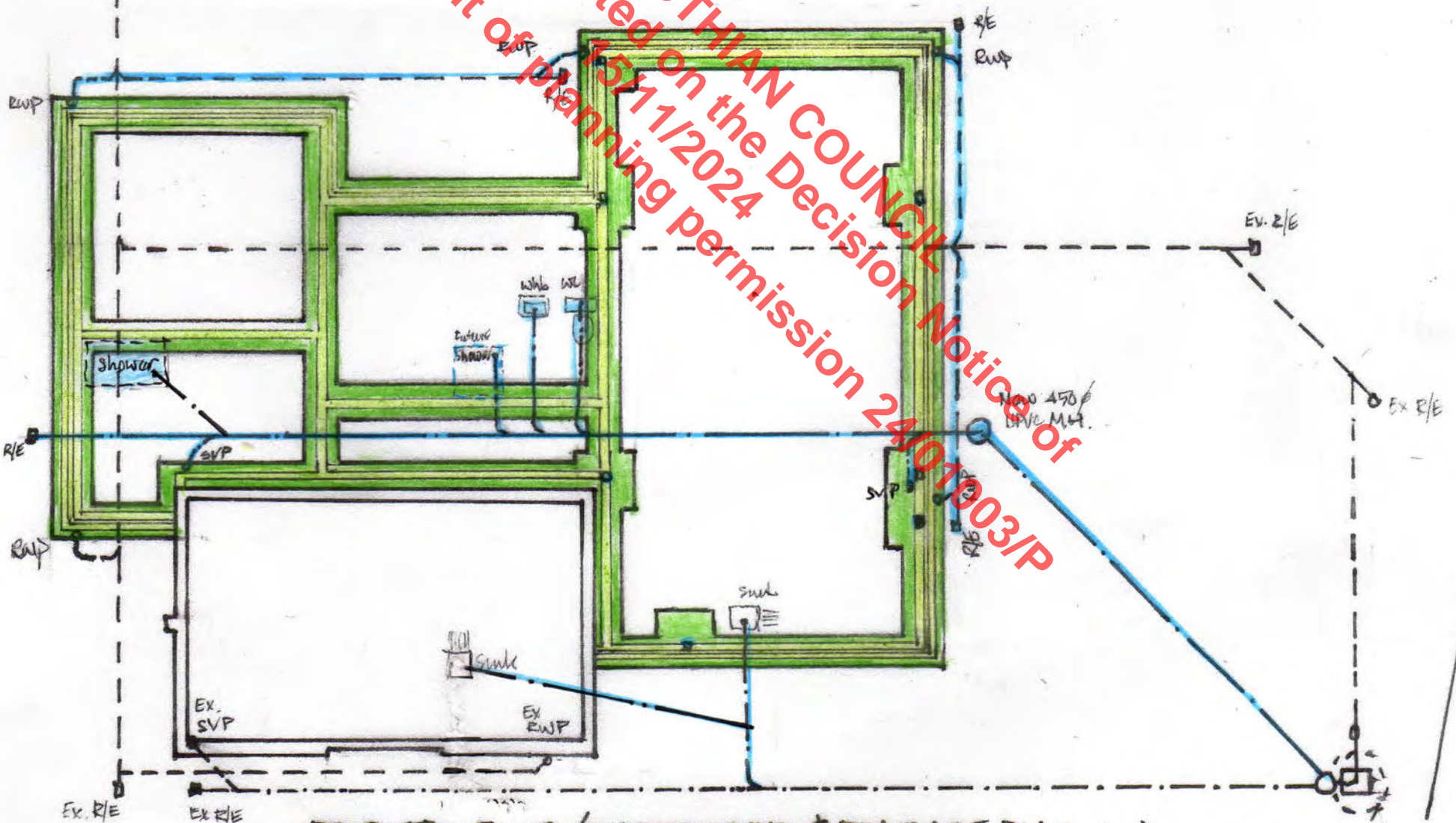


EX. BARN EX. LEAN-TO REDUCED IN SIZE AS APPROVED IN 23/01355/P 4840 (EX. HOUSE) 410



PROPOSED ROOF PLAN (1:100)

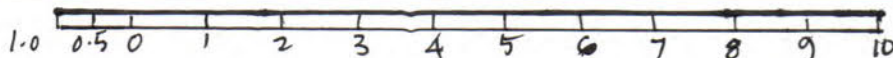
Treated Effluent and Roof Surface water to existing outfall at existing field drain.



PROPOSED FOUND/UNDERBUILDING & DRAINAGE PLAN (1:100)

- Denotes existing foul water drain
- Denotes existing treated effluent and roof surface water drain
- Denotes proposed roof surface water drain
- Denotes new foul water drains

SCALE: 1:100



ALTERATIONS AND EXTENSION TO HOUSE AT SMALL HOLDING AT 14 CAMPTOUN HOLDINGS, NR DREM, NORTH BERWICK EH39 5BA FOR MR STEVEN REYNOLDS

PLANNING PERMISSION

PROPOSED FOUND, UNDERBUILDING AND DRAINAGE PLAN (1:100)
ROOF PLAN (1:100)

Drwg No: PP_D_07

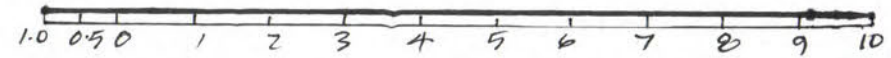
Rev:

Existing Klargeston

1	Denotes facing brick base course to match existing coloured brown
2	Denote wet dash roughcast to match existing and painted white
3	Denotes white u.p.v.c. VEKA windows, doors and patio doors by Stevenswood
4	Denote concrete ground floor on insulation with underfloor heating pipes run from air source heat pump
5	Denotes code 5 lead flashings to hips, valley gutters and junctions of roof to walls.

6	Denotes 3 course of slate at roof eaves to match the existing roof
7	Denote Clay pantile roof tiles clay ridge tile all to match existing roof
8	Denotes Air source heat pump
9	Denotes PV panels to roof
10	Denotes Black u.p.v.c. gutters and downpipes to match existing

SCALE: 1:100



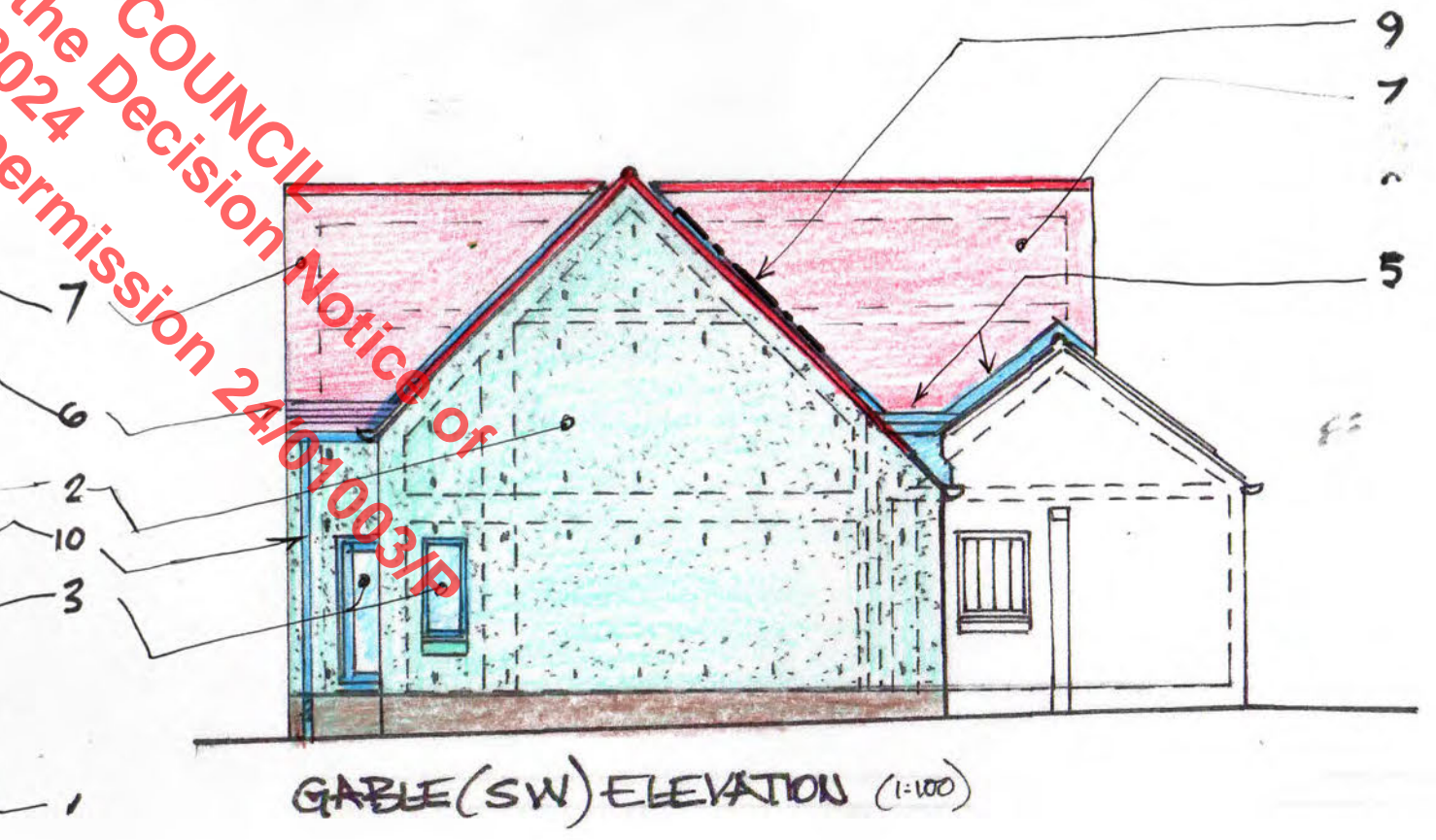
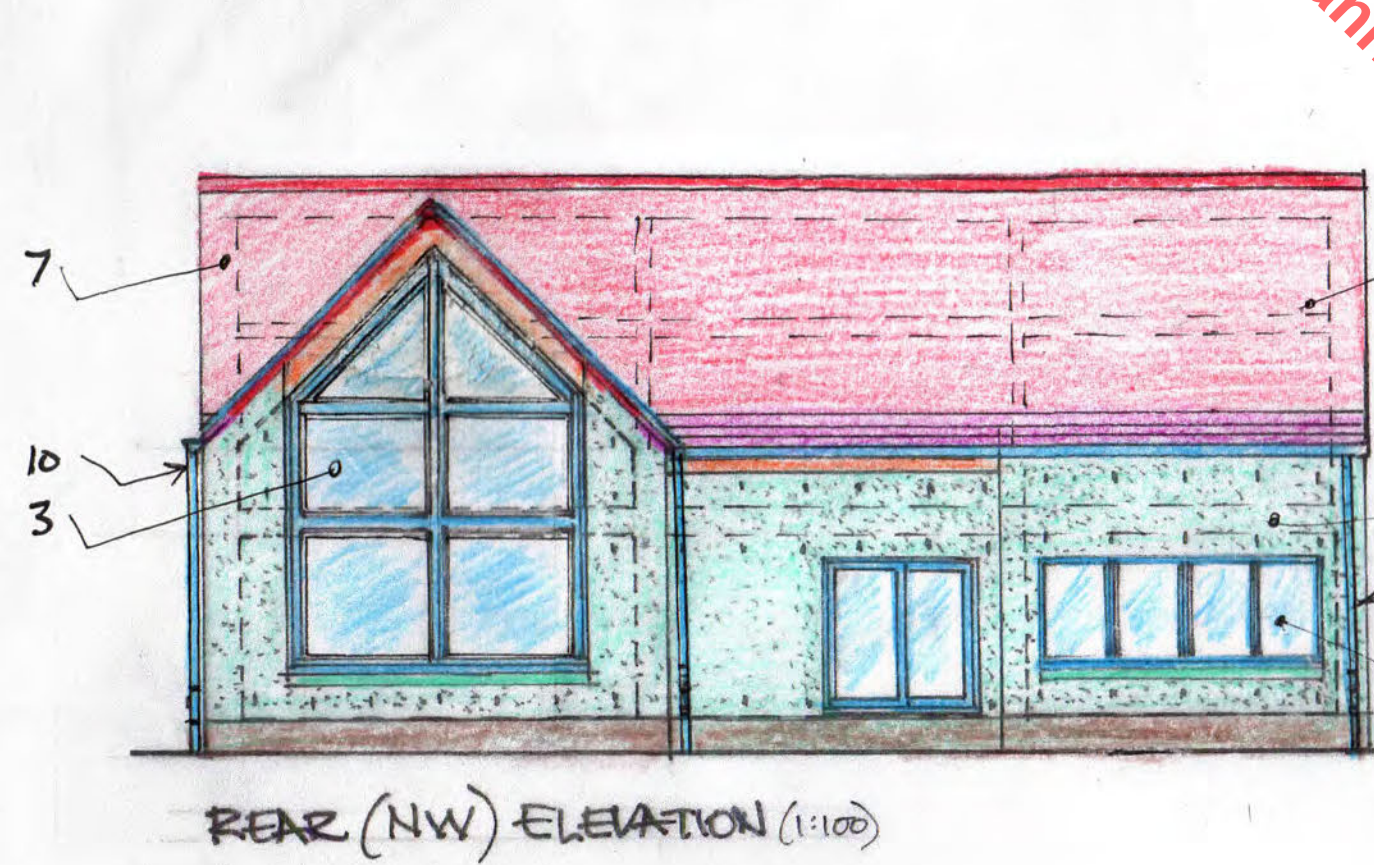
ALTERATIONS AND EXTENSION TO HOUSE AT SMALL HOLDING AT 14 CAMPTOUN HOLDINGS, NR DREM, NORTH BERWICK EH39 5BA FOR MR STEVEN REYNOLDS

PLANNING PERMISSION

PROPOSED NORTHEAST, SOUTHWEST, NORTHWEST & SOUTHEAST ELEVATIONS (1:100)

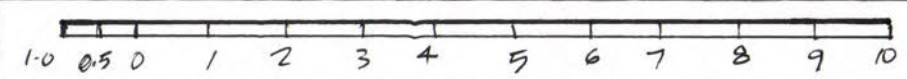
Drwg No: PP_D_08

Rev:



Plan/Drawing EAST LOTHIAN COUNCIL listed on the Decision Notice of refusing a grant of planning permission 24/01003/P 15/11/2024

SCALE: 1:100



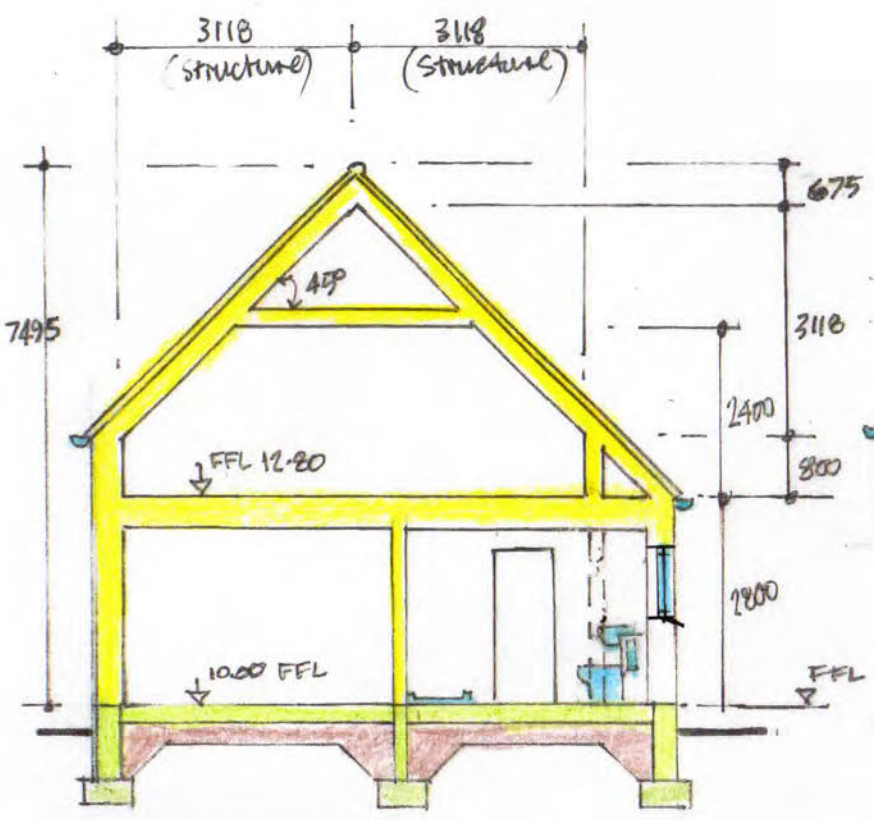
ALTERATIONS AND EXTENSION TO HOUSE AT SMALL HOLDING AT 14 CAMPTOUN HOLDINGS, NR DREM, NORTH BERWICK EH39 5BA FOR MR STEVEN REYNOLDS

PLANNING PERMISSION

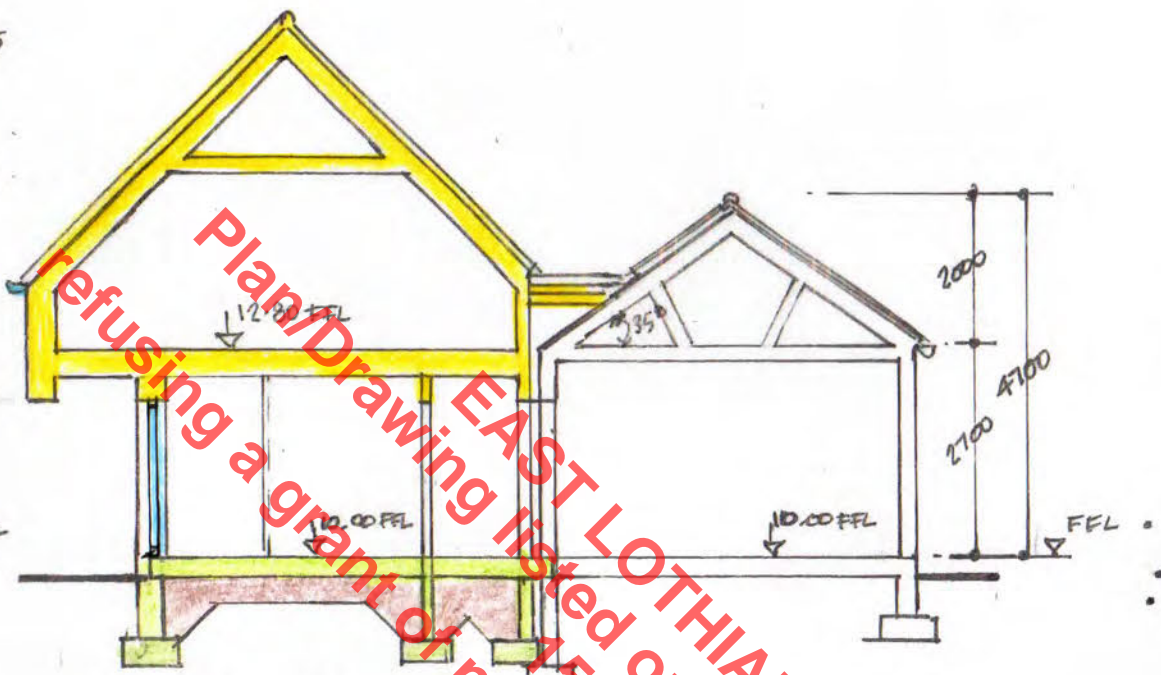
PROPOSED SECTIONS A-A, B-B, C-C, D-D & E-E (1:100)

Drwg No: PP_D_09

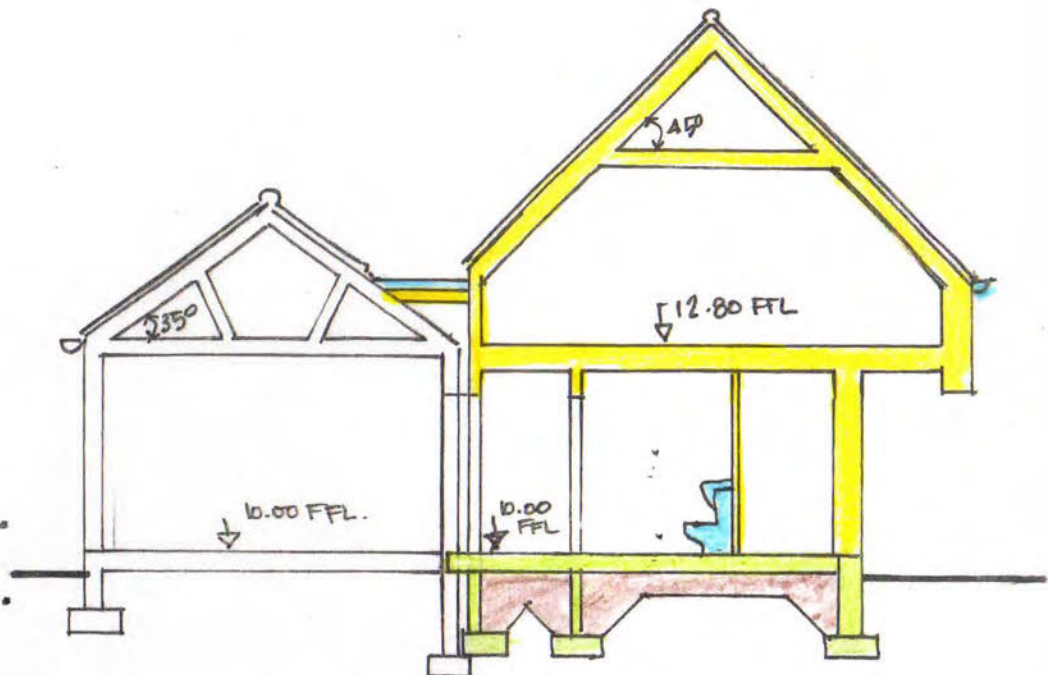
Rev:



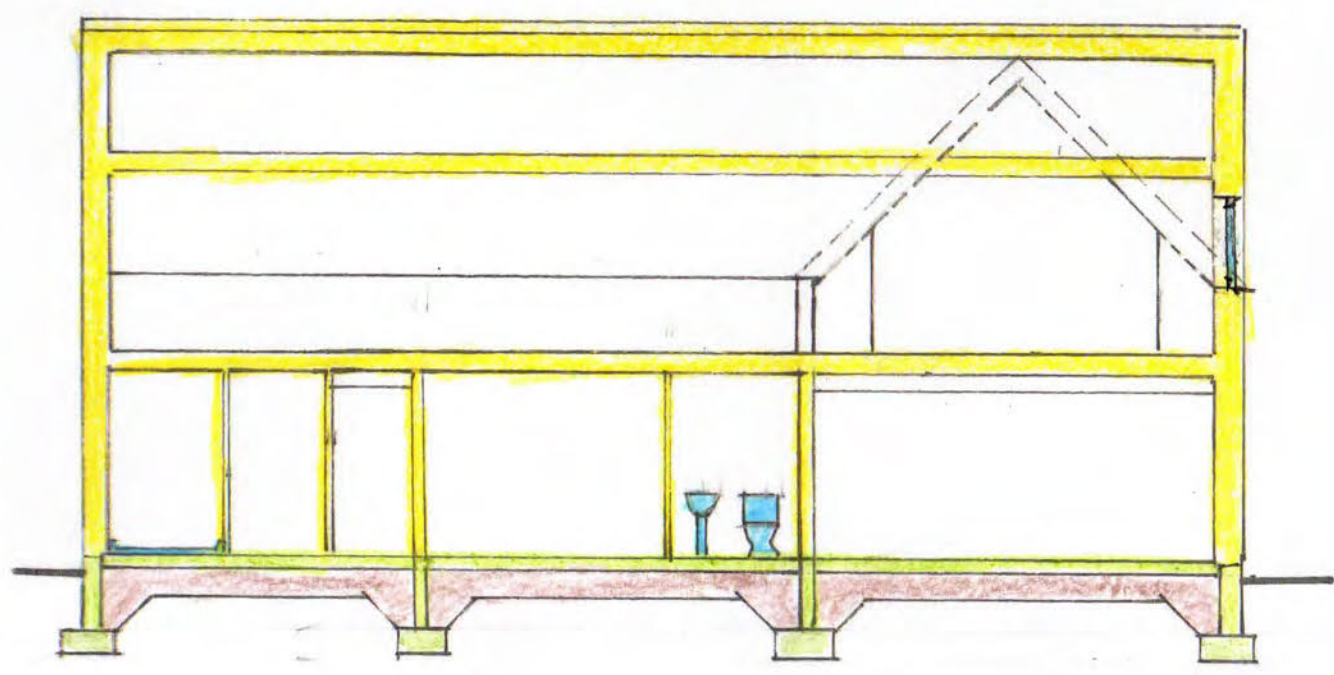
SECTION A-A (1:100)



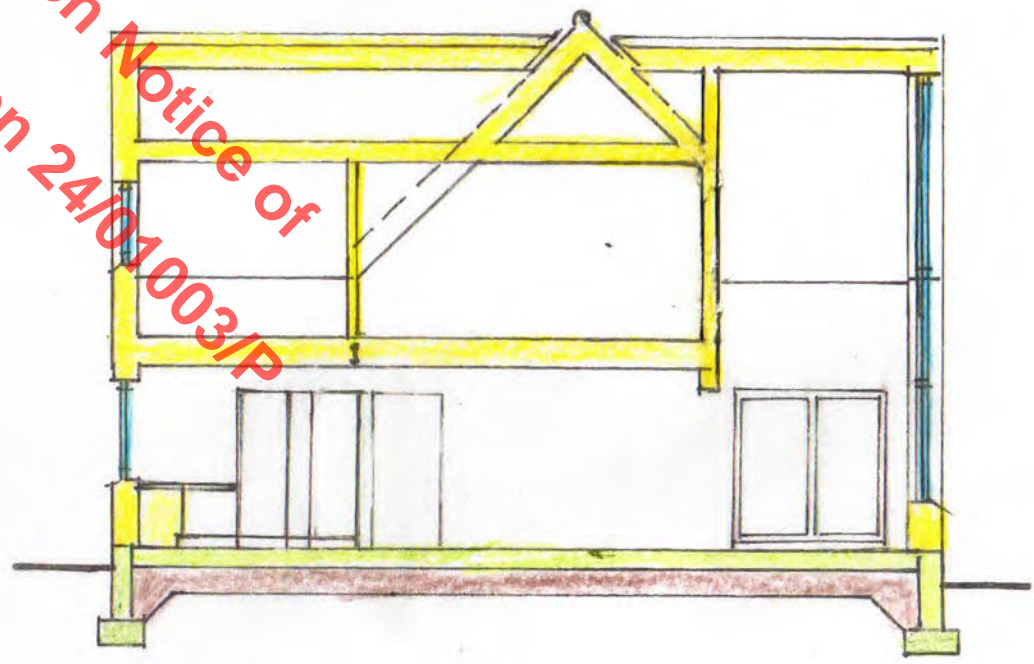
SECTION B-B (1:100)



SECTION C-C (1:100)



SECTION E-E (1:100)



SECTION D-D (1:100)

Plan/Drawing listed on the Decision Notice of refusing a grant of planning permission 24/01003/P
 EAST LoTHIAN COUNCIL

App No. 24/01003/P

**EAST LoTHIAN COUNCIL
DECISION NOTICE**

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

Reywood Construction Ltd
Per Mr Steven Reynolds
Unit 1
Macmerry Industrial Estate
Tranent
EH33 1RD

APPLICANT: Reywood Construction Ltd

With reference to your application registered on 18th September 2024 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

Extension to house
at
14 Camptoun Holding
Nr Drem
North Berwick

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 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 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 it is 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.

- 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 Policy 17 of NPF4 and Policies DC3 and DC4 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>
MANU LITERATURE 01	-	18.09.2024
MANU LITERATURE 02	-	18.09.2024
PP_D_01	-	18.09.2024
PP_D_03	-	18.09.2024
PP_D_04	-	18.09.2024
PP_D_05	-	18.09.2024
PP_D_06	-	18.09.2024
PP_D_07	-	18.09.2024

PP_D_08	-	18.09.2024
PP_D_09	-	18.09.2024

15th November 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.

Comments for Planning Application 24/01003/P

Application Summary

Application Number: 24/01003/P

Address: 14 Camptoun Holding Nr Drem North Berwick

Proposal: Extension to house

Case Officer: James Allan

Customer Details

Name: [REDACTED]

Address: [REDACTED]
[REDACTED]

Comment Details

Commenter Type: [REDACTED]

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In reference to application 24/01003/P

Raising the below concerns to ensure they are on the record - however applicant has been made aware of these in person and we appreciate that he has said that he will consider adaptations to these plans.

- Concerns over the roof height, substantially higher than the existing and the impact of a multi-storey structure and the detrimental impact to light, especially in the constantly used office space [REDACTED]. Overshadowing [REDACTED] and blocking afternoon/evening light. This is as per our discussion with the applicant, and we appreciate that adaptations to lessen this are being considered

- Light pollution/overlooking windows from wrap around window at the front of the property/overlooking [REDACTED] in the kitchen area. Again this has been discussed with applicant around options to reduce the number of windows and lessen the extent [REDACTED] [REDACTED] overlooked and light pollution directly onto the road that having such a large kitchen window with so much light [REDACTED] would have on the rural feel of the environment.

From: [Callow, Scott](#)
To: [Allan, James](#)
Cc: [Environment Reception](#); [Clark, Colin - EHO](#)
Subject: Planning Application : 24/01003/P (14 Camptoun Holding, Nr Drem)
Date: 22 October 2024 15:12:36

Hi James,

No comments to make regards any specific contaminated land issues that could affect the proposed development but given the relatively large areal extent of the residential extensions there is always the possibility that areas of made ground may be encountered. I would recommend that the following condition be attached to any grant of consent:

Contaminated Land Condition –

In the event that 'unexpected' ground conditions (contamination) are encountered at any time when carrying out the permitted development, work on site shall cease and the issue shall be reported to the Planning Authority immediately. At this stage a Site Investigation and subsequent Risk Assessment may have to be carried out, if requested by the Planning Authority. It may also be necessary to submit a Remediation Strategy should the reporting determine that remedial measures are required. It should also be noted that a Verification Report would also need to be submitted confirming the satisfactory completion of these remedial works.

If no 'unexpected' ground conditions are encountered during the development works, then this should be confirmed to the Planning Authority prior to the use of the new development.

Cheers,

Scott

Scott Callow | Senior Environmental Compliance Officer | Environmental Protection | Protective Services | East Lothian Council | John Muir House | Haddington | EH41 3HA

Tel. 01620 827256

Email. scallow@eastlothian.gov.uk

Visit our website at www.eastlothian.gov.uk



From: [Clark, Colin - EHO](#)
To: [Environment Reception](#)
Cc: [Allan, James](#)
Subject: RE: 24/01003/P-James Allan - Planning Consultation
Date: 16 October 2024 09:53:30

I refer to your consultation request of 10th October and would advise as follows.
In order to protect amenity of neighbours from noise associated with the operation of the proposed Air Source Heat Pump I would request the following condition be attached to any consent granted:

- Noise associated with the operation of the air source heat pump hereby approved shall not exceed Noise Rating curve NR20 at any octave band frequency between the hours of 2300-0700 and Noise Rating curve NR25 at any octave band frequency between the hours of 0700-2300 within any existing residential property. All measurements to be made with windows open at least 50mm.

Cheers

Colin

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

From: Environmental Protection <envprot@eastlothian.gov.uk>
Sent: Friday, October 11, 2024 10:58 AM
To: Clark, Colin - EHO <cclark1@eastlothian.gov.uk>; Callow, Scott <scallow@eastlothian.gov.uk>
Subject: FW: 24/01003/P-James Allan - Planning Consultation

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

From: environment@eastlothian.gov.uk <environment@eastlothian.gov.uk>
Sent: Thursday, October 10, 2024 2:22 PM
To: Environmental Protection <envprot@eastlothian.gov.uk>
Subject: 24/01003/P-James Allan - Planning Consultation

Please see attached document in relation to the following application: Extension to house at 14 Camptoun Holding Nr Drem North Berwick [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%7Ccclark1%40eastlothian.gov.uk%7C072c1ce6077840b4bcbb08dce9db36ce%7C85e771afe90a4487b4071322ba02cc82%7C0%7C0%7C638642375057910423%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Iks1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=RC%2FGUaPtjRmNpyPkKEPB%2B64lvX2zkwAClaVhuoQuGFA%3D&reserved=0]

From: [Hunter, Liz](#)
To: [Environment Reception](#); [Allan, James](#)
Cc: [King, Ian](#)
Subject: TRANSPORT PLANNING RESPONSE: 24/01003/P - James Allan - Planning Consultation
Date: 14 October 2024 15:38:10

EAST LOTHIAN COUNCIL ROAD SERVICES

From: Asset & Regulatory Manager

To: Service Manager, Planning

Proposal: Extension to house at 14 Camptoun Holding Nr Drem North Berwick

While the plans do not specify parking arrangements, I am satisfied that there is sufficient space within the site for appropriate provision to be made. I therefore have no objection to the proposals but would request the conditions requiring the following are attached to any planning consent:

1. Parking:

- As there is no on-street provision for visitors, sufficient space must be provided for two vehicles to park with sufficient manoeuvring space available to allow vehicles to enter and exit the site in a forward gear

2. Driveway:

- should be permeable to reduce water run-off, and any run-off should be directed away from the road;
- the first 2m of the driveway should be hard-formed; loose gravel within a honeycomb system (e.g. Cedadrive) is not acceptable.
- any gates to open into the property.
- as the driveway connects directly to the carriageway, the first two metres will remain part of the adopted road and should be constructed to footway standard in asphalt
- the gradient of the driveway should be a maximum of 10%, and there should be an accessible path (maximum gradient 5%), from the driveway to an external door to the house.

3. EV Charging

- In line with current Building Standards, one Type 2 charger must be installed, either socketed or tethered with 7kW preferred to 3kW.

Please advise the applicant that all works within or affecting the public road including works on the footway must be authorised in advance by the Council as Roads Authority.

Send on behalf of IAN KING

ROADS SERVICES, ASSET & REGULATORY MANAGER

If telephoning, please ask for:

Kind regards,

Liz

[Liz Hunter](#)

Senior Roads Officer

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National Planning Framework 4

Policy 14



Liveable Places

Design, quality and place

Policy Principles

Policy Intent:

To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

Policy Outcomes:

- Quality places, spaces and environments.
- Places that consistently deliver healthy, pleasant, distinctive, connected, sustainable and adaptable qualities.

Local Development Plans:

LDPs should be place-based and created in line with the Place Principle. The spatial strategy should be underpinned by the [six qualities of successful places](#). LDPs should provide clear expectations for design, quality and place taking account of the local context, characteristics and connectivity of the area. They should also identify where more detailed design guidance is expected, for example, by way of design frameworks, briefs, masterplans and design codes.

Planning authorities should use the Place Standard tool in the preparation of LDPs and design guidance to engage with communities and other stakeholders. They should also where relevant promote its use in early design discussions on planning applications.

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.

Quality homes

Policy Principles

Policy Intent:

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

Policy Outcomes:

- Good quality homes are at the heart of great places and contribute to strengthening the health and wellbeing of communities.
- Provision of land in the right locations to accommodate future need and demand for new homes, supported by the appropriate infrastructure.
- More energy efficient, net zero emissions homes, supporting a greener, fairer and more inclusive wellbeing economy and community wealth building, tackling both fuel and child poverty.

Local Development Plans:

LDPs are expected to identify a Local Housing Land Requirement for the area they cover. This is to meet the duty for a housing target and to represent how much land is required. To promote an ambitious and plan-led approach, the Local Housing Land Requirement is expected to exceed the 10 year [Minimum All-Tenure Housing Land Requirement \(MATHLR\)](#) set out in Annex E.

Deliverable land should be allocated to meet the 10 year Local Housing Land Requirement in locations that create quality places for people to live. Areas that may be suitable for new homes beyond 10 years are also to be identified. The location of where new homes are allocated should be consistent with local living including, where relevant, 20 minute neighbourhoods and an infrastructure first approach. In rural and island areas, authorities are encouraged to set out tailored approaches to housing which

reflect locally specific market circumstances and delivery approaches. Diverse needs and delivery models should be taken into account across all areas, as well as allocating land to ensure provision of accommodation for Gypsy/Travellers and Travelling Showpeople where need is identified.

The LDP delivery programme is expected to establish a deliverable housing land pipeline for the Local Housing Land Requirement. The purpose of the pipeline is to provide a transparent view of the phasing of housing allocations so that interventions, including infrastructure, that enable delivery can be planned: it is not to stage permissions. Representing when land will be brought forward, phasing is expected across the short (1-3 years), medium (4-6 years) and long-term (7-10 years). Where sites earlier in the deliverable housing land pipeline are not delivering as programmed, and alternative delivery mechanisms identified in the delivery programme are not practical, measures should be considered to enable earlier delivery of long-term deliverable sites (7-10 years) or areas identified for new homes beyond 10 years. De-allocations should be considered where sites are no longer deliverable. The annual Housing Land Audit will monitor the delivery of housing land to inform the pipeline and the actions to be taken in the delivery programme.

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.

Policy 17

Rural homes

Policy Principles

Policy Intent:

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

Policy Outcomes:

- Improved choice of homes across tenures so that identified local needs of people and communities in rural and island areas are met.
- Homes are provided that support sustainable rural communities and are linked with service provision.
- The distinctive character, sense of place and natural and cultural assets of rural areas are safeguarded and enhanced.

Local Development Plans:

LDPs should be informed by an understanding of population change over time, locally specific needs and market circumstances in rural and island areas.

LDPs should set out tailored approaches to rural housing and where relevant include proposals for future population growth – including provision for small-scale housing such as crofts and woodland crofts and the appropriate resettlement of previously inhabited areas. The Scottish Government's 6 fold Urban Rural Classification 2020 should be used to identify remote rural areas. Plans should reflect locally appropriate delivery approaches. Previously inhabited areas that are suitable for resettlement should be identified in the spatial strategy.

Policy 17

- a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:
- i. is on a site allocated for housing within the LDP;
 - ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
 - iii. reuses a redundant or unused building;
 - iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
 - v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
 - vi. is for a single home for the retirement succession of a viable farm holding;
 - vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
 - viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.
- b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.
- c) Development proposals for new homes in remote rural areas will be supported where the proposal:
- i. supports and sustains existing fragile communities;
 - ii. supports identified local housing outcomes; and

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

Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

Key policy connections:

- [Tackling the climate and nature crises](#)
- [Climate mitigation and adaptation](#)
- [Natural places](#)
- [Historic assets and places](#)
- [Green belts](#)
- [Brownfield, vacant and derelict land and empty buildings](#)
- [Coastal development](#)
- [Sustainable transport](#)
- [Design, quality and place](#)
- [Local Living and 20 minute neighbourhoods](#)
- [Infrastructure first](#)
- [Quality homes](#)
- [City, town, local and commercial centres](#)
- [Rural development](#)
- [Tourism](#)

East Lothian Local Development Plan 2018

Policy DC3

Policy DC3: Replacement Dwellings in the Countryside

Proposals for replacement dwellings in the countryside will be supported in principle where they would:

- (i) be a like for like replacement of a dwelling recently rendered uninhabitable by unforeseen circumstances, such as a demonstrable and accidental fire, provided there is compelling evidence that the loss of the original habitable dwelling was recent and that it benefited from lawful use as a dwelling immediately prior to the loss; or
- (ii) replace an existing dwelling with lawful use rights as such (not the plot of a previous, now demolished house) that the Council accepts that due to the construction of the building it is incapable of retention for habitation and that all reasonable efforts have been made to maintain the building.

Applicants must submit credible evidence at the time of the planning application to demonstrate compliance with this policy as relevant. Any replacement dwelling must be similar in size, scale and massing to the original and would be of an appropriate character for its location.

Policy DC4

Policy DC4: New Build Housing in the Countryside

New build housing development will only be supported in the countryside outwith the constrained coast where there is no existing house or no appropriate existing building suitable for conversion to a house is available in the locality and:

- (i) In the case of a single house, the Council is satisfied that it is a direct operational requirement of a viable agricultural, horticultural, forestry, countryside recreation or other business, leisure or tourism use supported in principle by Policy DC1. The Council will obtain independent advice from an Agricultural and Rural Advisor on whether there is a direct operational requirement for an associated house; or
- (ii) In the case of other small scale housing proposals, it is for affordable housing and evidence of need is provided, and the registered affordable housing provider will ensure that the dwellings will remain affordable for the longer term. Proposals should be very small scale and form a logical addition to an existing small-scale rural settlement identified by this plan.
- (iii) The proposal satisfies the terms of Policy NH1.

Policy DP5

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

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.

24/01003/P Suggested Conditions:

1 – Time Condition

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.

2 – Access, Parking and Turning

Prior to any use of the extension hereby approved being made a drawing showing the following shall be submitted to and approved by the Planning Authority:

- (i) Off-street parking for two vehicles with sufficient manoeuvring space available to allow vehicles to enter and exit the site in a forward gear;
- (ii) The driveway shall be permeable to reduce water run-off, and any run-off should be directed away from the road;
- (iii) the first 2m of the driveway should be hard-formed;
- (iv) any gates proposed shall open into the property;
- (v) as the driveway connects directly to the carriageway, the first two metres will remain part of the adopted road and should be constructed to footway standard in asphalt; and
- (vi) the gradient of the driveway should be a maximum of 10%, and there should be an accessible path (maximum gradient 5%), from the driveway to an external door to the house.

Thereafter the off street parking, driveway and gates shall be formed in accordance with the approved drawings prior to the first use of the extension.

Reason:

To ensure that adequate and satisfactory provision is made for access, parking and turning in the interests of road safety.

3 – Noise Curve Rating

Noise associated with the operation of the air source heat pump hereby approved shall not exceed Noise Rating curve NR20 at any octave band frequency between the hours of 2300-0700 and Noise Rating curve NR25 at any octave band frequency between the hours of 0700-2300 within any existing residential property. All measurements to be made with windows open at least 50mm.

Reason:

In order to protect the amenity of neighbouring residential properties.

4 – Contaminated Land

In the event that 'unexpected' ground conditions (contamination) are encountered at any time when carrying out the permitted development, work on site shall cease and the issue shall be reported to the Planning Authority immediately. At this stage a Site Investigation and subsequent Risk Assessment may have to be carried out, if requested by the Planning Authority. It may also be necessary to submit a Remediation Strategy should the reporting determine that remedial measures are required. It should also be noted that a Verification Report would also need to be submitted confirming the satisfactory completion of these remedial works.

If no 'unexpected' ground conditions are encountered during the development works, then this should be confirmed to the Planning Authority prior to the use of the new development.

Reason:

To ensure that the site is clear of any contamination found to be present prior to the use of the house approved.