

LOCAL REVIEW BODY

20th May 2021

Application No: 20/01284/P

**Nouster Cottage, Garleton,
Haddington EH41 3SJ**

Applicant's Supporting Documentation



Local Review Body Appeal



APPLICATION – 20/01284/P

Extension to house and associated works.

Nouster Cottage, Garleton, Haddington, East Lothian, EH41 3SJ

REVIEW STATEMENT

March 2021

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**Application 20/01284/P – Extension to house and associated works. Nouster Cottage, Garleton.
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The officer report highlights how the proposed development meets all key policy tests and supports the design proposals for Nouster Cottage.

In what is a very positive officer report, it is explicitly stated that there will be no detrimental impacts on the immediate or wider setting of the application site.

We believe that this is exactly the type of high quality development, making use of an already developed site, that East Lothian Council should be encouraging.

The Council should seek to support proposals where the outcome results in the creation of a superior property with no unacceptable impacts.

The proposed development at Nouster Cottage will create an attractive, sustainable family home to accommodate a growing multi-generational family.

Nouster Cottage is an existing home in a private setting and benefitting from an extensive plot. It is currently of limited design value. Its piecemeal evolution has created a compromised and inefficient home.

Executive Summary

- a. This Local Review Panel has the advantage of looking at an application with a fresh perspective. It is neither bound by the original decision nor a strict interpretation of planning policy which provides a framework for decision making not an absolute.
- b. In taking all aspects of the proposal into consideration it is clear that the extension to Nouster Cottage will create an **innovative family home and an appropriate addition to the application site.**
- c. **It is exactly the type of development, making use of an already developed and established site, that East Lothian Council should be encouraging.**
- d. To date, Nouster Cottage has evolved through a number of piecemeal extensions and alterations of limited aesthetic quality. It is a compromised and inefficient home. These proposals represent an opportunity to ensure a cohesive next stage in the evolution of the property and deliver a significant enhancement, whilst meeting the owners' aspiration to create a family home of exceptional quality, tailored to meet the needs of a growing family.



- e. Planning policy does not exist to restrict high-quality development, nor can a single policy (in this case, Policy DP5) possibly apply equally in all cases.
- f. **We strongly refute the conclusion that this is effectively a new house in the countryside, it very clearly is not,** and as highlighted throughout this report, the specific characteristics of the site (overall plot size, negligible visibility, consolidation of existing buildings etc.) **ensure that there can be no concerns over precedent.**
- g. **When taking account of the various ancillary outbuildings and the conservatory that are to be removed,** the proposed floor area of the extension represents an increase in floor area of just 30%.
- h. The roofline will be identical to that of the existing building. The design balances the integration of the existing property with the extension, blending it into a beautiful family home. **Great care has been taken to ensure a coherent architectural design, one that consolidates and unifies the overall appearance of the house.**

- i. The property benefits from being located within an extensive plot. Both the existing and proposed properties cover less than 10% of the site. The removal of the outbuildings will also ensure that development remains on the eastern part of the site and closer to the existing cluster of buildings at West Garleton.



- j. **The Officer Report responds positively to every aspect of this proposed extension** and in response to key Development Plan policies. The Officer report states that the proposed extended home will;
- ***not harmfully impact the privacy or amenity of any of the neighbouring properties;***
 - ***not be readily visible in public views.***
 - ***not be harmfully intrusive, incompatible or exposed in its setting; and***
 - ***not detract from the character and appearance of the landscape of the area.***
- k. **It is the ideal site;**
- It is an existing residential site property;
 - There is plenty of room within the plot to accommodate the reworked home;
 - The officer report confirms that the proposals will not lead to any negative impacts on neighbours or the wider landscape setting;
 - It is a high-quality design solution;
 - It will employ modern sustainable construction methods in providing a fit-for-purpose home for a growing family;

It is difficult to imagine that a more appropriate site exists where proposed changes such as these can be accommodated with no harmful impacts on the surroundings.

INTRODUCTION

1. **apt planning & development** has prepared this Review Statement on behalf of **Mr and Mrs James and Sandra Dow** with regards to application **20/01284/P** seeking planning permission for the extension to the house and associated works at **Nouster Cottage, Garleton, Haddington, East Lothian**.
2. The Dow family have a longstanding history with East Lothian and moved back to the County ten years ago. Initially settling in Pencaitland, they have recently purchased Nouster Cottage, the ideal location and opportunity to accommodate their growing multi-generational family. The family has two young boys and also an ageing parent with a degenerative disease. The accommodation has been designed with the three generations of family in mind, blending the needs of young and old and so that the grandparent can live comfortably on the ground floor (as stairs are becoming an issue).
3. The immediate area comprises of a small cluster of homes and neighbours are delighted with the family moving to the area and are fully supportive of the proposed development (*see accompanying letters of support appended to this report*).
4. This appeal statement tries not to repeat much of what has been submitted in support of the application, but will concentrate on the reasons given when the application was refused via delegated powers in January.

SITE CHARACTERISTICS, BACKGROUND AND PLANNING HISTORY

5. Nouster Cottage is a detached single-storey pitch-roofed house, with limited accommodation in the roof space, and with an extensive garden located at West Garleton to the north of Haddington (and just off the main Haddington to Aberlady road). The property is within the Garleton Hills Special Landscape Area and the locally designated Garden and Designed Landscape of West Garleton.
6. The property is in a backland location that is accessed via a communal private tarmac track, situated on the west side of the A6137 public road, which also serves three neighbouring properties at West Garleton House, The Barn and West Garleton Steading.

PLANNING HISTORY

7. The property has a limited planning history (set out below) which highlights its piecemeal growth with the most recent addition being over 20 years ago. The changes have not represented a coordinated approach and have resulted in a property that lacks a coherent identity:

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• 99/00260/FUL	April 1999	Planning Permission granted	Addition of a single storey pitched roof extension.	Implemented
• 98/00301/FUL	May 1998	Planning Permission granted	Addition of a flat roofed extension.	Implemented
• P/00541/95	July 1995	Planning Permission granted	Addition of a single storey extension.	Implemented

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8. **Application 20/01284/P** was validated on 4th December, 2020 and was refused on the 20th January, 2021. The Officer Report prepared in determining this application responds **positively to the key aspects of the proposed extension**. In summary:

- a. **Gable Roof:** *as a result of its size, form, orientation and position the proposed gable pitched roof would not cause harmful loss of sunlight or daylight to the neighbouring properties;*
- b. **Raised Platform Steps and Handrails:** *as a result of their size, form, orientation and position, the platform steps and handrails would not cause harmful loss of sunlight or daylight to the neighbouring properties;*
- c. **Garage:** *due to its position, orientation and the enclosures of the rear garden of the house the proposed garage would not have a harmful impact on the privacy and amenity of any neighbouring residential properties in terms of overlooking or overshadowing (subject to a planning control being put in place);*
- d. **Access gate and associated timber Gate Posts:** *these components of the proposal will not have a detrimental impact on the [Garleton Hills Special Landscape Area](#).*

The Officer Report concludes that the aspects of the proposed development outlined above are consistent with [policies DC9, CH6, DP2](#) and [DP5](#) of the adopted East Lothian Development Plan.

The Officer Report also states that:

- e. *The Council's **Roads Services** and **Environmental Health** raise no objection to the planning application;*
- f. *The **Character and Appearance of the Landscape of the Area**: the proposed development would not be readily visible in public views of it and therefore the house would not be harmfully intrusive, incompatible or exposed in its setting or detract from the character and appearance of the landscape of the area.*

- g. *It would not harm the locally designated **Garden and Design Landscape of West Garleton** or have a detrimental impact on the **Garleton Hills Special Landscape Area**. On these aspects the proposed development is consistent with **policies DC9 and CH6** of the adopted East Lothian Development Plan 2018.*
- h. **Privacy and Amenity of Neighbouring Properties:** *The house would not have a harmful impact on the privacy and amenity of any neighbouring residential properties in terms of overlooking or overshadowing. With regards to these aspects, the proposed development is consistent with **policy DPS** of the adopted East Lothian Development Plan 2018.*

The application was refused via delegated powers on 20th January 2021. Three reasons for this refusal were given and we address each one in turn below.



Proposed side and rear elevations, much of which retains the character of the original cottage.

Reason 1

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

9. **Policy DP5** states that 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.
- The Officer Report acknowledges that the property is not harmfully intrusive, incompatible or exposed in its setting nor does it detract from the character and appearance of the landscape of the area.
 - The existing house has suffered unsympathetic extensions and remodelling in the past. It has been extended at least three times and offers compromised, disjointed accommodation. The variety of alterations has resulted in a house with inconsistent roof forms and materials and poor visual amenity.
 - The design solution proposed offers a **unique opportunity to extend and rework a family home that not only incorporates the original buildings but provides it with a coherent identity that embraces the locality and adopts an environmentally sustainable design. As can be seen below the character and ridge height of the southerly facing elevation has retained many of the key design features.**



10. **Policy DP5** goes on to state that such development must satisfy all of the following criteria:

- a) 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;
 - **The Case Officer report acknowledges that there is no loss of amenity.**
- b) 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. Our response is:
 - The completed home as proposed sits comfortably within the 1.27 acre site, occupying less than 10% of the total site (this is comparable with the existing property and ancillary outbuildings).
 - **The new extension would be compatible and subservient in that it maintains the residential use, takes references from the materials and colours of the existing property and represents an overall increase in floor area of around 30% to the existing house and outbuildings.**
 - It consolidates the existing house into a high quality, attractive and cohesive property unlike the piecemeal property that has evolved to date.
- c) 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;
 - **The extension is not only sympathetic and complementary to the existing building, but will also provide the family home with a distinctive sense of place.**
 - It will provide comfortable living accommodation, maximise the connection with the extensive garden and benefit from panoramic views over the Forth Valley with no detrimental impact on the surroundings (as acknowledged in the officer report).
 - A meticulous approach has been taken to ensure that the **external finishes are consistent** and entirely in keeping with the properties in the immediate vicinity – the consolidation of roof forms coupled with uniform external finishes throughout will unify the overall appearance of the house.
- d) **Policy DP5** concludes that 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.
 - There can be no doubt that the reworking and extension of the existing building will bring about a significant design benefit. It represents a considered approach to the creation of a comfortable family home, set within extensive grounds and almost completely invisible outwith the site (from public places/neighbouring properties).

- In utilising an established residential site, the proposals represent a positive outcome in terms of overall planning and design. On this basis the application complies with Policy DP5. As the neighbouring residents have stated, they see only benefits from an improved, more attractive property housing a young family (and grandmother) bringing much needed vitality to the cluster at West Garleton.
- Whilst Scottish Planning Policy guidance promotes consistency in the application of policy across Scotland it also allows for sufficient flexibility to reflect local circumstances. Policy is a framework to work within and not an absolute tick box exercise. We strongly believe that this application - the quality of the proposal and the site specific characteristics - provide ample justification in the issuing of planning permission.
- **Surely the most credible approach to the determination of this appeal is to look at the end result.** The existing building is not listed, nor is it located in a Conservation Area. The Officer has concluded that the proposals will have no detrimental impact on the Special Landscape Area and Garden and Designed Landscape.
- Policy DP5 should not be interpreted in such a way to prevent high quality, appropriate and attractive development especially when the result would be a far superior building.
- The scale and appearance of the existing Nouster Cottage should not be a key determining factor. It is merely the start point from where the **obvious conclusion is that the proposed home will be more attractive, more sustainable and entirely appropriate to its location and setting.**

“Other Positive Planning and Design Benefits”

- Great care has been taken to ensure that proposals have been designed to align with the aspirations of East Lothians Councils **“Climate Change Strategy 2020-2025”**, which has a core aim and vision for a carbon neutral East Lothian. Brennan & Wilson Architects have specific experience and expertise in Passive House and net zero buildings and were designers of East Lothian’s first passive house project, which was awarded Scottish House of the Year 2013.
- The new extension will be built to this exacting construction standard with super insulated walls and roof and triple glazed windows and doors. In addition, the poorly insulated fabric of the existing house will receive a comprehensive retrofit, significantly reducing fabric heat loss.
- These measures combined with a renewable energy strategy of ground source heating and solar thermal hot water will create a very low energy home fit for the 21st Century.
- The proposed significant upgrades to Nouster Cottage will enable half of the existing West Garleton housing cluster to contribute to East Lothian Councils net zero aims.



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- The adjacent property “the Barn” which sits in the West Garleton cluster was designed by the same architectural practice to passive house standards and since occupation has been achieving extremely low annual energy costs.
- Both applicant and architect worked hard to ensure that the integrity of the existing property was not lost (indeed much of the rear (south) elevation is retained) and there were many compromises during that process. The existing property has been used as the basis for the proposals which then go on to create an attractive and modern family home.

Reason 2

The proposed extension is tantamount to the creation of a new house in the countryside. No Case has been made for this to meet an agriculture, horticulture or forestry need. No other operational need has been advanced to justify the transformation of the existing house by the addition to it of the proposed extension. Changing the existing building in the manner and to the degree proposed would radically alter its character and appearance giving greater emphasis to it being isolated sporadic development in the countryside. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed extension is tantamount to the creation of a new house in the countryside, contrary to Policy DC1 of the adopted east Lothian Development Plan 2018 and Government policy guidance regarding the control of new housing development in the countryside expounded in Scottish Planning Policy: Revised December 2020.

11. Under no circumstances are these proposals tantamount to the creation of a new home in the countryside (which would require it to be tested against Policy DC3 or DC4). It is already a well-established home that sits as part of a cluster of other homes at West Garleton. The policy does not apply in this instance, but regardless, **the existing and proposed extended home is neither isolated nor sporadic.**



*Clearly part of the cluster of homes at West Garleton,
Nouster Cottage (left) is neither isolated nor sporadic.*

12. This is an inexplicable and arbitrary policy stance. Whilst we (applicant, architect and planning consultant) are fully supportive of planning policy that exists to protect inappropriate development in the countryside, its reference in this instance is misplaced.
13. This proposal seeks to **extend** the existing cottage to provide more spacious and comfortable living accommodation for three generations of the same family. **Nobody has doubted that this is an existing residential property** which the applicants are hoping to extend and improve.
14. **Policy DC1: Rural Diversification Development in the Countryside**, relates to **changes of use or conversions of existing buildings**. This is not a change of use nor is it a conversion of an existing building (you cannot convert a house into a house).



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15. The proposed **extension** (as it is repeatedly referenced throughout the Officer Report) has been designed in a size, form, proportion and scale which takes several design references from the existing house, its character and its setting. Moreover, when consolidating the floor area of the three outbuildings which are to be removed, the increase in total floor area is only about 30%.

Reason 3

If approved the proposed development would set an undesirable precedent for the development of new houses in the countryside, the cumulative effect of which would result in a detrimental impact on the rural character of the open countryside of East Lothian.

16. One of the cornerstones of the planning system is that **each** planning application must be considered on its **individual merits**, that every application has specific characteristics that are to be taken into consideration and decisions are reached based on a full and thorough review. Indeed this underlying message is reiterated and reinforced on a regular basis by planning authorities making a variety of planning decisions.
17. We do not accept that by granting planning permission in this instance it will set an *'undesirable precedent'* for how future applications are decided;
 - The proposed extension is entirely specific to this application and the unique opportunity that the existing property provides.
 - Developing the existing house into an attractive, high quality, sustainable family home would set and should be welcomed as a **positive precedent** – it would be an example of how an existing house can be developed appropriately.
 - The application is of the highest quality in terms of architectural design. It is not only sensitive to the characteristics of the local area it significantly enhances its immediate setting.
 - It will replace a house of limited design quality or value, inconsistent roof forms and materials with a stunning family home that is well connected to the garden and views. We believe that this type of project raises the standard of design more generally in rural areas.
18. We have outlined the merits of the application and believe that that the application is not only acceptable in the context of relevant planning policy, but would be a high quality **addition** to this part of East Lothian.

SUMMARY

18. This LRB Appeal is made following the refusal of application 20/01284/P for the extension to the house and associated works at Nouster Cottage, Garleton. The proposals represent a high quality design solution to create a family home appropriate for modern family living on an existing residential site.
19. The officer report finds in favour of the design of the finished building.
20. In addition Brennan & Wilson Architects has a track record in sustainable design and the proposed new additions to the cottage will be designed with the latest construction methods and materials to ensure as low a carbon footprint as possible. The existing elements will be retro-fitted wherever possible to improve the energy performance of the property.
21. Architect and applicant worked together to ensure that elements of the existing house were retained or replicated, and compromises made. These include sticking to the original height/roof lines and minimising the extent of the expanded footprint of the building even though the privacy and generous plot size could have allowed for a more elaborate design but veering further from the existing cottage.
22. Planning policies provide a framework within which to determine applications for planning permission. **Planning policy does not try to offer a definitive position and policies cannot possibly apply to all circumstances.** In this instance there has been an inflexible and arbitrary approach to the interpretation of planning policy in determining this application.
23. The officer report contains a comprehensive assessment, highlighting how the proposals comply with all key planning policies protecting neighbouring properties, the Special Landscape Area and the Designed Garden and Landscape. **It is the ideal site for these proposals.**
24. This appeal statement challenges the three reasons for refusal in that they significantly overstate concerns regarding the proposed development;
 - a) **The design is entirely appropriate for the site and setting. The quality of the proposed finished house should be the focus, not the strict application of a policy in protecting an existing property of average aesthetic, landscape and environmental value – in this instance, the end clearly justifies the means;**
 - b) Policy DC1 does not apply to this application and reference to it is misplaced;
 - c) A development that is both attractive and appropriate cannot set an unacceptable or undesirable precedent.
25. The quality of the design coupled with the site specific characteristics provides ample justification for the application to be granted permission.

BEFORE



AFTER





OFFICER REPORT

20th January 2021

App No. **20/01284/P**

Application registered on **4th December 2020**

Target Date **3rd February 2021**

Proposal	Extension to house, heightening part of roof, formation of raised platform with steps, handrails, erection of double garage and gate	SDELL	N
		CDEL	N
Location	Nouster Cottage Garleton Haddington East Lothian EH41 3SJ	Bad Neighbour Development	N

APPLICANT: **Mr & Mrs J & S Dow**

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

**c/o Brennan & Wilson Architects
Per Julie Wilson
The Studio
9 Bayswell Park
Dunbar
East Lothian
EH42 1AE**

DECISION TYPE:

Application Refused

PLANNING ASSESSMENT

This application relates to 'Nouster Cottage', a detached single storey pitched roofed house, with limited accommodation within its roof space, and its extensive garden ground located within the countryside at West Garleton to the north of Haddington. The property is within the Garleton Hills Special Landscape Area and the locally designated Garden and Designed Landscape of West Garleton.

The applicant's property is within a backland location accessed via a communal private tarmac track, situated on the west side of the A6137 public road, which also serves the neighbouring residential properties of West Garleton House, The Barn and West Garleton Steading.

In July 1995, planning permission (Ref: P/00541/95) was granted for the addition of a single storey extension onto the east end of the rear (south) elevation of the house. Planning permission P/00541/95 has been implemented for some time.

In May 1998, planning permission (Ref: 98/00301/FUL) was granted for the addition of a flat roofed extension onto the front (north) elevation of the house. Planning permission 98/00301/FUL has been implemented for some time.

In April 1999, planning permission (Ref: 99/00260/FUL) was granted for the addition of a single storey pitched roofed extension onto the north end of the side (west) elevation of the house. Planning permission 99/00260/FUL has been implemented for some time.

Planning permission is now sought for:

- (i) the heightening of the existing flat roofed component on the front (north) elevation of the house to form a gabled pitched roof;
- (ii) the formation of a raised platform with steps and handrails that would abut the side (east) elevation of the house;
- (iii) the erection of a detached pitched and hipped roofed garage building within the garden to the southwest of the house;
- (iv) the re-positioning of the existing timber access gate and its associated timber gate posts from within the driveway of the house to their new locations on the south end of the east boundary of the driveway entrance to the house; and
- (v) the addition of a one and a half storey extension onto part of the front (north) and side (west) elevations of the house.

The existing single storey flat roofed conservatory attached to the east end of the rear (south) elevation of the house would be removed from its location. So too would the existing decked area that abuts the side (west) elevation of the house. The detached garage buildings located within the garden of the house would also be removed from their locations. Removal of the existing conservatory, decked area and garage outbuildings do not require planning permission for them and thus they are not the subject of this application.

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

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018.

There are no relevant policies of the approved South East Scotland Strategic Development Plan (SESplan). Policies DC1 (Rural Diversification), DC9 (Special Landscape Areas), CH6 (Gardens and Designed Landscapes), DP2 (Design) and DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of the application.

There is no public objection to this application.

One written representation has been received in support of this planning application. The representor states that he has no issues with the development proposals.

As is proposed, the flat roofed component on the front (north) elevation of the house would be heightened by some 2.1 metres to form a gabled pitched roof. The proposed new roof would be clad in slates and its east gable end would be rendered in a white colour to match the external walls of the existing house. In its heightened form, the proposed new roof would align, and integrate with, the existing pitched roofed extension added to the north end of the side (west) elevation of the house the subject of planning permission 99/00260/FUL. The proposed new pitched roof would not be heightened to such an extent that would cause the house to appear harmfully dominant, intrusive or incongruous within its landscape setting. By virtue of its architectural form, size, scale, height, proportions and materials, the proposed heightening of this part of the roof of the house would not be harmful to the character and appearance of the house or to the character and appearance of the area. It would not cause the house to appear harmfully intrusive, incongruous or exposed in its landscape setting or be harmful to the character and appearance of the landscape of the area. It would not harm the locally designated Garden and Designed Landscape of West Garleton.

There are no windows to be formed within the proposed gabled pitched roof. Windows or other glazed openings could be formed within each of its front (north) and rear (south) facing pitched roofs, or within the side (east) gable end, at a later date with permitted development rights and thus without the need for planning permission. However, any windows to be formed within the front (north) or rear (south) facing pitched roof slopes of the proposed new roof would not allow for harmful overlooking as there are no neighbouring properties in those directions. In addition, any windows to be formed within the side (east) gable end of the proposed new roof would face towards the exposed courtyard of West Garleton Steading to the east and thus they would not allow for harmful overlooking of that neighbouring residential property.

Owing to its size, form, orientation and position, the proposed gabled pitched roof would not give rise to a harmful loss of sunlight or daylight received by any neighbouring residential properties.

The proposed raised platform and steps to be formed on the side (east) elevation of the house would measure some 1.5 metres long, some 1.3 metres wide and some 800mm high measured to its highest point above the ground level of the garden of the house. It would be enclosed along its north and east edges by 1 metre high metal handrails. In their positions, and due to the 3 metre high hedge enclosing the east boundary of the garden of the house, the proposed raised platform, steps and its associated metal handrails would not be visible from a public place. By virtue of their architectural forms, sizes, scales, proportions, materials and positions, the proposed raised platform, steps and handrails would not appear as harmfully dominant or incongruous additions to the side (east) elevation of the house. They would not cause the house to appear harmfully intrusive, incongruous or exposed in its landscape setting or be harmful to the character and appearance of the landscape of the area. They would not harm the locally designated Garden and Designed Landscape of West Garleton.

Use of the raised platform and steps would not, due to the enclosures of the garden of the house, allow for harmful overlooking of a neighbouring residential property.

Owing to their sizes, forms, orientations and positions, the proposed raised platform, steps and handrails would not give rise to a harmful loss of sunlight or daylight received by any neighbouring residential properties.

The proposed garage building would be located some 20.8 metres away from the southwest corner of the house in a position within the rear garden of the house. It would be rectangular in shape and would measure some 11.8 metres long, some 7.5 metres wide and some 5.5 metres high to the top of its hipped and pitched roofed form. Its hipped and pitched roof slopes would be clad in slates and its external walls would be rendered in a white colour. It would have two sets of double timber doors formed within its front (east) elevation. Each of them would have a rectangular shaped glazed window, divided into 12 panes of glass, formed within the upper part of them. A solid timber door would be formed within the west end of its side (north) elevation wall. It would also have three roof windows formed within its rear (west) facing pitched roof slope.

The proposed garage building would, due to its size, scale, height and massing, be a large building within the garden of the applicant's house. However, in its position within the garden to the southwest of the house and due to the backland setting of the house, the proposed garage building would not be readily visible from a public place. By virtue of its architectural form, size, scale, proportions, materials and position, the proposed garage building would be well integrated into its surroundings. It would not appear as a harmfully dominant, intrusive or incongruous feature within its rear garden setting. It would not result in an overdevelopment of the rear garden of the house. It would not cause the house to appear harmfully intrusive, incongruous or exposed in its landscape setting or be harmful to the character and appearance of the landscape of the area. It would not harm the locally designated Garden and Designed Landscape of West Garleton.

By virtue of its position and orientation and due to the enclosures of the rear garden of the house, the proposed garage building would not have a harmful impact on the privacy and amenity of any neighbouring residential properties with regards to overlooking or overshadowing.

The application drawings indicate that the proposed garage building would be used as a domestic garage. Such use would be incidental to the use and enjoyment of the applicant's house. It is on these terms that the proposed garage building stands to be determined and thus, in the interests of safeguarding the character and amenity of the locality, it would be prudent to impose a condition on a grant of planning permission to control that the garage building be used solely for purposes incidental to the use and enjoyment of the house of 'Nouster Cottage', West Garleton, Haddington and that it shall not at any time be used as a separate dwelling house or for any business, trade or other commercial use.

The proposed re-positioning of the existing timber access gate and its associated timber gate posts from within the driveway of the house to their new locations on the south end of the east boundary of the driveway entrance to the house would not appear as harmfully prominent, obtrusive or dominant features in their re-located positions. In their new locations the proposed re-positioned timber gate and its associated gate posts would not cause the house to appear harmfully intrusive, incongruous or exposed in its landscape setting or be harmful to the character and appearance of the landscape of the area. It would not harm the locally designated Garden and Designed Landscape of West Garleton. Use of the gate in its re-positioned location would not result in a loss of amenity to any neighbouring residential properties.

By their nature and scale these components of the proposal would not have a detrimental impact on the Garleton Hills Special Landscape Area.

The Council's Road Services raise no objection to this planning application.

The Council's Environmental Health Officer raises no objection to this planning application.

On these considerations the proposed heightening of part of the roof of the house, the platform and its associated steps with handrails, the detached garage building and re-positioned gates are, as relevant, consistent with Policies DC9, CH6, DP2 and DP5 of the adopted East Lothian Local Development Plan 2018.

Notwithstanding the above, the principle component of the scheme of development applied for in this planning application relates to the proposed one and a half storey extension to be added onto part of the front (north) and side (west) elevations of the house.

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

The applicant's detached single storey pitched roofed house, which has limited accommodation within its roof space, has been previously extended in 1995, 1998 and 1999. The original component of the house has white coloured rendered walls and pitched roof slopes clad in red coloured tiles. The external walls of the flat roofed extensions added to the house are also rendered in a white colour. The pitched roofed extension added to the north end of the side (west) elevation of the house has grey coloured slates and white coloured rendered walls. The house, as previously extended, comprises of three bedrooms (one with en-suite), a living room, a study (within the roof space), an entrance hallway, a bathroom, a kitchen, a utility room and a conservatory.

The Design and Access Statement submitted with this application states that the dwelling was originally built in the 1930's as a two room gardener's cottage serving West Garleton House. A historical map, dated 1938, shows the small rectangular shaped footprint of the built form of the original cottage building.

The applicant's house is well contained, due to its backland location and due to the enclosures of the boundaries of the garden of it, within its landscape setting. It is not readily visible in public views of it. Due to such containment, the proposed extension would also not be readily visible in public views of it. Accordingly, the proposed extension would not cause the house to appear harmfully intrusive, incongruous or exposed in its landscape setting or to detract from the character and appearance of the landscape of the area. It would not harm the locally designated Garden and Designed Landscape of West Garleton or have a detrimental impact on the Garleton Hills Special Landscape Area. On these considerations, the proposed extension is consistent with Policies DC9 and CH6 of the adopted East Lothian Local Development Plan 2018.

By virtue of its position and orientation and due to the enclosures of the garden of the house, the proposed extension would not have a harmful impact on the privacy and amenity of any neighbouring residential properties with regards to overlooking or overshadowing. On these

considerations of privacy and amenity, the proposed extension is consistent with Policy DP5 of the adopted East Lothian Local Development Plan 2018.

The proposed extension would be one and a half storeys in height. It would project some 7.8 metres out from the building line of the front (north) elevation of the house and some 6.1 metres out from the building line of the side (west) elevation of the house. It would measure some 26 metres long and some 6.6 metres high to the ridge of its double 'M' shaped pitched roofed slopes. Its double 'M' shaped pitched roof slope would be built into most of the north facing pitched roof slope of the house with a ridge line perpendicular to the roof of the existing house. Its external walls would be rendered in a white colour and its pitched roof slopes would be clad in slates. An open sided veranda would abut the rear (south) elevation of the proposed extension and would otherwise abut the south and west side elevations of the existing house. It would have three large zinc clad dormers positioned between the 'M' shaped pitched roof slopes on the front (north) elevation of the proposed extension and two zinc clad dormers in its side (west) facing pitched roof slopes. It would have glazed patio doors formed at ground floor level in its front (north) and side (west) elevation walls. It would also have a large bay type glazed window, at ground floor level, within the western end of its front (north) elevation. At first floor level, a glazed window would be formed within each of its 'M' shaped gabled ends. A stainless steel flue, would project some 1.7 metres above the flat roofed surface at the northern end of the western most dormer.

The proposed extension would contain a new entrance hallway, a boot room, a large lower hallway leading to a living room, a playroom, a study and a snooker room at ground floor level. At first floor level, the proposed extension would contain a master bedroom with en-suite, a bathroom, two bedrooms and a store. Consequently the proposed extension would add a further 8 rooms, 2 bathrooms, and a hallway to the existing 3 bedroomed house.

In this instance the character of the existing house is derived from its distinctly small size and scale. The proposed extension would, by its greater size, massing and floor area, be larger in size and scale than the existing house. Therefore it would be a dominant addition to the built form of the existing house. By being bigger than the existing footprint of the house, the proposed extension would not appear as an integral part of the original cottage but instead would be an addition to it that would significantly overwhelm it. Consequently due to 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, would not be subservient to it and therefore would not be either in keeping with or complementary to it. As such the proposed extension would be contrary to Policy DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018.

Due to its size and scale the effect of the proposed extension, if added to the existing house, would be tantamount to the creation of a new house in the countryside. No case has been made for this to meet an agriculture, horticulture or forestry need. No other operational need has been advanced to justify the transformation of the existing house to such an extent by the addition to it of the proposed extension. Changing the existing building in the manner and to the degree proposed would radically alter its character and appearance giving greater emphasis to it being isolated, sporadic development in the countryside. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed extension is tantamount to the creation of a new house in the countryside, the proposal is contrary to Policy DC1 (Rural Diversification) of the adopted East Lothian Local Development Plan 2018 and Government policy guidance regarding the control of new

housing development in the countryside expounded in Scottish Planning Policy: Revised December 2020.

Furthermore, if approved the proposal would set an undesirable precedent for the development of new houses in the countryside, the cumulative effect of which would result in a detrimental impact on the rural character of the open countryside in East Lothian.

REASONS FOR REFUSAL:

- 1 The proposed extension would, by its greater size, massing and floor area, be a dominant and incompatible addition to the built form of the existing house. By being bigger than the existing footprint of the house, the proposed extension would not appear as an integral part of the original cottage but instead would be an addition to it that would significantly overwhelm it. Therefore due to its much larger form, size, scale, massing and proportions, the proposed extension would not be of a size, form, proportion and scale appropriate to the existing house, would not be subservient to it and therefore would not be either in keeping with or complementary to it contrary to Policy DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018.
- 2 The effect of the proposed extension is tantamount to the creation of a new house in the countryside. No case has been made for this to meet an agriculture, horticulture or forestry need. No other operational need has been advanced to justify the transformation of the existing house by the addition to it of the proposed extension. Changing the existing building in the manner and to the degree proposed would radically alter its character and appearance giving greater emphasis to it being isolated, sporadic development in the countryside. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed extension is tantamount to the creation of a new house in the countryside, contrary to Policy DC1 of the adopted East Lothian Local Development Plan 2018 and Government policy guidance regarding the control of new housing development in the countryside expounded in Scottish Planning Policy: Revised December 2020.
- 3 If approved the proposal would set an undesirable precedent for the development of new houses in the countryside, the cumulative effect of which would result in a detrimental impact on the rural character of the open countryside of East Lothian.

LETTERS FROM



20th January 2021

App No. 20/01284/P

**EAST LoTHIAN COUNCIL
DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008**

**Mr & Mrs J & S Dow
c/o Brennan & Wilson Architects
Per Julie Wilson
The Studio
9 Bayswell Park
Dunbar
East Lothian
EH42 1AE**

APPLICANT: Mr & Mrs J & S Dow

With reference to your application registered on 4th December 2020 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

Extension to house, heightening part of roof, formation of raised platform with steps, handrails, erection of double garage and gate

at

Nouster Cottage

Garleton

Haddington

East Lothian

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

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

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

overwhelm it. Therefore due to its much larger form, size, scale, massing and proportions, the proposed extension would not be of a size, form, proportion and scale appropriate to the existing house, would not be subservient to it and therefore would not be either in keeping with or complementary to it contrary to Policy DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018.

- 2 The effect of the proposed extension is tantamount to the creation of a new house in the countryside. No case has been made for this to meet an agriculture, horticulture or forestry need. No other operational need has been advanced to justify the transformation of the existing house by the addition to it of the proposed extension. Changing the existing building in the manner and to the degree proposed would radically alter its character and appearance giving greater emphasis to it being isolated, sporadic development in the countryside. Assessed on the basis that through the resultant radical transformation of the size, form, character and appearance of the existing house the proposed extension is tantamount to the creation of a new house in the countryside, contrary to Policy DC1 of the adopted East Lothian Local Development Plan 2018 and Government policy guidance regarding the control of new housing development in the countryside expounded in Scottish Planning Policy: Revised December 2020.
- 3 If approved the proposal would set an undesirable precedent for the development of new houses in the countryside, the cumulative effect of which would result in a detrimental impact on the rural character of the open countryside of East Lothian.

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:

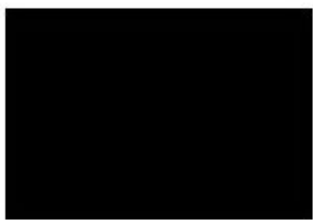
- the terms on which the Planning Authority based this decision;
- details of any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997.

The plans to which this decision relate are as follows:

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date Received</u>
216-GA-001	-	26.11.2020
216-GA-002	-	26.11.2020
216-GA-003	-	26.11.2020
216-GA-004	-	26.11.2020
216-GA-005	-	26.11.2020
216-GA-012	A	26.11.2020

216-GA-016	-	26.11.2020
216-GA-011	B	02.12.2020
216-GA-014	A	02.12.2020
216-GA-015	B	02.12.2020
216-GA-017	-	02.12.2020
216-GA-010	C	04.12.2020
216-GA-013	C	04.12.2020

20th January 2021

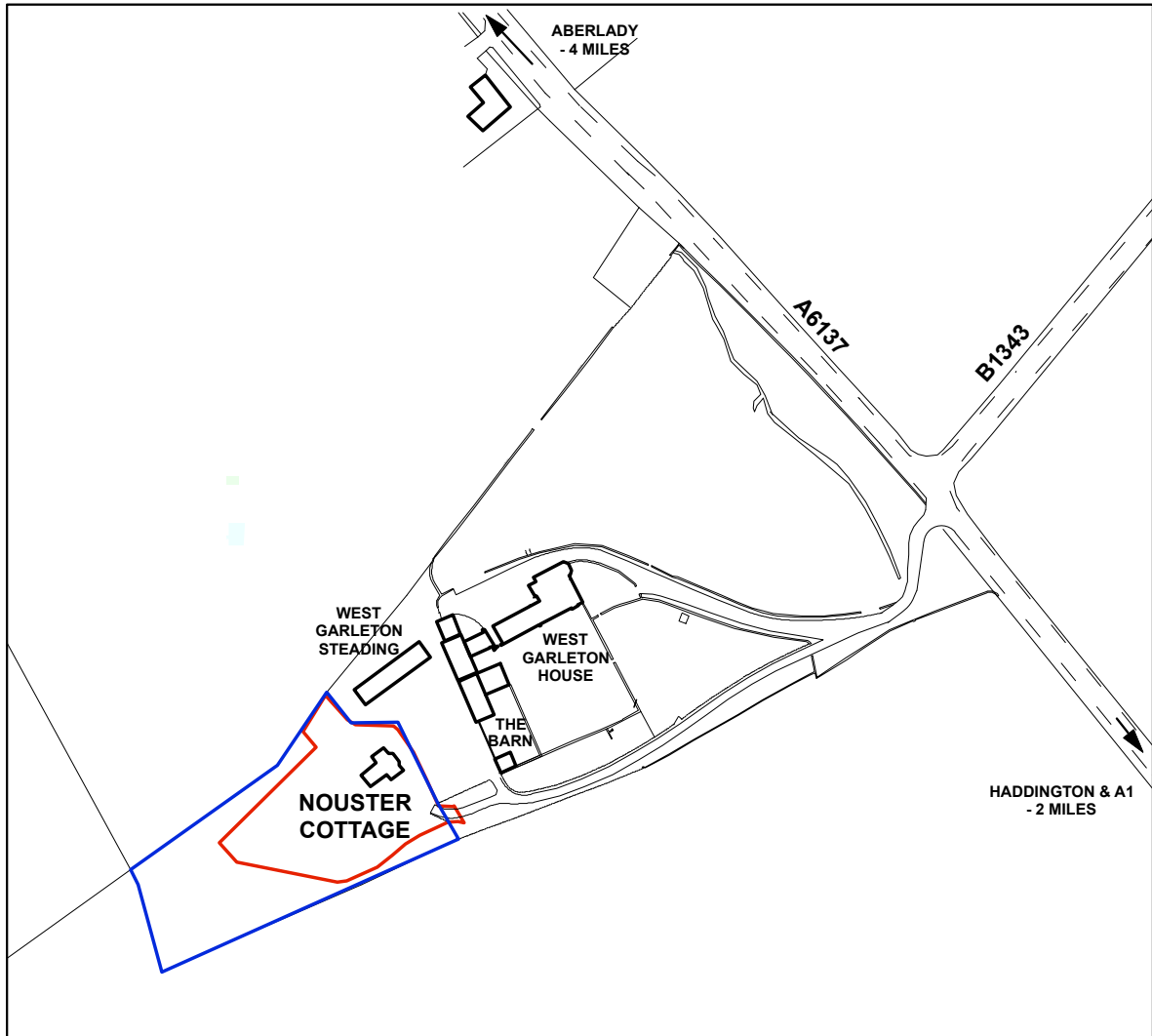


Keith Dingwall
Service Manager - Planning

NOTES

If the applicant is aggrieved by the decision to refuse permission for the proposed development, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to the Clerk to the Local Review Body, Committee Team, Communications and Democratic Services, John Muir House, Haddington, East Lothian EH41 3HA.

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.



SCALE 1:2500



- RED LINE INDICATES APPLICATION BOUNDARY
- BLUE LINE INDICATES LAND OWNED BY THE APPLICANT



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client Mr and Mrs Dow
project Nouster Cottage,
West Garleton
drawing **location plan**

by jw
date 11/2020
scale **1:2500**

status	PLANNING
216-GA-001	
drawing number	revision

rev	description	date

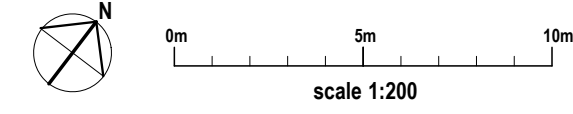
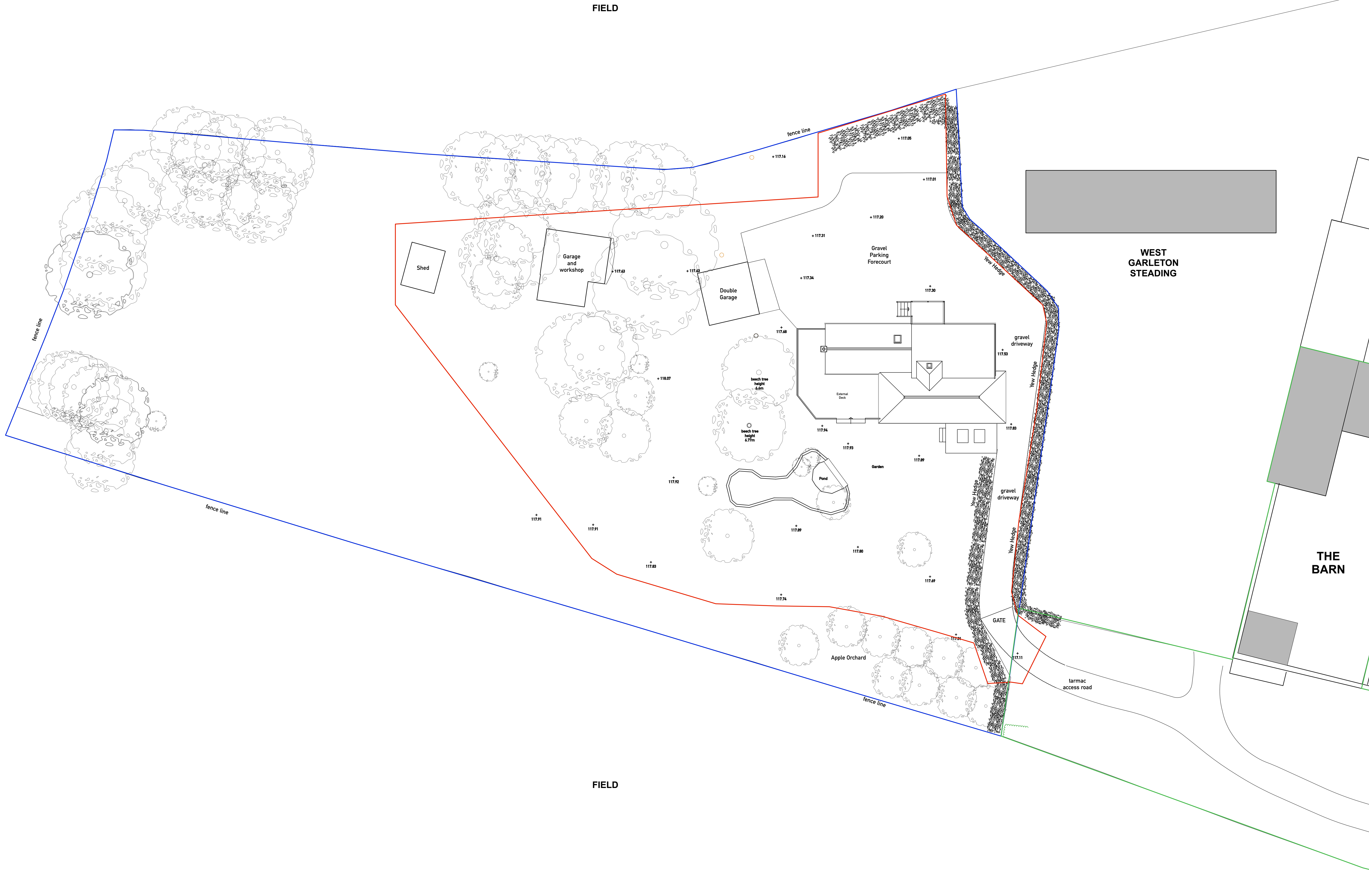
All dimensions to be checked on site prior to any work commencing.

This drawing is to be read in conjunction with all other consultant's drawings, bills of quantity and specifications where applicable.

Any discrepancy discovered in this drawing should be reported immediately to the architect.

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	application boundary
	indicates land owned by the applicant
	indicates land owned by neighbouring property The Barn



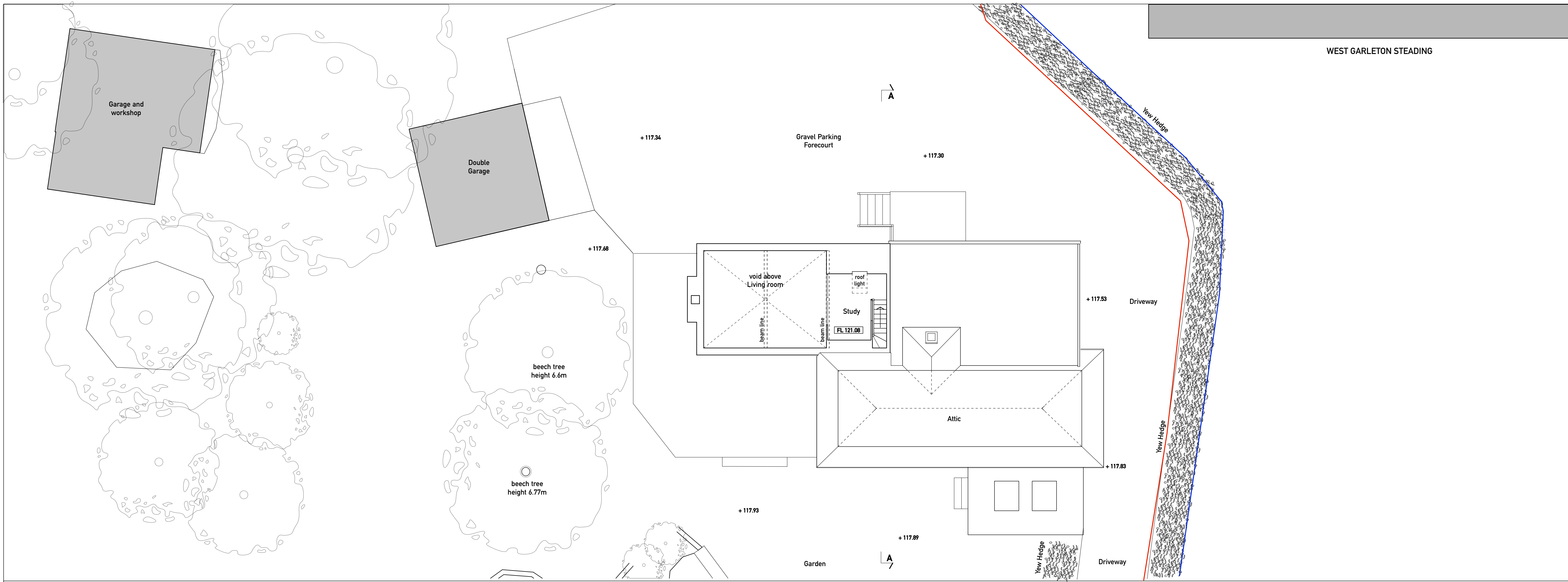
SITE PLAN as existing



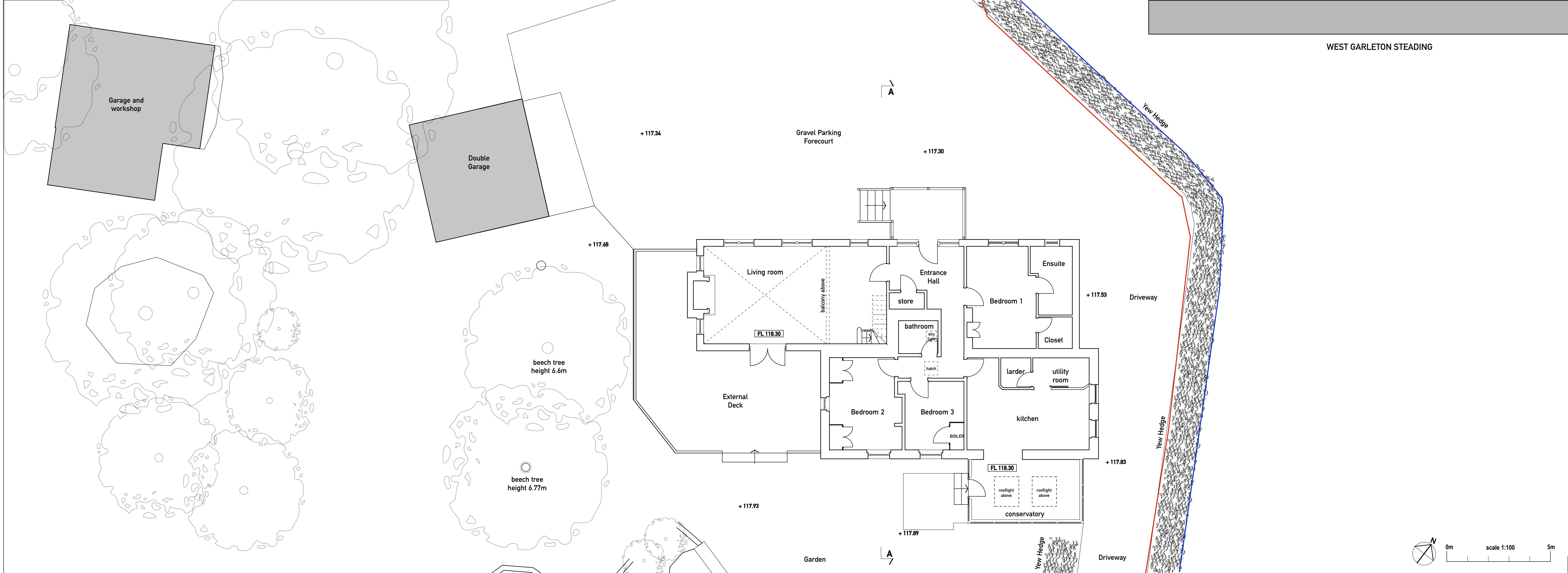
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 w www.bwarchitects.co.uk

client	Mr & Mrs Dow
project	Nouster Cottage West Garleton nr Haddington
drawing	Existing Site Plan
job ref.	216
by	jw
date	Nov 2020
scale	1 : 200 @ A1
status	PLANNING

drawing number	216-GA-002	revision	*
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FIRST FLOOR PLAN as existing



GROUND FLOOR PLAN as existing

WEST GARLETON STEADING

WEST GARLETON STEADING

rev	description	date

All dimensions to be checked on site prior to any work commencing.

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	red line indicates application site
	blue line indicates land owned by applicant



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client **Mr & Mrs Dow**

project **Nouster Cottage
West Garleton
nr Haddington**

drawing **Existing Plans**

job ref. **216**

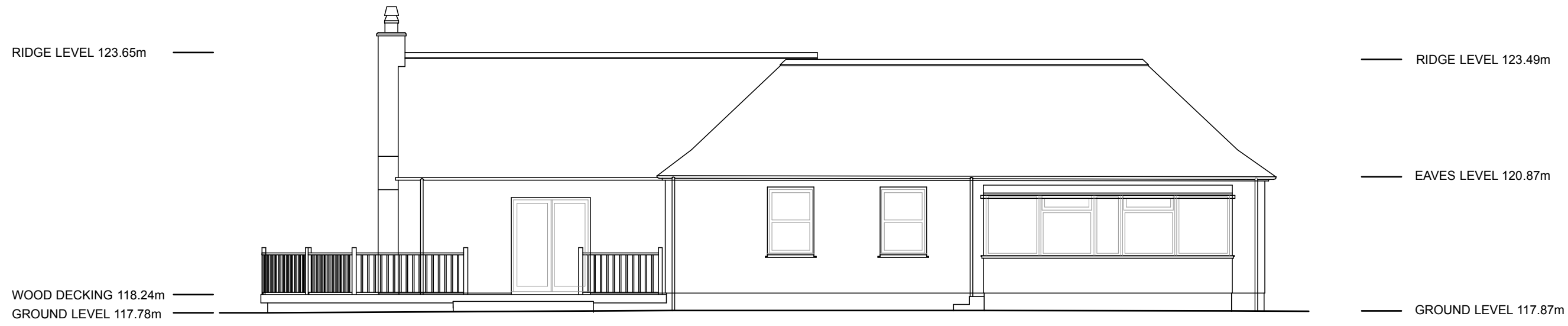
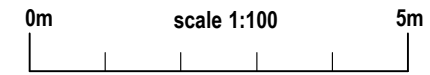
by **jw**

date **Nov 2020**

scale **1 : 100 @ A1**

status **PLANNING**

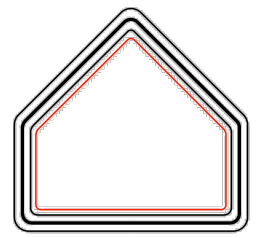
drawing number **216-GA-003** revision *****



SOUTH EAST ELEVATION - as existing



NORTH WEST ELEVATION - as existing



Brennan & Wilson Architects

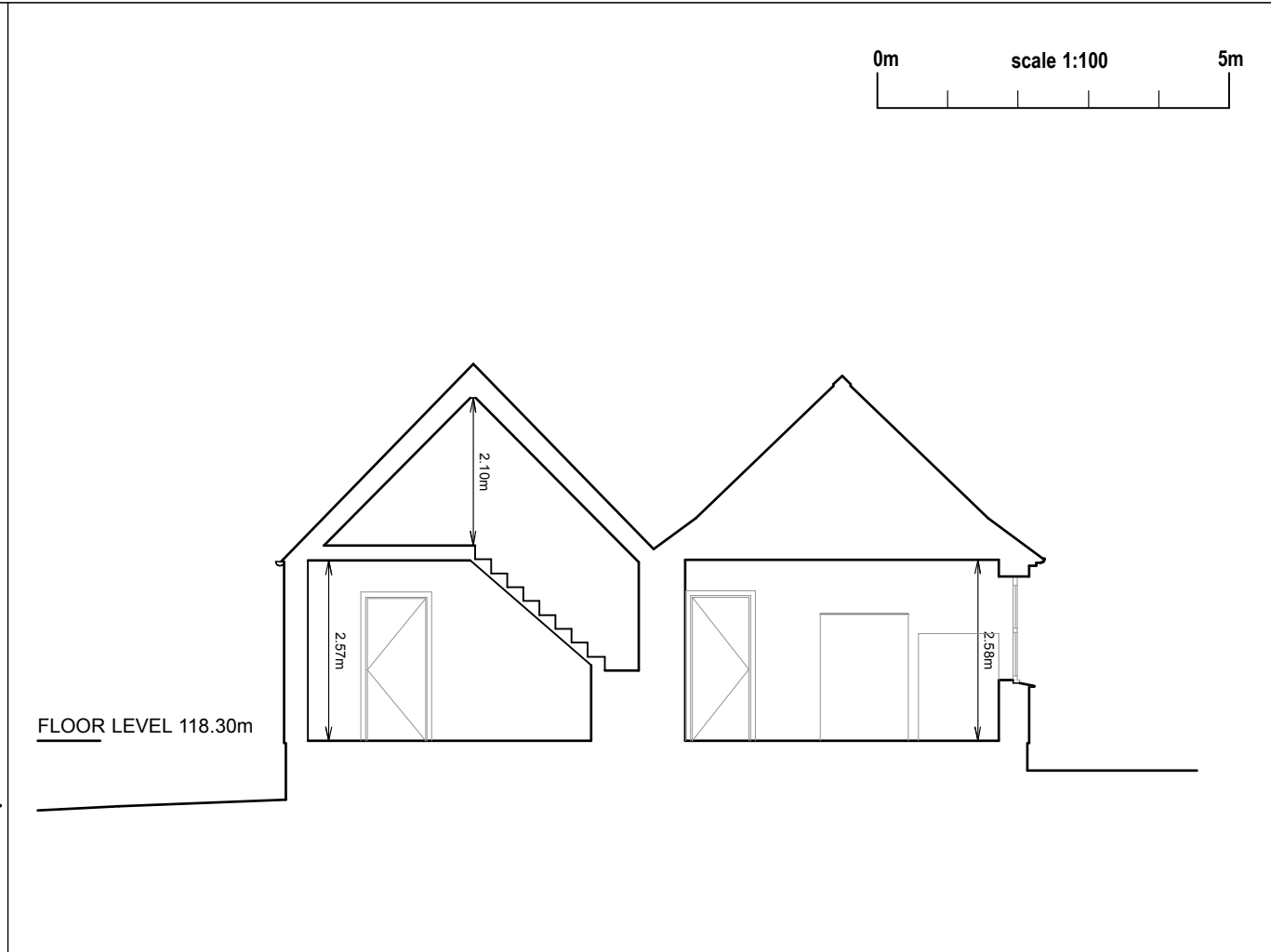
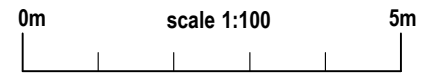
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 w www.bwarchitects.co.uk

client
 Mr & Mrs Dow
 project
 Nouster Cottage,
 West Garleton

drawing
Elevations as existing

ref. **216**
 jw
 date 11.20
 scale **1 : 100 @ A3**

status	PLANNING
drawing number	216-GA-004 *
revision	



NORTH EAST ELEVATION - as existing

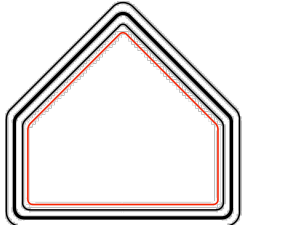
SECTION A-A - as existing



RIDGE LEVEL 123.65m
 EAVES LEVEL 120.85m
 WOOD DECKING 118.24m
 GROUND LEVEL 117.33m

RIDGE LEVEL 123.49m
 EAVES LEVEL 120.89m
 GROUND LEVEL 117.87m

SOUTH WEST ELEVATION - as existing



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client
 Mr & Mrs Dow
 project
 Nouster Cottage,
 West Garleton

drawing
**Elevations and Section
 as existing**

ref. **216**
 jw
 date 11.20
 scale **1 : 100 @ A3**

status **PLANNING**
216-GA-005 *
 drawing number revision

rev	description	date
A	ownership boundaries	17/11/20
B	pink shade/gate info	17/12/20
C	pink shade added	3/12/20

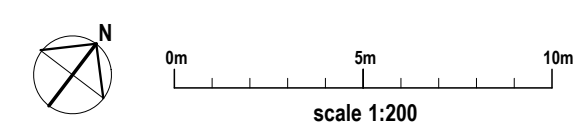
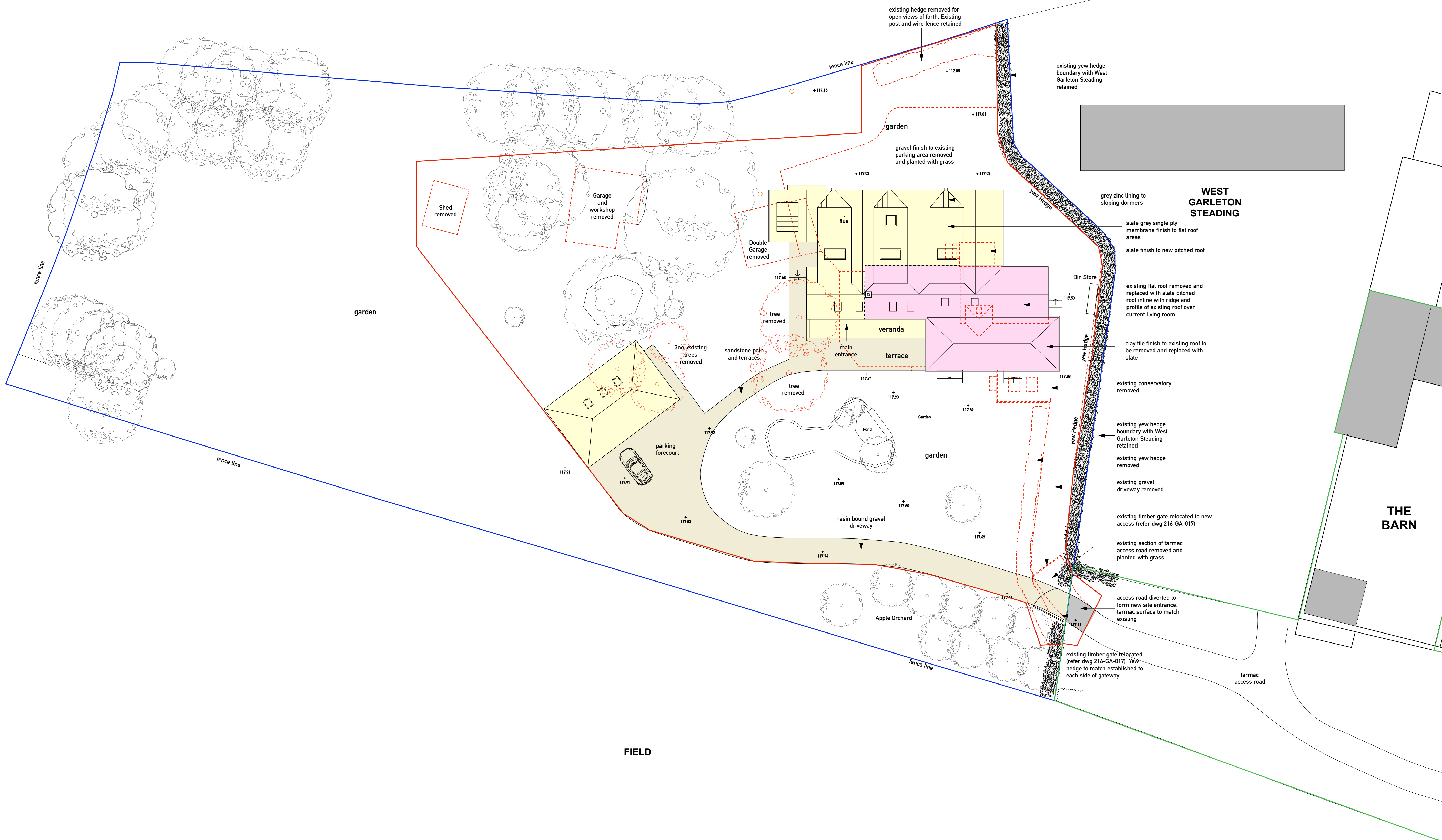
All dimensions to be checked on site prior to any work commencing.

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	dotted red line indicates removals
	application boundary
	indicates land owned by the applicant
	indicates land owned by neighbouring property The Barn
	yellow shades indicates new extension + garage
	pink shades indicates alterations to existing house
	beige shade indicates resin bound gravel driveway and sandstone paved paths

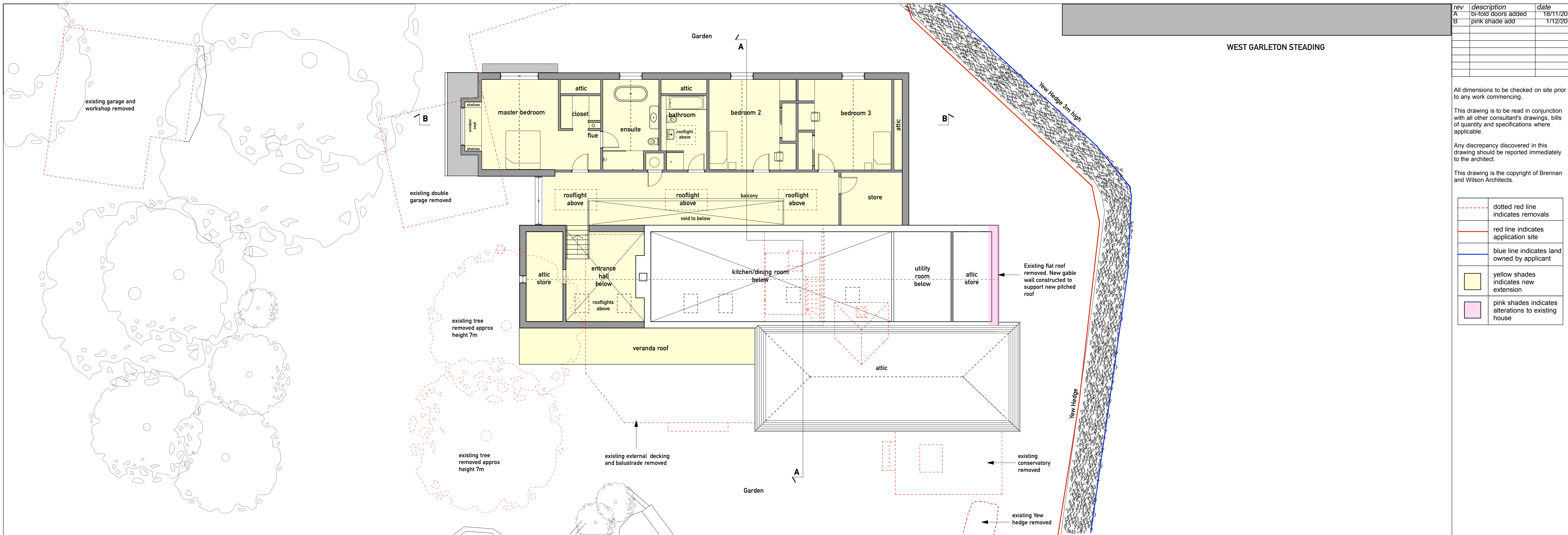


SITE PLAN as existing

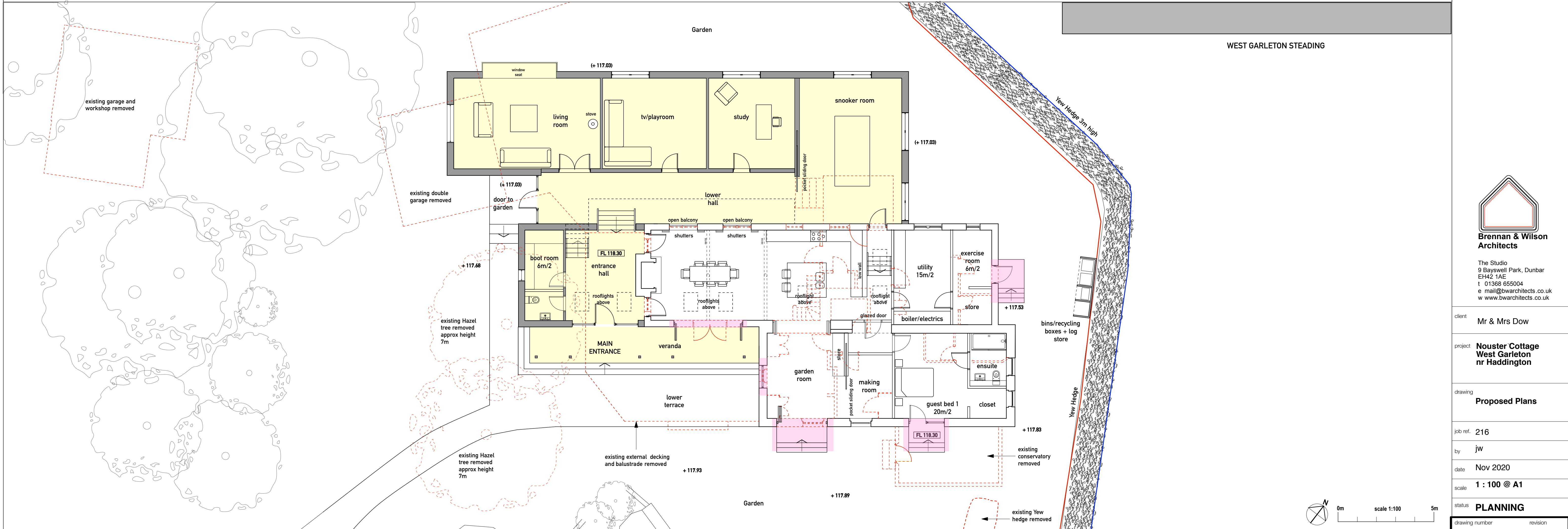
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w www.bwarchitects.co.uk

client	Mr & Mrs Dow
project	Nouster Cottage West Garleton nr Haddington
drawing	Proposed Site Plan
job ref.	216
by	jw
date	Nov 2020
scale	1 : 200 @ A1
status	PLANNING

drawing number	revision
216-GA-010	C



FIRST FLOOR PLAN as proposed



GROUND FLOOR PLAN as proposed

rev	description	date
A	bi-fold doors added	18/11/20
B	pink shade add	17/12/20

WEST GARLETON STEADING

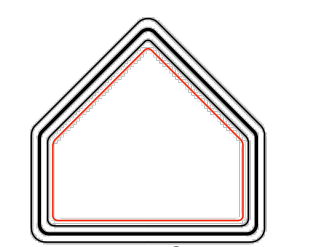
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	dotted red line indicates removals
	red line indicates application site
	blue line indicates land owned by applicant
	yellow shades indicates new extension
	pink shades indicates alterations to existing house



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client	Mr & Mrs Dow
project	Nouster Cottage West Garleton nr Haddington
drawing	Proposed Plans
job ref.	216
by	jw
date	Nov 2020
scale	1 : 100 @ A1
status	PLANNING
drawing number	revision

216-GA-011 B

rev	description	date
A	Window/door alter	20/11/20

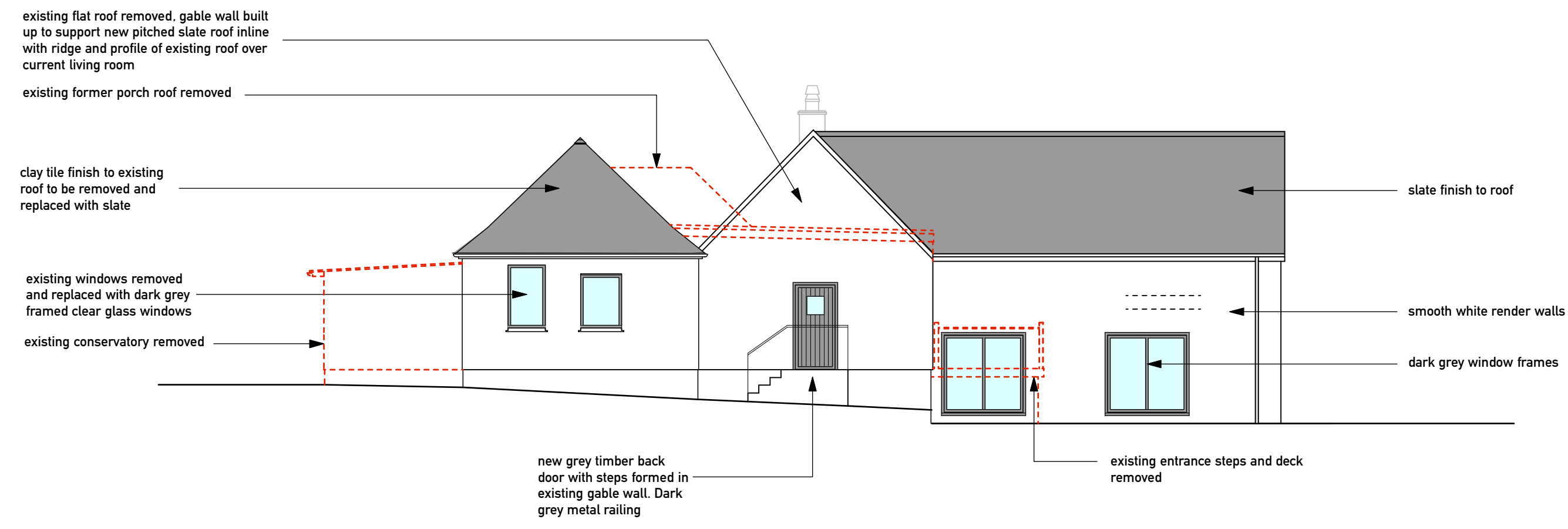
All dimensions to be checked on site prior to any work commencing.

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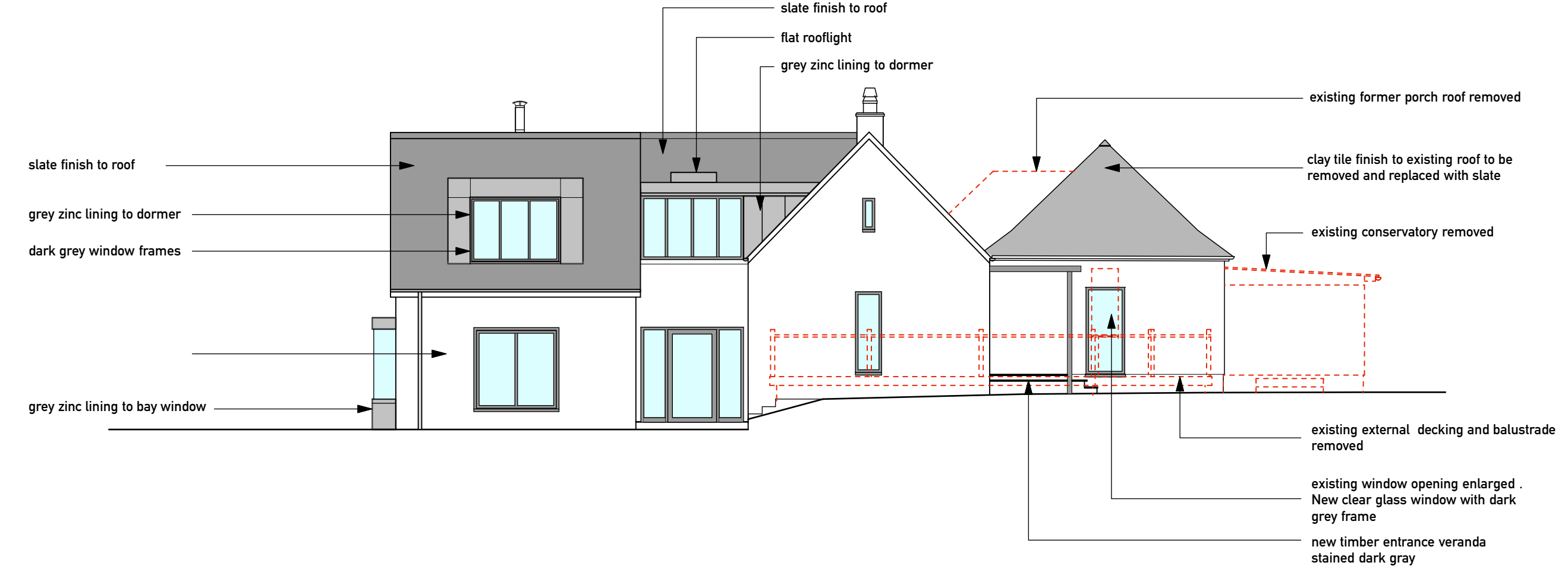
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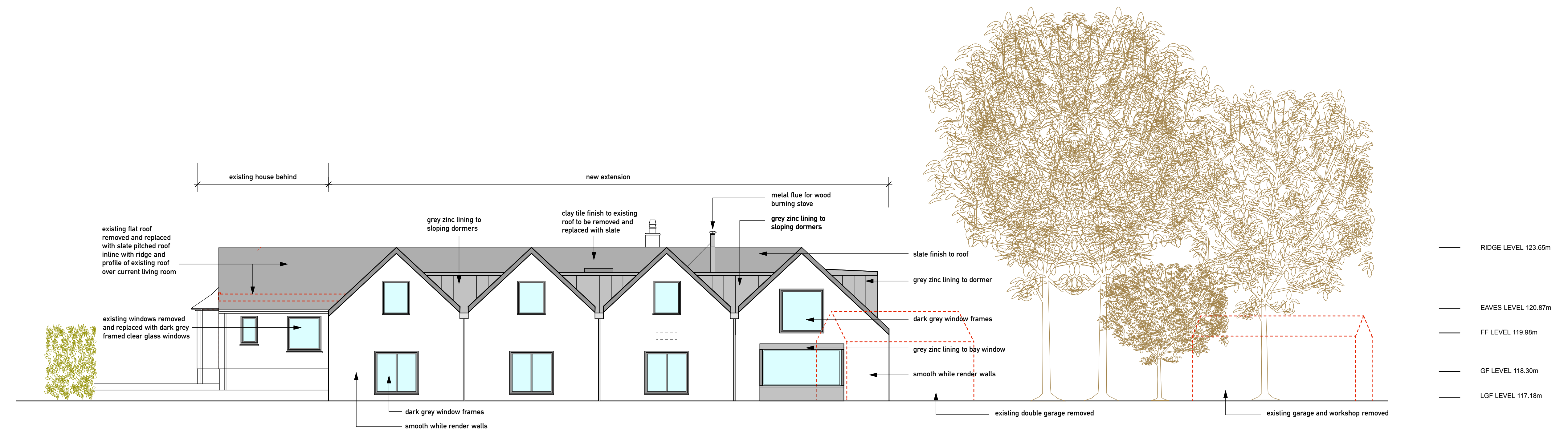
--- dotted red line indicates removals



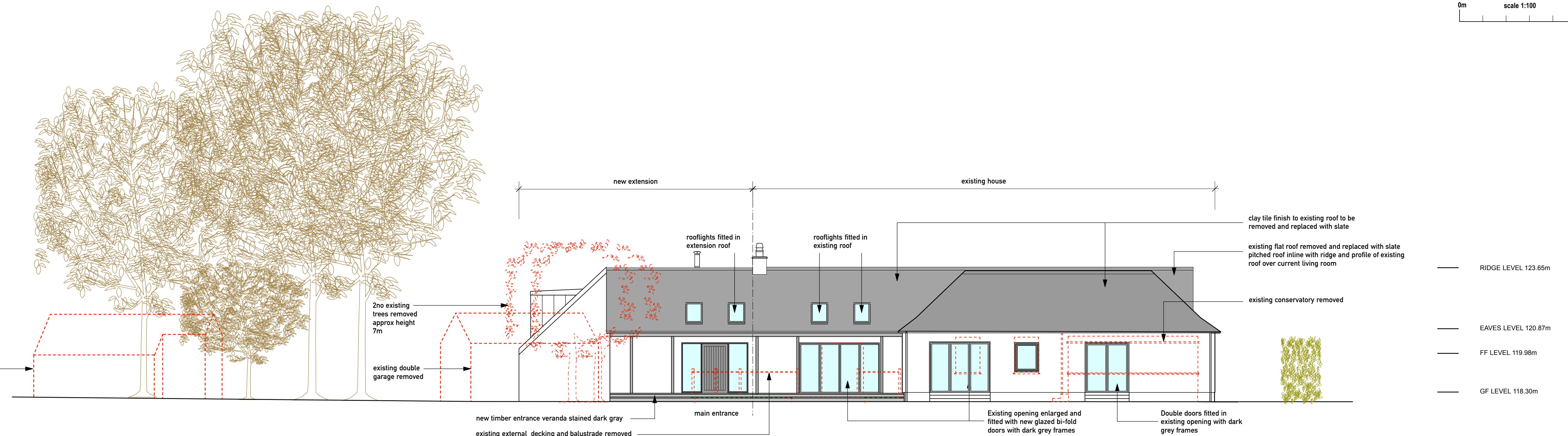
NORTH EAST ELEVATION - as proposed



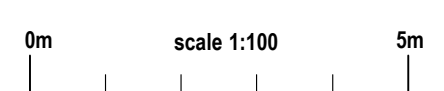
SOUTH WEST ELEVATION - as proposed



NORTH WEST ELEVATION - as proposed



SOUTH EAST ELEVATION - as proposed

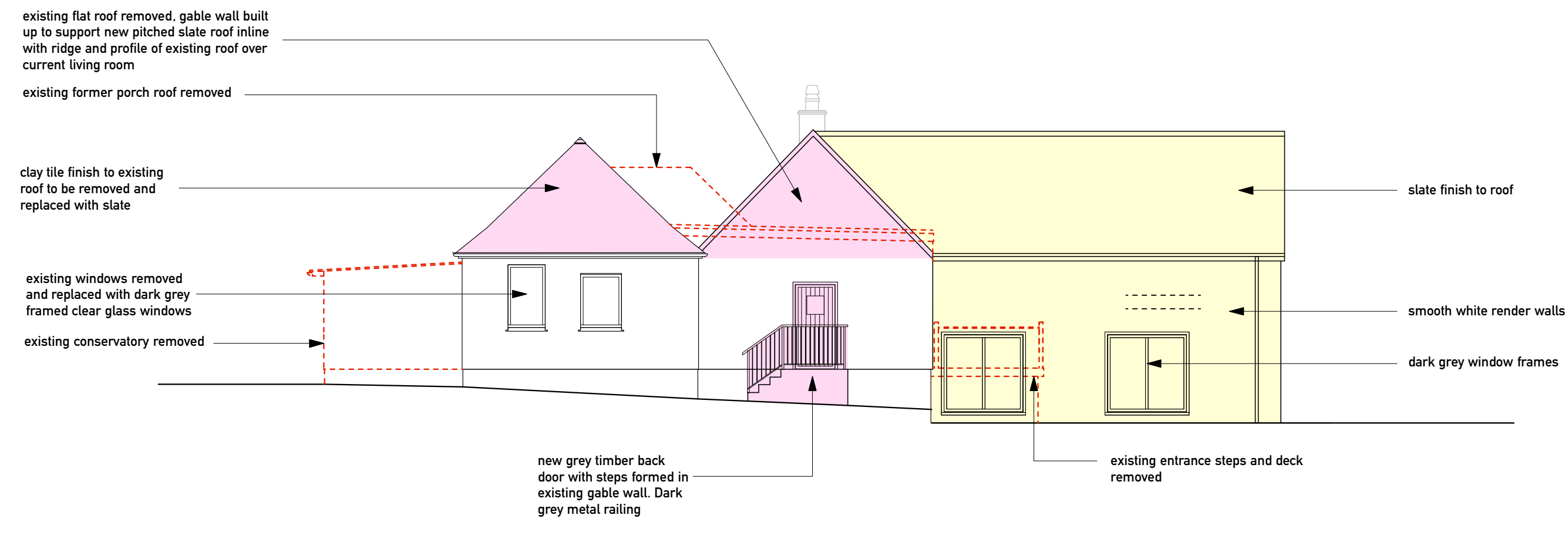


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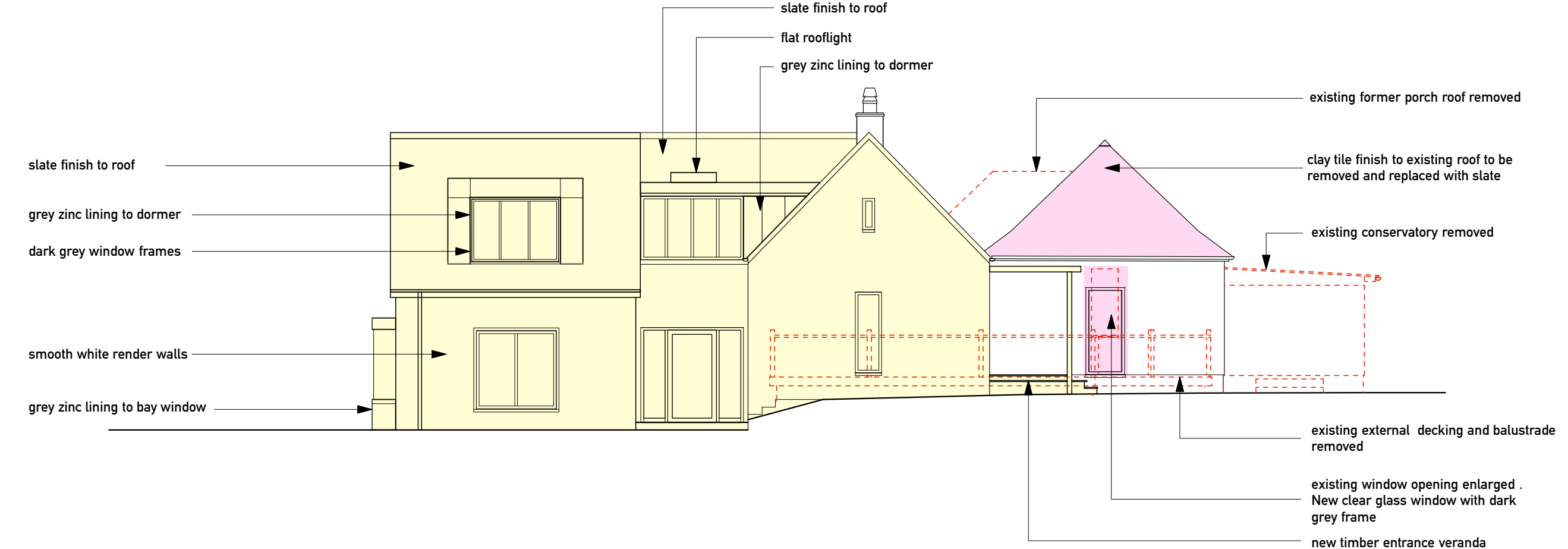
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e mail@bwarchitects.co.uk
w www.bwarchitects.co.uk

client	Mr & Mrs Dow
project	Nouster Cottage West Garleton nr Haddington
drawing	Proposed Elevations (materials colour scheme)
job ref.	216
by	jw
date	Nov 2020
scale	1 : 100 @ A1
status	PLANNING
drawing number	revision

rev	description	date
A	window/door alter	20/11/20
B	Pink shade add	1/12/20
C	Pink shade add	3/12/20



NORTH EAST ELEVATION - as proposed



SOUTH WEST ELEVATION - as proposed

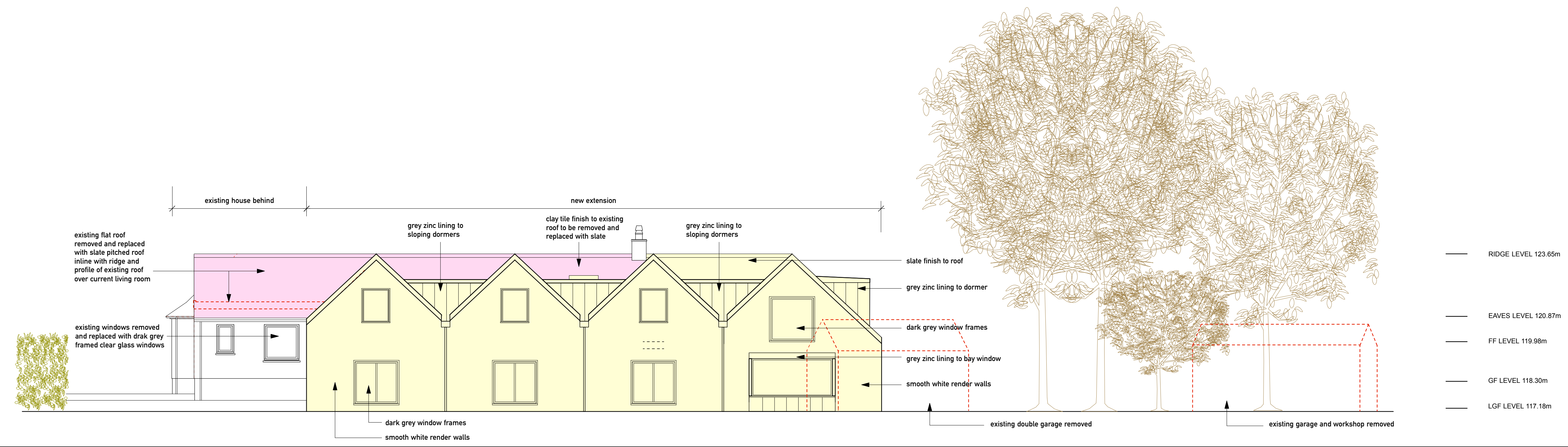
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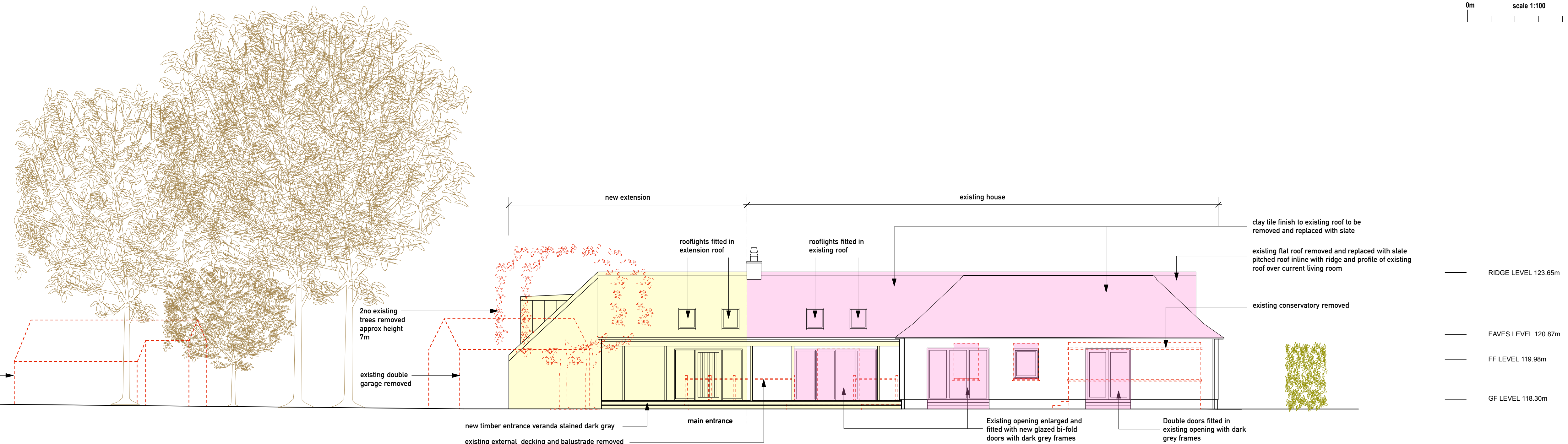
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	dotted red line indicates removals
	yellow shades indicates new extension
	pink shades indicates alterations to existing house



NORTH WEST ELEVATION - as proposed

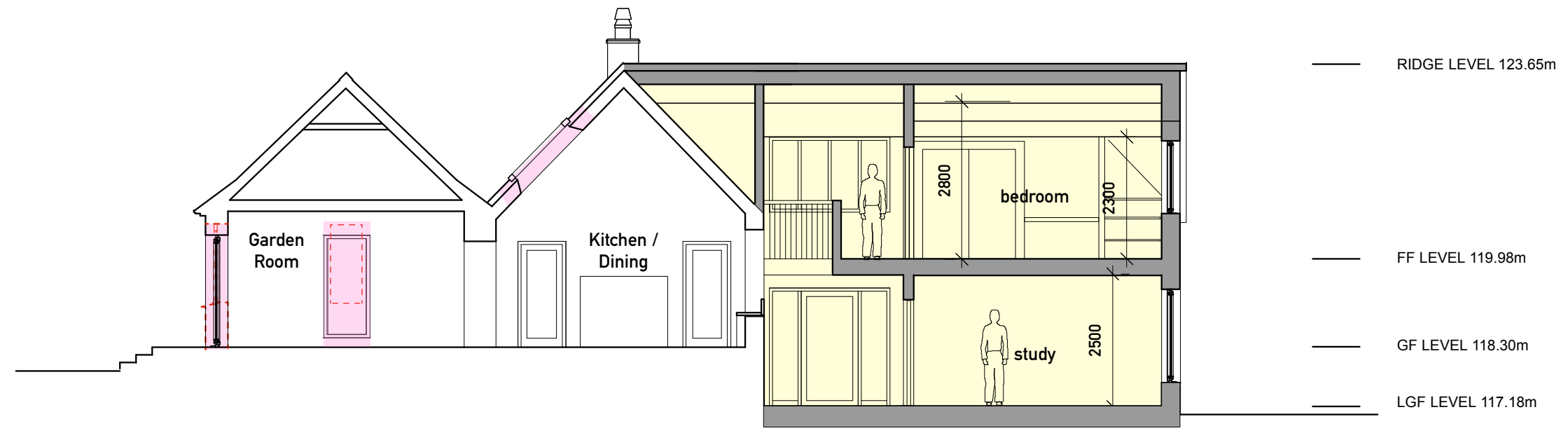
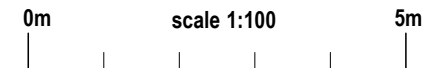


SOUTH EAST ELEVATION - as proposed

Brennan & Wilson Architects

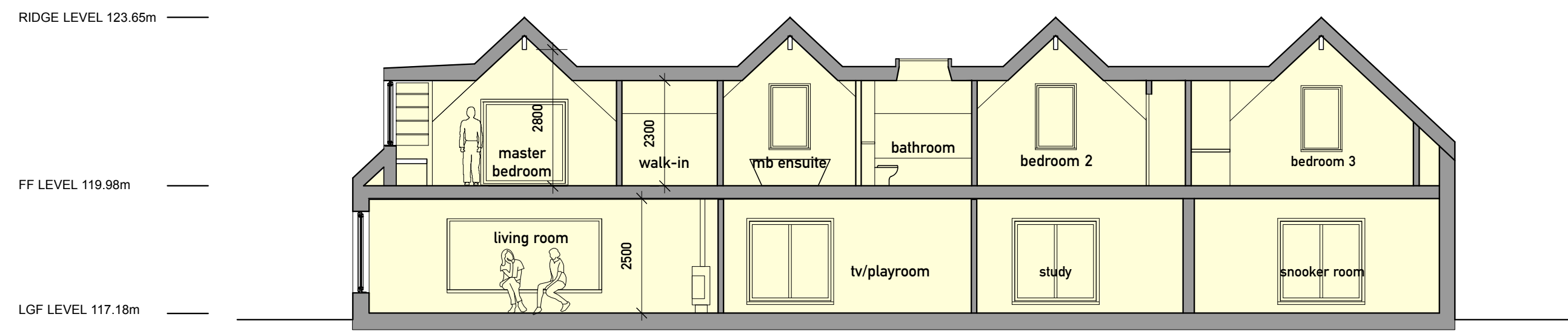
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client	Mr & Mrs Dow
project	Nouster Cottage West Garleton nr Haddington
drawing	Proposed Elevations showing new + existing
job ref.	216
by	jw
date	Nov 2020
scale	1 : 100 @ A1
status	PLANNING
drawing number	revision

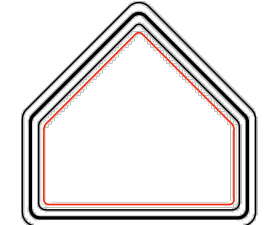


	dotted red line indicates removals
	yellow shades indicates new extension
	pink shades indicates alterations to existing house

SHORT SECTION A-A - through existing house and extension



LONG SECTION B-B - through new extension



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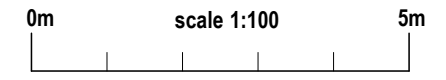
client
 Mr & Mrs Dow
 project
 Nouster Cottage,
 West Garleton


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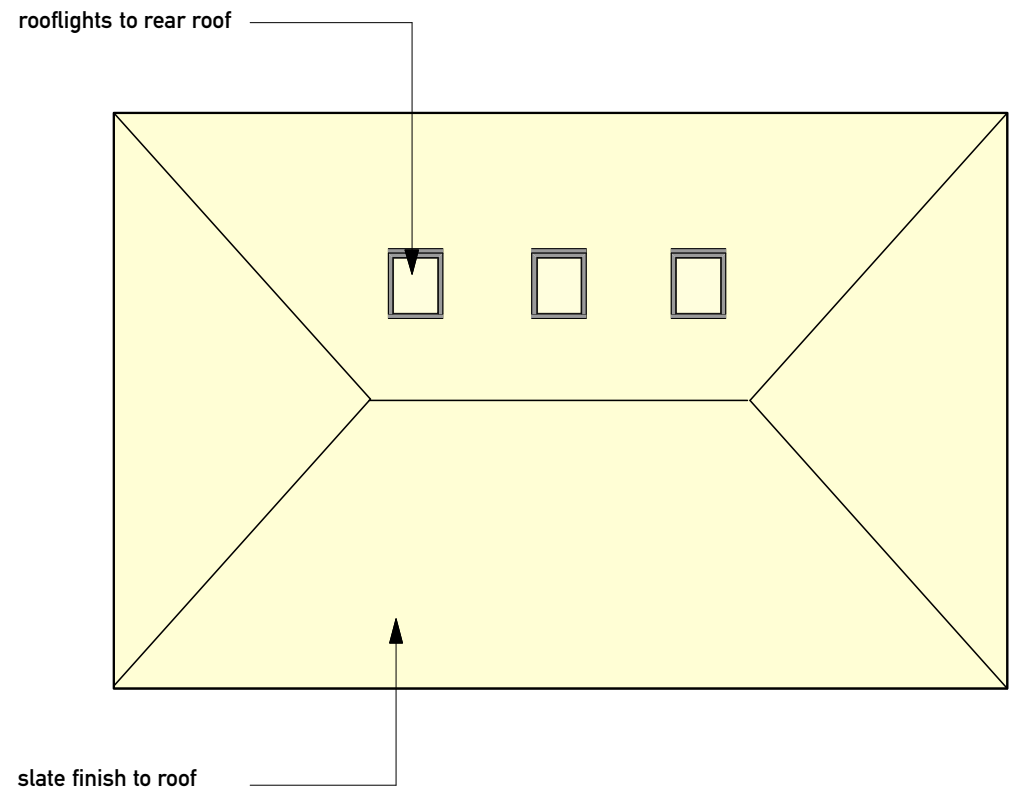
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status	PLANNING
drawing number	216-GA-014 A
revision	

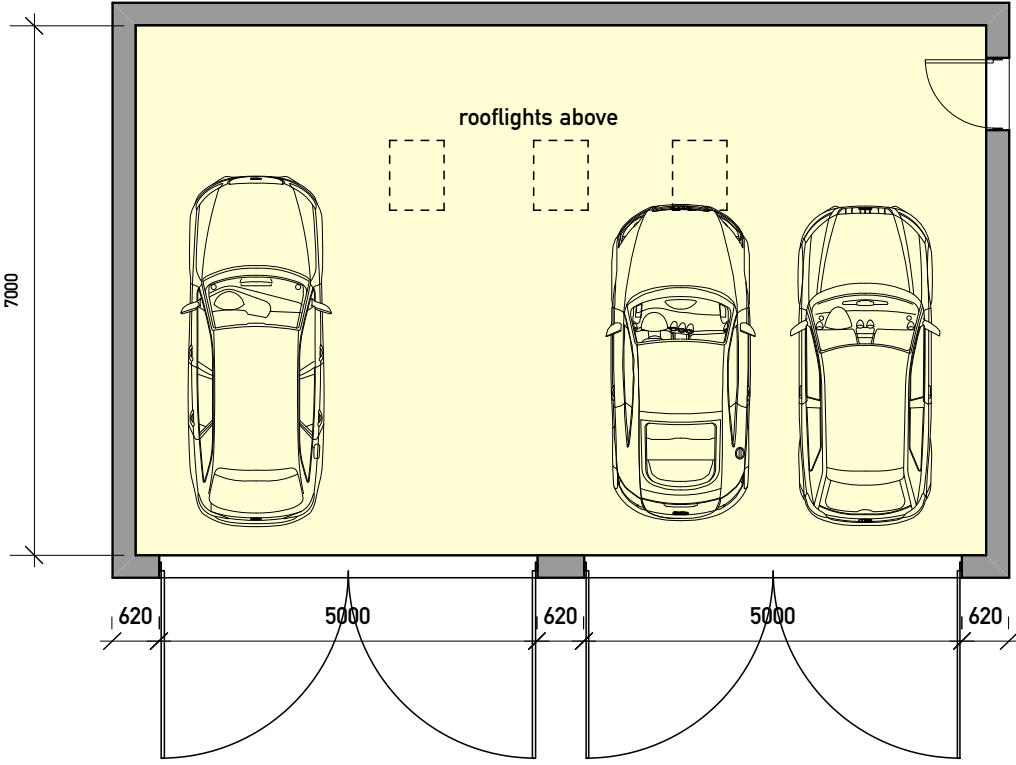
rev	details	date
A	Garage depth increased to 7m	17.11.20
B	yellow shade added	01.12.20



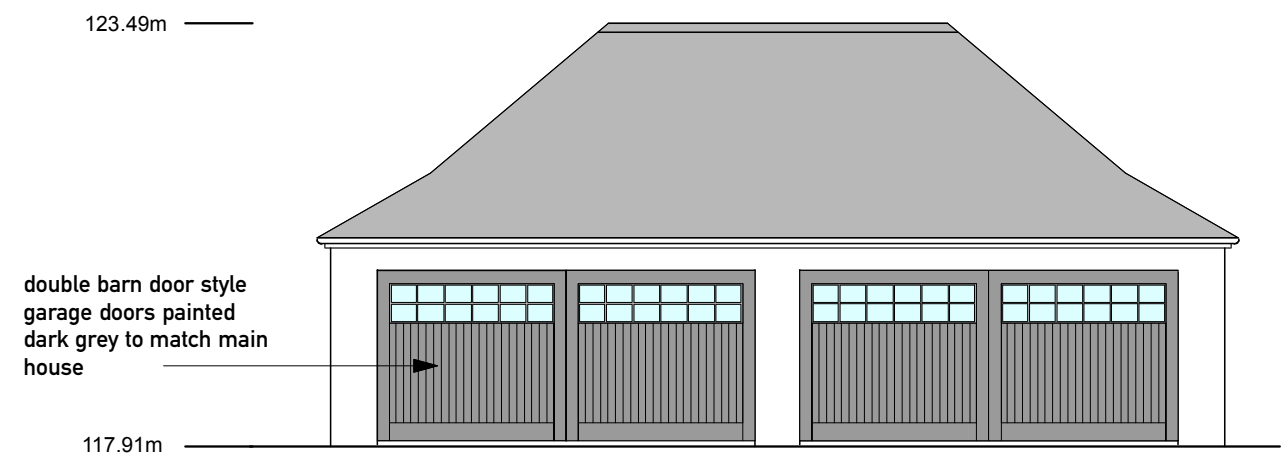
 yellow shades indicates new garage



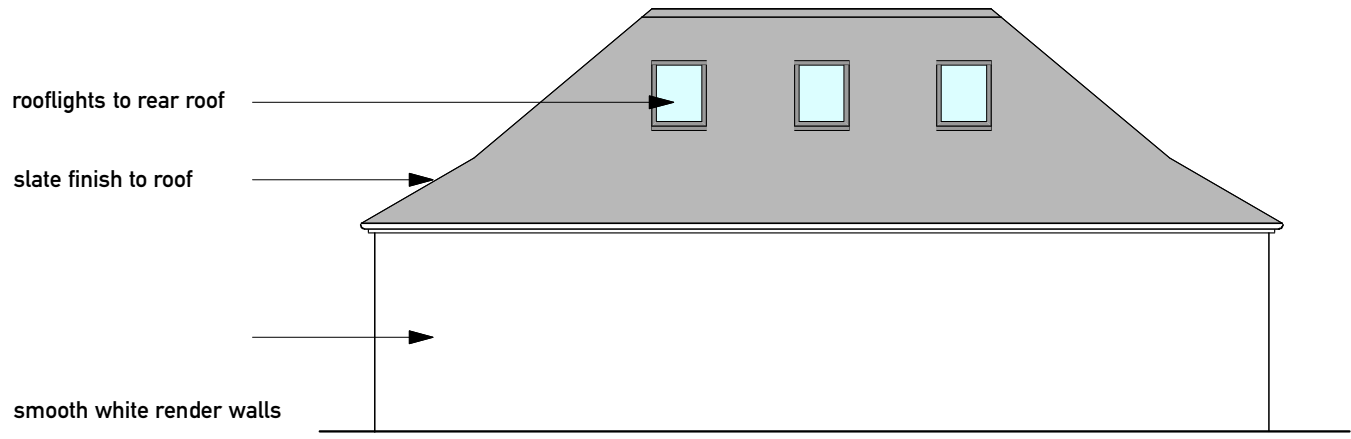
ROOF PLAN



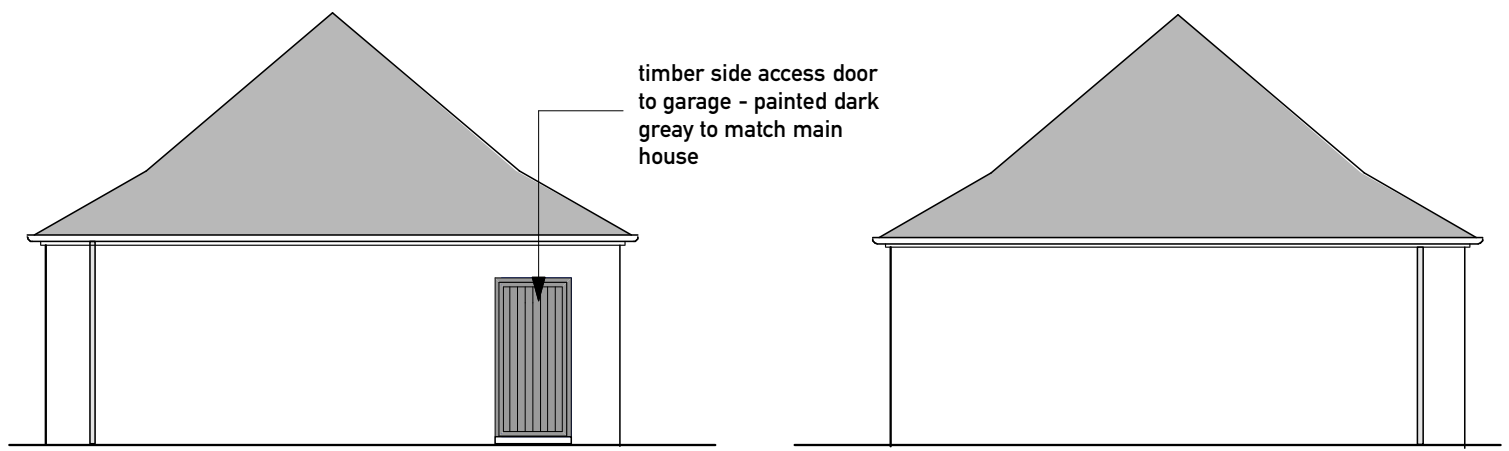
GARAGE PLAN



SOUTH EAST ELEVATION

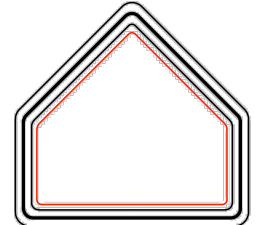


NORTH WEST ELEVATION



NORTH EAST ELEVATION

SOUTH WEST ELEVATION



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 project
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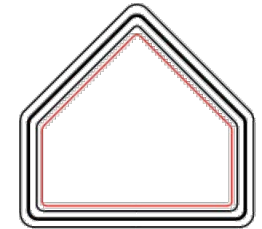
drawing
Proposed Garage

ref. 216
 jw
 date 11.20
 scale 1 : 100 @ A3

status **PLANNING**
216-GA-015 B
 drawing number revision

rev details
* ****

date



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client

Mr & Mrs Dow

project

Nouster Cottage,
West Garleton

drawing

**Existing gate to be
relocated**

ref. 216

jw

date 12.20

scale NTS print at A4

status **PLANNING**

216-GA-017 *

drawing number

revision

Design and Access Statement

Extension and Renovation of Nouster Cottage, West Garleton

Application Description

Construction of storey and half rear extension, and single storey entrance area, renovation and alterations to existing cottage, construction of new garage building, removal of existing conservatory, double garage, workshop and shed, re-routing of driveway including diverting existing site access road on neighbouring land.



Brennan & Wilson Architects

November 2020

Rev A – 01.12.20

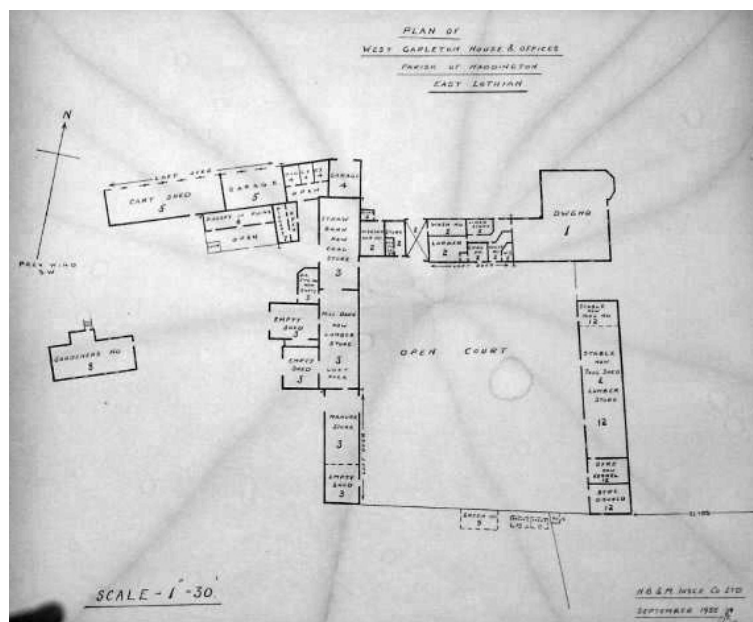
Site Location and Historical Context

Nouster Cottage sits on an extensive 1.27 acre plot in the settlement of West Garleton, two miles from Haddington, off the A6137. The house is accessed off an existing tarmac track shared with the adjacent properties of West Garleton House, The Barn and West Garleton Steading



Aerial photograph of Nouster Cottage and garden

Historical records indicate the dwelling was originally built in the 1930's as a two room gardener's cottage serving West Garleton House.



1938 plan of West Garleton, including Gardener's Cottage (Nouster) to the left



1.27 acre garden ground of Nouster Cottage.

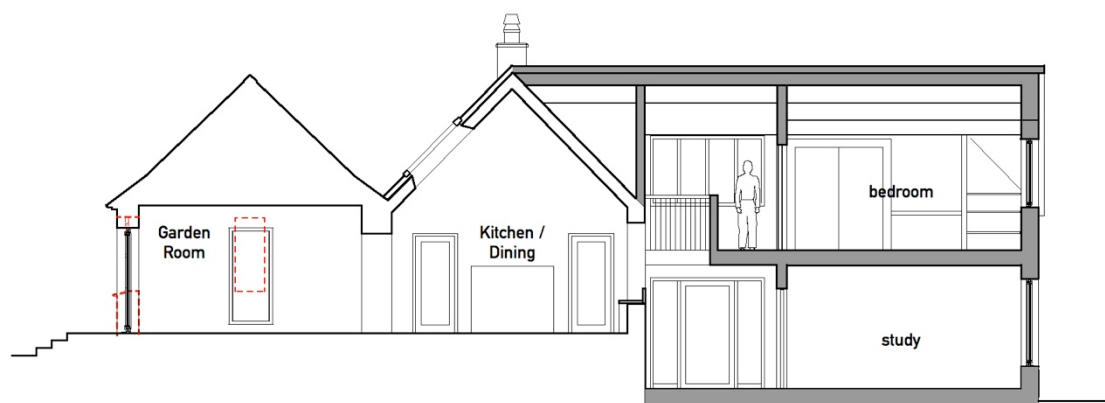
After the construction of the original cottage a series of extensions were added, including a flat roofed addition providing a bathroom and extra bedroom, a conservatory to the south and a gabled pitched roof living room structure added around 20 years ago. The variety of alterations carried out over a prolonged period have resulted in a house with inconsistent roof forms and materials and of poor visual amenity.



Flat roof extension and conservatory added to the original cottage

Proposed Alterations and Extension

The proposals seek to extend the cottage to provide more spacious and comfortable living accommodation for a young family, maximising the connection with the extensive garden, but also to consolidate the existing house into a coherent composition. A natural drop in ground level enables an extension to be formed to the rear of the existing house, providing living and bedroom accommodation benefitting from panoramic views of the Forth valley. In relation to the existing house, the ridge line is not broken and continues to read from the approach as a single storey home.



Existing cottage with new 1 ½ storey extension (grey shade) utilising drop in ground level.



Views from new extension across open fields to Forth beyond

The extension has been designed to be of a size, form, proportion and scale appropriate to the existing house. It is very comfortably accommodated in the generous 1.27 acre site. The new extension occupies only 4% of the total site area. It is located discreetly to the north, overlooking open agricultural land and is to be built on the current parking area to the site.

The extension is of a design sympathetic and complementary to the existing dwelling and surrounding architecture of the local area with roof forms and ridge heights in keeping with the existing building. A series of four pitched gables, proportioned to match the existing house, feature large window openings orientated to the view.

The extension has been designed to ensure no adverse impact to the neighbouring property West Garleton Steading, with no resulting loss of privacy, sunlight or daylight. The existing 3m high yew hedge between the two properties will be retained to ensure continued privacy. Windows in the new extension facing North East towards West Garelton Steading will be located at lower Ground floor only, screened by the 3m high hedge. No windows have been located on this elevation at first floor level.



New extension to the North with four pitched gables

In conjunction to the rear extension improvements are proposed to the existing house, including building a new single storey entrance hall, rationalising the roof by replacing the flat roof with a pitched roof, removing the life expired conservatory and replacing windows and the roof finish to ensure a coherent architectural design.



It is proposed to consolidate and unify the overall appearance of the house, by removing the existing clay tile and felt roof finishes and replacing the whole house roof with natural slate, in keeping with the local area and roof finish of neighbouring West Garleton House and The Barn. Feature areas of zinc cladding are proposed at dormers. A white render finish to external walls will correspond with the existing house wall finish. Existing windows are to be replaced, and in some locations enlarged to improve light and views with the garden with dark grey frames to match those proposed for the extension.



Landscaping and Access

The site currently features a series of large sheds, including a double garage, a separate workshop and garden shed. It is proposed to take down these structures and replace them with a single garage located adjacent to a new parking forecourt to the south that consolidates and improves the outbuildings. The removal of the existing parking forecourt and double garage to the north enables this part of the site to accommodate the new extension.

Vehicular movement through the site will therefore be diverted from the Eastern edge of the property and will instead be routed past an existing Orchard, to the new garage. It is proposed to remove the yew hedge (left of image below) and gravel driveway and convert to garden use. The yew hedge on the boundary with West Garleton Steading will be retained as a privacy barrier with the neighbouring property.



A resin bound gravel driveway will lead to a parking forecourt adjacent to the new garage. The proposed garage will be constructed with a slate roof, white render walls and dark grey doors to match the main house.



Existing shed, double garage and workshop structure to be removed.

There is an established number of mature trees on the site. These form an important natural habitat, as well as providing protection from prevailing winds for the dwelling. From the outset a strategy has been adopted to retain the mature planting. To enable the construction of the extension two young Hazel trees (approximately heights 6.7 + 6.6m high) will be removed. In addition a further three small Hazel trees are to be removed to construct the new garage



Trees to be removed to construct the extension and new garage

Conclusion

The proposed extension and alterations to the house will provide excellent family living accommodation, well connected with the garden and views. The extension is discreetly located to the Northern area of the site, sitting behind the existing house utilising ground currently used for parking. The consolidation of roof forms and external materials has created a dwelling of high architectural merit, sympathetic to the local vernacular which will not have a detrimental impact on the rural setting or neighbouring properties.





Front view of existing house and extension including new entrance



Side view looking towards house from garden



View of new four gabled extension to North



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drawing
Perspective images

ref. 216
jw
date 11.20
scale 1 : 100 @ A3

status **PLANNING**
216-GA-016 *
drawing number revision



T Thomas Esq
APT Planning & Development Ltd
6 High Street
EAST LINTON
EH40 3AB

24th February 2021

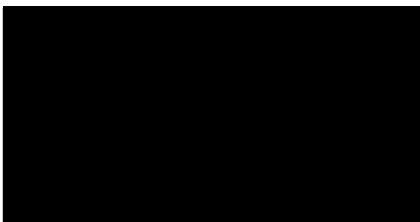
Dear Mr Thomas

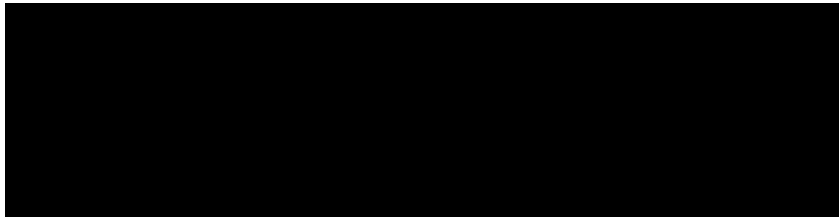
We express our full support for the proposed extension to Nouster Cottage. As the only immediate neighbours, the plans will have a positive impact on our own property, particularly the relocation of the driveway and the consolidation of the existing structure into a more attractive whole. This and the landscaping of the grounds can only enhance the built and natural environment.

It is especially pleasing to have a young family join our small community at West Garleton and we hope they will be here for many years to come. The cottage in its current form is quite unsuitable for their needs.

Mr and Mrs Dow consulted us and showed us the architect's plans. We reiterate that we see benefit to ourselves and consider it is to the advantage of all that the plans go forward.

Yours sincerely







February 21st, 2021

Re: Nouster Cottage planned extension

Dear Councillors,

We noted with concern the refusal of consent to the proposed extension to Nouster Cottage ( ) by Mr. and Mrs. Dow.

This proposal would not inconvenience nor infringe on us in any way, and in fact we view the proposals as a benefit and an asset to the small Community at West Garleton House and its immediate environs.

We have studied the plans, they look good, and we fully support this application.

Until 6 months ago this "Community" was stagnating, all residents aged over 60, no children, no "life", and almost literally a dying community.

Then this proposal from the Dow's appeared, and we and our neighbours were delighted - a young family moving in.

Our own grandchildren live locally and are frequent visitors to us, and they are excited and looking forward to having other children to play with.

We know Nouster Cottage, it is of its time, both in construction, size, and energy/thermal efficiency. The previous occupants, a retired couple, were wishing and needing to extend, to give them space. In the end they felt they would be better selling as is, and give the new owner the ability to extend to suit their requirements, especially if a family.

It is a small single storey house, in a large remote plot, not readily visible, and not overlooking anyone.

Extending Nouster will make it into a proper family home, suitable for the Dows, their children, and their older grandmother.

It will also be the start of us and our neighbours becoming a genuine and sustainable small community, 3 generations of people, all taking an interest in supporting and helping each other.

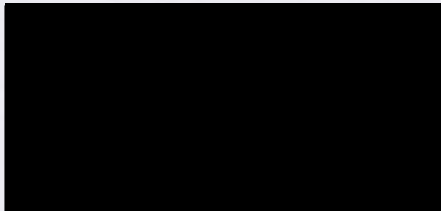
In the current Covid climate and beyond this is a model most folk are striving to achieve - not restrict.

We urge you to support this appeal.










Sunday 22nd February

Planning appeal for Nouster in West Garleton

Dear Councillors,

This letter is to tell you about our total support for the extension planned by the Dows. Their house is completely invisible to our home and it will remain hidden even after the extension. The current house is small and even after the extension it will be smaller and lower than our home at 

We have looked at the plans and there will be no harm to us at all, only positives in fact. If the Dows can enlarge the home and move in, it will be good for the other three houses here. Nouster is currently too small for a family. We have just moved in to our own home and we have two young kids. The other two homes are occupied by retired couples. We would love to see another family able to move in, to be our neighbours here.

So we only see benefits. We are asking that you allow their extension to go ahead as planned.

Yours truly,

